BALBOA RESERVOIR COMMUNITY ADVISORY COMMITTEE
CITY & COUNTY OF SAN FRANCISCO

DOCUMENTS RECEIVED FROM PUBLIC DURING 3/14/16 REGULAR MEETING

AND

EMAILS RECEIVED FROM PUBLIC VIA BRCAC@SFGOV.ORG

Period: 2/10/16 – 3/15/16

BALBOA RESERVOIR COMMUNITY ADVISORY COMMITTEE
CITY & COUNTY OF SAN FRANCISCO

DOCUMENTS RECEIVED FROM PUBLIC DURING 3/14/16 REGULAR MEETING

City College of San Francisco
Multi-Use Building, Room 140
55 Phelan Avenue, San Francisco, CA 94112
Monday, March 14, 2016
6:15 PM
Regular Meeting

WESTWOOD PARK

March 14, 2016

Balboa Reservoir Community Advisory Committee
Lisa Spinali, Chair
Members: Maria Picar, Bridgette Davila, Robert Muelbauer, Howard Chung, Rebecca Lee, Christine Godinez, and Jon Winston
c/o Phillip C. Wong, Project Assistant
Office of Economic and Workforce Development
City Hall, Room 448
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4653

Dear Ms. Spinali and CAC Members,

As you know, in January 2016, the Westwood Park Association (WPA) mailed a survey to all 685 Westwood Park property owners. The results overwhelmingly affirm the position of the WPA Board of Directors. To date, we have received more than 300 responses.

We have enclosed copies of the surveys we received that also include thoughtful comments from our residents for you kind consideration. A summary of the responses to the survey question follows:

1) **Number of Units**: Housing units do not exceed the Balboa Park Station Area Plan target of 5oo maximum;
   88.6% Agree
2) **Open Space**: Minimum 5 acres open space; Minimum 1.5 acres park;
   92.2% Agree
3) **Building Height**: Not to exceed 28 feet on the West, closest to Plymouth residents, and 40 feet on the rest of the site;
   91.5% Agree
4) **Affordability:** Westwood Park recommends that any amount of affordable housing over the 33% baseline (consistent with Prop K) and up to the 50% affordable desired by the City staff, should be solely allocated to moderate income (between 120% and AMI Note: As of 2014, 120% of AMI = $122,300 for a family of four. As an example, this would be 2 parents who earn $29.40 per hour, with 2 children. A jobs and salary survey "snapshot" is also attached for reference.;
   92.5% Agree
5) **Ownership:** A significant amount (50%) of all the units should be available for ownership;
   93.6% Agree
6) **Parking:** 1 to 1 parking (1 parking space per residential unit);
   89.7% Agree
   6a) **Replacement Parking for CCSF**: City Staff, CCSF and MOEWD need to clearly define in the RFP how the 1,000 parking spaces now on the site are going to be replaced and by whom;
   93.2% Agree

7) **Balboa Park Station Area Plan and CCSF Master Plan Transportation Infrastructure**: the larger Transportation Infrastructure improvements need to be planned, funded, and implemented before any Balboa Reservoir residential or mixed use development is final.
92.5% Agree

Thank you for your consideration.

Kate Favetti

By: Kate Favetti, President, WPA

c: The Honorable Mayor Edwin M. Lee
The Honorable Supervisor Norman Yee
Mr. John Rahaim, Director, Planning Department
Board of Directors: Anita Theoharis, Caryl Ito, Kathy Beitiks, Tim Emert, Linda Judge, Ravi Krishnaswamy

Job Title	Salary	Annual
Food Service Worker (2604)	$41,392 - $50,728	X
Food Service Supervisor (2618)	$53,500 - $65,065	X
Laborer (7514)	$53,924 - $65,546	X
Gardener (3417)	$55,770 - $67,782	X
Sr. Clerk-Typist (1426)	$52,104 - $69,810	X
Inventory Clerk (1920)	$45,552 - $55,380	X
Sr. Inventory Clerk (1922)	$46,930 - $57,046	X
Nursing Assistant (2302)	$59,306 - $72,072	X
Custodian (2708)	$47,710 -$57,980	X
Transit Operator (9163)	$19.82/hour - $31.46/hour Annualized: $41,226 - $65,437	
Police Officer (Q002)	$81,380 - $113,282	X
Firefighter (H002)	$73,424 - $113,308	X
EMT/Paramedic (H003)	$67,262 - $130,936	X
Registered Nurse (2320)	$116,454 - $152,984	X
Entry level Teacher (Base Salary)	$50,240 1 year of service $52,912 5 years of service $59,051 13 years of service	184 Work Day Effective 1/1/2016

Information based on Salary Schedules – www.dhr.sfgov.org , www.sfmta.org , www.sfusd.edu

Westwood Park Association
Survey Responses on Balboa Reservoir Project
Total # of surveys collected = **305** as of 3-11-2016
# of properties in Westwood Park = 685
Percentage of Responses Received = 44.5%

	# of Agree	% of Agree	# of Disagree	% of Disagree
1. Number of Units	272	89.2%	29	9.5%
2. Open Space	282	92.5%	20	6.6%
3. Height	280	91.8%	26	8.5%
4. Affordability	283	92.8%	20	6.6%
5. Own vs. Rent	284	93.1%	20	6.6%
6. Parking	275	90.2%	27	8.9%
6 (a) Replacement Parking for CCSF	285	93.4%	18	5.9%
7. Balboa Park Station Area Plan & CCSF Master Plan Transportion Infrastructure	283	92.8%	21	6.9%

Notes:
1. Percentages are based on total # of surveys collected

2. Some percentages do not add up to 100% because some survey items were left blank; neither "agree" or "disagree" was checked on some surveys

WESTWOOD PARK

Survey:

1. **Number of Units:** The City Staff [i.e., *City Planning* and the *Mayor's Office of Economic and Workforce Development* ("MOEWD")] says 500 units on the BR site is only a 'starting point', not the maximum. Your WPA Board recommendation is a maximum of 500 units. The maximum of 500 units is part of the larger Balboa Park Station Park Area Plan which already agreed to a ***65% increase in population density*** for the Plan Area. Do you agree or disagree with the Board position:

   [ ] Agree [ ] Disagree

2. **Open Space:** City Staff has proposed 4 acres of open space total (not including parking), which includes 1.5 contiguous acres of a 'large open space' (i.e., "Park"). The site is 17.7 acres. Your WPA Board recommendation is a minimum of 5 acres of open space, including a 1.5 acre Park. Do you agree or disagree with the Board position:

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3. **Height:** How high should the new buildings be? The current zoning for the site is 40 feet across the site, with a small portion on the eastern boundary of 65 feet. The City wants 25 feet on the western part up to 85 feet on the eastern part. Your WPA Board recommendation is for a maximum of 28 feet closest to Plymouth Ave resident's backyards and 40 feet on the rest of the site. Do you agree or disagree with the Board position:

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4. **Affordability:** The City has proposed 33% affordable housing minimum (broken down by: 15% to low income and 18% to low and middle income) and wants the developer to maximize the amount of affordable housing for up to 50% affordable housing units on the site. Your WPA Board recommendation is that any amount of affordable housing over the 33% should be solely allocated to the Middle Class (between 120% and 150% AMI), since this is the income group that is being least served, and is currently being pushed out of the City. Do you agree or disagree with the Board's recommendation:

   [ ] Agree [ ] Disagree

5. **Own vs. Rent:** City Staff has indicated the developer should "provide a mix of rental and ownership units" for the full site. Your WPA Board's recommendation is that at least 50% of the affordable units should be owned. Do agree or disagree with the Board's recommendation?

   [ ] Agree [ ] Disagree

(con't)

6. **Parking:** The City Staff has proposed 1 parking space for every two units, with a dedicated 1 space for 2 bedroom units (meaning some units will have no parking). Your WPA Board's recommendation is for 1 parking space for each unit, regardless of how many bedrooms the units have. Do you agree or disagree with the Board's recommendation?

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Additional Comments to Survey:

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WESTWOOD PARK

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2. **Open Space:** City Staff has proposed 4 acres of open space total (not including parking), which includes 1.5 contiguous acres of a 'large open space' (i.e., "Park"). The site is 17.7 acres. Your WPA Board recommendation is a minimum of 5 acres of open space, including a 1.5 acre Park. Do you agree or disagree with the Board position:

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3. **Height:** How high should the new buildings be? The current zoning for the site is 40 feet across the site, with a small portion on the eastern boundary of 65 feet. The City wants 25 feet on the western part up to 85 feet on the eastern part. Your WPA Board recommendation is for a maximum of 28 feet closest to Plymouth Ave resident's backyards and 40 feet on the rest of the site. Do you agree or disagree with the Board position:

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(con't)

The Westwood Park Association, P.O. Box 27901 #770, San Francisco, California 94127
(415) 333-1125 **www.westwoodpark.com, board@westwoodpark.com**

6. **Parking:** The City Staff has proposed 1 parking space for every two units, with a dedicated 1 space for 2 bedroom units (meaning some units will have no parking). Your WPA Board's recommendation is for 1 parking space for each unit, regardless of how many bedrooms the units have. Do you agree or disagree with the Board's recommendation?

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Additional Comments to Survey:
#6 - There Should be 2 parking Spaces for each 2 Bedroom Apt.

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Additional Comments to Survey:
REGARDING TRANSPORT, IT WOULD MAKE SENSE TO CONNECT THE K-LINE MUNI TO THE SOMA MUNI SO AS THERE IS A CIRCULAR RING OF TRAINS FOR ALL SF RESIDENCES. IN LONDON THEY HAVE A TRAIN LIKE THIS CALLED THE CIRCLE LINE WHICH IS UNBELIVABLY VALUABLE TO THE CITY

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E-mail address: [redacted]

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(con't)

The Westwood Park Association, P.O. Box 27901 #770, San Francisco, California 94127
(415) 333-1125 **www.westwoodpark.com, board@westwoodpark.com**

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[X] Agree [ ] Disagree

Additional Comments to Survey:

_____

_____

_____

_____

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E-mail address: [redacted]

Mailing Addres[redacted] Drive

Telephone: [redacted]

WESTWOOD PARK

Survey:

1. **Number of Units:** The City Staff [i.e., *City Planning* and the *Mayor's Office of Economic and Workforce Development* ("MOEWD")] says 500 units on the BR site is only a 'starting point', not the maximum. Your WPA Board recommendation is a maximum of 500 units. The maximum of 500 units is part of the larger Balboa Park Station Park Area Plan which already agreed to a ***65% increase in population density*** for the Plan Area. Do you agree or disagree with the Board position:

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(con't)

[redacted]

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Additional Comments to Survey:

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Mailing Address: [redacted] S.F. 94112

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[X] Agree [ ] Disagree

Additional Comments to Survey:

I am very concerned about the height limits and the parking that will affect the neighborhood.

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E-mail address: _____

Mailing Addres[redacted] - S.F. CA 94112

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Additional Comments to Survey:
THE PARKING & TRAFFIC WILL BE WORSE

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E-mail address: _____

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Telephone: _____

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(con't)

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   [X] Agree [ ] Disagree

Additional Comments to Survey:
Until they do something about the traffic problems on Phelan Ave, I don't see how they could put any more homes in the reservoir. With the additional lights, bike lanes and buses entering on Phelan instead of Ocean Ave, it's constant gridlock

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(con't)

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   [X] Agree [ ] Disagree

Additional Comments to Survey:
I'm very concerned about the negative quality of life issues this development will have on the Westwood Park and Sunnyside Neighborhoods.

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E-mail address: _____

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WESTWOOD PARK

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   9-10 stories

   4-5 sts. (like Hole-Food.

   [X] Agree [ ] Disagree

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   To qualify for affordable housing the City of S.F. must verify that the renter/owner works in San Francisco!

   [X] Agree [ ] Disagree

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(con't) [redacted]

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[ ] Agree [ ] Disagree undecided, this is a finacial question — I rather have a lower density

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Additional Comments to Survey:
It is not acceptable to have 81' or 60' hight when W.P. has building hight restrictions. Pls. translate it into stories for your members — they have no idea that it means 9 – 10 stories.

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   why not a higher percentage to keep [redacted]. (i.e., 60-65%) more accountability & likelihood of better neighborhood compliance

(con't)

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PARKING SHOULD BE 1 SPACE PER BEDROOM PLUS AREA FOR VISITORS

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   especially this! →

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email

E-mail address: [redacted]

preferred contact

Mailing Address: [redacted] Ave SF CA 94112

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   [ ] Agree [X] Disagree

Additional Comments to Survey:

NO housing Ocean Ave
Phelan is already a nightmare
+ the Crime Please

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WESTWOOD PARK

Survey:

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(con't)

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Additional Comments to Survey:

Maximize ownership housing minimize rentals. At least one parking spot for every home.

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Additional Comments to Survey:
1) Require full disclosure of campaign contributions of all bidding developers
2) Parking + infrastructure plans are most critical

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Additional Comments to Survey:
Is the 28' on the west from the current below-ground level or from the top of the reservoir wall? 28' from the top of the wall seems okay.

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Additional Comments to Survey:
PARKING IS A MAJOR PROBLEM ALREADY IN THIS NEIGHBORHOOD AND SHOULD BE A MAJOR CONCERN IN THIS DEVELOPMENT!

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It appears that the City has not planned this out with foresight. I/we support your recommendations. Is this project a done deal? Is there any chance that the sight will stay as it is; providing parking for CCSF?

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Additional Comments to Survey:
The new residents should not be able to get parking permit in WP neighborhood

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Additional Comments to Survey:

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The Westwood Park Association, P.O. Box 27901 #770, San Francisco, California 94127
(415) 333-1125 www.westwoodpark.com, board@westwoodpark.com

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Enforce current zoning laws!

Infrastructure & Transportation plan is a MUST!

Green space NOT overcrowded Housing / No parking-

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(con't)

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(415) 333-1125 **www.westwoodpark.com, board@westwoodpark.com**

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Additional Comments to Survey:

Thank you WPA for providing this survey. I appreciated your advocacy for the residents of BVHP. I am so upset about this and other actions taken by Mayor Lee and City, that I am seriously considering leaving SF and selling my home. I treasure our neighborhood.

Kathleen [redacted]

IF YOU WOULD LIKE US TO PROVIDE YOU WITH UPDATES ON THIS IMPORTANT MATTER, PLEASE PROVIDE YOUR CONTACT INFORMATION AND CIRCLE YOUR PREFERRED CONTACT METHOD:

not necessary - but thank you!

E-mail address: _____

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WESTWOOD PARK

Survey:

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Additional Comments to Survey:

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   ABSOLUTE MAXIMUM IS 500 LESS IS BETTER!!

   [X] Agree [ ] Disagree

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   [X] Agree [ ] Disagree NOTHING HIGHER THAN 40' AND 28' BY NEIGHBORS YARDS

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   SOME OWNERSHIP IS A MUST

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[X] Agree [ ] Disagree 1 PARKING SPACE PER UNIT SHOULD BE A MINIMUM

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[X] Agree [ ] Disagree BEFORE DEVELOPMENT IS COMPLETE

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[X] Agree [ ] Disagree

Additional Comments to Survey:
OTHER DEVELOPMENTS ARE ONGOING AND MORE ARE SURE TO COME FURTHER DOWN OCEAN - THIS ENTIRE AREA CAN NOT SUSTAIN THIS MUCH DEVELOPMENT / DENSITY AND THE CHARACTER OF ALL SURROUNDING NEIGHBORHOODS WILL BE ADVERSELY EFFECTED. WE AGREE WITH THE WPA RECOMMENDATIONS IF THE DEVELOPMENT IS INEVITABLE.

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E-mail address: ALREADY ON THE LIST

Mailing Address: _____

Telephone: _____

HOWEVER IF GIVEN THE CHOICE, WE PREFER NO DEVELOPMENT ON THE RESERVOIR AND TO IT TO REMAIN AS IS FOR CCSF

WESTWOOD PARK

Survey:

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Additional Comments to Survey:
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We cannot be the dumping ground for all of the City's affordable housing responsibilities, especially since public transportation needs enhancement as it is.

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This is a suburban neighborhood - we don't need more crime.

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Thank you for compiling all this information so clearly. Thanks for your leadership in preserving our unique neighborhood.

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Preferred

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(con't)

The Westwood Park Association, P.O. Box 27901 #770, San Francisco, California 94127
(415) 333-1125 www.westwoodpark.com, board@westwoodpark.com

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Additional Comments to Survey:

_____

_____

_____

_____

IF YOU WOULD LIKE US TO PROVIDE YOU WITH UPDATES ON THIS IMPORTANT MATTER, PLEASE PROVIDE YOUR CONTACT INFORMATION AND CIRCLE YOUR PREFERRED CONTACT METHOD:

E-mail addre[redacted]

Mailing Address: [redacted] DR.

Telephone: [redacted]

WESTWOOD PARK

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[X] Agree [ ] Disagree

Additional Comments to Survey:
Mayor Lee cannot be trusted, Mr. Rahaim is not qualified for his job, I will meet with Supervisor Yee soon, The City will do what is best for its own interest. If you can convince Willie Brown to back your ideas, then you will win. Who is the real puppet master of Lee ???

IF YOU WOULD LIKE US TO PROVIDE YOU WITH UPDATES ON THIS IMPORTANT MATTER, PLEASE PROVIDE YOUR CONTACT INFORMATION AND CIRCLE YOUR PREFERRED CONTACT METHOD:

E-mail address: confidential

Mailing Address: OK.

Telephone: only in emergency

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[X] Agree [ ] Disagree

Additional Comments to Survey:
IT SEEMS AS THOUGH THOSE MEETINGS FOR PUBLIC COMMENT WERE JUST FOR SHOW - TRAFFIC, HOUSING DENSITY AND PARKING WERE ALL DISCUSSED AT GREAT LENGTH. THE VARIOUS NEIGHBORHOOD ORGANIZATIONS LET THE CITY REPS KNOW OF OUR CONCERNS. AND FROM THE LOOK OF THIS QUESTIONAIR, OUR CONCERNS ARE BEING IGNORED. THANKS FOR STAYING ON TOP OF THIS. GENE MAFFEI

IF YOU WOULD LIKE US TO PROVIDE YOU WITH UPDATES ON THIS IMPORTANT MATTER, PLEASE PROVIDE YOUR CONTACT INFORMATION AND CIRCLE YOUR PREFERRED CONTACT METHOD:

E-mail address: [redacted]

Mailing Address: [redacted], SAN FRANCISCO, CA 94112

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[X] Agree [ ] Disagree Of course! The city is being ridiculous.

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[X] Agree [ ] Disagree However not sure what "implemented" means. At a minimum, plan should be funded (and funds approved w/out any possibility of their being revoked). I'm not sure construction needs to have been completed.

Additional Comments to Survey:

Get out, Ed Lee!

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Additional Comments to Survey:

Area is already congested with added housing on Ocean Ave. Parking is already an issue. All WP should be permitted. Transit is already packed. Tell Mayor Lee this is not China in terms of housing densities. Put 1000 units where Candlestick was and extend BART.

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Additional Comments to Survey:
These are key for us as homeowners to known how both Infrastructure (MUNI, BART, BUSES, ROAD SYSTEMS) will be impacted
In addition public services such as Fire, Police, Emergency need to be defined for access

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E-mail address: [redacted]

Mailing Address: [redacted] SF, CA 94112

Telephone: [redacted]

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[X] Agree [ ] Disagree

Additional Comments to Survey:
WE LIVE ON THE EASTERN END OF WESTWOOD PARK AND ALREADY HAVE TO DEAL WITH OVERFLOW PARKING IN OUR NEIGHBORHOOD). THE CITY MUST FIND OTHER PARKING SOLUTIONS OTHER THAN THE STREETS OF WESTWOOD PARK. IT IS ALREADY A DANGER TO THE FAMILIES THAT LIVE/OWN HOMES IN THE AREA,

IF YOU WOULD LIKE US TO PROVIDE YOU WITH UPDATES ON THIS IMPORTANT MATTER, PLEASE PROVIDE YOUR CONTACT INFORMATION AND CIRCLE YOUR PREFERRED CONTACT METHOD:

E-mail address: [redacted]

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Additional Comments to Survey: I agree with WPA's positions on items 1-6 as a maximum concession to a plan that is being unilaterally forced by the City. I strongly agree with position item 7; transportation should be in place before development is considered as it is not now adequate for present traffic. Aging CCSF's future expansion is being ignored by this proposal for development. If Westwood Park does indeed have legal stature over its character, this development would adversely effect that character What do attorneys representing or living in Westwood Park feel could be done?

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Agree completely; this is a typical City hysterical response to what is essentially a political problem, not a genuine housing problem.

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THIS AREA HAS BEEN CONGESTED (TRAFFIC/PEOPLE). THIS PROPOSAL WILL COMPROMISE THE CHARM & SAFETY OF THE WESTWOOD/SUNNYSIDE NEIGHBORHOODS, AND ALSO INCREASE CRIMES IN THESE AREAS.

IF YOU WOULD LIKE US TO PROVIDE YOU WITH UPDATES ON THIS IMPORTANT MATTER, PLEASE PROVIDE YOUR CONTACT INFORMATION AND CIRCLE YOUR PREFERRED CONTACT METHOD:

E-mail address: [redacted]

Mailing Address: [redacted] AVE SF CA 94112

Telephone: [redacted]

WESTWOOD PARK

Survey:

1. **Number of Units:** The City Staff [i.e., *City Planning* and the *Mayor's Office of Economic and Workforce Development* ("MOEWD")] says 500 units on the BR site is only a 'starting point', not the maximum. Your WPA Board recommendation is a maximum of 500 units. The maximum of 500 units is part of the larger Balboa Park Station Park Area Plan which already agreed to a ***65% increase in population density*** for the Plan Area. Do you agree or disagree with the Board position:

   [X] Agree [X] Disagree cc

2. **Open Space:** City Staff has proposed 4 acres of open space total (not including parking), which includes 1.5 contiguous acres of a 'large open space' (i.e., "Park"). The site is 17.7 acres. Your WPA Board recommendation is a minimum of 5 acres of open space, including a 1.5 acre Park. Do you agree or disagree with the Board position:

   [X] Agree [ ] Disagree

3. **Height:** How high should the new buildings be? The current zoning for the site is 40 feet across the site, with a small portion on the eastern boundary of 65 feet. The City wants 25 feet on the western part up to 85 feet on the eastern part. Your WPA Board recommendation is for a maximum of 28 feet closest to Plymouth Ave resident's backyards and 40 feet on the rest of the site. Do you agree or disagree with the Board position:

   [X] Agree [ ] Disagree

4. **Affordability:** The City has proposed 33% affordable housing minimum (broken down by: 15% to low income and 18% to low and middle income) and wants the developer to maximize the amount of affordable housing for up to 50% affordable housing units on the site. Your WPA Board recommendation is that any amount of affordable housing over the 33% should be solely allocated to the Middle Class (between 120% and 150% AMI), since this is the income group that is being least served, and is currently being pushed out of the City. Do you agree or disagree with the Board's recommendation:

   [X] Agree [ ] Disagree

5. **Own vs. Rent:** City Staff has indicated the developer should "provide a mix of rental and ownership units" for the full site. Your WPA Board's recommendation is that at least 50% of the affordable units should be owned. Do agree or disagree with the Board's recommendation?

   [X] Agree [ ] Disagree

(con't)

The Westwood Park Association, P.O. Box 27901 #770, San Francisco, California 94127
(415) 333-1125 **www.westwoodpark.com, board@westwoodpark.com**

6. **Parking:** The City Staff has proposed 1 parking space for every two units, with a dedicated 1 space for 2 bedroom units (meaning some units will have no parking). Your WPA Board's recommendation is for 1 parking space for each unit, regardless of how many bedrooms the units have. Do you agree or disagree with the Board's recommendation?

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7. **Balboa Park Station Area Plan and CCSF Master Plan Transportation Infrastructure:** As it is now, City Staff does not address funding or implementation of any necessary Master Plan Transportation and related Infrastructure improvements as a requirement of the development. This means the development could happen without the necessary transportation and infrastructure improvements, which would place an undue burden on surrounding neighborhoods parking, traffic and congestion conditions. Your WPA Board's recommendation is that the larger Transportation Infrastructure improvements need to be planned, funded, and implemented before any Balboa Reservoir residential or mixed use development is final. Do you agree or disagree with the Board's recommendation?

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Additional Comments to Survey:
We dont want the extra housing at the CCSF Resourvoir! It's already crowded on Plymouth – not enough room for two cars at once. Please expand Plymouth width for two cars!

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* Mailing Address: [redacted] S.F., CA 94112

Telephone: _____

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[✓] Agree [ ] Disagree

Additional Comments to Survey:

_____

_____

_____

_____

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Mailing Add[redacted]

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   [✓] Agree [ ] Disagree

(con't)

[redacted]

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[✓] Agree [ ] Disagree

Important

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[✓] Agree [ ] Disagree

7. **Balboa Park Station Area Plan and CCSF Master Plan Transportation Infrastructure:** As it is now, City Staff does not address funding or implementation of any necessary Master Plan Transportation and related Infrastructure improvements as a requirement of the development. This means the development could happen without the necessary transportation and infrastructure improvements, which would place an undue burden on surrounding neighborhoods parking, traffic and congestion conditions. Your WPA Board's recommendation is that the larger Transportation Infrastructure improvements need to be planned, funded, and implemented before any Balboa Reservoir residential or mixed use development is final. Do you agree or disagree with the Board's recommendation?

Can be implemented anytime before completion with money set aside.

[✓] Agree [ ] Disagree

increased buses more often

Jaelynne Roberts

Additional Comments to Survey:

City College should not use most/all of the parking lot for residences. They should be required (paid by City or State) to build a tall parking structure for incoming students

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Telephone: [redacted]

College parking became impossible in other state universities even with a parking structure, (Ex - Cal Poly SLO)

WESTWOOD PARK

Survey:

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   [X] Agree [ ] Disagree

   ← MAXIMUM!!

4. **Affordability:** The City has proposed 33% affordable housing minimum (broken down by: 15% to low income and 18% to low and middle income) and wants the developer to maximize the amount of affordable housing for up to 50% affordable housing units on the site. Your WPA Board recommendation is that any amount of affordable housing over the 33% should be solely allocated to the Middle Class (between 120% and 150% AMI), since this is the income group that is being least served, and is currently being pushed out of the City. Do you agree or disagree with the Board's recommendation:

   [X] Agree [ ] Disagree

5. **Own vs. Rent:** City Staff has indicated the developer should "provide a mix of rental and ownership units" for the full site. Your WPA Board's recommendation is that at least 50% of the affordable units should be owned. Do agree or disagree with the Board's recommendation?

   [X] Agree [ ] Disagree

   SHOULD BE HIGHER BUT THIS IS MINIMUM.

(con't)

6. **Parking:** The City Staff has proposed 1 parking space for every two units, with a dedicated 1 space for 2 bedroom units (meaning some units will have no parking). Your WPA Board's recommendation is for 1 parking space for each unit, regardless of how many bedrooms the units have. Do you agree or disagree with the Board's recommendation?

[X] Agree [ ] Disagree

6(a). Replacement Parking for CCSF: As it is now, there is no clear City Staff or CCSF policy for how the 1,000 CCSF parking spaces on the site will be replaced. If the 1,000 spaces are not replaced, it is very likely that CCSF students will park in Westwood Park and Sunnyside residential neighborhoods. Your WPA Board's recommendation is that City Staff, CCSF and MOEWD need to clearly define in the RFP how the 1,000 parking spaces now on the site are going to be replaced and by whom. Do you agree or disagree with the Board's recommendation?

[X] Agree [ ] Disagree → WE SHOULD GO FURTHER TO STATE—NO LOSS OF PARKING FOR CCSF

7. **Balboa Park Station Area Plan and CCSF Master Plan Transportation Infrastructure:** As it is now, City Staff does not address funding or implementation of any necessary Master Plan Transportation and related Infrastructure improvements as a requirement of the development. This means the development could happen without the necessary transportation and infrastructure improvements, which would place an undue burden on surrounding neighborhoods parking, traffic and congestion conditions. Your WPA Board's recommendation is that the larger Transportation Infrastructure improvements need to be planned, funded, and implemented before any Balboa Reservoir residential or mixed use development is final. Do you agree or disagree with the Board's recommendation?

[X] Agree [ ] Disagree YES!!

Additional Comments to Survey:

(1) WE TOO SHOULD GO IN WITH STRONGER RECOMENDATI% . BECAUSE THE DEVELOPER/CITY WILL PUSH HARD TO INCREASE -- WE NEED SAFETY TO FALL BACK ON INORDER TO RETAIN WHAT WE WANT/NEED. PARKING ON EAST SIDE IS ALREADY IMPACTED BY CITY COLLEGE STU

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E-mail address: [redacted]

Mailing Address: [redacted] DRIVE | SF CA 94112

Telephone: LIZ CELL [redacted]

ROB CELL [redacted] ONLY IF NECESSARY

(2) NOTE: IT IS ALSO TIME TO PUSH FOR PERMITTED PARKING IN WEST PARK FOR RESIDENTS

WESTWOOD PARK

Survey:

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   [ ] Agree [X] Disagree No more building! It will be a mess!

2. **Open Space:** City Staff has proposed 4 acres of open space total (not including parking), which includes 1.5 contiguous acres of a 'large open space' (i.e., "Park"). The site is 17.7 acres. Your WPA Board recommendation is a minimum of 5 acres of open space, including a 1.5 acre Park. Do you agree or disagree with the Board position:

   [X] Agree [ ] Disagree Need more open space!

3. **Height:** How high should the new buildings be? The current zoning for the site is 40 feet across the site, with a small portion on the eastern boundary of 65 feet. The City wants 25 feet on the western part up to 85 feet on the eastern part. Your WPA Board recommendation is for a maximum of 28 feet closest to Plymouth Ave resident's backyards and 40 feet on the rest of the site. Do you agree or disagree with the Board position:

   [X] Agree [ ] Disagree Actually should be less but what city proposed is a sham

4. **Affordability:** The City has proposed 33% affordable housing minimum (broken down by: 15% to low income and 18% to low and middle income) and wants the developer to maximize the amount of affordable housing for up to 50% affordable housing units on the site. Your WPA Board recommendation is that any amount of affordable housing over the 33% should be solely allocated to the Middle Class (between 120% and 150% AMI), since this is the income group that is being least served, and is currently being pushed out of the City. Do you agree or disagree with the Board's recommendation:

   [ ] Agree [ ] Disagree We need to keep our middle class in S.F! It should be allocated to middle class.

5. **Own vs. Rent:** City Staff has indicated the developer should "provide a mix of rental and ownership units" for the full site. Your WPA Board's recommendation is that at least 50% of the affordable units should be owned. Do agree or disagree with the Board's recommendation?

   [X] Agree [ ] Disagree Should be owned!

[redacted]

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[X] Agree [ ] Disagree

6(a). Replacement Parking for CCSF: As it is now, there is no clear City Staff or CCSF policy for how the 1,000 CCSF parking spaces on the site will be replaced. If the 1,000 spaces are not replaced, it is very likely that CCSF students will park in Westwood Park and Sunnyside residential neighborhoods. Your WPA Board's recommendation is that City Staff, CCSF and MOEWD need to clearly define in the RFP how the 1,000 parking spaces now on the site are going to be replaced and by whom. Do you agree or disagree with the Board's recommendation? A parking garage for City College needs to be built. As it is now people are already parking in W.P. And congesting area!

[X] Agree [ ] Disagree

7. **Balboa Park Station Area Plan and CCSF Master Plan Transportation Infrastructure:** As it is now, City Staff does not address funding or implementation of any necessary Master Plan Transportation and related Infrastructure improvements as a requirement of the development. This means the development could happen without the necessary transportation and infrastructure improvements, which would place an undue burden on surrounding neighborhoods parking, traffic and congestion conditions. Your WPA Board's recommendation is that the larger Transportation Infrastructure improvements need to be planned, funded, and implemented before any Balboa Reservoir residential or mixed use development is final. Do you agree or disagree with the Board's recommendation? YES !!

[X] Agree [ ] Disagree

Additional Comments to Survey:

So far the City has increased its building permits for developers + NOT the citizens of SF. We SF ers are being pushed out slowly + I resent this fact. STOP CITY HALL! (SF) is turning into a cement jungle

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   [X] Agree [ ] Disagree 500 units way to many

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[X] Agree [ ] Disagree Parking needed badly!!!

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[X] Agree [ ] Disagree

Additional Comments to Survey:
Parking Parking Parking !!! There isn't enough parking now it will be a nightmare if this development goes forward.

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(con't)

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XX[X] Agree [ ] Disagree

Additional Comments to Survey:

If the development of Reservoir is not done carefully it could ruin Westwood Park and the nice neighborhood feeling that it has. Do you think we can win!??

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E-mail address: _____

Mailing [redacted] SF CA 94112

Telephone: _____

WESTWOOD PARK

Survey:

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(con't)

[redacted]

The Westwood Park Association, P.O. Box 27901 #770, San Francisco, California 94127
(415) 333-1125 **www.[redacted]park.com, board@westwoodpark.com**

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Mailing Address: _____

Telephone: [redacted]

JOHN [redacted]

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E-mail address: [redacted]

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E-mail address: [redacted]

Mailing Address: [redacted] SAN FRANCISCO, CA [redacted]

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Mailing Address: [redacted] AVE SAN FRANCISCO CA 94112-1232

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E-mail address: _____

Mailing Address: [redacted] (OWNER of [redacted])

Telephone: _____

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NO HOUSING AT ALL. TRAFFIC WILL BE SO BAD THAT AND PARKING WILL BE WORST OF ALL. IF THIS HAPPENS WE WILL NEED ZONE PARKING, ESPECIALLY ON PLYMOUTH AVE.

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E-mail address: [redacted]

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Additional Comments to Survey:
AFFORDABILITY: THE COMBINED INCOMES OF PARENTS WITH TWO CHILDREN SHOULD BE LOWERED TO $60,000 YEARLY IN ORDER THE MAJORITY OF S.F. RESIDENTS CAN AFFORD TO BUY ONE UNIT OF THE PROPOSED DEVELOPMENT

IF YOU WOULD LIKE US TO PROVIDE YOU WITH UPDATES ON THIS IMPORTANT MATTER, PLEASE PROVIDE YOUR CONTACT INFORMATION AND CIRCLE YOUR PREFERRED CONTACT METHOD:

E-mail address: _____

Mailing Address: [redacted] DR., SF, CA 94112

Telephone: [redacted]

WESTWOOD PARK

Survey:

1. **Number of Units:** The City Staff [i.e., *City Planning* and the *Mayor's Office of Economic and Workforce Development* ("MOEWD")] says 500 units on the BR site is only a 'starting point', not the maximum. Your WPA Board recommendation is a maximum of 500 units. The maximum of 500 units is part of the larger Balboa Park Station Park Area Plan which already agreed to a ***65% increase in population density*** for the Plan Area. Do you agree or disagree with the Board position:

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2. **Open Space:** City Staff has proposed 4 acres of open space total (not including parking), which includes 1.5 contiguous acres of a 'large open space' (i.e., "Park"). The site is 17.7 acres. Your WPA Board recommendation is a minimum of 5 acres of open space, including a 1.5 acre Park. Do you agree or disagree with the Board position:

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3. **Height:** How high should the new buildings be? The current zoning for the site is 40 feet across the site, with a small portion on the eastern boundary of 65 feet. The City wants 25 feet on the western part up to 85 feet on the eastern part. Your WPA Board recommendation is for a maximum of 28 feet closest to Plymouth Ave resident's backyards and 40 feet on the rest of the site. Do you agree or disagree with the Board position:

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   [X] Agree [ ] Disagree

(con't) [redacted]

The Westwood Park Association, P.O. Box 27901 #770, San Francisco, California 94127
(415) 333-1125 **www.westwoodpark.com, board@westwoodpark.com**

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Additional Comments to Survey:

Don't Forget Public Services that will be impacted by this Large Volume of owners in addition to infrastructure needs

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E-mail address: [redacted]

Mailing Address: For my ownership at [redacted] please mail to [redacted]

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Additional Comments to Survey:
The WPA Board must ensure that access to BR housing not come through Westwood Park. As it is now, the new housing on Ocean Ave has already congested our streets. Plymouth Ave, San Ramon + Connecting Streets are clogged with parked cars blocking through traffic + residential driveways. The residential character of WP depends not only on height and sp. limitations, but also on traffic control. We should not be made into an access roadway for BR housing.

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(con't)

[redacted]

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   [ ] Agree [X] Disagree

Additional Comments to Survey:

I am Very Unhappy With This Project

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E-mail address: _____

Mailing Address: [redacted] s Ave San Francisco Ca 9411

Telephone: [redacted]

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(con't)

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Additional Comments to Survey:
HOW ABOUT MAKING ALL WESTWOOD PARK STREETS BE 2HR PARKING?

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E-mail address: [redacted]

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WESTWOOD PARK

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(con't)

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[X] Agree [ ] Disagree

Additional Comments to Survey:
WESTWOOD PARK MAY NEED TO CONSIDER PERMITTED PARKING TO AVOID OVERFLOW INTO OUR NEIGHBORHOOD

CCSF SHOULD CONSIDER CONSTRUCTION OF A PARKING GARAGE THAT FLOWS DIRECTLY OUT TO OCEAN/280 AND NOT CLOG UP THE STREETS WITH NEW TRAFFIC

IF YOU WOULD LIKE US TO PROVIDE YOU WITH UPDATES ON THIS IMPORTANT MATTER, PLEASE PROVIDE YOUR CONTACT INFORMATION AND CIRCLE YOUR PREFERRED CONTACT METHOD:

E-mail address: [redacted]

Mailing Address: [redacted] AVE 94112

Telephone: [redacted]

WE SHOULD ALSO BE PROACTIVE ABOUT ANY SHIFT OF BUS ROUTES POTENTIALLY THROUGH W.P.

WESTWOOD PARK

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(con't) [redacted]

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I appreciate the hard work that the WPA Board is doing to voice the interest of the neighborhood residents to the City Staff.

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(con't)

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We do not need more "market rate" housing - and they need to rent all the apartments and retail spaces on Ocean before they built more (vacant spaces

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WESTWOOD PARK

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   9-10 stories)

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Since WP is on the boundary of the proposed development, the city should look at this neighborhood and especially Plymouth Avenue and resolve the issues that will have significant ~~adverse~~ impact on our quality of life. We should be a priority for City attention. Many of us are at the income level the development will serve. Our interests should be protected too.

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(con't)

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We do not want to have to purchase pass (annually) to park in front of our home!!
City must address parking or forgo # of units!!
Crime has increased in our neighborhood - what are they (City) going to do about this? Adding more people to this area is just ludicrous!
We bought our home because the neighborhood was very quiet and adequate parking. The crime was not as bad as now either. We are very concerned and disappointed at the "turn" our neighborhood is experiencing.

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This development also raises alarms regarding AIRBNB issues. More strangers / transients / cars / crime!

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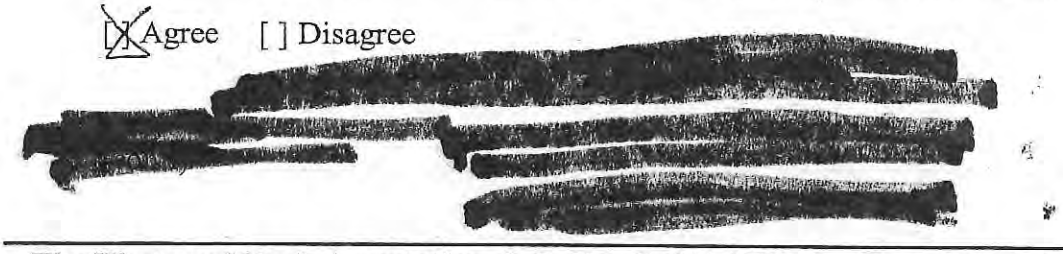

The Westwood Park Association, P.O. Box 27901 #770, San Francisco, California 94127
(415) 333-1125 **www.westwoodpark.com, board@westwoodpark.com**

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Additional Comments to Survey: Thank you to the board for your efforts

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E-mail address: [redacted]

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WESTWOOD PARK

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   [ ] Agree [X] Disagree 100 % ownership !!!

(con't)

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Open space along Plymouth ave. resident's backyard!
(→ Height max of 28 feet)

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E-mail addre[redacted] ame!

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E-mail address: _____

Mailing Address: _____

Telephone: _____

WESTWOOD PARK

Survey:

1. **Number of Units:** The City Staff [i.e., *City Planning* and the *Mayor's Office of Economic and Workforce Development* ("MOEWD")] says 500 units on the BR site is only a 'starting point', not the maximum. Your WPA Board recommendation is a maximum of 500 units. The maximum of 500 units is part of the larger Balboa Park Station Park Area Plan which already agreed to a ***65% increase in population density*** for the Plan Area. Do you agree or disagree with the Board position:

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3. **Height:** How high should the new buildings be? The current zoning for the site is 40 feet across the site, with a small portion on the eastern boundary of 65 feet. The City wants 25 feet on the western part up to 85 feet on the eastern part. Your WPA Board recommendation is for a maximum of 28 feet closest to Plymouth Ave resident's backyards and 40 feet on the rest of the site. Do you agree or disagree with the Board position:

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(con't)

The Westwood Park Association, P.O. Box 27901 #770, San Francisco, California 94127
(415) 333-1125 www.westwoodpark.com, board@westwoodpark.com

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E-mail address: _____

Mailing Address: [redacted] CA – 94112-1241

Telephone: [redacted]

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[X] Agree [ ] Disagree

Additional Comments to Survey:
I LIVE ON PLYMOUTH AVENUE AND TRAFFIC IS ALREADY A PROBLEM. I FEEL STRONGLY THAT THE CITY NEEDS TO DO A TRAFFIC STUDY PRIOR TO BUILDING TO ENSURE THAT PLYMOUTH WILL NOT GET WORSE.

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Additional Comments to Survey:

I am totally against this plan to our beautiful Westwood Park neighborhood. Another Ed Lee disaster in the making!

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Additional Comments to Survey:
Thank you for doing this survey! It makes the WP concerns more detailed and specific. Good idea to do this survey on paper to ensure those without Internet connectivity are heard

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Let me know if you need help comp the survey results!

Pauline

WESTWOOD PARK

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Additional Comments to Survey:
Height: Buildings on the south and east boundaries should correspond to existing heights of Ocean Ave. development (Avalon/whole foods) and City College structure (on the west side of Phelan Ave.). Step buildings down to heights that are congruous to heights on Plymouth Ave (28 Ft) and Greenwood Ave. building heights.

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Additional Comments to Survey: (low) (low)
#1 MOST IMPORTANT – height / density high
#2 buffer w/ Westwood Park, open space, ownership,
no vehicle access / cross-traffic from BR dev.
through Westwood Park, city college parking

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Additional Comments to Survey:

Impeach Mayor Ed Lee

NO Housing At All,

Land for City College only

E. R. Woolsey

1233 Plymouth Ave

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WHY NOT ASK: ARE YOU IN FAVOR OR OPPOSED TO HIGH DENSITY HOUSING ON THIS SITE?!!!

WESTWOOD PARK

Survey:

STOP THE HIGH DENSITY HOUSING PROJECT!

THE SETUP OF THIS SURVEY IS DISINGENUOUS - IT MAKES ASSUMPTION THAT PEOPLE @ WESTWOOD PARK SUPPORT THE BASIC IDEA OF HIGH DENSITY HOUSING HERE!

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   [ ] Agree [ ] Disagree I'D LIKE TO SEE MORE OPEN SPACE THAN THAT - I'D LIKE THE WILL AND NEEDS OF CITY COLLEGE MORE CONSIDERED

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   [ ] Agree [ ] Disagree ANY HIGH DENSITY HOUSING HERE IS TOO HIGH!

4. **Affordability:** The City has proposed 33% affordable housing minimum (broken down by: 15% to low income and 18% to low and middle income) and wants the developer to maximize the amount of affordable housing for up to 50% affordable housing units on the site. Your WPA Board recommendation is that any amount of affordable housing over the 33% should be solely allocated to the Middle Class (between 120% and 150% AMI), since this is the income group that is being least served, and is currently being pushed out of the City. Do you agree or disagree with the Board's recommendation:

   [ ] Agree [X] Disagree I THINK THE 'AFFORDABILITY' TALK IS ALL A SHAM TO GET GOOD PEOPLE TO BACK A BAD EFFORT.

5. **Own vs. Rent:** City Staff has indicated the developer should "provide a mix of rental and ownership units" for the full site. Your WPA Board's recommendation is that at least 50% of the affordable units should be owned. Do agree or disagree with the Board's recommendation?

   [ ] Agree [ ] Disagree

(con't)

The Westwood Park Association, P.O. Box 27901 #770, San Francisco, California 94127
(415) 333-1125 **www.westwoodpark.com, board@westwoodpark.com**

I THINK THE WESTWOOD PARK REPRESENTATIVE HAS A CONFLICT OF INTEREST AS A MAYOR APPOINTED CITY EMPLOYEE!

6. **Parking:** The City Staff has proposed 1 parking space for every two units, with a dedicated 1 space for 2 bedroom units (meaning some units will have no parking). Your WPA Board's recommendation is for 1 parking space for each unit, regardless of how many bedrooms the units have. Do you agree or disagree with the Board's recommendation?

[ ] Agree [ ] Disagree I LIKE THE IDEA OF [redacted] ENCOURAGING NON-CAR IN GENERAL BUT I THINK IT'S BASICALLY PART OF THE SHAM HERE TO GET COOL PEOPLE TO AND COVER

6(a). Replacement Parking for CCSF: As it is now, there is no clear City Staff or CCSF policy for how the 1,000 CCSF parking spaces on the site will be replaced. If the 1,000 spaces are not replaced, it is very likely that CCSF students will park in Westwood Park and Sunnyside residential neighborhoods. Your WPA Board's recommendation is that City Staff, CCSF and MOEWD need to clearly define in the RFP how the 1,000 parking spaces now on the site are going to be replaced and by whom. Do you agree or disagree with the Board's recommendation?

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[X] Agree [ ] Disagree THROUGH WHILE THEY ARE CRIPPLED BY THE TAKEOVER. THE PERFORMANCE CENTER SHOULD BE COMPLETED BEFORE ANYTHING LIKE THIS IS PLANNED.

Additional Comments to Survey:

I'VE FILLED OUT SURVEYS BEFORE AND NEVER SAW ANY RESULTS.

I THINK MAYOR AND BIG DEVELOPERS ARE INTENT ON SLAMMING THIS HIGH DENSITY PROJECT THROUGH.

I THINK THE CAC IS A COVER FOR THIS EFFORT.

IT IS UNFAIR TO CITY COLLEGE TO SLAM THIS

IF YOU WOULD LIKE US TO PROVIDE YOU WITH UPDATES ON THIS IMPORTANT MATTER, PLEASE PROVIDE YOUR CONTACT INFORMATION AND CIRCLE YOUR PREFERRED CONTACT METHOD:

E-mail address: [redacted]

Mailing Address: [redacted] AVENUE

Telephone: [redacted]

THE TIME FOR LEGAL ACTION TO STOP THIS EFFORT HAS COME!

WESTWOOD PARK

Survey:

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Additional Comments to Survey:
San Ramon Way must remain closed to the new development.

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E-mail address: [redacted]

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Additional Comments to Survey:

_____

_____

_____

_____

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WESTWOOD PARK

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(con't)

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[✓] Agree [ ] Disagree

Additional Comments to Survey: Traffic is Horrible now as you exit 280 onto Ocean Ave. More housing will make this worse. Also, please consider making Plymouth Ave a one-way street near Ocean.

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E-mail address: [redacted]

Mailing Address: [redacted] SF, CA 94112

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   - What is the current mix in WPA?
   - Need more info (drawing or plan)

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Additional Comments to Survey:
Drawings or illustration showing open space proposal would help.

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Additional Comments to Survey:
THIS IS ANOTHER SITUATION IN WHICH THE CITY PLANNERS AND THE MAYOR'S STAFF TOTALLY DISREGARD THE PEOPLE WHO LIVE HERE AND PAY ALL OF THE TAXES. IT IS DISGUSTING TO WITNESS THIS CONSTANT MARCH TO OBLIVION.

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#7 NOT REALISTIC IN HOW MAJOR PROJECTS ARE IMPLEMENTED

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E-mail address: [redacted]

Mailing Address: _____

Telephone: _____

WESTWOOD PARK

Survey:

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Additional Comments to Survey:

I have not been able to attend mtgs, but am appalled at the feedback or lack of support to WPA. I will email Mr. Yee too with my concerns. Would a door to door petition work?

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Additional Comments to Survey:
Please preserve Westwood Park's historic character. It adds charm, history & character to all of San Francisco. Do not add congestion. Do not ruin our well-loved neighborhood

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E-mail address: [redacted]@YAHOO.COM

Mailing Address: [redacted] CA 94010

Telephone: _____

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E-mail address: _____

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Additional Comments to Survey:

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WESTWOOD PARK

Survey:

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   [X] Agree [ ] Disagree

(con't)

[redacted]

The Westwood Park Association, P.O. Box 27901 #770, San Francisco, California 94127
(415) 333-1125 **www.westwoodpark.com, board@westwoodpark.com**

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Additional Comments to Survey: Don't trust City Hall?

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E-mail address: —

Mailing Address: [redacted] 13th Ave.

Telephone: [redacted]

WESTWOOD PARK

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(con't)

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Additional Comments to Survey:

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   [ ] Agree [X] Disagree 60% should be owned

   (con't)

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(415) 333-1125 **www.westwoodpark.com, board@westwoodpark.com**

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[X] Agree [ ] Disagree ~~Disagree~~

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E-mail address: [redacted]

Mailing Address: [redacted] Avenue, San Francisco, CA 9[redacted]

Telephone: NA

WESTWOOD PARK

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Additional Comments to Survey:
TRAFFIC IS ALREADY CONGESTED AS WELL AS PARKING.
NO MORE DEVELOPMENT.

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[X] Agree [ ] Disagree

Additional Comments to Survey:

I agree too

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E-mail address: [redacted] TRSFCAL

Mailing Address: [redacted] Ave

Telephone: [redacted] JackBell. Not

WESTWOOD PARK

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WESTWOOD PARK

Survey:

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Additional Comments to Survey:
My Responses to these questions apply if we are forced to have any development on the Balboa Reservoir. I strongly oppose this development. It must happen. I fully support the positions of the WPA Board most especially #7.

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Sandy & I support the good work of the Board. We would like the site to be devoted to parks and not development but it looks like that is impossible now.

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Richard Hikens

WESTWOOD PARK

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SUBSTANTIAL RECENT HOUSING CONSTRUCTION ON FOUR SITES BETWEEN PARK AND LEE STREETS HAS VERY MARKEDLY AND NEGATIVELY AFFECTED TRAFFIC CONDITIONS ON OCEAN EXTENDING TO I-280 AND CAUSED ACUTE PARKING SHORTAGES FOR RESIDENTS ALONG THE OCEAN AVE CORRIDOR. THE ENTIRE CHARACTER OF THE NEIGHBORHOOD HAS BEEN DRASTICLY AND NEGATIVELY AFFECTED. CCSF IS NOT THE PLACE FOR ADDITIONAL UNITS.

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   [X] Agree [ ] Disagree 500 should be MAX only if TRAFFIC & PARKING AREA improved.

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[X] Agree [ ] Disagree We need to follow current regulations

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[X] Agree [ ] Disagree This is a deal breaker. Without sufficent parking then NO building

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[X] Agree [ ] Disagree #1 REQUIREMENT → with traffic as is today then close the back lot, then start construction OMG WHAT A MESS!

Additional Comments to Survey:

Before any ~~RFI~~ RFI/RFP is distributed or published we NEED a environmental study on transportation, Traffic & Parking. This is standard practice.
What did the previous BP environmental study say? Now, how is that working out today? NOT WORKING!

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[ ] Agree [X] Disagree 2pking per unit.

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Additional Comments to Survey:
I do not agree that housing should be built in the area for the city is saturated however developing the space would be agreeable. Build more school space and a proper parking structure

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The level of development + traffic in the WP area is outra
the quality of life + reason. I live here is being eroded. The charact
of the neighborhood is gone. How very sad to see SF being
decomposed.

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Additional Comments to Survey: Thank you for doing this!

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E-mail address: [redacted]

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WESTWOOD PARK

Survey:

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Additional Comments to Survey: THIS MAINLY [redacted] THAT SURVEY NEEDED TO ALLOW MORE TIME TO MAIL BACK THE RESPONSES.

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WESTWOOD PARK

See additional comments

Survey: Truthfully, I am totally against any building on the Balboa Reservoir except for CCSF as voted 3 different times in 1980's

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We already have potholes, electrical outages, parking & traffic problems which have & are increasing with the additional housing structures that have gone up. We're beginning to look like a fortress. Do we surrender if/when emergencies occur as well? S.F. voter did not okay this plan that's being forced on the reservoir. Also, I've already been forced to give up an ocean view due to Urranga Terrace

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The neighborhood needs a park and parking spaces for any new units. Agree with the Board! Also the K-line has to have more frequent trains if more people are going to live here.

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E-mail address: [redacted]

Mailing Address: [redacted], SF, CA 94112

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WESTWOOD PARK

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   [ ] Agree [✓] Disagree Isn't a "mix" generally composed 50/50? How is the board's proposal any different? I'd vote to recommend at least 75% of the affordable units be owned. Ownership generally means interest in upkeep of house repairs, lawn maintenance etc.

   (con't)

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Additional Comments to Survey:

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WESTWOOD PARK

Survey:

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(con't)

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(con't)

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(con't)

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Additional Comments to Survey: 1) Ocean Ave is now impassable. Adding 500 additional unit would make it complete gridlock on Ocean & Phelan during first 2-3 wks of each semester 2) We need a moratorium on further development until CCSF issues are resolved & the effect additional units on Brighton will have on traffic flow 3) As a former CCSF student, I know that parking needs to be preserved esp. for evening students, since Muni service is nearly non-existent. I live on Eastwood & we are already seeing CCSF students using our street for parking 4) If affordability is really the goal, then a non-profit like Mercy Housing should be the developer; my preference is for middle income.

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[X] Agree [ ] Disagree The area is already dense for a residential area w/narrow streets.

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People have cars in this city; its silly to pretend they don't.

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This is crazy we can't find parking in the neighborhood.

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They already do. These are narrow streets

[X] Agree [ ] Disagree

Tried to turn right from Plymouth onto Ocean this morning @ 9:15. Couldn't b/c the traffic was so bad. Ocean is a mess.

Additional Comments to Survey:
Honestly, this whole development is a rush job & hasn't been thought thru. They are building like mad on Ocean Ave & those units are not renting. People that want to live in this part of town move here for the neighborhood feel. Building a bunch of apartments in places where people don't want to live is ridiculous.

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Seriously - Norman Yee needs to go. I will be voting next time.

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I appreciate this letter you sent me, I we do nothing the greedy people will prevail, with no consideration for the people who Live here, Thank-you for you help

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at Plymouth Ave after 1200 block to Vga need to change to ONEWAY traffic.

IF YOU WOULD LIKE US TO PROVIDE YOU WITH UPDATES ON THIS IMPORTANT MATTER, PLEASE PROVIDE YOUR CONTACT INFORMATION AND CIRCLE YOUR PREFERRED CONTACT METHOD:

E-mail address: [redacted]

Mailing Address: [redacted], SF CA 941

Telephone: [redacted]

WESTWOOD PARK

Survey:

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(con't)

The Westwood Park Association, P.O. Box 27901 #770, San Francisco, California 94127
(415) 333-1125 **www.westwoodpark.com, board@westwoodpark.com**

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Additional Comments to Survey:
ON 1-TO-1 parking – we used to support this. But UBER, LYFT, Zip cars HAVE SUBSTANTIALY CHANGED HOW PEOPLE GET AROUND THESE DAYS. (CAN BE CHEAPER ANYWAY)

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Additional Comments to Survey:
- What "parking permits" that would limit the number of vehicles someone can park in the neighborhood are being suggested.
- Since Westwood Park has many families and children, what kind of "speed bumps" and other safety features on the streets are being planned?

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Additional Comments to Survey: Thank You!

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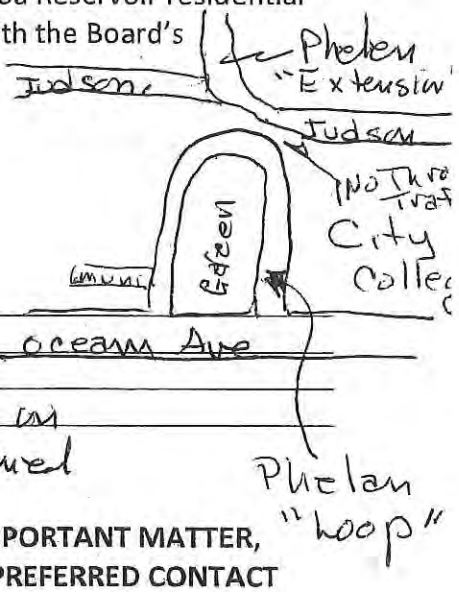

Additional Comments to Survey:

The traffic problems will be severe. Why not create a "phelan loop". Direct all new traffic & CC traffic to ocean Avenue – which is built to handle more traffic. The smaller streets in Sunnyside & Westwood Park would be over whelmed with even the 500 units.

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Unfortunately, we've moved to Pittsburgh Pa, 7/10/2015 our home town. We love being back with family but will greatly miss the westwood P. L. A.

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Additional Comments to Survey:
PLYMOUTH AVENUE SHOULD BECOME A ONE-WAY STREET GOING NORTHBOUND BEGINNING AT OCEAN AVENUE. ADDITIONALLY, SPEED BUMPS/HUMPS SHOULD BE CONSTRUCTED.

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Additional Comments to Survey:

This project does not serve any Westwood Park homeowner
The best outcome would be to stop the project
Elected officials who support the project should be voted out

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WESTWOOD PARK

Survey:

1. **Number of Units:** The City Staff [i.e., *City Planning* and the *Mayor's Office of Economic and Workforce Development* ("MOEWD")] says 500 units on the BR site is only a 'starting point', not the maximum. Your WPA Board recommendation is a maximum of 500 units. The maximum of 500 units is part of the larger Balboa Park Station Park Area Plan which already agreed to a ***65% increase in population density*** for the Plan Area. Do you agree or disagree with the Board position:

   [✓] Agree [ ] Disagree

2. **Open Space:** City Staff has proposed 4 acres of open space total (not including parking), which includes 1.5 contiguous acres of a 'large open space' (i.e., "Park"). The site is 17.7 acres. Your WPA Board recommendation is a minimum of 5 acres of open space, including a 1.5 acre Park. Do you agree or disagree with the Board position:

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(con't)

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Additional Comments to Survey:

Thank you - looking forward to getting more involved & supporting the Board! :)
-Kate & Brant

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[redacted]

(con't)

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Additional Comments to Survey:
I actually oppose this whole development – we are packed as it is traffic is terrible and there is a lot of construction already happening which is displacing good solid long term retail tenants!

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[X] Agree [ ] Disagree

Additional Comments to Survey:
2 Parking spaces for 1 unit!!!
CCSF needs parking- LOTS!!!

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(con't)

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I am grateful that the association is trying to represent the interests of our neighborhood. I recognize that we will need to be able to stop housing - but I just want SMART housing. Bigger issue - there's not and shadows.

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Keep the reservoir for City College use – especially for parking.

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5. **Own vs. Rent:** City Staff has indicated the developer should "provide a mix of rental and ownership units" for the full site. Your WPA Board's recommendation is that at least 50% of the affordable units should be owned. Do agree or disagree with the Board's recommendation?

   [X] Agree [ ] Disagree

(con't)

The Westwood Park Association, P.O. Box 27901 #770, San Francisco, California 94127
(415) 333-1125 **www.westwoodpark.com, board@westwoodpark.com**

6. **Parking:** The City Staff has proposed 1 parking space for every two units, with a dedicated 1 space for 2 bedroom units (meaning some units will have no parking). Your WPA Board's recommendation is for 1 parking space for each unit, regardless of how many bedrooms the units have. Do you agree or disagree with the Board's recommendation?

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Additional Comments to Survey:

IF YOU WOULD LIKE US TO PROVIDE YOU WITH UPDATES ON THIS IMPORTANT MATTER, PLEASE PROVIDE YOUR CONTACT INFORMATION AND CIRCLE YOUR PREFERRED CONTACT METHOD:

E-mail address: [redacted]

Mailing Address: [redacted]

Telephone: [redacted]

WESTWOOD PARK

Survey:

1. **Number of Units:** The City Staff [i.e., *City Planning* and the *Mayor's Office of Economic and Workforce Development* ("MOEWD")] says 500 units on the BR site is only a 'starting point', not the maximum. Your WPA Board recommendation is a maximum of 500 units. The maximum of 500 units is part of the larger Balboa Park Station Park Area Plan which already agreed to a ***65% increase in population density*** for the Plan Area. Do you agree or disagree with the Board position:

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2. **Open Space:** City Staff has proposed 4 acres of open space total (not including parking), which includes 1.5 contiguous acres of a 'large open space' (i.e., "Park"). The site is 17.7 acres. Your WPA Board recommendation is a minimum of 5 acres of open space, including a 1.5 acre Park. Do you agree or disagree with the Board position:

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3. **Height:** How high should the new buildings be? The current zoning for the site is 40 feet across the site, with a small portion on the eastern boundary of 65 feet. The City wants 25 feet on the western part up to 85 feet on the eastern part. Your WPA Board recommendation is for a maximum of 28 feet closest to Plymouth Ave resident's backyards and 40 feet on the rest of the site. Do you agree or disagree with the Board position:

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_____

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_____

_____

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Additional Comments to Survey:

- Westwood Park community character must be preserved.
- Not enough parking already on STARLES AVE. City MUST provide 1 parking for each unit.
- Need master transportation plan. Plymouth Ave is too narrow to support 500 units or more traffic safety MUST be top concern for resident The displaced City College parking with campound even further

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E-mail address: [redacted]

Mailing Address: [redacted] AVE S.F, CA 94112

Telephone: [redacted]

[redacted]

1/31/2016

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Additional Comments to Survey:
I believe that the developer will argue for more units if they are required to have low + middle income units to make the project financially feasible. The fewest total units + parking should be the WPA's priority.

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E-mail address: [redacted]

Mailing Address: [redacted] Ave, SF CA 94112

Telephone: [redacted]

Keep our City Affordable
100% affordable housing at the Balboa Reservoir

- San Francisco is inaccessible to a wide range of workers. Whether you are a senior on a fixed income, a starting teacher, a cook earning minimum wage, a union laborer, or a city worker, you are priced out of San Francisco's market rate rental market.

Senior on a fixed income

20% AMI

Janitor or Cook earning minimum wage

45% AMI

Preschool Worker or Security Guard earning $19 an hour

55% AMI

Starting Teacher or Mechanic earning $24 an hour

70% AMI

Union Laborer earning $30 an hour

90% AMI

City Librarian earning $34 an hour

100% AMI

Electrician earning $38 an hour

120% AMI

- - - - - - VERY LOW INCOME - - - - - - - - - **- - - LOW INCOME - - -** **- - - MODERATE INCOME - - -**

As public land, the Balboa Reservoir should meet the needs of the community. We must ensure the project is equitably developed and brings stability to our neighbors who live and work here today.

empty while thousands are un-housed

February 9, 2016

by Lisa 'Tiny' Gray-Garcia

Building after building, block after block from the Bayview to Baltimore and from Sunnydale to East Oakland, the last vestige of so-called public – that is, government owned – housing in the richest country in the world lie dormant. Boarded up, locked, gated and shut – each apartment equipped with two, three and four bedrooms, on or two bathrooms and full kitchens.

With some exceptions, like roof repairs and plumbing, minor repairs like replacing broken windows and missing doorknobs are needed and, very often, nothing is needed. Perfectly good housing when the poorest of the poor across the United Snakes of Amerikkka no longer have any housing.

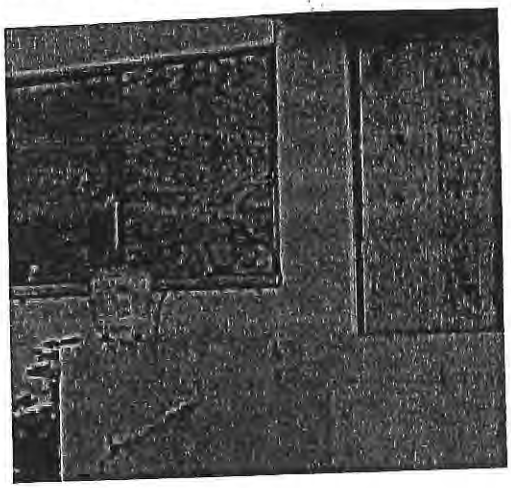
Locally in the Bay Area we have literally thousands of people on the streets while poltricksters, bureaucrats, non-profiteers and even the community shake their collective heads. "Why?" they ask, and they wring their hands over "the desperate need to build housing" and yet no one mentions what's already there.

Hmm, I wonder why. Perhaps we should follow the money. As I wrote a few months ago, the next great Brown hope in the body of HUD Secretary Julian Castro is being groomed for political office. He wrote the newest in a long line of HUD's gentrification programs – read: public housing eradication programs – a benignly misleading thing called Rental Assistance Demonstration (RAD), written about multiple times by POOR Magazine staff writers Queenandi, Bruce Allison, Vivian Thorp and myself, only to be regularly unheard by mainstream and even many so-called independent media – except the beautiful SF Bay View, that is. But why?

As people witnessed in last week's plantation corporate games I call Stupid Bowl, there was an abrupt rise in the removal, arrest and theft of unhoused San Franciscans, but this happens all the time. Poor people's bodies and belongings are regularity criminalized for the sole act of being outside in "public."

Building after building, block after block, the last vestige of so-called public – that is, government owned – housing in the richest country in the world lie dormant.

Thousands of non-profit organizations and poltrickster mayors make millions of dollars in grant money "serving" us poor people, from legal advocacy to blankets, from counseling to housing referrals and building contracts. In San Francisco alone it's over $241 million.



Privatizing public and HUD-subsidized housing means property managers can put profit over people by refusing to make the minor repairs that would quickly and easily make them livable. – Photo: Poor News Network

San Francisco BayView National Black Newspaper

But what's not so clearly known is the housing already exists. The buildings are already built. All that's missing is the truth. And the truth is our public housing was stolen by both for-profit and non-profiteers to build "mixed-income" housing a la (NO) Hope IV. And to add to that scandal, too many people are making money off our continued poverty and houselessness.

Tireless research has been done about the dismantling of the public housing and Section 8 programs and the subsequent criminalization and plantation imprisonment of our poor, disabled and communities of color by comrades at Coalition on Homelessness, Western Regional Advocacy Project (WRAP) and POOR Magazine WeSearch. The crimes of capitalism just keep on piling up and the innocent parties, those of us displaced, gentrified, evicted and removed, are the victims.

When we first heard about RAD in 2013 and understood it was the last nail in the public housing coffin, all of us evicted, no-longer publicly housed and criminalized houseless folks at POOR Magazine proposed a transfer of equity, a transfer of this stolen indigenous Ohlone land to the peoples who live there.

These so-called public properties should be offered to the tenants, the long-time residents, the African peoples, migrant Asian, Pacific Islander, Raza and poor white folks, who are intentionally kept in poverty to provide the land-stealing class with land to constantly redevelop in order to make more money off of it. One of the untold stories of Freddie Gray, for instance, is that he and many more children were survivors of lead poisoning in "public housing" that was left to rot and kill us before it was gentrified.

As POOR Magazine family was desperately trying to get a legal firm to represent a group of public housing tenants seeking their equity reparations, the leases for the public housing buildings across the nation were being sold on the stock market to the highest bidder, including the same foreclosure barristers who caused the foreclosure crisis, and San Francisco Mayor Ed Lee and Oakland Mayor Libby Schaaf were cutting multi-billion dollar contracts with Lennar, John Stewart and RCD, to mention a few, for the redeveloping and long-term management of our once-public housing.

That means the intentional keeping out of any new very low-income tenants and the bringing in of middle class tech workers who like the view and the convenience of a Bay Area address.

But the blood-stained "bucks" don't stop there, conscious readers. Your friendly neighborhood service provider and advocate is on the take too. Multiple contracts for advocacy, outreach and service provision were doled out to "help" us in our transition to the newest pimp on the block.

Self-determination is NEVER mentioned. Reparations for generations of poisoned, environmentally racialized and evicted Black and Brown people is never mentioned. And meanwhile housing sits there and people like many of our WeSearchers from last week remain on the cold, wet streets hoping for a break.

In San Francisco, where every inch of the city, both private and so-called public, has been sold, pimped and played, causing the forced out-migration of African peoples like Pastor Dorn and working class communities of all colors and nations as well as the death of elders like Jose La Crosby, Elaine Turner and Ron Likkers, to

name just a few, it is literally homicidal to have these homes standing vacant and lies being told and sold to all of us.

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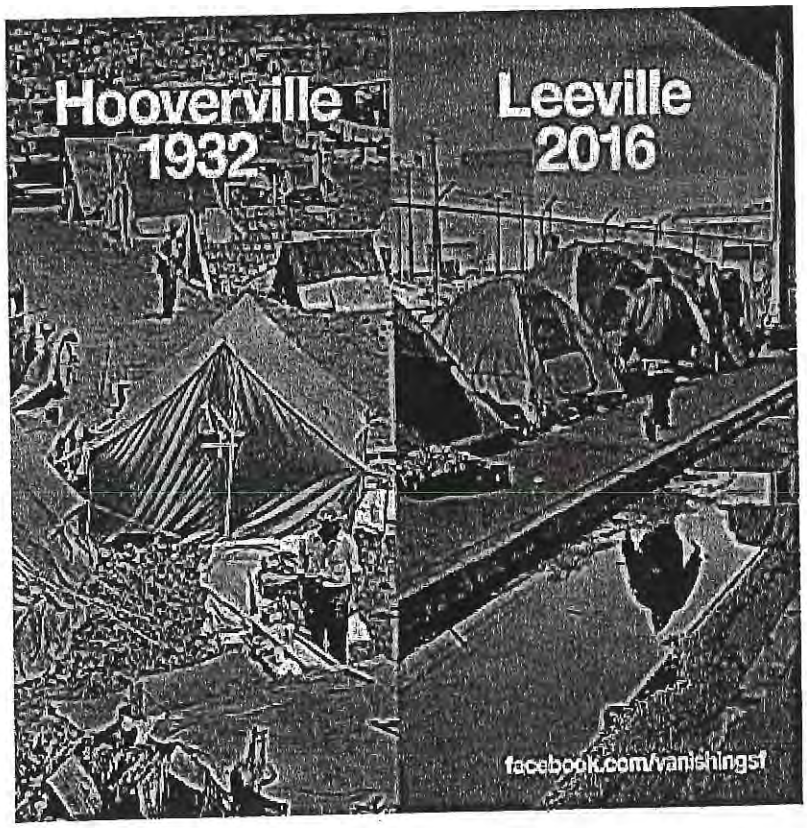
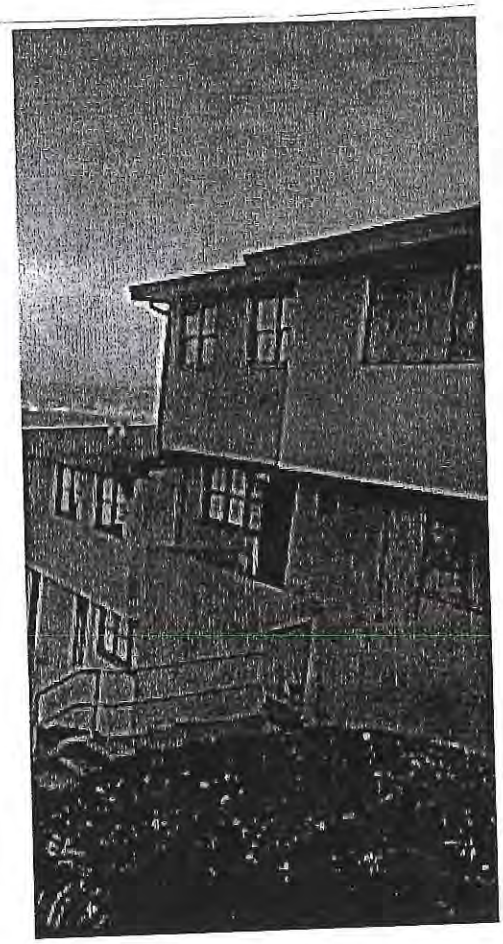
In the what used to be the Fillmore – Fill-no-more – and the Bayview after a lengthy list of lies, the few elders and families who remain there are being informed that they will be displaced for up to a year while their homes are renovated. Will they actually be re-housed? Only if we as a community stay vigilant.

Equally important is what will happen to the rest of the "abandoned" homes. I say we take them back.

Stay tuned for the Vacant Housing Equity Tour, planned very soon. Revolutionary reparations and liberation groups and people, please contact POOR Magazine to join us, co-sponsor and sign on. Tiny – or Lisa Gray-Garcia – is co-founder with her Mama Dee and co-editor of POOR Magazine and its many projects and author of "Criminal of Poverty: Growing Up Homeless in America," published by City Lights. She can be reached at deeandtiny@poormagazine.org. Visit POOR at www.poormagazine.org.





Residents of Leeville could be living in these very livable but boarded up and vacant apartments built with our tax dollars. – Graphic: Dan Brekke, VanishingSF

Spectacular views from these apartments could make the dreams of poor, un-housed children soar, but they've been privatized – and greedy property managers choose to leave them vacant. – Photo: Poor News Network

BALBOA RESERVOIR COMMUNITY ADVISORY COMMITTEE
CITY & COUNTY OF SAN FRANCISCO

EMAILS RECEIVED FROM PUBLIC VIA BRCAC@SFGOV.ORG

Period: 2/10/16 – 3/15/16

Wong, Phillip (ECN)

From:	ajahjah@att.net
Sent:	Sunday, February 14, 2016 1:19 AM
To:	Iwata, Ryan (PUC); cac@sfwater.org; Hood, Donna (PUC); BRCAC (ECN); Martin, Michael (ECN); Lesk, Emily (ECN); Shaw, Jeremy (CPC); Exline, Susan (CPC); Rich, Ken (ECN)
Cc:	SNA Brick; wpa.balboa.reservoir@westwoodpark.com; Shaw, Linda (MYR); R. Mandelman; Thea Selby; Susan Lamb; Cynthia Dewar; Steve Bruckman; Ronald Gerhard; mlam@ccsf.edu; Saveccsf Info
Subject:	Balboa Reservoir & PUC Resolution 12-0149
Attachments:	Balboa-Reservoir-Study_Existing-Conditions-Infrastructure-and-Environment.pdf; Balboa Transportation Analysis 20150317 (clean).pdf; highlighted CS 229 a-d.pdf

PUC Commissioners, PUC CAC, Balboa Reservoir CAC, OEWD, Planning Dept:

The City has targeted the publicly-owned Balboa Reservoir for development.by private interests in the guise of "affordable housing."

AECOM performed an Initial Study in two parts-- Task 1 (December 2014) and Task 2 (March 2015)-- as part of the process towards the development of the Reservoir site (both Tasks attached).

The AECOM Initial Study was authorized by PUC Resolution 12-0149 (attached):

Award Agreement Nos. CS-229A-D, As-Needed, Specialized and Technical Services to
RMC Wate rand nvironment; AECOM/Water Resources Engineering JV; MWH/Lee Inc., JV; and KennedyJenks/AGS, Inc., JV to provide water supply, storage delivery and transport services, water quality services, water treatment services, and Enterprise operations and management services; Authorize the GM to negotiate and execute professional services agreements for amounts not to exceed $4,000,000 each, and a duration of five years per agreement.

I wish to bring your attention to the fact that the description contained in the material for Resolution 12-0149 substantially fails to match the actual Study performed by AECOM. Except for "Enterprise operations and management services", the description of the deliverables for CS-229 does not match the AECOM Initial Study's actual contents. I believe CS-229 materially misrepresents the scope of the AECOM contract.

Was the CS-229 language a means to fast-track the Reservoir Project unbeknownst to the Commissioners?

I believe that the discrepancy between the description of the contract CS 229 and the actual output by AECOM deserves inquiry.

Thank you for your consideration.

Sincerely,

Alvin Ja
Sunnyside resident

AECOM
2101 Webster Street
Suite 1900
Oakland, CA 94612
www.aecom.com

510 622 6600 tel
510 834 5220 fax

Memorandum

To	Jeremy Shaw, LEED AP *Planner / Urban Designer, Planning Department, City and County of San Francisco* Sue Exline *Planner (Citywide Policy), Planning Department, City and County of San Francisco*	Pages	39
CC	Craig Freeman *Environmental Planner & Project Manager, San Francisco Public Utilities Commission* Rosanna Russell *Real Estate Director, San Francisco Public Utilities Commission* Michael Martin *Project Director, Office of Economic and Workforce Development, City and County of San Francisco* Emily Lesk *Project Manager, Office of Economic and Workforce Development, City and County of San Francisco*		
Subject	SFPUC Balboa Reservoir Site Plan Study – Transportation Analysis *Task 2 of the CS-229C SFPUC Specialized and Technical Services Water Contract, Consulting Services for the Public Sites Program*		
From	Jeffrey Chan, PTP *Project Manager (Transportation Planning), AECOM* Anthony Mangonon *Associate Planner (Transportation Planning), AECOM*		
Date	March 17, 2015		

This memorandum summarizes the results of the transportation analysis that AECOM has conducted for the San Francisco Public Utilities Commission (SFPUC) to assist in the conceptual planning and design of the proposed residential development on the SFPUC-owned portion of the Balboa Reservoir (Lot 190 of Assessor's Block 3180), part of the Public Sites Program. Specifically, this deliverable has been prepared in conjunction with Task 2 of the Scope of Work for CS-229C (SFPUC Specialized and Technical Services Water Contract) Task 18. Of the identified deliverables for Task 2 under the Scope of Work (summarized below), this memorandum addresses the underlined work products:

- Summary of existing transportation conditions and future baseline conditions, including major transportation projects and anticipated completion of construction dates; circulation opportunities and constraints, including analysis of existing traffic conditions and congestion levels (level of service, volume-to-capacity ratio, delay, etc.); and transit, bicycle, and pedestrian opportunities and constraints.

- Recommendations for transportation demand management (TDM) priority policies for the site, and actions and designs to mitigate transportation impacts and encourage use of alternative modes of travel to single-occupant vehicles.

- Suggestions for priority transportation criteria and metrics for evaluating development proposals.

- Conceptual circulation analysis and map of preferred development concept.

- Parking analysis for the Project (supply, demand, and *Parking Code* requirements).

History and Existing Conditions

The Balboa Reservoir is located in an area of San Francisco that historically grew in piecemeal fashion as undeveloped land was subdivided into large developable tracts, with today's major streets serving as the boundaries between adjacent tracts. As in many other areas of the City outside of Downtown San Francisco, private developers designed, built, and marketed these tracts independently as residential neighborhoods based on the "streetcar suburbs" model. In this particular case, streetcar routes such as the one along Ocean Avenue, built and operated by the San Francisco Municipal Railway (Muni), connected these inner suburbs of the city—including areas such as Westwood Park (immediately adjacent to the Balboa Reservoir on the west), Ingleside (south of the Balboa Reservoir, encompassing the area south of Ocean Avenue), and Sunnyside (northeast of the Balboa Reservoir, north of Judson Avenue)—to downtown San Francisco. Although much of the city's former streetcar network was eventually dismantled or converted to bus routes, the streetcar route along Ocean Avenue still survives today as Muni Metro's K Ingleside service.

The independent development of these areas, however, has resulted in a somewhat haphazard and disjointed street network. Side streets that intersect Ocean Avenue from the north and south, for example, frequently are not aligned to permit through traffic, which forces traffic onto Ocean Avenue and results in an unnecessarily high intersection density that complicates traffic safety for all roadway users, including non-motorists. Other examples include the street layout of Westwood Park, a closed network of concentric ellipses that provides few options for easily connecting into the rectangular street grids of the adjacent Sunnyside and Ingleside neighborhoods.

As these residential neighborhoods grew, the sites now occupied by City College of San Francisco's Ocean Avenue Campus, the Balboa Reservoir, Archbishop Riordan High School, and what is now Balboa Park were the last remaining large pieces of land in this area. Eventually, these sites were developed as major educational campuses with limited roadway connectivity (in the case of City College and Archbishop Riordan High School) or for non-active uses that did not require roadway improvements (in the case of the Balboa Reservoir). These factors, combined with those cited above, have resulted in a network of high-volume arterials (streets that fulfill major city- or region-wide traffic circulation functions) and low-volume local streets through primarily residential areas. [(1)] Vehicular traffic is funneled onto a handful of major corridors that double as neighborhood commercial streets such as Ocean Avenue, Geneva Avenue, Monterey Boulevard, and San Jose Avenue. The former San Francisco and San Jose Railroad right-of-way, later used by the Southern Pacific Railroad and now converted to an interstate highway (Interstate 280), also complicates east–west access between the Balboa Reservoir and neighborhoods to the east.

The establishment of the San Francisco Bay Area Rapid Transit District (BART) and construction of a modern regional rail system for the Bay Area created a new transit hub at Balboa Park Station, improving the area's connections to downtown San Francisco, downtown Oakland, and other regional centers. The construction of the bi-level Market Street Subway for BART and Muni service was also a major milestone in the modernization of Muni's aging streetcar system into what we know today as Muni Metro. The K Ingleside was eventually converted to operate with modern light rail vehicles (LRVs) and was extended to the Curtis E. Green Light Rail Center, Muni's then-new light rail maintenance facility adjacent to Balboa Park Station, together with the M Ocean View and J Church.

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(1) Arterial streets are roadways that fulfill major city- or region-wide traffic circulation functions.

The following sections discuss specific components of the transportation network serving the Balboa Reservoir in more detail.

Site Conditions and Present Use

The Balboa Reservoir originally featured two semi-rectangular basins (the North Basin and the South Basin), each oriented lengthwise east–west and sharing a long edge. The basins were never filled, however, and in recent years the site has been partially modified and developed for use by City College of San Francisco ("City College"). In particular, the orientation of the basins was rotated by 90 degrees and the eastern half was filled, with a new multi-use building completed by City College in 2010 occupying the southeast quadrant and a surface parking lot ("Upper Reservoir Lot"), primarily for City College employees and students, occupying the northeast quadrant. City College has plans for developing the northeast quadrant, but will revisit them with a new master planning process beginning in 2015.

The western half of the Balboa Reservoir remains under SFPUC ownership and is being contemplated for development under the Public Land for Housing Program, including the conceptual planning and design efforts for which this study has been conducted. The site is currently being used as a surface parking lot (known as the "Lower Reservoir Lot") for City College, supplementing the Upper Reservoir Lot.

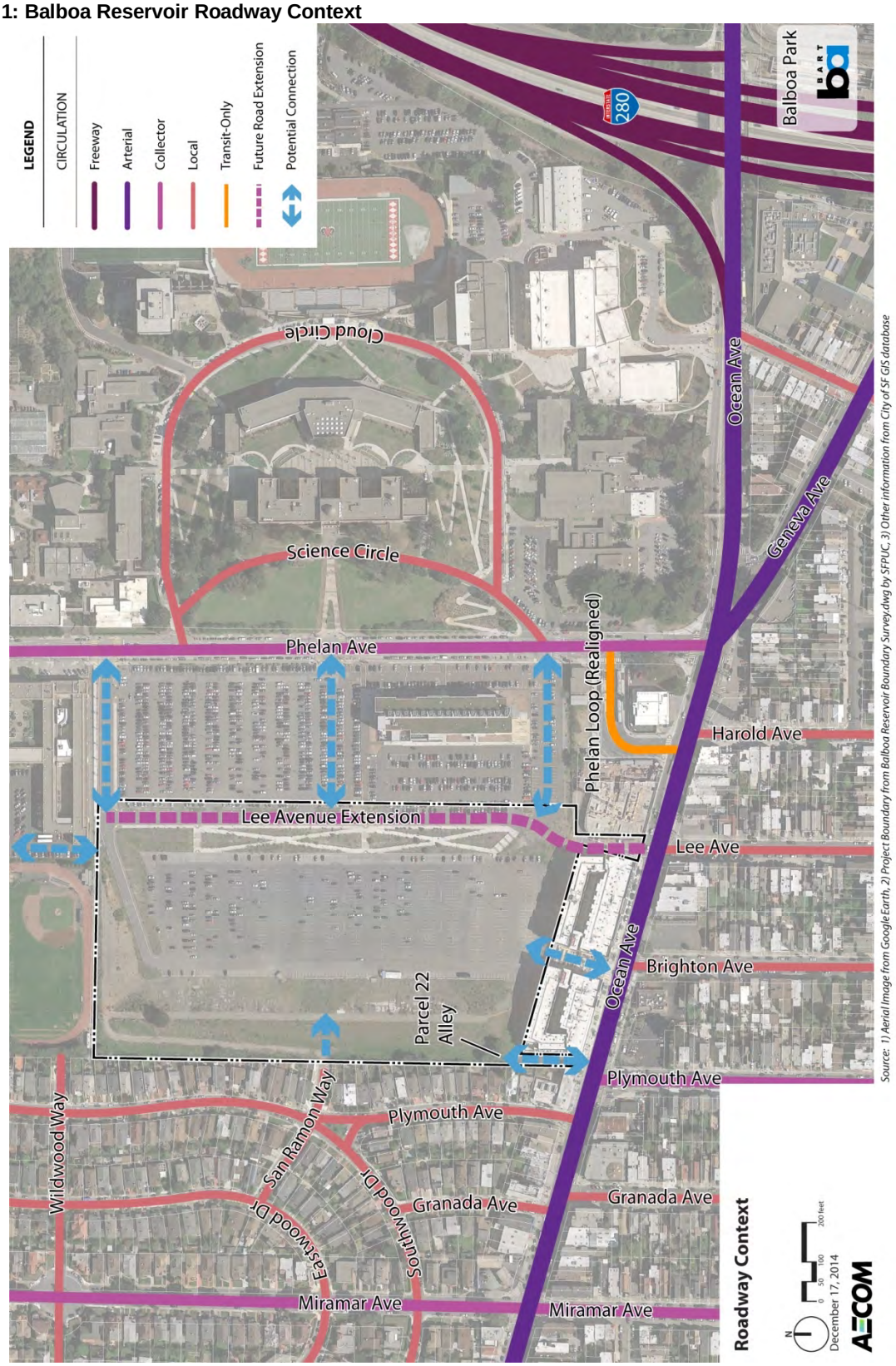
Roadway Context

Figure 1 illustrates the roadway context for the site.

The major roadways serving the Balboa Reservoir are Ocean Avenue, Geneva Avenue, and Phelan Avenue. Ocean Avenue and Geneva Avenue connect the Balboa Reservoir directly with Interstate 280 (I-280), which features a diamond interchange at Geneva Avenue and a half-diamond interchange (off-ramp from southbound I-280 and on-ramp to northbound I-280 only) at Ocean Avenue. These roadways also serve as important east–west routes across I-280 to connect to the Excelsior District, the Outer Mission, and other neighborhoods in southern and southeastern San Francisco, as well as to the Ingleside, West Portal, and the Sunset District west of the Balboa Reservoir. Phelan Avenue is the major north–south street in the vicinity of the Balboa Reservoir, although it terminates at the intersection with Ocean Avenue and Geneva Avenue and connects with the east–west Judson Avenue at the northwest corner of the City College campus. These design features limit the usefulness of Phelan Avenue for direct north–south travel through the area. Foerster Street and Gennessee Avenue serve to connect Phelan Avenue / Judson Avenue with Monterey Boulevard, while Judson Avenue continues east over I-280 to connect with San Jose Avenue.

Direct vehicular access into and out of the Balboa Reservoir is currently provided at two locations: one location opposite the main pedestrian entrance up to Science Circle, approximately at the midpoint of the Balboa Reservoir along Phelan Avenue (the "Reservoir Lot Center Access"); and another location farther north, immediately south of Archbishop Riordan High School (the "Reservoir Lot North Access"). The Reservoir Lot North Access and Central Access both connect at their western ends into a north–south accessway that was constructed by City College to accommodate circulation and access needs for City College's new Mixed-Use Building and adjacent surface parking lots. This north–south accessway was originally intended to serve as the primary segment of a proposed extension of Lee Avenue north from Ocean Avenue onto the Balboa Reservoir site (the "Lee Avenue Extension").

Figure 1: Balboa Reservoir Roadway Context



The southern end of the Lee Avenue Extension has already been completed as part of construction of Avalon Ocean Avenue, a mixed-use commercial / residential complex at the former site of a Kragen Auto Parts store. However, a connection between this completed portion and the north–south accessway constructed by City College has not yet been completed, and would need to be designed to safely negotiate the steep grade and alignment change between these two segments. In addition, City College would likely need to acquire additional SFPUC property to accommodate the alignment and the connection. Additional improvements may also be necessary to bring the north–south accessway constructed by City College to the standards required in the easement agreement negotiated with the SFPUC.[(2)] At its northern end, the north–south accessway also connects with an access road down to City College's Lower Reservoir Lot, which can be accessed only via this ramp. The easement agreement requires City College to complete the Lee Avenue Extension by 2017, but it is uncertain whether this goal can be met given the school's financial situation.

In a separate effort, the San Francisco Municipal Transportation Agency (SFMTA) is building a pedestrian connector from the current City College bookstore and multi-use building parking lot to the City College terminal and future Unity Plaza. When the project is complete, a 15-foot-wide pedestrian path will connect City College facilities on the Upper Reservoir with the Ocean Avenue commercial corridor. The path is expected to be complete in 2015 or 2016.[(3)]

The Balboa Reservoir has no other public roadway access, although partially improved asphalt service roads are provided atop the west and north berms. These service roads connect into San Ramon Way, but do not directly access the bottom of the Lower Reservoir parking lot. The service roads also partially connect into the north–south accessway constructed by City College, but this connection is only partially improved, and cannot accommodate vehicular access. The connection is primarily used as a pedestrian path to access open space along the western berm of the Balboa Reservoir.

The major convergence point for traffic circulation patterns in the immediate vicinity of the Balboa Reservoir is at the Ocean Avenue / Phelan Avenue / Geneva Avenue intersection. Traffic patterns also converge farther east near the ramps connecting to I-280 at Ocean Avenue and Geneva Avenue.

Relevant traffic data—including recent intersection turning movement counts collected as part of this analysis (two sets of weekday AM and PM peak period counts and one Saturday midday peak period count) and other count data compiled from previous studies—are enclosed in **Appendix A** to this memorandum.

Transit Context

Figure 2 illustrates the transit context for the site.

The Balboa Reservoir and the surrounding neighborhoods are well-served by public transit, although the lack of convenient pedestrian access to transit stops limits the attractiveness of these services. Muni provides local transit for destinations within San Francisco, with both Ocean Avenue and Geneva Avenue serving as major routes for transit service. Specifically, the K Ingleside provides surface light rail service in the center travel lanes along Ocean Avenue, connecting at its eastern terminus to Balboa Park Station and traveling west through the Ingleside and West Portal neighborhoods into the Twin Peaks Tunnel and Market Street Subway to downtown San Francisco.

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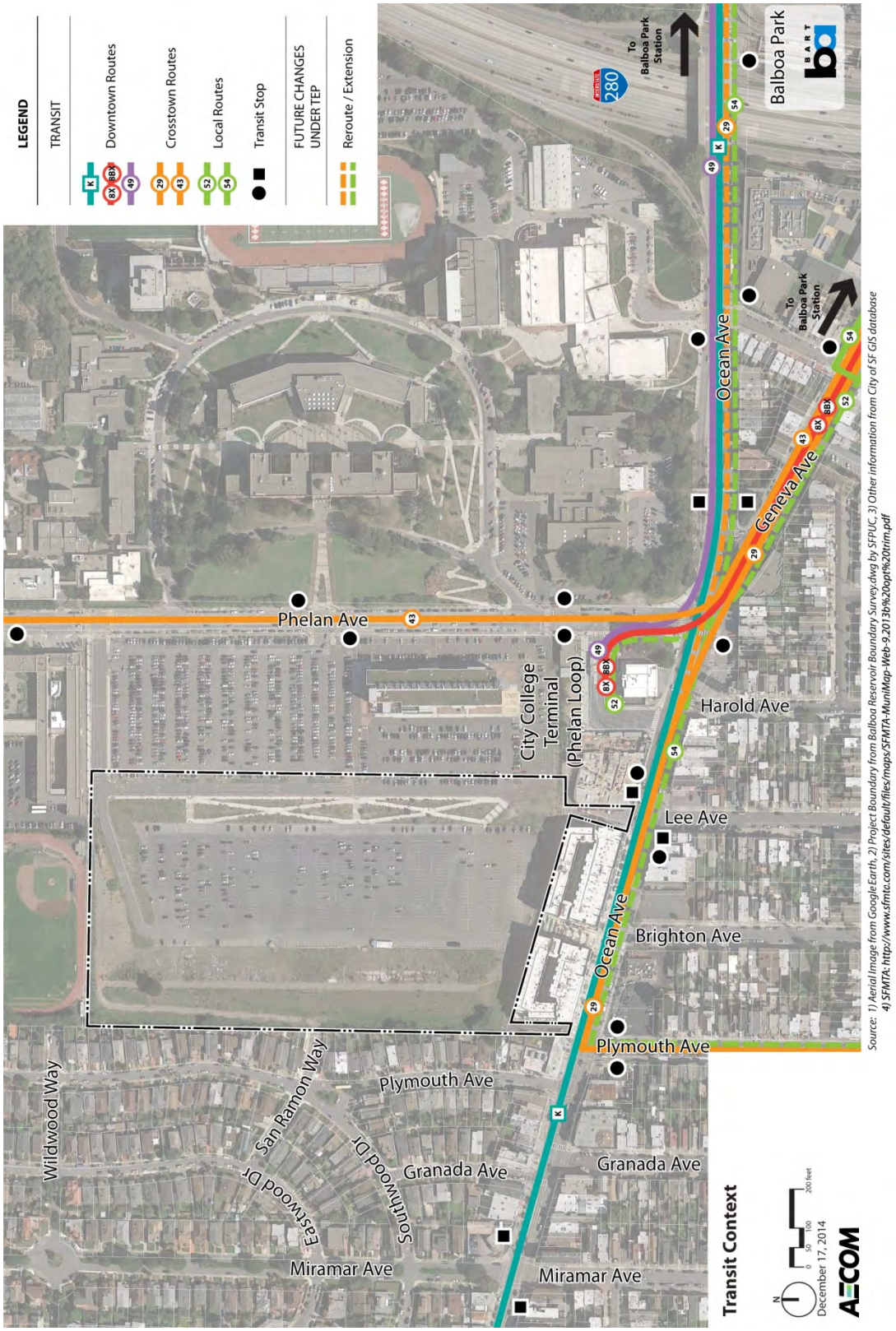
(2) The north–south accessway was constructed and encroaches nine to ten feet over the SFPUC property line. As a result, the accessway may need to be relocated into its final position as part of the completion of the Lee Avenue Extension, or City College will need to reimburse the SFPUC for the encroachment.

(3) A conceptual design plan for this pedestrian connector is included as **Appendix F** to this memorandum.

Figure 2: Balboa Reservoir Transit Context



Major bus routes serving the Balboa Reservoir include the 8X Bayshore Express / 8BX Bayshore "B" Express (connecting to the Excelsior District, Visitacion Valley, Portola, Downtown, Chinatown, North Beach, and Fisherman's Wharf) and the 49 Van Ness–Mission (connecting to the Mission District and the Van Ness Avenue corridor). Additional crosstown bus routes serving the Balboa Reservoir include the 29 Sunset (east to the Excelsior District, Portola, and Candlestick neighborhoods and west to San Francisco State University, Stonestown, Lake Merced, and the Sunset and Richmond Districts) and the 43 Masonic (traveling south / east to the Excelsior District and Crocker–Amazon and north to Sunnyside, Westwood Highlands, Laguna Honda, Forest Hill, the Inner Sunset, Parnassus Heights, Cole Valley, the Haight, Lone Mountain / Anza Vista, Presidio Heights, the Presidio, and the Marina District).

A local transit hub is provided at the City College Terminal (formerly Phelan Loop), which was recently reconfigured as part of the transportation improvements identified in the *Balboa Park Station Area Plan*. The loop originally served as a turnaround for Muni's single-ended streetcars before the advent of Muni Metro, with ingress at Ocean Avenue / Lee Avenue and egress at Ocean Avenue / Harold Avenue just west of Fire Station No. 15. With the extension of the K Ingleside to Balboa Park Station, the loop became a bus-only turnaround, with ingress at Ocean Avenue / Harold Avenue and egress at Ocean Avenue / Lee Avenue. With the start of construction for the affordable housing development at 1100 Ocean Avenue, the loop was realigned in May 2013 with egress onto Phelan Avenue north of the fire station, improving connections to City College. The Phelan Loop currently provides three boarding bays (two island bays and one curb bay) shared between the 8X / 8BX and 49 bus routes, and egress onto Phelan Avenue is facilitated by transit-only traffic signals activated by video detection.

All routes connect to Balboa Park Station, with the 8X / 8BX, 29, and 43 traveling via Geneva Avenue and the K and 49 traveling via Ocean Avenue. At Balboa Park Station, passengers can then transfer to BART for fast service to the Mission District, downtown San Francisco, and the rest of the Bay Area; to other Muni routes (J Church, M Ocean View, 54 Felton, and 88 Mission–BART Shuttle); and to San Mateo County commuter shuttles that serve residential neighborhoods in the Bayshore area of northeast Daly City and employment centers at Crocker Industrial Park and Sierra Point in Brisbane.

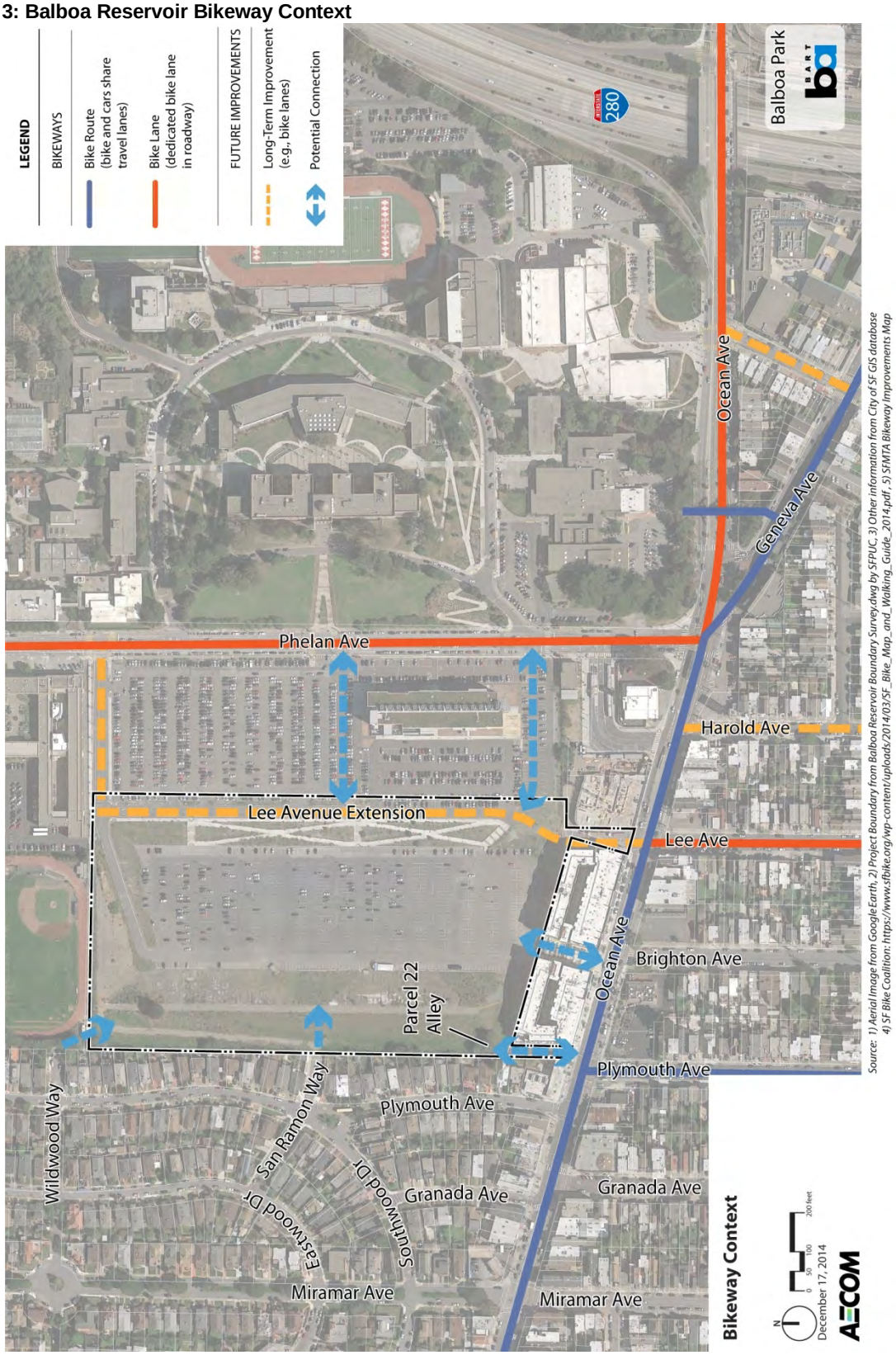
Field observations, together with ridership data collected by the SFMTA as part of the Transit Effectiveness Project (TEP), indicate that passenger crowding levels on local transit services in the immediate vicinity of the Balboa Reservoir are generally low because most routes have terminals at or near the site. The exceptions to this rule are the 29 Sunset and 43 Masonic, which are heavily used crosstown routes that reach the Balboa Reservoir mid-route.

Relevant transit data—including daily boardings and alightings by stop—are enclosed in **Appendix A** to this memorandum.

Bicycle Context

Figure 3 illustrates the bikeway context for the site.

Figure 3: Balboa Reservoir Bikeway Context



The primary bikeways serving the Balboa Reservoir are a mixture of Class 2 bikeways (bicycle lanes) and Class 3 bikeways (bicycle routes with signage and sharrows) along the area's major roadways. Major east–west bikeways serving the area include the following:

- *Route 84 (Ocean Avenue):* Class 2 facilities between Alemany Boulevard and Phelan Avenue and Class 3 facilities between Phelan Avenue and 20th Avenue / 21st Avenue.

- *Route 90 (Geneva Avenue / Holloway Avenue):* Class 2 facilities in the immediate vicinity of the Balboa Reservoir along Geneva Avenue, Ocean Avenue, Plymouth Avenue, and Holloway Avenue. A mixture of Class 2 and Class 3 facilities extend the route further east to Bayshore Boulevard and west to San Francisco State University.

- *Route 770 (Phelan Avenue / Gennessee Street):* A short connector between Route 70 (Monterey Boulevard) and Routes 84 and 90, consisting primarily of Class 2 facilities along Phelan Avenue and Judson Avenue and Class 3 facilities along Gennessee Street.

Phelan Avenue and the segments of Ocean Avenue west of Phelan Avenue are relatively flat and generally carry lower traffic volumes, features that are generally conducive to bicycle use. The area is also located close to major transit hubs such as Balboa Park Station and bicycle-friendly uses such as institutional campuses and neighborhood-oriented retail. Field observations, however, indicate that bicycle use is low, likely for a variety of reasons that include elevation changes, the volume and speed of vehicular traffic, and the lack of protected bikeways to provide a safe route for bicyclists. In particular, Geneva Avenue is not a desirable bikeway given the steep and sustained grades, and Ocean Avenue has safety-related concerns caused by the merge zones with ramps to and from I-280 and the track grooves along light rail routes. The relatively small amount of bicycle parking at Balboa Park Station (given the significance of the station and its proximity to City College) and the high frequency and convenience of transit services also may make it more practical to use transit for short journeys to and from the station.[4]

Relevant bicycle data—including counts collected in previous studies—are enclosed in **Appendix A** to this memorandum.

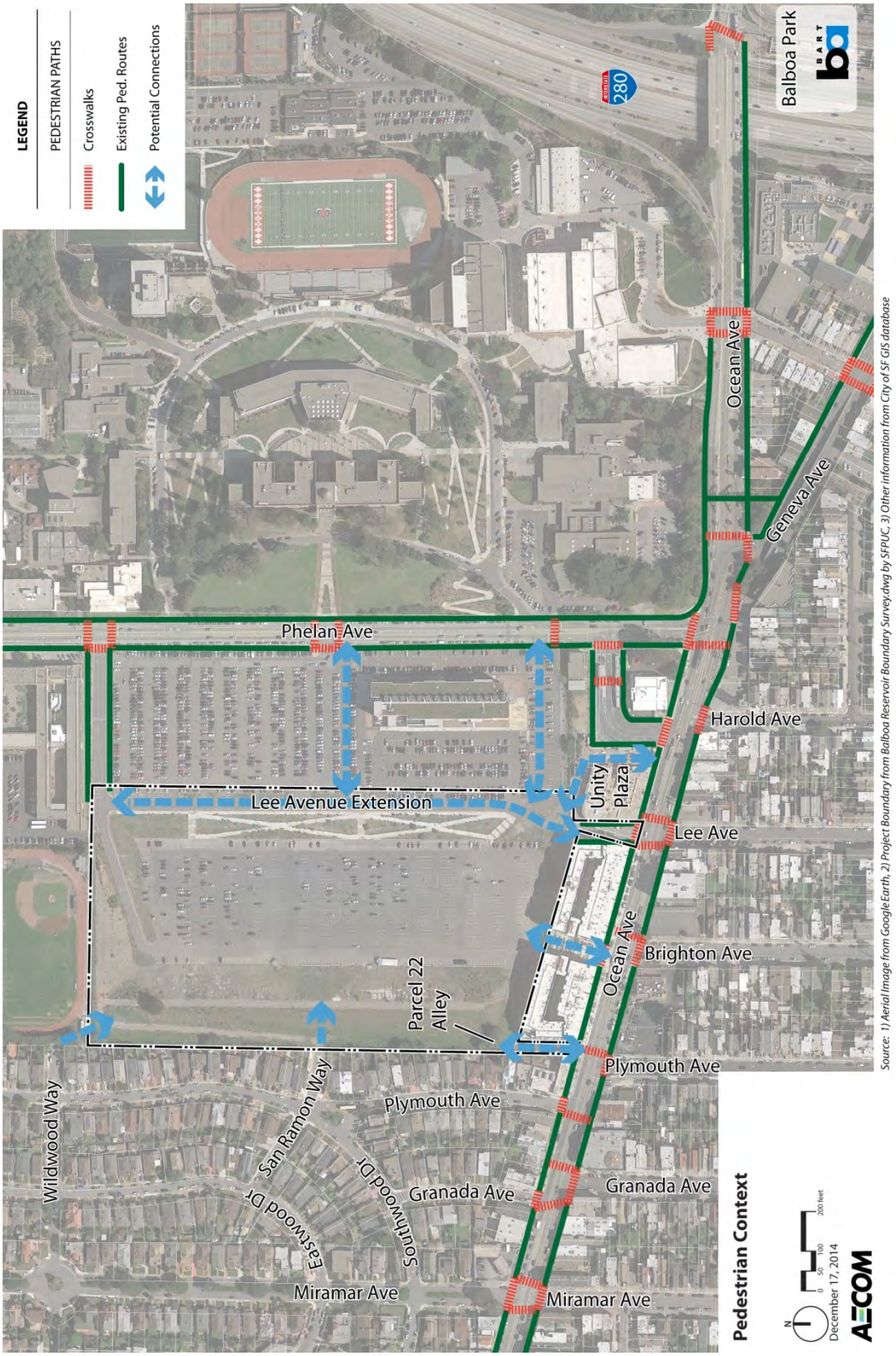
Pedestrian Context

Figure 4 illustrates the pedestrian context for the site.

Pedestrian activity in the area is generally moderate, concentrated on pedestrian routes connecting to Balboa Park Station, near City College and the Phelan Loop, and along the Ocean Avenue commercial corridor. Pedestrian access to and from the Balboa Reservoir is provided by the roadway network described above, with all streets providing sidewalks along both sides. However, there is a lack of pedestrian connections leading directly to the Balboa Reservoir (in particular, the north, south and west sides all lack a pedestrian connection onto the site).

[4] San Francisco Municipal Transportation Agency. 2009 (October). *Balboa Park Station Pedestrian and Bicycle Connection Project* (Final Report). San Francisco, CA.

Figure 4: Balboa Reservoir Pedestrian Context



Geneva Avenue offers the shortest pedestrian route between the Balboa Reservoir and Balboa Park Station, but this route is not desirable because of elevation changes and the safety hazards created by the diamond interchange with I-280. Ocean Avenue generally features lower traffic volumes and a more gradual grade; however, pedestrian safety along the north side of the street is hampered by the ramps serving I-280, including a high-speed off-ramp (currently striped as a "free" right turn instead of a "yield" configuration) that merges into westbound Ocean Avenue. The major intersection at Ocean Avenue / Geneva Avenue / Phelan Avenue is also problematic for pedestrians because of crossing distances (particularly across Ocean Avenue) and the lack of marked crosswalks across some intersection legs, which result in circuitous pedestrian routes. High traffic volumes on right-turn movements, such as the westbound right-turn movement from Ocean Avenue onto northbound Phelan Avenue and the eastbound right-turn movement from Ocean Avenue onto eastbound Geneva Avenue, also put vehicles in direct conflict with pedestrians in the crosswalk.

Relevant pedestrian data—including counts and collision rates collected in previous studies—are enclosed in **Appendix A** to this memorandum.

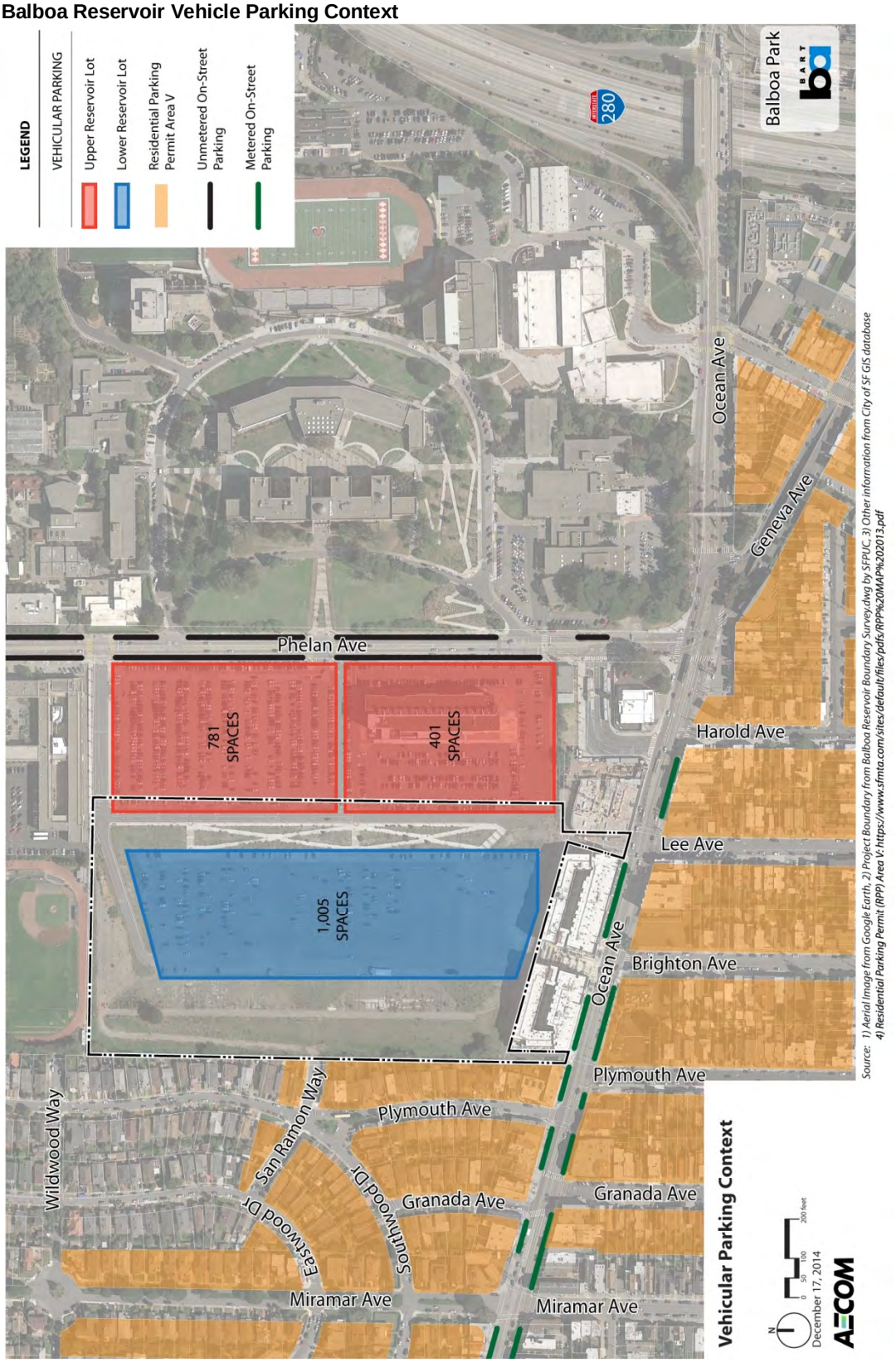
Vehicle Parking Context

Figure 5 illustrates the vehicle parking context for the site.

On-street parking in the immediate vicinity of the Balboa Reservoir is provided along both sides of Phelan Avenue and Ocean Avenue. However, parking is restricted on some segments and sides of Ocean Avenue by curb cuts (such as the curb cut serving Fire Station No. 15, Beep's Burgers or the 76 service station), roadway width constraints, and other factors.

The Balboa Reservoir currently provides off-street surface lots for use by City College employees and staff members through a license between the SFPUC and City College, but most vehicles currently park in the Upper Reservoir Lot; the Lower Reservoir Lot is under-used. Parking in these facilities is permitted only between 5:00 AM and midnight; overnight parking is prohibited. A modest fee of $3 a day is charged for the use of these spaces, but students can obtain semester permits for $40 (reduced to $20 for students receiving financial aid).

Figure 5: Balboa Reservoir Vehicle Parking Context



Future Land Use and Transportation Context

Several land use development and transportation plans and projects are underway near the Balboa Reservoir. These projects are discussed in more detail below.

Balboa Park Station Area Plan

The *Balboa Park Station Area Plan* (Area Plan) grew out of the planning efforts of the Better Neighborhoods Program, which established a vision for the neighborhoods surrounding Balboa Park Station for land use, transportation, housing, and other topics.

Land Use

The Area Plan encompasses the immediate surroundings of Balboa Park Station, as well as Balboa Park, City College, the Balboa Reservoir, and parcels stretching to the west along the Ocean Avenue corridor. The environmental review of the Area Plan analyzed future development at various infill sites in the Plan Area, such as the SFMTA Geneva Upper Yard (southwest corner of Geneva Avenue / San Jose Avenue), the Phelan Loop, the Kragen Auto Parts site, Fire Station No. 15, and the Balboa Reservoir. The Balboa Reservoir represents the largest of these sites in terms of land area and residential development potential.

Of projects in the Area Plan, the new Ingleside Branch Library opened at the former Sunset Garage site in 2009, and the former Kragen Auto Parts site has been developed as "Avalon Ocean Avenue", a 173-unit apartment complex with a Whole Foods Market and other ground-floor retail uses that was completed in 2012. Construction is also underway on an affordable housing development at the former Phelan Loop site at 1100 Ocean Avenue. The historic Geneva Car Barn and Powerhouse requires a seismic upgrade and rehabilitation, but is currently envisioned as an arts and cultural center for the community. Other projects that have received entitlements include the following:

- 270 Brighton Avenue (Planning Department Case No. 2013.0083): 25 dwelling units and 3,653 square feet of retail currently under construction at the southeast corner of Ocean Avenue / Brighton Avenue;

- 1490 Ocean Avenue (Planning Department Case No. 2008.0538): 15 dwelling units and 4,356 square feet of retail at the northeast corner of Ocean Avenue / Miramar Avenue. Building permits have been filed, but construction has yet to commence.

A third infill development at 1601–1635 Ocean Avenue (Planning Department Case Nos. 2006.0592 and 2009.1050), comprising 36 dwelling units and 11,250 square feet of retail, is currently undergoing the approvals process.

For more details about specific land use assumptions at the various infill sites, see the project description for the Area Plan contained in the Area Plan EIR, which is included as **Appendix B** to this memorandum.

Transportation

The Area Plan also proposed various improvements to Balboa Park Station, station access, and to the surrounding street network. The proposed street improvements include major redesigns of Geneva Avenue between San Jose Avenue and I-280, San Jose Avenue between Ocean Avenue and Geneva Avenue, Ocean Avenue between San Jose Avenue and Geneva Avenue, and Phelan Avenue between Judson Avenue and Ocean Avenue. Some of the changes along Phelan Avenue—namely, the proposed road diet (from four travel lanes to two travel lanes), new bike lanes, and elimination of channelized right turns to and from Ocean Avenue—have been completed. The landscaped median along Phelan Avenue has not been completed, however. A new street design study for Ocean Avenue is near completion as of January 2015 (see below).

The Area Plan also proposed the extension of Brighton Avenue, Lee Avenue, and Harold Avenue north of Ocean Avenue to the southern edge of the Balboa Reservoir. The Brighton Avenue and Lee Avenue extensions were completed with the Avalon Ocean Avenue development, serving primarily as public open space (Brighton Avenue) and access roads for Avalon Ocean Avenue and the affordable housing project under construction at 1100 Ocean Avenue (both Brighton Avenue and Lee Avenue). The Harold Avenue extension was completed with the redesign of the City College Terminal / Phelan Loop and is designated for use exclusively by transit vehicles.

Draft versions of the plan also had called for eliminating two of the four general-purpose travel lanes along Ocean Avenue to provide dedicated roadspace for LRVs and other transit vehicles between Phelan Avenue and Manor Drive, but this provision was removed from the Area Plan after publication of the Initial Study and Notice of Preparation (NOP) for the Area Plan EIR.

The EIR for the Area Plan also evaluated an extension of Lee Avenue into the Balboa Reservoir (the "Lee Avenue Extension" discussed previously), with one travel lane in each direction and no on-street parking. This roadway extension would serve City College campus uses along the west side of Phelan Avenue that are being developed as part of City College's *Ocean Avenue Campus Master Plan*. City College is required to complete the Lee Avenue Extension per an agreement with the SFPUC, and the Extension is not formally part of the Area Plan, although the Area Plan EIR included an analysis of the potential impacts of the Lee Avenue Extension

In terms of transit facilities, the Area Plan also proposed changes to Balboa Park Station to improve transit connectivity, passenger convenience, and pedestrian access to transit. Closer to the Balboa Reservoir, the Area Plan also called for a redesign of the Phelan Loop (ingress via Ocean Avenue, egress via Phelan Avenue), a project that is now complete. Many of the Area Plan's transportation goals and policies for the station itself have been evaluated in subsequent studies and projects, including the Balboa Park Station Pedestrian and Bicycle Connection Project, *Balboa Park Station Capacity & Conceptual Engineering Study* (October 2012), and the *Balboa Park Station Area Circulation Study* (April 2014).

Transportation circulation on and around the Phelan Loop site, including the Phelan Loop redesign and street extensions north of Ocean Avenue, are illustrated in the Area Plan project description contained in the Area Plan EIR, which has been included as **Appendix B** to this memorandum.

Other Changes

Other changes proposed in the Area Plan include new open spaces in the neighborhood, including sites adjacent to the Ingleside Branch Library (the "Parcel 22" site, a courtyard (to be open during library hours) currently in the construction phase), along the Brighton Avenue extension north of Ocean Avenue (completed as part of Avalon Ocean Avenue), at the Phelan Loop (the "Unity Plaza" project, to be built in 2015), and at the Balboa Reservoir.

Ocean Avenue Corridor Design Project

The Ocean Avenue Corridor Design Project will implement streetscape improvements to Ocean Avenue between San Jose Avenue and Manor Avenue. The near-term phase of the project includes pedestrian realm enhancements such as greening / landscaping and consolidation of newsracks, as well as new bulb-outs and other intersection improvements for pedestrians. Design is nearly complete, with construction scheduled to take place in 2015.

The segment east of Phelan Avenue is addressed under the project's long-term phase, with concept design also near completion. Funds for final design and construction have not been secured. The conceptual plans call for a reconfiguration of the Ocean Avenue / Geneva Avenue / Phelan Avenue intersection, including small public spaces and gateway treatments. They also include eastbound bike lanes on Ocean Avenue, wider sidewalks, bulbouts or

sidewalk extensions, trees, and lighting along Ocean Avenue. A new contraflow bike lane along Howth Street is also called for. Geneva Avenue from Ocean Avenue east to the southbound I-280 off-ramp would also receive similar improvements, including a new planted median; corner bulb-outs at Howth Street; a new west crosswalk at Louisburg Street; and various streetscape amenities including pedestrian-scale lighting, greening, and site furnishings. Prioritization of these options is currently being vetted to the public.

For schematic illustrations of the proposed design for these improvements, see **Appendix C** of this memorandum.

WalkFirst Improvements

Near-term improvements under the WalkFirst program are planned for intersections along Ocean Avenue at Capitol Avenue, Miramar Avenue, Plymouth Avenue, and Phelan Avenue. At Phelan Avenue, these improvements would include pedestrian refuge islands, raised crosswalks, advance stop bars, pedestrian warning signage, chokers, continental crosswalk striping, and a new marked (currently unmarked) crosswalk. At Plymouth Avenue, the improvements would include protected left turns, advance stop bars, intersection daylighting, signal timing changes, and continental crosswalk striping. For more details about these improvements, see **Appendix D** of this memorandum.

Transit Effectiveness Project

The Transit Effectiveness Project (TEP) proposes various improvements to transit routes serving the Balboa Reservoir. Specifically, both Ocean Avenue (K Ingleside) and Geneva Avenue (8X Bayshore Express / 8BX Bayshore "B" Express) have been identified for travel time reduction proposals (TTRPs). Along these streets, SFMTA would implement various elements from its Transit Preferential Streets (TPS) toolkit—transit stop changes, lane modifications, parking and turn restrictions, traffic signal and stop sign changes, and pedestrian improvements—to reduce travel times for transit vehicles. In addition to these service-related capital improvements, the TEP would implement general service improvements, including new routes, changed route alignments, reduced headways, and new vehicle types. The changes proposed under the TEP have since been folded into SFMTA's Muni Forward campaign, a branded program of improvements that also includes capital initiatives (such as fleet procurement) and other projects to modernize Muni service.

Table 1 summarizes the proposed changes for Muni service near the Balboa Reservoir. For reference, see the detailed summary sheets of the TEP's proposed changes for these routes in **Appendix E**.

As shown in **Table 1**, frequency would improve on several lines that already serve the Balboa Reservoir; the 8BX Bayshore "B" Express, the 29 Sunset, the 43 Masonic, and the K Ingleside. Two additional lines (the 52 Excelsior and 54 Felton) would also be extended or rerouted, providing additional options for traveling between the Balboa Reservoir and Balboa Park Station. Overall, combined bus and rail services between the Balboa Reservoir and Balboa Park Station would improve from approximately 40 scheduled runs to 43–48 scheduled runs in the peak hour. It should be noted, however, that the proposed changes to the 54 Felton are currently on hold pending additional community outreach by SFMTA.

Table 1: Transit Effectiveness Project – Proposed Service Changes

Line	Changes to Peak Period Headway (minutes)				Other Changes[(1)]
	Weekday AM Peak Period		Weekday PM Peak Period		
	Existing	Proposed	Existing	Proposed	
8X Bayshore Express	7.5	6.0	7.5	7.0	TTRP.8X
8BX Bayshore "B" Express	8.0	6.0	7.5	7.0	TTRP.8X
29 Sunset	9.0	8.0	10.0	No change	Reroute from Mission Street and Geneva Avenue onto Ocean Avenue near Balboa Park Station (between Persia Avenue and Plymouth Avenue)
43 Masonic	10.0	8.0	12.0	10.0	
49R Van Ness–Mission Rapid	7.5	No change	7.5	No change	Conversion of existing 49 Van Ness–Mission to limited-stop service on Mission Street
52 Excelsior	20	No change	20	No change	Extension from the Excelsior District to Balboa Park Station and City College (new terminal on west side of Phelan Avenue between Cloud Circle and Ocean Avenue)
54 Felton	20	15	20	15	Reroute through the Excelsior District and at Balboa Park Station to a new alignment along Persia Avenue, Ocean Avenue, and Plymouth Avenue
K Ingleside	9.0	8.0	9.0	8.0	TTRP.K

Source: San Francisco Municipal Transportation Agency, *Transit Effectiveness Project Implementation Workbook* (Draft) (v.11.12) (March 24, 2014).

Notes:

TTRP = travel time reduction proposal

(1) Other changes shown only if they affect route segments in the vicinity of the Balboa Reservoir.

City College Ocean Avenue Campus Master Plan

City College of San Francisco last updated its *Ocean Avenue Campus Master Plan* in 2004. The plan identifies a need for several hundred thousand gross square feet of new facilities to meet projected enrollment demands. Some facilities have been completed to meet this demand, including the Student Health Center (2006), Community Wellness Center (2008), and the Joint Use Facility (2010). **Table 2** summarizes these recently completed projects. City College plans to initiate a new master planning process in 2015.

Table 2: City College Ocean Avenue Campus Master Plan – Recently Completed Projects

Facility	Size (gross square feet)	Status
Community Wellness Center	140,000	Completed 2008
Student Health Center	10,000	Completed 2006
Joint Use Facility	108,000	Completed 2010
Childcare Center	8,000	Completed 2008
Program Total	**266,000**	

Source: City College of San Francisco, *City College of San Francisco, Master Plan* (Approved June 10, 2004); City College of San Francisco,

San Francisco Bicycle Plan

The San Francisco Bicycle Plan ("Bike Plan") (June 26, 2009) identifies various improvements to the bikeway network near the Balboa Reservoir. Many of these projects have already been completed, including the following projects:

- *Route 84 (Ocean Avenue):* Class 2 facilities along Ocean Avenue between Alemany Boulevard and Lee Avenue.

- *Route 770 (Phelan Avenue Connector):* Class 2 facilities along Phelan Avenue to Judson Avenue, with Class 3 facilities (signage and sharrows) along Judson Avenue and Gennessee Street between Phelan Avenue and Monterey Boulevard.

- *Class 3 facilities (signage and sharrows)* along various streets including Plymouth Avenue between Ocean Avenue and Holloway Avenue; Howth Street between Ocean Avenue and Geneva Avenue; Hearst Avenue between Circular Avenue and Gennessee Street; and Monterey Boulevard west of Gennessee Street.

Long-term improvement projects identified in the Bike Plan include Monterey Boulevard between Circular Avenue and Gennessee Street; Lee Avenue (and the Lee Avenue Extension) between Phelan Avenue and Holloway Avenue; Harold Avenue between Ocean Avenue and Holloway Avenue; and Holloway Avenue between Harold Avenue and Junipero Serra Boulevard. Of these, only the improvements along Holloway Avenue west of Plymouth Avenue have been completed.

Figure 6 illustrates the recommended improvements to the bicycle route network as proposed by the Bike Plan.

Other Changes

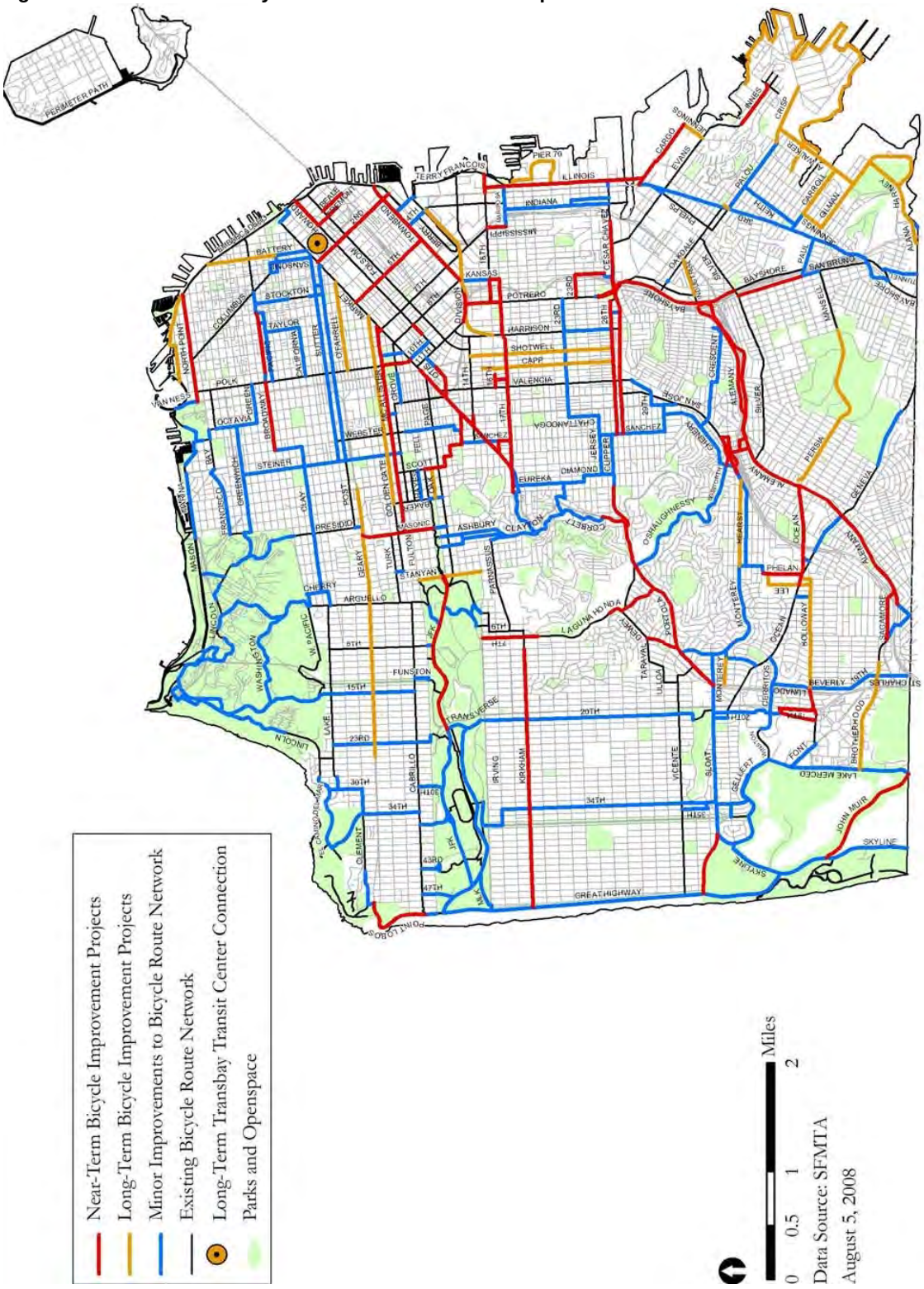
The Ocean Avenue Association, a local community association comprising residents and merchants along the Ocean Avenue corridor, has drafted a "Fifteen Year Plan for the Improvement of the Ocean Avenue Commercial Corridor", which includes many policies similar to the improvements proposed by the plans and projects described above. In addition, hypermarket chain Target has expressed interest in launching a Target Express at 1830–1850 Ocean Avenue in a space that originally housed a Rite Aid pharmacy. [(5)]

Opportunities and Constraints

This section discusses potential site opportunities and constraints for components of the transportation network described in the preceding sections. **Figure 7** illustrates some of the major access and transportation opportunities and constraints for the Balboa Reservoir site.

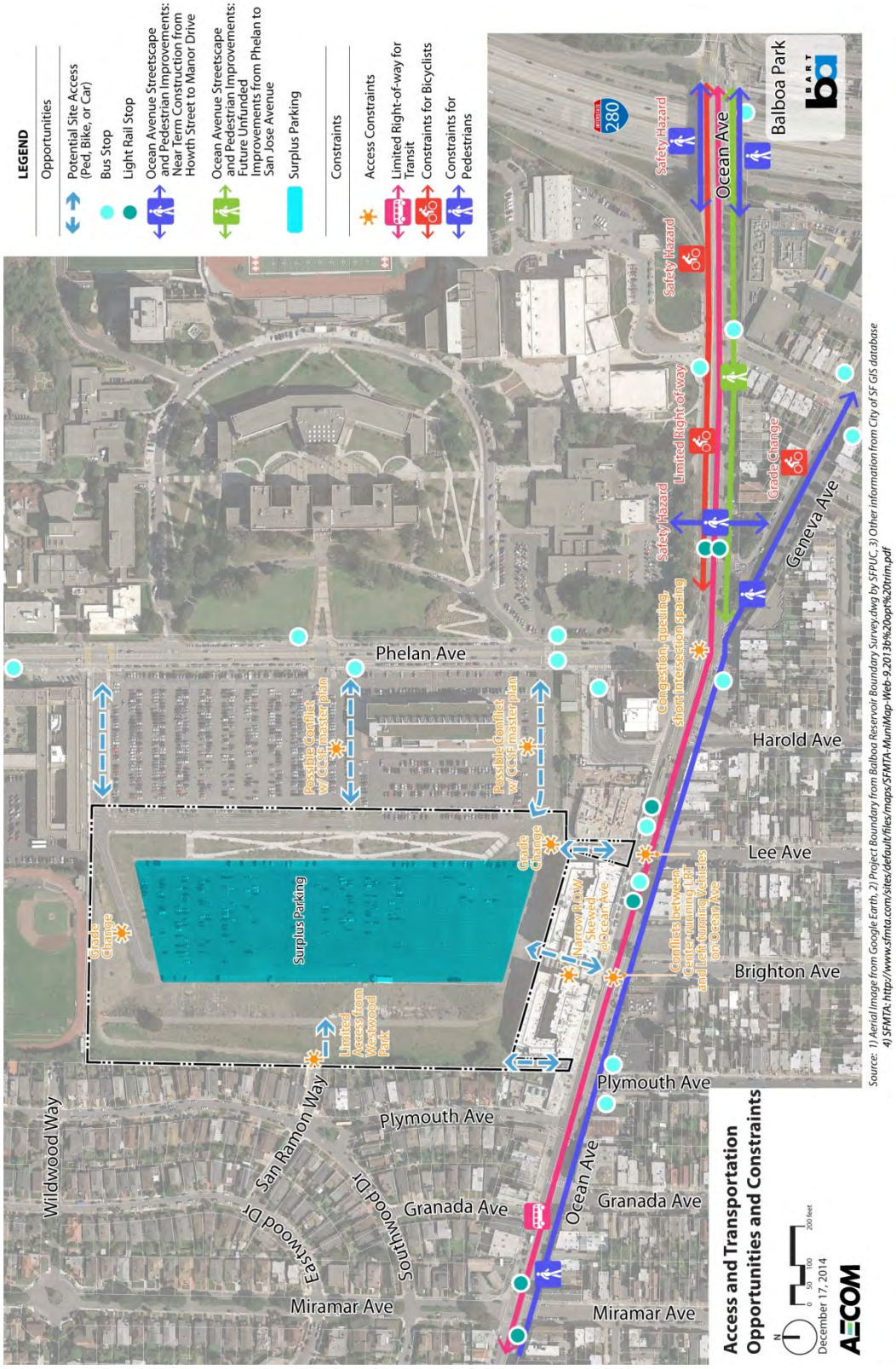
[(5)] Sciacca, Annie. *New Target Express store could land on Ocean Avenue in S.F.'s Ingleside* (*San Francisco Business Times*) (July 28, 2014). Online: http://www.bizjournals.com/sanfrancisco/blog/real-estate/2014/07/target-express-store-1830-ocean-avenue.html.

Figure 6: San Francisco Bicycle Plan – Recommended Improvements



Source: San Francisco Municipal Transportation Agency. *San Francisco Bicycle Plan* (June 26, 2009). Online: http://www.sfmta.com/sites/default/files/projects/San_Francisco_Bicycle_Plan_June_26_2009_002.pdf.

Figure 7: Balboa Reservoir Access and Transportation Opportunities and Constraints



Roadways

Figure 8 illustrates the roadway context for the Balboa Reservoir (the existing roadway network, future roadway extensions, and potential roadway connections into the site).

As discussed in the previous sections of this memorandum, existing roadway connectivity is minimal at the Balboa Reservoir and limited in the existing neighborhoods surrounding the site for a variety of reasons. Therefore, connecting the Balboa Reservoir with the surrounding roadway network and neighborhoods is a key concern for a variety of site design parameters, such as walkability, multi-modal access (including access to transit), and public safety. The following subsection discusses potential opportunities and constraints for roadway access at the Balboa Reservoir.

Access from the East

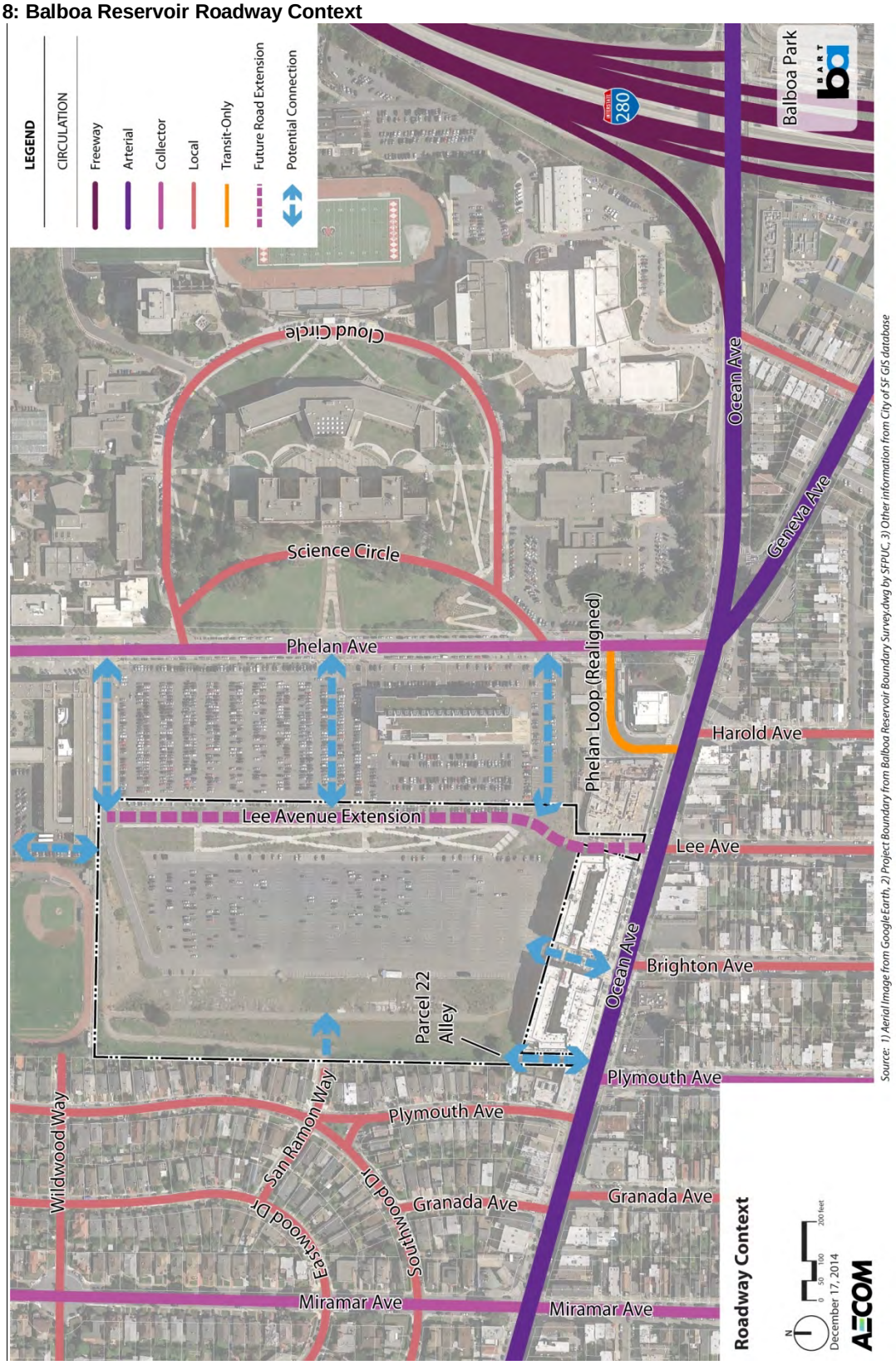
Phelan Avenue provides logical options for direct access to and from the Balboa Reservoir. Access roads (the Reservoir Lot North Access and the Reservoir Lot Center Access) and signalized intersections already facilitate vehicle access into and out of City College's surface parking lots. Where feasible, SFPUC and City College could retain these alignments (and improve them, as necessary) to serve as access roads into the Balboa Reservoir. Also, City College's *Ocean Avenue Campus Master Plan* calls for enhancing pedestrian connectivity between the two parts of the campus on opposite sides of Phelan Avenue. Future development proposals, roadway alignment, and street design should carefully consider the pedestrian-oriented context of the west portion of the City College campus.

Opportunities: Retention and improvement of access from the north into City College surface parking. New roadway connections to Phelan Avenue at Science Circle stairs and Cloud Circle.
Constraints: Designs need to consider City College pedestrian activity and desire to connect west and east sides of campus across Phelan Avenue.

Access from the South

Along Ocean Avenue, Lee Avenue currently offers the most feasible option for direct access into the Balboa Reservoir, and City College has identified an extension of the roadway to accommodate vehicular access for its portion of the Balboa Reservoir. At the toe of the existing south berm of the Balboa Reservoir, the Lee Avenue Extension would shift slightly to the east and rise at a steep grade, connecting into the north–south accessway that has already been partially constructed as part of the land swap between City College and SFPUC and the completion of City College's new Mixed-Use Building. This scenario assumes that City College would acquire the required property to complete the improved Lee Avenue Extension from the SFPUC. The Lee Avenue Extension, once improved, could offer a potential ingress route into the Balboa Reservoir, but eastbound left-turn movements from Ocean Avenue would need to be studied further to fully assess any impacts.

Figure 8: Balboa Reservoir Roadway Context



Other potential right-of-way located north of Ocean Avenue could provide vehicular access into the Balboa Reservoir. These options include potential extensions of Brighton Avenue (via the main vehicular entrance into the Avalon Ocean Avenue site), Plymouth Avenue (via the SFPUC-owned pipeline right-of-way on Lot 192 of Assessor's Block 3180), or Harold Avenue into the Balboa Reservoir. The Brighton Avenue, Plymouth Avenue, and Harold Avenue rights-of-way are narrow and meet Ocean Avenue at a skewed angle, potentially increasing pedestrian safety hazards. Adding traffic controls at these intersections would also complicate traffic controls at nearby intersections and transit operations along Ocean Avenue. The steep grade change from Ocean Avenue also presents a constraint.

Opportunities: Connection into Lee Avenue Extension and other potential connections at Plymouth Avenue, Brighton Avenue, or Harold Avenue.
Constraints: Steep grade change between Ocean Avenue and the Balboa Reservoir. Conflicts between eastbound left-turn ingress and transit operations along Ocean Avenue. Narrow rights-of-way, skewed intersection layouts, and disruptions to transit operations at the Phelan Loop.

Access from the North and West

Access along the north edge of the Balboa Reservoir would require major changes to the Archbishop Riordan High School site. An access road currently provides egress from the high school's on-site parking lot onto the Reservoir Lot North Access, but this access road would need to be negotiated with the high school and substantially redesigned to serve as anything more than a pedestrian or bicycle access. This change could also negatively affect the high school's campus environment of the high school by introducing vehicular traffic through the center of the campus. Extending Wildwood Way into the Balboa Reservoir is also not feasible without requiring a redesign of the high school's sports field.

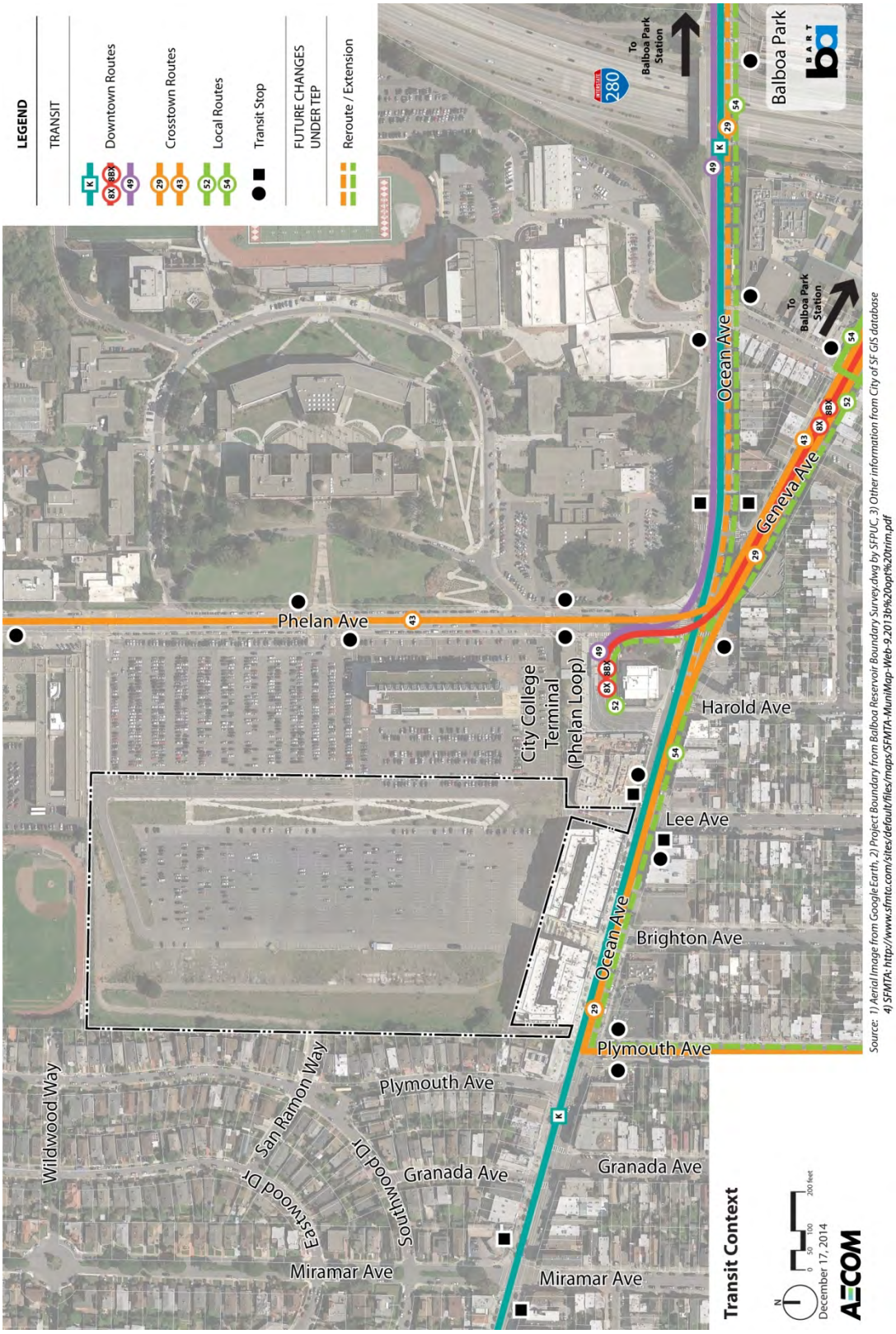
Providing access on the west edge of the Balboa Reservoir, however, is possible by extending San Ramon Way into the site. Extending San Ramon Way would increase pedestrian access, reduce local traffic at bottlenecks in the neighborhood, and improve emergency vehicle access at the site. This extension would likely attract a portion of the Balboa Reservoir site traffic heading to or from the west and could likely be accommodated without resulting in substantial negative effects on the existing Westwood Park neighborhood. Still, the need and potential effects (positive or negative) for this access must be weighed carefully. Extending San Ramon Way into the Balboa Reservoir would also require an agreement with the Westwood Park Homeowners Association, which owns the right-of-way needed to complete this roadway connection. The grade differential would also be a constraint to creating access via San Ramon Way.

Opportunities: New connections via Archbishop Riordan High School or San Ramon Way.
Constraints: Grade change. Right-of-way access and ownership.

Transit

Figure 9 illustrates the transit context for the Balboa Reservoir, including the existing transit network and future changes to transit routes.

Figure 9: Balboa Reservoir Transit Context



The area surrounding the Balboa Reservoir is generally well-served by transit, but transit routes are concentrated primarily on major streets (Phelan Avenue, Ocean Avenue, and Geneva Avenue). Although all of these routes connect with Balboa Park Station, local residents have expressed concerns about reliability, travel times, and other service parameters that affect the attractiveness of transit as a travel option. Improved pedestrian access to transit, transit service enhancements, and new transit service could help improve transit service to the Balboa Reservoir. However, any transit service enhancements or new transit service would have to be considered in the context of existing Muni Forward plans for the area, capital budgets, and impacts on the overall transit system.

Pedestrian Connections to Transit

Pedestrian access to and from the site is limited for many of the same reasons that vehicle access is limited, and improving pedestrian access to existing transit should be a key consideration for site design. In particular, the neighborhood transit hub at the City College Terminal is not easily accessed from either City College or the Balboa Reservoir, given the existing network of pedestrian routes. Pedestrians must first travel east to reach Phelan Avenue before heading south to reach the Terminal, a circuitous route that increases travel distance and time.

Connecting the Lee Avenue Extension could provide a needed pedestrian connection to the Terminal for the Balboa Reservoir. Providing pedestrian access via the Lee Avenue Extension would also improve connections to the K Ingleside, which stops at the intersection of Ocean Avenue and Lee Avenue. Many of these connections would require the SFPUC to negotiate agreements with surrounding property owners in order to design for grade changes, freight loading, and emergency vehicle access.

Opportunities: Lee Avenue Extension and other connections to Ocean Avenue via Brighton Avenue. Improved connections to the Phelan Loop.
Constraints: Negotiation of agreements with third parties and design coordination.

Improving Transit Frequency and Reliability

Improving transit frequency and reliability could substantially improve the attractiveness of transit. The 43 Masonic, for example, could benefit from these improvements, because it serves a major function in carrying passengers between Balboa Park Station and City College as the only route that travels along the western and northern edges of the City College campus. As a result, the 43 frequently experiences relatively high levels of crowding on the segment approaching and between Balboa Park Station and City College. Similarly, the 29 Sunset is an important crosstown route that connects City College, San Francisco State University (SFSU), and multiple high schools (including Burton High School, Balboa High School, and Lowell High School). As a result, it frequently experiences crowding and reliability issues. Running additional buses on these route segments near the Balboa Reservoir would not only improve service for campus affiliates but also potentially attract new riders, including residents at the Balboa Reservoir.

Other options for improving transit reliability could involve transit priority treatments such as transit-only lanes or transit signal priority. In particular, transit vehicles at the Ocean Avenue / Geneva Avenue / Phelan Avenue intersection and along Ocean Avenue west of Phelan Avenue are frequently delayed by conflicts with general vehicular traffic and a lack of priority at traffic signals. LRVs traveling along Ocean Avenue, for example, are frequently delayed because they must share the center travel lanes with mixed-flow traffic. In particular, left turns from Ocean Avenue at Plymouth Avenue, Brighton Avenue, and Phelan Avenue frequently delay LRVs, which operate on a fixed track alignment and are unable to negotiate around obstructions as easily as buses. General traffic congestion also delays buses, such as those on the 29 Sunset, along this stretch of Ocean Avenue.

Improvements such as implementing signal priority to extend green phases, as used in projects along Mission Street and other major transit corridors, would help reduce the signal delay incurred by transit vehicles. The Area Plan EIR had identified signal improvements at Ocean Avenue / Brighton Avenue to provide a short protected left-turn phase for westbound traffic, but this change has not yet been implemented. Prohibiting left turns at select locations and designating transit-only lanes would also generate tangible improvements to transit reliability. Transit-only lanes along Ocean Avenue west of Phelan Avenue would also work synergistically with proposed transit-only lanes being considered for both Ocean Avenue and Geneva Avenue east of the Ocean Avenue / Geneva Avenue intersection. With a constrained roadway width along Ocean Avenue, however, providing transit-only lanes could substantially affect general traffic operations in the general-purpose travel lanes.

Allowing trolley buses on the 49 Van Ness–Mission to share the center travel lanes east of Phelan Avenue with LRVs also would reduce transit delays caused by mixed-flow operations, but would require a redesign of the overhead lines (and potentially the pedestrian bridge at Ocean Avenue / Geneva Avenue) to permit operations of both pantographs (for LRVs) and trolley poles (for trolley buses). Consolidating the light rail platforms at Ocean Avenue / Geneva Avenue from the current side-platform configuration to a center island-platform configuration could potentially free up roadway space along Ocean Avenue, but would be fundamentally incompatible with the existing bus fleet, which is designed for right-side boarding. In addition, stakeholders have identified concerns about the current pedestrian bridge connecting the light rail platforms at Ocean Avenue / Geneva Avenue with the City College campus, particularly related to safety, crime, and the need for lighting.

Opportunities: Proximity to BART station and SFMTA transit routes and hubs. Increased frequency on existing routes. Enhanced reliability and efficiency through transit priority treatments, including transit signal priority and transit-only lanes.
Constraints: Limited roadway width along Ocean Avenue. Incompatible overhead line requirements and transit vehicle designs. Concerns about safety and crime with pedestrian bridge design.

Extending or Rerouting Existing Transit into the Balboa Reservoir

Other options for improving transit access at the Balboa Reservoir could include bringing transit services directly onto the site. Extending or rerouting one or more bus lines into the Balboa Reservoir site could increase the convenience and attractiveness of transit for many site residents by reducing the time and distance penalties associated with walking to and from transit stops. Some routes may not be ideal candidates for such an extension or reroute, because they generally serve ridership markets and travel patterns that may be substantially inconvenienced by a route change exclusively designed to serve the Balboa Reservoir. However, community service routes designed to cater to neighborhood and local-access needs could be potential candidates for such an improvement. SFMTA could also establish new routes could also be established to help supplement transit access for the Balboa Reservoir site or to serve other neighborhoods or transit hubs not readily accessible with the existing network of transit services (e.g., Glen Park Station).

Another issue regarding transit serving the Balboa Reservoir is the dispersed distribution of transit stops. Transit frequencies are generally good, but the route alignment and stop locations of existing transit services make it difficult for passengers to capitalize on the convenience and efficiency of combined frequencies, particularly between Balboa Park Station and the City College Terminal. The City College Terminal itself serves only two transit routes in the area (8X / 8BX and 49), while the K and 29 stop along Ocean Avenue and the 43 stops along Phelan Avenue. This often forces passengers to “pick and choose” lines even though they otherwise would have the option of taking other lines. Although passengers can proactively counteract these effects by using real-time arrival information published online,

minor reroutes and streetscape improvements leading directly into the Phelan Loop would help strengthen its function as a hub for transit services. The Phelan Loop also could serve as the terminus of any enhanced "short-line" service or new routes as discussed above.

Additional opportunities to improve transit service in the area include implementation of alternative transit services such as shuttles for the Balboa Reservoir residents or City College affiliates. These services could provide an attractive alternative to existing public transit, but should be designed to minimize duplication of public transit routes or service.

Opportunities: Muni reroutes or extensions to directly serve the Balboa Reservoir and / or the Phelan Loop. Implementation of alternative transit services, such as shuttles for City College affiliates.
Constraints: Conflicts with existing passenger markets or transit services. Dispersed distribution of transit stops and routes. Route or service duplication.

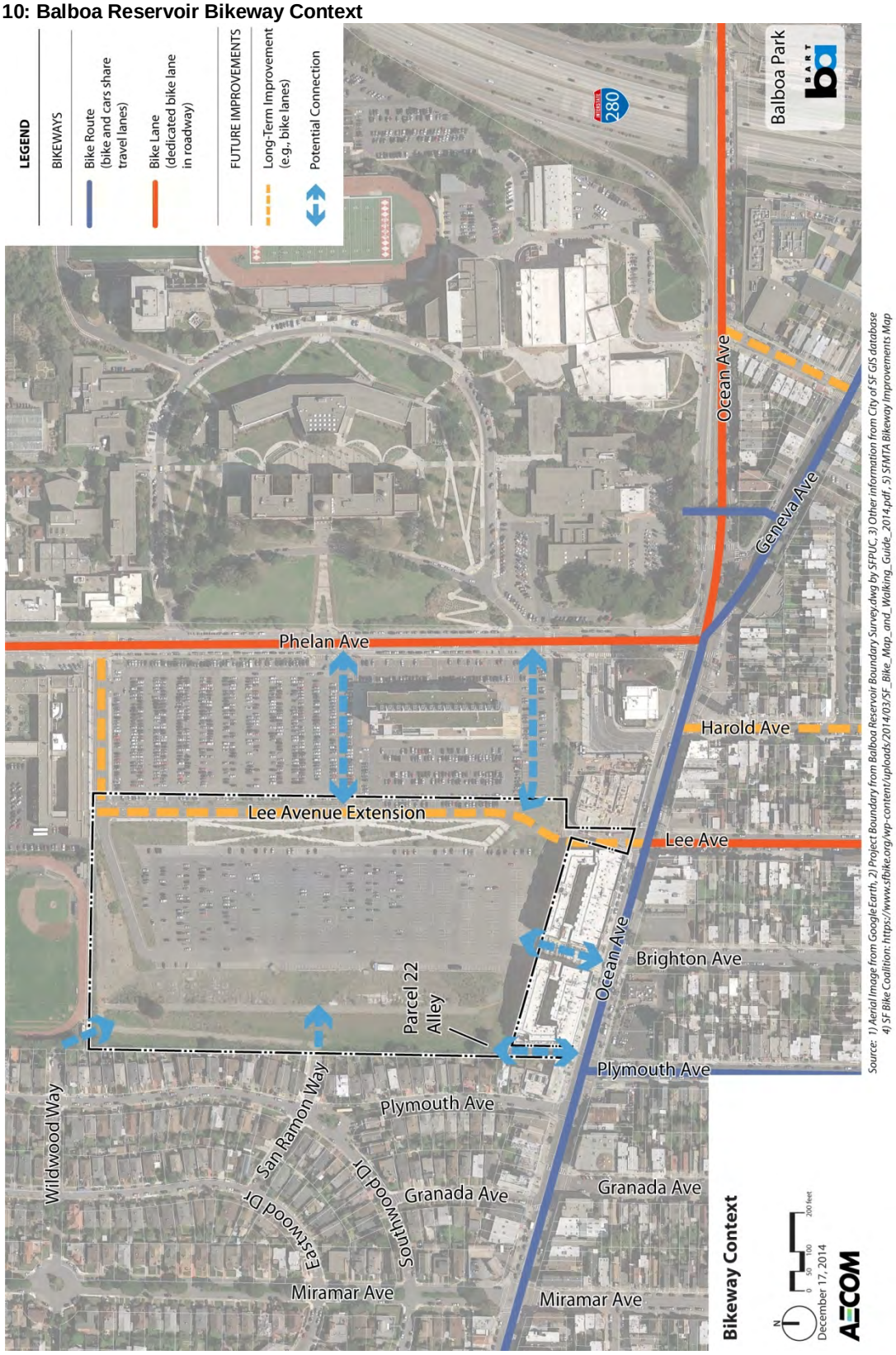
Bicycle

Figure 10 illustrates the bikeway context for the Balboa Reservoir, including the existing bikeway network and future bikeway improvements.

Off-site Bikeway Connectivity

Specific recommendations for bicycle improvements surrounding Balboa Park Station have already been analyzed in other studies, including the Balboa Park Pedestrian and Bicycle Connection Project. Completing the improvements recommended in these studies would substantially improve bicycle access to the Balboa Reservoir.

Figure 10: Balboa Reservoir Bikeway Context



In particular, bike lanes connecting to Balboa Park Station (along Ocean Avenue, Geneva Avenue, or both) could substantially improve bicycle use between the station and the Balboa Reservoir (and surrounding neighborhoods). In the case of bicycle lanes along Ocean Avenue, however, potential constraints such as roadway width (and the need to accommodate travel lanes for transit and general-purpose traffic) may limit SFMTA's ability to implement comprehensive improvements without negotiating an easement from City College and completing a major redesign of the roadway cross-section. Light rail track grooves in the center lanes along Ocean Avenue and the high-speed off-ramp from southbound I-280 onto westbound Ocean Avenue also present safety hazards for bicyclists. Grade differentials can also be expected to limit the attractiveness of bike lanes along Geneva Avenue.

Opportunities: New bike lanes connecting to Balboa Park Station.
Constraints: Limited roadway width along Ocean Avenue between Phelan Avenue and I-280 would require a City College easement for bike lanes. Safety hazards (track grooves and high-speed off-ramp). Grade changes.

On-site Bikeway Connectivity

The terrain in the immediate vicinity of the Balboa Reservoir, including Phelan Avenue and the Ocean Avenue commercial corridor, is generally flat and ideal for short-distance biking. The existing commercial corridor along Ocean Avenue would be expected to serve much of the demand for neighborhood retail and services generated by development at the Balboa Reservoir site. Thus, connecting the site with Ocean Avenue should be of utmost importance to discourage the unnecessary use of private automobiles for short-distance trips to the supermarket, bank, local restaurants, or other neighborhood destinations. Bicycles can fulfill some of these functions and contribute to more sustainable transportation choices among residents.

The Lee Avenue Extension would provide a roadway connection for bicyclists to Ocean Avenue and bicycle routes to the south of Ocean Avenue along Lee Avenue and Holloway Avenue.

Another potential option for improving bicycle access is the San Ramon Way connection discussed previously. A roadway connection open to general traffic may require additional study, but a bicycle and pedestrian connection at this location could be relatively easy to implement and would substantially improve non-motorized access to and from the Balboa Reservoir. Any community-wide resources provided at the Balboa Reservoir site, including public open space, would benefit from these connections. City College campus users also would benefit from an alternative route for bike access from the west that avoids traffic congestion at and around the Ocean Avenue / Geneva Avenue / Phelan Avenue intersection.

Opportunities: Enhanced bikeway connections to Ocean Avenue (e.g., Brighton Avenue). Extension of San Ramon Way to provide bicycle access along the west edge of site.

Bicycle Parking

Section 155.2 of the San Francisco Planning Code specifies requirements for providing Class 1 and Class 2 bicycle parking for residential uses. Because the Balboa Reservoir is well-served by transit and is located close to Balboa Park Station, the SFPUC could require the developer of the site to provide bike parking in excess of these requirements. A small-scale public bikeshare program with hubs at the Balboa Reservoir, at various locations on the City College campus, and at Balboa Park Station and Glen Park Station could also prove successful by attracting a

wide variety of users. Consideration should be given to a potential focused expansion of Bay Area Bike Share (BABS) in this area.

Opportunities: On-site bicycle parking in excess of San Francisco Planning Code requirements. Potential expansion of Bay Area Bike Share at Balboa Park Station, Glen Park Station, City College, and the Balboa Reservoir.
Constraints: Lack of safe, attractive bikeway connectivity with Balboa Park Station. Limited supply of bike parking at Balboa Park Station.

Pedestrian

Figure 11 illustrates the pedestrian context for the Balboa Reservoir, including existing pedestrian routes and potential pedestrian connections to the site.

Specific recommendations for pedestrian improvements surrounding Balboa Park Station have been analyzed in other studies, including the Balboa Park Pedestrian and Bicycle Connection Project. The following sections discuss potential pedestrian access opportunities and constraints specific to the site, as well as off-site opportunities and constraints that have not yet been addressed.

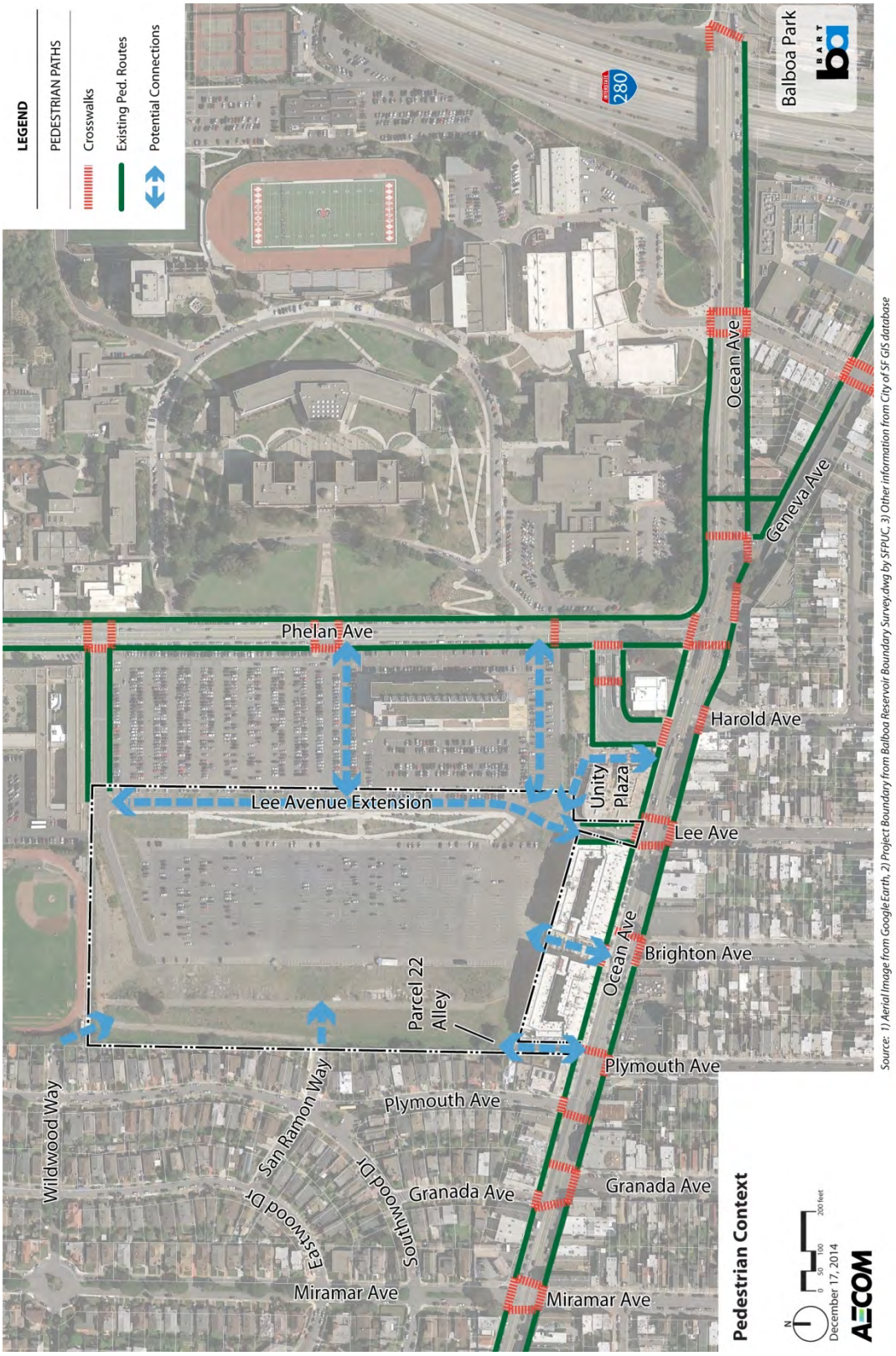
On-site Pedestrian Connectivity

San Ramon Way could be extended directly into the Balboa Reservoir site, either as a standard roadway or as a pedestrian- and bike-only access. Providing a new access along the northern edge of the site—such as a pedestrian connection to Wildwood Way or Hazelwood Avenue—also should be considered. Although the existing lot line configuration currently prevents direct access, SFPUC could negotiate an easement at the southwest corner of the Archbishop Riordan High School campus to provide a pedestrian- and bike-only connection to the Balboa Reservoir from Wildwood Way. Like the proposed access at San Ramon Way, an access point on Wildwood Way would improve neighborhood access to any open space or other community resources provided at the Balboa Reservoir, and would improve access for students, faculty, and staff members at both Archbishop Riordan High School and City College.

Pedestrian connections to Brighton Avenue, as discussed in preceding sections, would offer similar benefits for both the existing community and residents of the Balboa Reservoir site. New pedestrian access points on the south side could be designed to integrate with the streetscape and pedestrian improvements being implemented as part of the Ocean Avenue Corridor Design project. As with bikeway connections, these connections will require negotiated agreements with third parties.

Opportunities: New pedestrian connections north, south, and west of the Balboa Reservoir. Integration with Ocean Avenue Corridor Design streetscape and pedestrian improvements.
Constraints: Design coordination and negotiation of easements or other agreements with third parties.

Figure 11: Balboa Reservoir Pedestrian Context



Off-site Pedestrian Improvements

The Balboa Park Pedestrian and Bicycle Connection Project considers bicycle and pedestrian access improvements in the immediate vicinity of Balboa Park Station. In addition, the Ocean Avenue Corridor Design project will implement streetscape, open space, and other improvements along the Ocean Avenue commercial corridor, including a redesign of the Ocean Avenue / Geneva Avenue / Phelan Avenue intersection to increase pedestrian safety and convenience. Further improvements could enhance pedestrian access even more.

Observations of pedestrian activity indicate that a large volume of students, faculty, and staff cross Phelan Avenue over the course of the day as they walk between the main campus and City College surface parking lots (and the new Mixed-Use Building). Crossings are provided at three locations: at the Reservoir Lot North Access in the north, at the Reservoir Lot Center Access, and at the south end of Science Circle and Cloud Circle just north of the Phelan Loop. Crosswalks at all three locations are controlled by pedestrian actuation in the form of pedestrian push buttons (PPBs). The first two locations also serve as vehicular access points into City College's Upper Reservoir Lot and Lower Reservoir Lot. Field observations indicated that many crosswalk users failed to properly activate the PPBs, resulting in unnecessary delay to pedestrians and sidewalk congestion at curb ramps. Other pedestrians simply ignored the PPBs and crossed at will. Re-programming the traffic signals at these locations for pedestrian recall, in which the crossing phase is provided during every signal cycle instead of requiring a PPB "call" or activation could eliminate these issues and improve crossing safety and convenience along Phelan Avenue.

Because of the area's piecemeal development patterns, the design of Phelan Avenue currently curves north to connect into Judson Avenue, resulting in an unsafe intersection design that is hazardous not only for motorists attempting to head northbound along Phelan Avenue but also for pedestrians crossing Phelan Avenue north of the curve. In particular, motorists focus primarily on gaps in the opposing traffic flow, not on pedestrian activity in the crosswalk. Field observations also indicated a high level of jaywalking activity at and near the Phelan Avenue / Judson Avenue intersection, primarily by City College campus affiliates crossing Phelan Avenue mid-block to and from neighborhoods north of the campus.

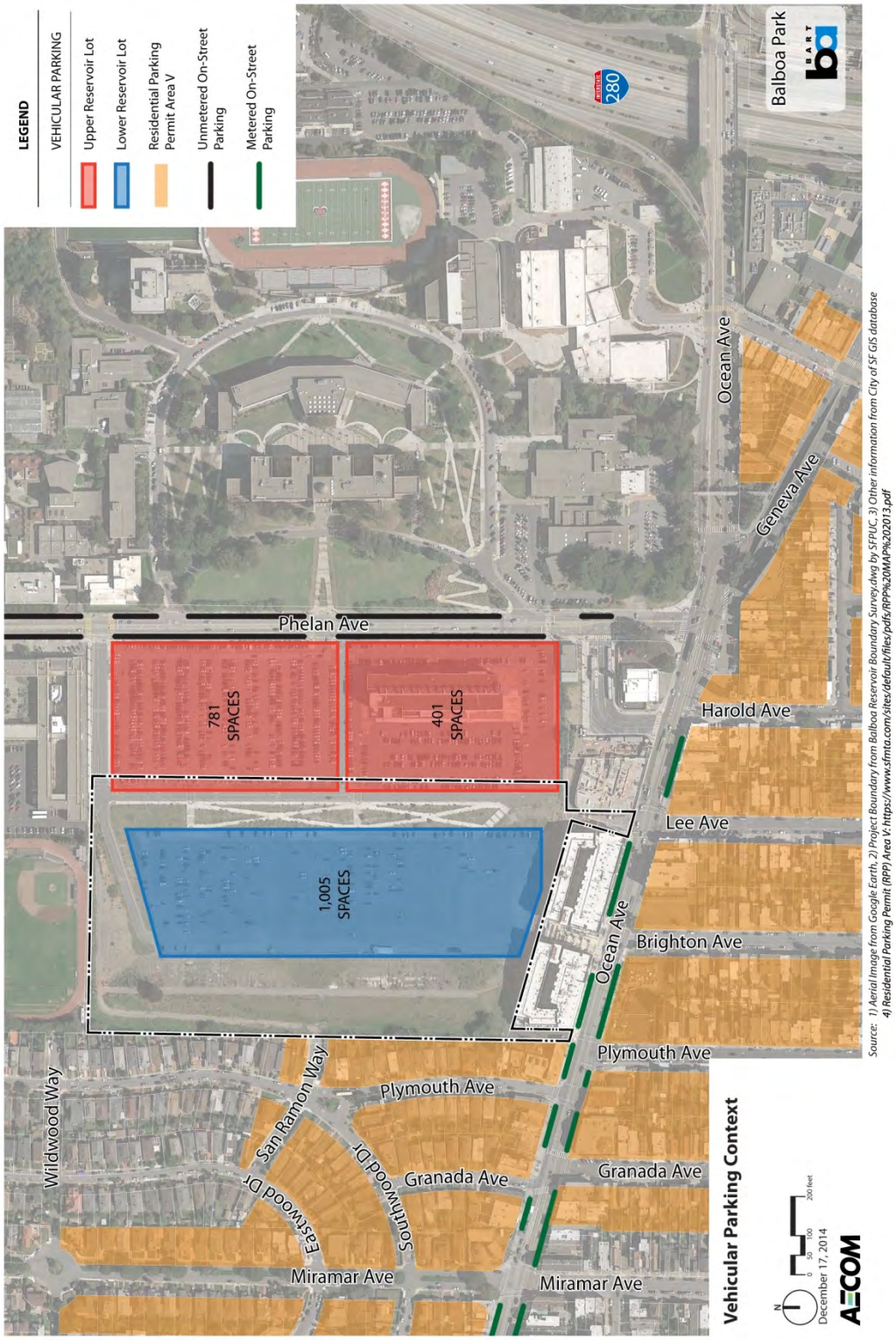
These pedestrian safety issues are of particular concern because of the high number of youth and young adults at these locations, given the presence of City College and Archbishop Riordan High School. Past improvements at the intersection, including a road diet and striping / signing measures, have mitigated some of these hazards. Nonetheless, more effective measures such as signalizing or redesigning the intersection (e.g., to prohibit specific turn movements) may be appropriate as build-out takes place on the City College and SFPUC portions of the Balboa Reservoir. Completing the landscaped median originally proposed for Phelan Avenue under the Balboa Park Station Area Plan would also provide a pedestrian refuge, reducing unprotected crossing distances for pedestrians. Some of these changes (such as signalization or turn prohibitions) may, however, increase traffic and transit delays and may be difficult to implement, given the need to accommodate local vehicle access to the surrounding neighborhoods.

Opportunities: Crossing safety improvements along Phelan Avenue. Enhanced pedestrian connectivity to Balboa Park Station.
Constraints: Local access needs. Increased delays to traffic and transit operations.

Vehicle Parking

This section discusses existing vehicle parking conditions at and surrounding the Balboa Reservoir, and includes both on- and off-site recommendations. **Figure 12** illustrates the vehicle parking context for the Balboa Reservoir, including existing on- and off-street parking facilities.

Figure 12: Balboa Reservoir Vehicle Parking Context



Parking Supply and Occupancy

Field surveys were conducted to determine the existing parking supply and occupancy at and surrounding the Balboa Reservoir. The scope of the field surveys encompassed the Upper Reservoir Lot and Lower Reservoir Lot, currently used by City College, as well as on-street parking along Judson Avenue west of Gennessee Street, Phelan Avenue south of Judson Avenue, Ocean Avenue between Phelan Avenue and Plymouth Avenue, and San Ramon Way east of Plymouth Avenue. Occupancy of these on- and off-street parking facilities was surveyed during the weekday morning (9:30 AM to 11:30 AM), midday (1:30 PM to 3:30 PM), and evening (7:00 PM to 9:00 PM) periods on two days (Thursday, November 20, 2014 and Wednesday, February 4, 2015) to capture a range of occupancies based on City College class schedules (typically Monday / Wednesday / Friday and Tuesday / Thursday). **Table 3** summarizes the collected occupancy data.

Table 3: City College Reservoir Lots – Parking Supply and Occupancy

Lot	Supply (spaces)	Occupancy											
		Thursday, November 20, 2014						Wednesday, February 4, 2015					
		Weekday Morning (9:30 AM – 11:30 AM)		Weekday Midday (1:30 PM – 3:30 PM)		Weekday Evening (7:00 PM – 9:00 PM)		Weekday Morning (9:30 AM – 11:30 AM)		Weekday Midday (1:30 PM – 3:30 PM)		Weekday Evening (7:00 PM – 9:00 PM)	
		Spaces	Percent	Spaces	Percent	Spaces	Percent	Spaces	Percent	Spaces	Percent	Spaces	Percent
Upper Reservoir Lot													
North Lot													
Faculty / staff	56	45	80%	46	82%	29	52%	53	95%	44	79%	32	57%
Student	724	558	77%	507	70%	308	43%	719	99%	492	68%	479	66%
City College Police Department	1	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
South Lot (Mixed-Use Building)													
Faculty / staff													
General use + ADA	371	240	65%	180	49%	59	16%	277	75%	172	46%	86	23%
Fuel-efficient vehicle	18	9	50%	11	61%	1	6%	10	56%	10	56%	2	11%
Diamond (carpool)	9	9	100%	2	22%	2	22%	9	100%	6	67%	2	22%
Bookstore	1	0	0%	1	100%	1	100%	0	0%	1	100%	1	100%
City College Police Department	1	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
City CarShare	1	1	100%	1	100%	1	100%	0	0%	1	100%	1	100%
Subtotal	*1,182*	*862*	*73%*	*748*	*63%*	*401*	*34%*	*1,068*	*90%*	*726*	*61%*	*603*	*51%*
Lower Reservoir Lot													
ADA	20	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
General use	985	65	7%	37	4%	4	0%	262	27%	101	10%	8	1%
Subtotal	*1,005*	*65*	*6%*	*37*	*4%*	*4*	*0%*	*262*	*26%*	*101*	*10%*	*8*	*1%*
Total	**2,187**	**927**	**42%**	**785**	**36%**	**405**	**19%**	**1,330**	**61%**	**827**	**38%**	**611**	**28%**

Source: AECOM, 2014.

As shown in **Table 3**, the Upper Reservoir Lot is comparatively well-used, but overall occupancy did not exceed 90 percent during any of the survey periods. In contrast, the Lower Reservoir Lot typically serves as overflow parking when the Upper Reservoir Lot is nearing capacity, and is less well-used. Occupancy levels in the Lower Reservoir Lot peaked at around 26 percent during the Wednesday morning survey period. On low-demand days, the Upper Reservoir Lot has sufficient unused capacity to accommodate all of the vehicles currently using the Lower Reservoir Lot.

On-street parking along the street segments adjacent to the City College campus (Judson Avenue west of Gennessee Street and Phelan Avenue south of Judson Avenue) was approximately 90 percent occupied throughout

the survey periods on both days, although several sections of curb were available to smaller vehicles and the utilization of designated motorcycle spaces peaked at less than 50 percent. The surveyed spaces on these street segments are currently un-metered.

On-street parking is fully metered along the surveyed street segments of Ocean Avenue, which compose the eastern end of the neighborhood commercial corridor. Occupancy is generally low, with the surveys recording less than 40 percent utilization during the morning and less than 50 percent during the midday. Utilization increased to almost 90 percent during the evening survey period, potentially indicating that low utilization during the other survey periods is due to the wide availability of free (i.e., un-metered) parking on side streets.

On-street parking along the surveyed segment of San Ramon Way is within a Residential Permit Parking (RPP) zone and is restricted to a two-hour time limit Mondays through Fridays between 8:00 AM and 6:00 PM, except for vehicles displaying a "V" RPP sticker. Parking occupancy along this segment was low, peaking at two vehicles, although there is sufficient curb space to accommodate more than ten vehicles.

Off-site Parking Strategies

The survey data indicate that there is substantial leeway to implement more rational parking policies, particularly with regard to the pricing of on- and off-street parking. In particular, SFMTA could expand metered parking to include segments of Phelan Avenue and Judson Avenue, as well as side streets intersecting either of these streets or Ocean Avenue. In addition, City College's campus parking policy does not take advantage of the campus's transit accessibility and encourages students, faculty, and staff members to drive to the campus by providing abundant parking at heavily subsidized rates—only $3 per day or $40 per semester ($20 per semester for students receiving financial aid). Moreover, City College does not pay rent to the SFPUC to park on SFPUC property. These parking policies have tangible effects on the neighborhoods surrounding the campus, contributing to traffic congestion, delay, and transit unreliability (as well as secondary impacts such as noise and air quality).

A subsidized transit pass program could encourage more sustainable commute choices among campus users. Many campus users already take transit to and from the campus, even though City College does not provide subsidies to transit users like those provided to motorists through discounted parking. SFMTA offers a subsidized transit pass program for colleges, which the University of San Francisco (USF) has elected to provide by incorporating the costs into students' tuition fees. Although USF has a substantially smaller enrollment than City College, its Lone Mountain Campus is also an urban campus in a primarily residential area, with substantially less convenient transit access than City College's Ocean Avenue Campus. Large urban campuses such as the University of California, Berkeley and Stanford University where commuters constitute a substantial share of the campus population also have aggressive TDM programs that include transit passes for students. City College has arguably better local and regional transit connections than either of these campuses. If City College were to adopt transit passes and more proactive TDM measures, it could be expected to induce a substantial shift by campus users toward more sustainable transportation modes of transportation and alleviate some of the externalities to the surrounding neighborhoods created by current City College parking policies.

Implementing or expanding residential parking permit (RPP) programs to additional areas in the neighborhoods that surround City College could also discourage campus affiliates from parking in these areas.

Opportunities: Expansion of metered parking and more rational parking pricing for on- and off-street parking. Implementation of TDM programs at City College, including new transit subsidies for campus affiliates. Implementation or expansion of RPP programs to additional areas surrounding City College.

Constraint: City College parking policy effectively subsidizes commutes by private automobiles, encouraging driving among campus affiliates.

On-site Parking Strategies

In addition to the off-site parking strategies discussed above, SFPUC should specifically consider the following on-site parking strategies for development on the Balboa Reservoir.

Traffic counts conducted on two separate weekdays (Wednesday, November 12, 2014 and Tuesday, February 3, 2015) at the Ocean Avenue / Brighton Avenue and Ocean Avenue / Lee Avenue intersections may indicate that previous parking assumptions for the Avalon Ocean Avenue project (173 dwelling units and an approximately 30,000-square-foot Whole Foods Market) are potentially higher than warranted given actual automobile use among site residents. **Table 4** summarizes these results.

Table 4: Avalon Ocean Avenue – Vehicle-Trip Counts

Survey Date / Access	Weekday AM				Weekday PM			
	Peak Hour		Peak Period		Peak Hour		Peak Period	
	Inbound	Outbound	Inbound	Outbound	Inbound	Outbound	Inbound	Outbound
Wednesday, November 12, 2014								
Brighton Avenue	29	21	58	34	103	5	221	13
Lee Avenue		26		61		103		216
Total	**29**	**47**	**58**	**95**	**103**	**108**	**221**	**229**
Tuesday, February 3, 2015								
Brighton Avenue	59	18	76	42	119	7	227	19
Lee Avenue		50		88		127		222
Total	**59**	**68**	**76**	**130**	**119**	**134**	**227**	**241**

Source: AECOM, 2014.

Brighton Avenue accommodates ingress and egress for Avalon Ocean Avenue's residential off-street parking, as well as ingress for Whole Foods Market's off-street parking. Whole Foods Market visitors exit the parking garage via Lee Avenue. As indicated in **Table 4**, the traffic counts show approximately 20 vehicles exiting the residential off-street parking facility for Avalon Ocean Avenue during the weekday AM peak hour, defined as the four consecutive 15-minute intervals with the highest total traffic volume during the weekday AM peak period (7:00 AM to 9:00 AM). Even after one expands to the full two-hour weekday AM peak period to account for commute time differences and other factors, the counts recorded a total of approximately 35 to 40 vehicles exiting the parking facility. There is likely some additional residential traffic entering the site during the weekday AM peak period (e.g., parents returning home after dropping children off at school); however, the overall magnitude of this activity would be minor, because the inbound traffic entering via the Brighton Avenue access is approximately equivalent to the outbound traffic exiting the Lee Avenue access, which is to be expected for a retail use. In other words, during a given survey period, one would generally expect to see the same number of vehicles entering and exiting vehicles a retail use.

Subsequent doorway and driveway counts at Avalon Ocean Avenue were conducted on two separate weekdays (Tuesday, December 9, 2014 and Wednesday, February 4, 2015) to provide a more refined picture of mode share among residents of the development. The counts indicated that, over the course of the entire two-hour weekday AM peak period, only approximately 40 percent of persons leaving the residential portion of the development departed in vehicles. The remainder of those departing, comprising almost two-thirds of the total outbound person-trips surveyed for the residential portion of the development, was observed to leave the development on foot or on bike.

The weekday PM peak-hour and peak-period data indicate a similar trend of low vehicle-trip activity by residents, although the data are harder to parse because the residential and retail portions of the development share the access at Brighton Avenue.

The standard environmental review process adopted by the Planning Department for analyzing the transportation impacts associated with a land use development project typically adopts the commute-trip mode shares estimated and published by the United States Census Bureau for the census tract containing the development project when calculating travel demand. These data, however, are typically subject to some level of uncertainty due to sample size and do not consider other types of trips (school, recreational, etc.) that may take place during the weekday AM and PM peak periods. Because the Census Bureau publishes the data some time after it has collected survey responses and computed the results, the data also may not reflect the trip behavior of new residents, such as residents that have moved into a recently-completed housing development (such as Avalon Ocean Avenue). In light of these limitations, use of empirical data collected in the field—such as the doorway and driveway counts from described above—is generally recommended in lieu of Census Bureau data, when available and applicable. As such, the mode share data summarized above could be used if and when the proposed development at the Balboa Reservoir site enters the environmental review phase.

Opportunity: Consider alternative parking assumptions based on current and comparable developments.

Shared Parking: Opportunities for shared parking also merit consideration because any proposed residential use for the Balboa Reservoir would be complementary to City College in terms of peaking characteristics of parking demand. In particular, residents generally use their vehicles during the daytime but desire overnight vehicle parking for storage while they are at home. In contrast, most City College affiliates generally desire parking during the daytime while they are attending classes or conducting other activities on the campus. A shared parking solution would require coordination and negotiation between City College and the developer of SFPUC's portion of the Balboa Reservoir; however, this solution could help minimize the physical footprint of any proposed off-street parking, increasing the amount of building square footage devoted to active uses (such as housing). A shared parking solution would also allow City College and the selected developer to reach a cost-sharing agreement, thus reducing the cost burden for constructing and operating any proposed parking. Shared parking could also be achieved within structured parking on City College property. Although mentioned in the 2004 master plan prepared by City College, structured parking plans on the Ocean Avenue Campus are not known at this time.

Opportunity: Partner with City College and incorporate its parking plans into a shared parking program.

On-Site Street Parking: SFPUC's portion of the Balboa Reservoir site will likely have to provide at least some level of on-street parking to accommodate passenger loading, freight loading, and other curbside activities. Any retail uses would also likely desire some on-street parking for customers. On-street parking should be priced to discourage unnecessary automobile use and rationalize parking use. In particular, spaces located near retail uses and intended for use by retail customers should fulfill this purpose, and site residents should not use these spaces to store private automobiles. The proximity of City College and its proposed developments on the eastern half of the Balboa Reservoir may also encourage spillover if on-street parking on the SFPUC portion of the site is not metered, not priced appropriately, and / or provided in excess of actual demand. SFMTA's SFpark pilot program has already confirmed the effectiveness of parking pricing, including dynamic pricing schemes, in minimizing the negative secondary effects of on-street parking (e.g., traffic congestion, transit delays, noise, and air quality). The development of the Balboa Reservoir should provide only the amount of on-street parking needed and should price it

appropriately relative to its intended function and actual demand. In particular, the developer should coordinate with SFMTA on expanding parking meters to any on-street parking provided at the site, and should consider potential measures to adjust parking rates periodically, similar to the SF*park* program.

Opportunity: Variably-priced on-street parking at the Balboa Reservoir and expansion of parking meters to Phelan Avenue.

Other Considerations

Other considerations that may be relevant in the design, planning, or environmental clearance of a proposed development at the SFPUC portion of the Balboa Reservoir are discussed below.

General Trends in Traffic Activity

Intersection turning movement counts collected for this study indicate that overall traffic levels are down by as much as 10 to 20 percent compared to counts collected in 2005 for the Area Plan EIR. **Table 5** summarizes the change in turning movement volumes.

Table 5: Intersection Turning Movement Counts – Traffic Levels at Select Intersections

Intersection	Approach		Weekday PM Peak Hour Count Volume		Change
			May 2005	November 2014	
Phelan Avenue / Science Hall Main Entrance	Phelan Avenue	Northbound	525	403	(23%)
		Southbound	435	380	(13%)
	City College	Eastbound	81	139	72%
	Total		*1,041*	*922*	(*11%*)
Ocean Avenue / Lee Avenue	Ocean Avenue	Eastbound	1,174	824	(29%)
		Westbound	1,186	1,032	(13%)
	Lee Avenue	Northbound	162	91	(43%)
		Southbound	29	103	255%
	Total		*2,551*	*2,050*	(*20%*)
Ocean Avenue / Brighton Avenue	Ocean Avenue	Eastbound	1,170	854	(27%)
		Westbound	1,237	1,090	(12%)
	Brighton Avenue	Northbound	60	61	2%
		Southbound	0	5	
	Total		*2,467*	*2,010*	(*18%*)

Source: AECOM, 2014.

Student and Faculty Housing

As described above, surveys by City College and the San Francisco Planning Department indicated that a considerable share of City College students live in the 94112 zip code (Ingleside, Oceanview, Outer Mission, Crocker–Amazon, Excelsior District, Balboa Park, and Westwood Park). Given the proximity to the campus, including some share of student and / or faculty housing at the Balboa Reservoir may be desirable. City College could achieve this goal through several different means, including purchasing a portion of the site to be developed exclusively for student or faculty housing or leasing residential buildings. City College affiliates living near the campus would be less likely to use private automobiles regularly and would be more likely to take advantage of sustainable modes of travel such as transit, biking, and walking.

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Balboa Reservoir Study

Task 1: Planning Context

December 19, 2014

Task 1 of the CS-229C SFPUC Specialized and Technical Services Contract Water, Consulting Services for the Public Sites Program - Balboa Reservoir

AECOM

All deliverables for Task 1 of the CS-229 SFPUC Specialized and Technical Services Contract Water Consulting Services for the Public Sites Program - Balboa Reservoir can be found within this memo. Deliverables include:

Task 1:

- Technical/engineering findings memorandum and graphics summarizing physical opportunities and constraints of site development
- Memorandum and/or maps of relevant findings, real estate findings, opportunities and constraints from surrounding urban design, land use and socio-economic analysis
- Memorandum stating any data that is either unavailable and/or still needed in order to proceed

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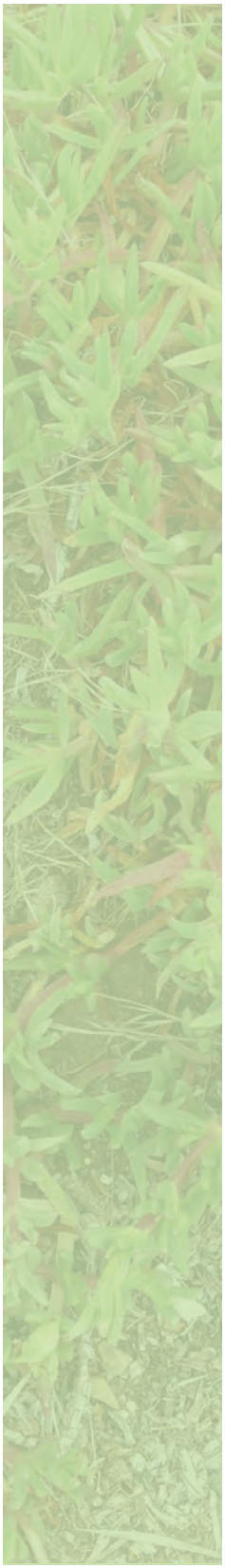

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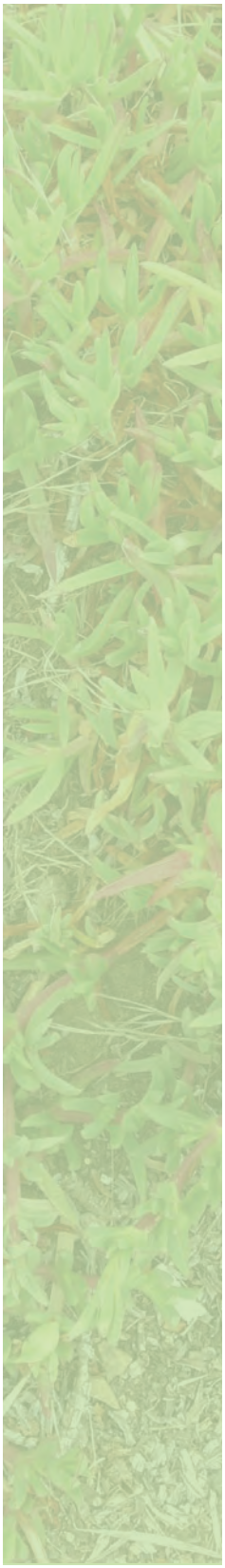


PLANNING CONTEXT

Introduction

The City and County of San Francisco (City), through the San Francisco Public Utilities Commission (SFPUC), owns the property and improvements commonly known as the Balboa Reservoir. In accordance with the City Charter, SFPUC has exclusive charge over the use and control of all real property assets under SFPUC's jurisdiction.[1]

The intent of this document is to explore the existing conditions, regulatory tools, and policies regulating Balboa Reservoir to understand underlying conditions that could influence its future development potential.

Mayor Ed Lee initiated the Public Sites Program (PSP) in his State of the City address in January 2014. The PSP calls for City agencies to examine underutilized sites for their potential to address San Francisco's pressing issues such as housing shortages and affordability. The PSP identifies City-owned properties across San Francisco that could be converted to housing or other uses that would both benefit the public and provide financial returns to the City. The criteria for site selection are based on the public benefits that developing the site will provide. Key issues considered during site selection are housing, transportation, and neighborhood resilience and sustainability.[2]

Community meetings for the PSP were held on October 7 and October 21, 2014. Meeting attendees heard an overview of the program and then engaged in small-group discussions intended to solicit feedback regarding topics such as site selection, priorities for public benefits, and guiding principles. The meeting attendees identified Balboa Reservoir as an underutilized property that would meet PSP criteria. As a result, considering Balboa Reservoir for development may be appropriate.

This memorandum focuses on the "Balboa Reservoir Site," the rectangular western portion of Balboa Reservoir, which is referred to in the remainder of this document as simply "Balboa Reservoir." Balboa Reservoir is located north of Ocean Avenue and west of Phelan Avenue in the Balboa Park neighborhood of San Francisco. The approximately 17.4-acre property is located across Phelan Avenue from the City College of San Francisco (City College) campus and adjacent to a City College parking lot that fronts onto Phelan Avenue.

This document summarizes existing conditions at Balboa Reservoir including planning context and site setting. The "Plan Overview and Existing Conditions" section below includes a discussion of the current policies regulating Balboa Reservoir and the districts that immediately surround Balboa Reservoir.

1 San Francisco City Charter, Section 8B.121, "Public Utilities Commission."
2 San Francisco Planning Department. 2014. Public Sites Portfolio. Available: http://www.sf-planning.org/index.aspx?page=3913. Last updated December 11, 2014.

Looking south towards Ocean Avenue

View of the berm dividing SFPUC and City College property

BALBOA RESERVOIR SETTING

Plan Overview and Existing Conditions

Balboa Reservoir from the western berm looking south

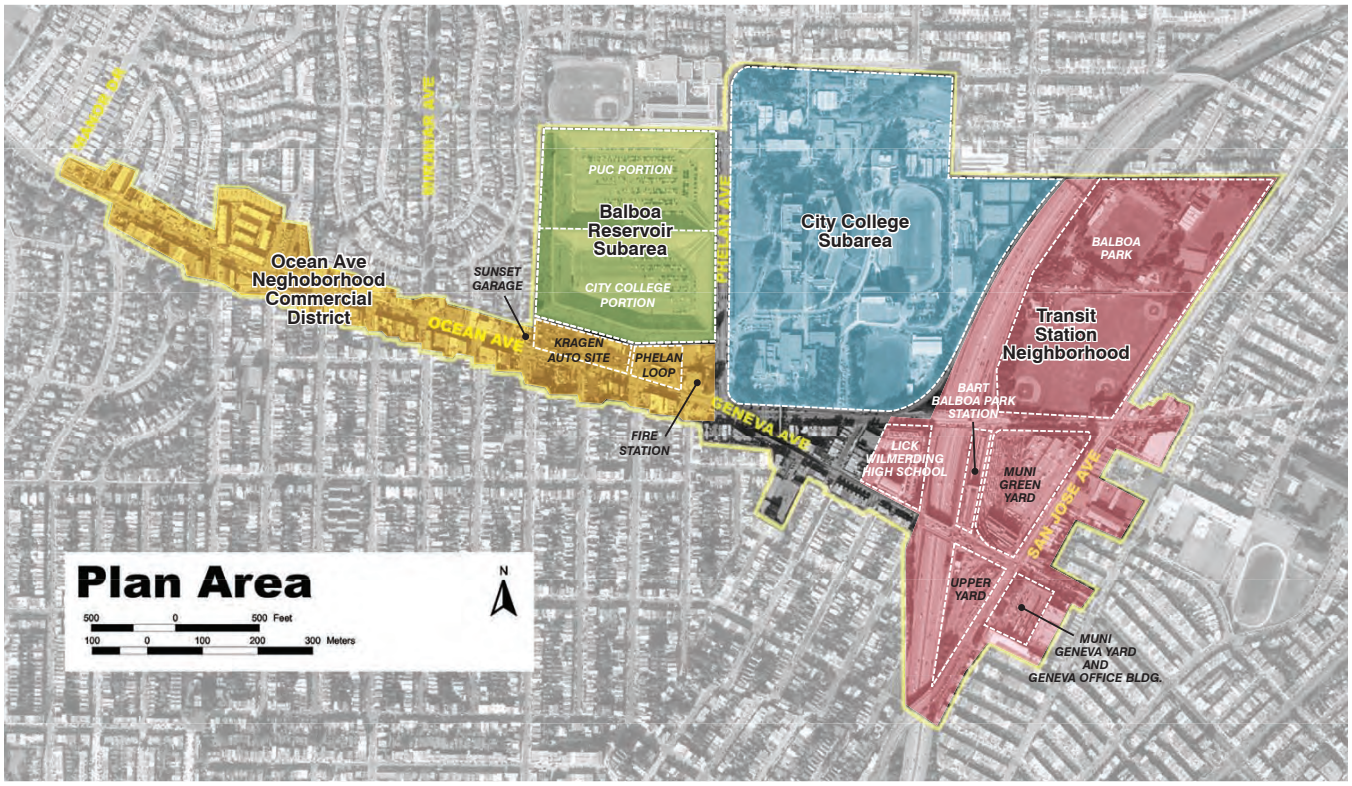
FIGURE 1: BALBOA RESERVOIR CONTEXT MAP

Originally constructed in 1957 by the San Francisco Water Department (now SFPUC), Balboa Reservoir has never been used for its original purpose of water storage. SFPUC has not declared Balboa Reservoir as a surplus property.

Balboa Reservoir is located across from City College's Ocean Avenue Campus, west of Phelan Avenue. Balboa Reservoir and other properties were part of a series of land transfers completed in 2011 and 2012 to allow development of certain City property in accordance with the Balboa Park Station Area Plan (Balboa Park Plan), adopted in 2009. These transfers occurred among the now-defunct San Francisco Redevelopment Agency, the San Francisco Municipal Transportation Agency (Muni), SFPUC, the Mayor's Office of Housing, and the Mayor's Office of Economic and Workforce Development.

In this context, SFPUC and the San Francisco Community College District exchanged property at Balboa Reservoir on May 17, 2012. The original Balboa Reservoir was reconfigured into western and eastern portions. City College now owns the eastern portion of Balboa Reservoir and SFPUC

FIGURE 2: BALBOA STATION AREA PLAN - PLAN AREAS



Source: Balboa Park Station Area Plan

owns the western portion. City College uses the western portion of Balboa Reservoir for student parking under the terms of a fully revocable no-fee license with SFPUC.

Figure 1 locates the Balboa Reservoir in the context of the City of San Francisco.

Balboa Reservoir is a large, distinctive basin. This basin was graded to serve as a water reservoir. The configuration of Balboa Reservoir has changed over time, however, and it is no longer bounded by berms on all four sides. The reservoir's base has long been paved. Sloping berms on three sides surround the bottom of Balboa Reservoir, which City College students currently use for parking. There is existing development on all four sides of Balboa Reservoir.

To the north is Archbishop Riordan High School. Directly west of Balboa Reservoir on the other side of a large berm is the Westwood Park neighborhood. Westwood Park is a historic neighborhood of around 600 homes that was built in the 1920s and 1930s. The neighborhood is characterized by its oval shape and curving streets.[3] Most of the houses in this neighborhood and others bordering Balboa Reservoir are single-family homes. The southern boundary of Balboa Reservoir borders the Ocean Avenue Neighborhood Commercial Transit District. Mixed-use residential-retail developments have been added recently on the land between the southern boundary of Balboa Reservoir and Ocean Avenue. These mixed-use residential developments include the Avalon Bay and Mercy Housing developments. Mercy Housing is an affordable housing project that is currently under construction.

Figure 2 shows the location of Balboa Reservoir in the context of the Balboa Park Station Area Plan. This plan is further discussed on page 22.

3 Westwood Park.com. 2014. A Short History of Westwood Park. Available: http://www.westwoodpark.com/history.htm.

FIGURE 3: EXISTING CONDITIONS

View of Archbishop Riordan High School to the north of Balboa Reservoir

San Francisco City College to the east

Pedestrian crossing near City College

SURROUNDING DEVELOPMENT

As shown in Figure 3, Balboa Reservoir is surrounded by a unique combination of public, residential, and institutional uses. The entire region near Balboa Reservoir is intensely developed. Ocean Avenue, the main east-west artery, serves an important role in organizing the area's land use patterns. The Ocean Avenue Neighborhood Commercial Transit District is dominated by small-scale commercial development. Many businesses along this commercial corridor offer neighborhood-serving uses, such as convenience stores, auto repair shops, and pharmacies. The Muni light rail K line runs down Ocean Avenue, providing a convenient way to access the entire Balboa Park area and other parts of San Francisco. North and south of Ocean Avenue are neighborhoods composed mostly of single-family homes. San Francisco Fire Department Station Number 15, which serves the area, is located on the corner of Ocean Avenue and Phelan Avenue. The fire station's parking lot is on SFPUC property.

Balboa Reservoir is adjacent to City College, one of the more prominent uses that define the area. City College is visually dominant from within Balboa Reservoir because the campus sits atop a small knoll.

In addition to City College, many other educational institutions are located near Balboa Reservoir. Directly north of Balboa Reservoir is Archbishop Riordan High School; Lick Wilmerding High School and Balboa High School are located to the southeast across Ocean Avenue. Sunnyside Elementary School and Aptos Middle School are also located in the neighborhoods that surround Balboa Reservoir.

The Ingleside Branch Library opened in 2009 on the corner of Ocean Avenue and Plymouth Avenue, southwest of Balboa Reservoir. The courtyard on the east side of the library is adjacent to Avalon Bay, the new mixed-use development recently constructed along the north side of Ocean Avenue. A future playground is planned for construction within this courtyard space.

The 25-acre recreational park located across Interstate 280 east of Balboa Reservoir is called Balboa Park. The park has an indoor pool and several sports fields. Balboa Park occupies the tract that extends southward from

Havelock Street to Ocean Avenue and serves as a significant recreational amenity for nearby residents and the greater San Francisco population.

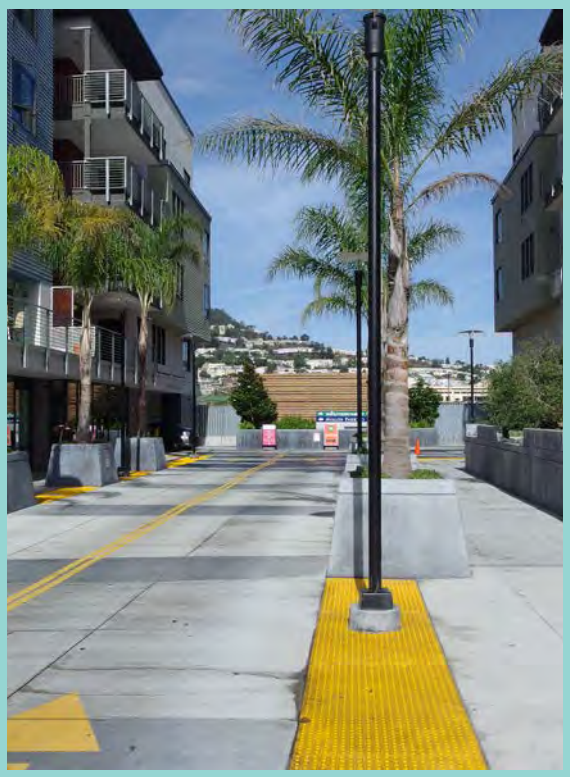
Across Ocean Avenue from Balboa Park is the multimodal transit facility officially called the Curtis E. Green Light Rail Center (Green Yard). Portions of the Green Yard are owned by Muni, the Bay Area Rapid Transit District (BART), and the California Department of Transportation. Muni stores and repairs light rail vehicles at this location. The Balboa Park BART station is located on the west side of the Green Yard. This BART station is heavily used by riders accessing City College and riders from surrounding neighborhoods who are traveling into downtown San Francisco. Because of the concentration of transit resources, the area at Ocean Avenue and Interstate 280 is primarily an urbanized transit corridor. The area known as the Muni Upper Yard, a triangular piece of land located between Geneva Avenue, Interstate 280, and San Jose Avenue, is set to be developed. Muni will transfer ownership of the current vehicle storage facility to the Mayor's Office of Housing, and the site will house a mixed-use project. The project will include 80–90 affordable units and ground-floor retail development.[4]

Interstate 280 curves through the Balboa Park neighborhood, creating a barrier between the lands located on either side of the freeway. The freeway is lower in elevation than the surrounding areas, so it is generally hidden from view from most vantage points. Ocean Avenue crosses over Interstate 280 and links Balboa Reservoir and City College to the Balboa Park BART station.

4 San Francisco Planning Department. 2014. Interagency Plan Implementation Committee Annual Report, 2014. San Francisco, CA.

Whole Foods grocery tenant on the ground floor of the Avalon Bay development

City College completed the Multiuse Building in 2010



Public space and roadway between Avalon Bay buildings looking towards Balboa Reservoir

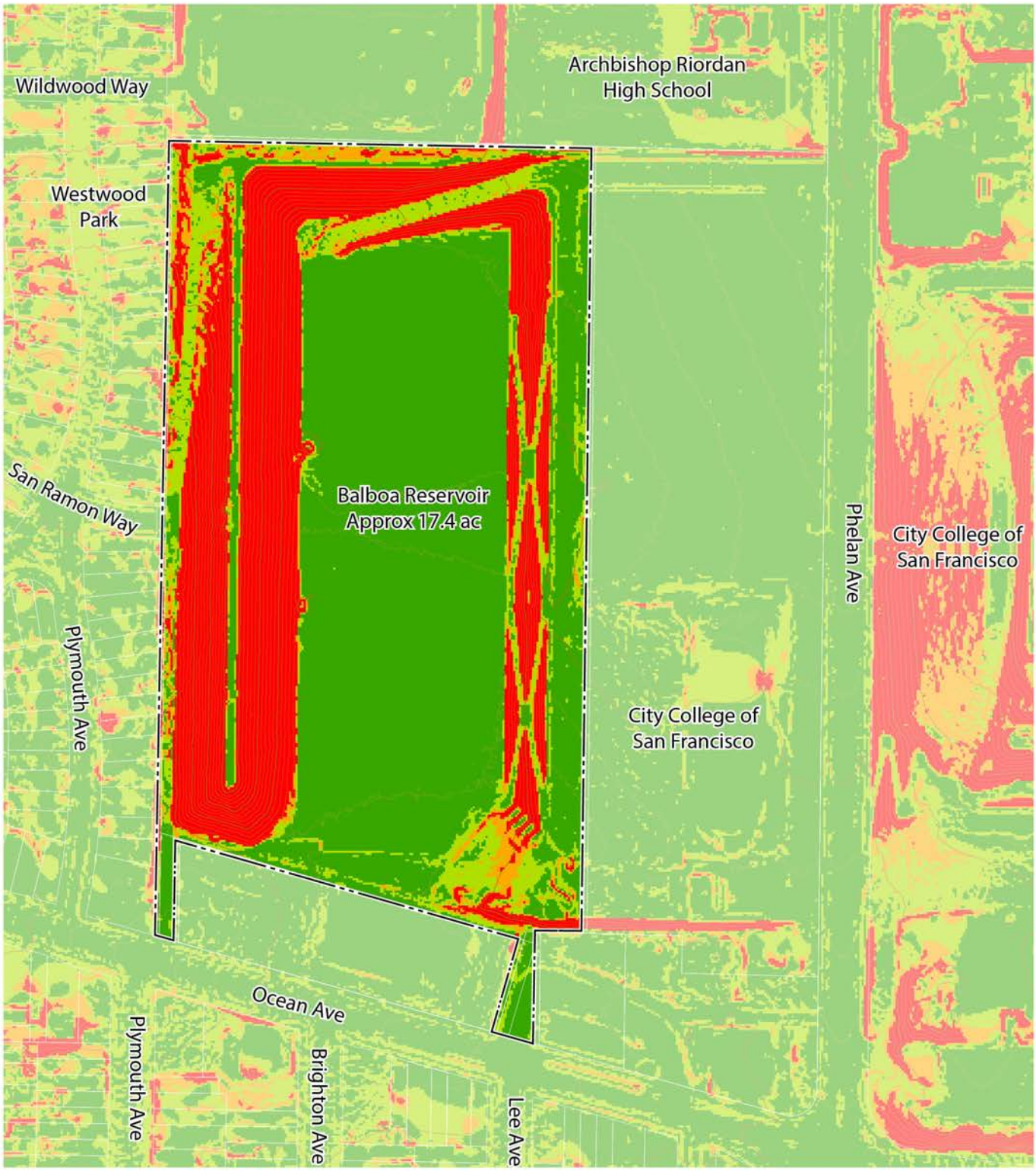
View from the southeast corner of Balboa Reservoir looking south towards Ocean Avenue. The change in elevation is evident in this image.

The earth berms surrounding Balboa Reservoir are steep. The back side of the Avalon Bay development is in the background of this image.

SLOPE AND ELEVATION

Balboa Reservoir is bounded on three sides by sloping earth berms (Figure 4). These berms are particularly evident because they are about 28 feet high with steep banks, are visually distinctive, and display prominently when mapped. The reservoir bottom is relatively level, with a slope of 0–5%. The surrounding neighborhoods also are relatively level, with a 0–5% slope. The elevation at the bottom of Balboa Reservoir is 282 feet. On each side of Balboa Reservoir, the elevation increases by 18 feet (from 282 feet to 300 feet) between the reservoir bottom and the top of the berms (Figure 5). The slope and elevation also change as one moves north toward Archbishop Riordan High School and east toward City College. The slope mapping presented in Figure 4 clearly shows City College's higher elevation and the relatively sharp incline as one crosses Phelan Avenue and ascends to the City College campus. This incline is prominently seen from Balboa Reservoir because City College is the highest point in the area.

FIGURE 4: SLOPE



Slope

Legend

- 0-5%
- 5-10%
- 10-15%
- over 15%

Source:
1) Aerial Image from Google Earth
2) Project Boundary from Balboa Reservoir Boundary Survey.dwg by SFPUC
3) Contour line Generated by AECOM based on City-wide LIDAR survey
4) Other information from City of SF GIS database

N

0 50 100 200 feet

AECOM

December 5, 2014

FIGURE 5: ELEVATION

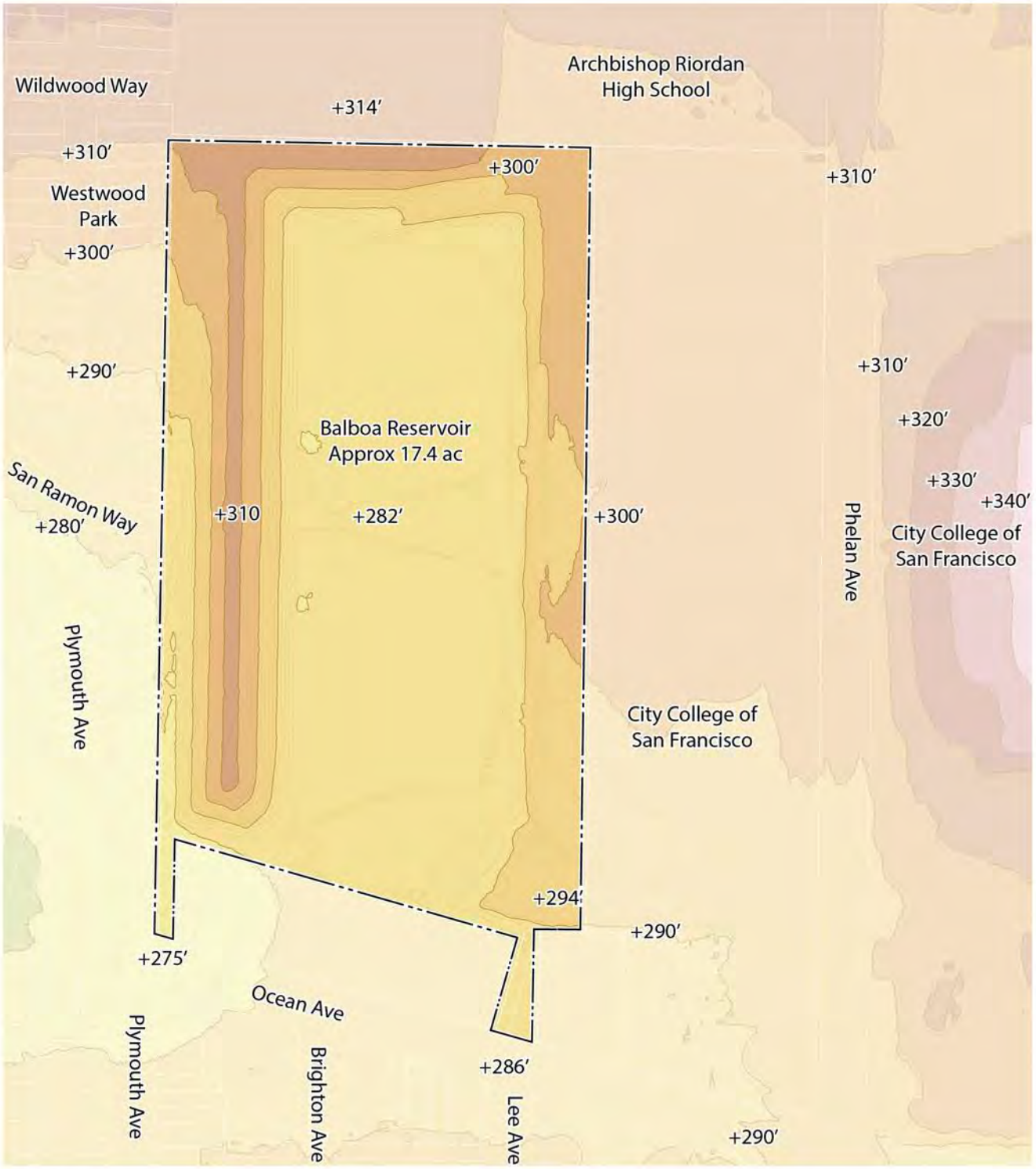
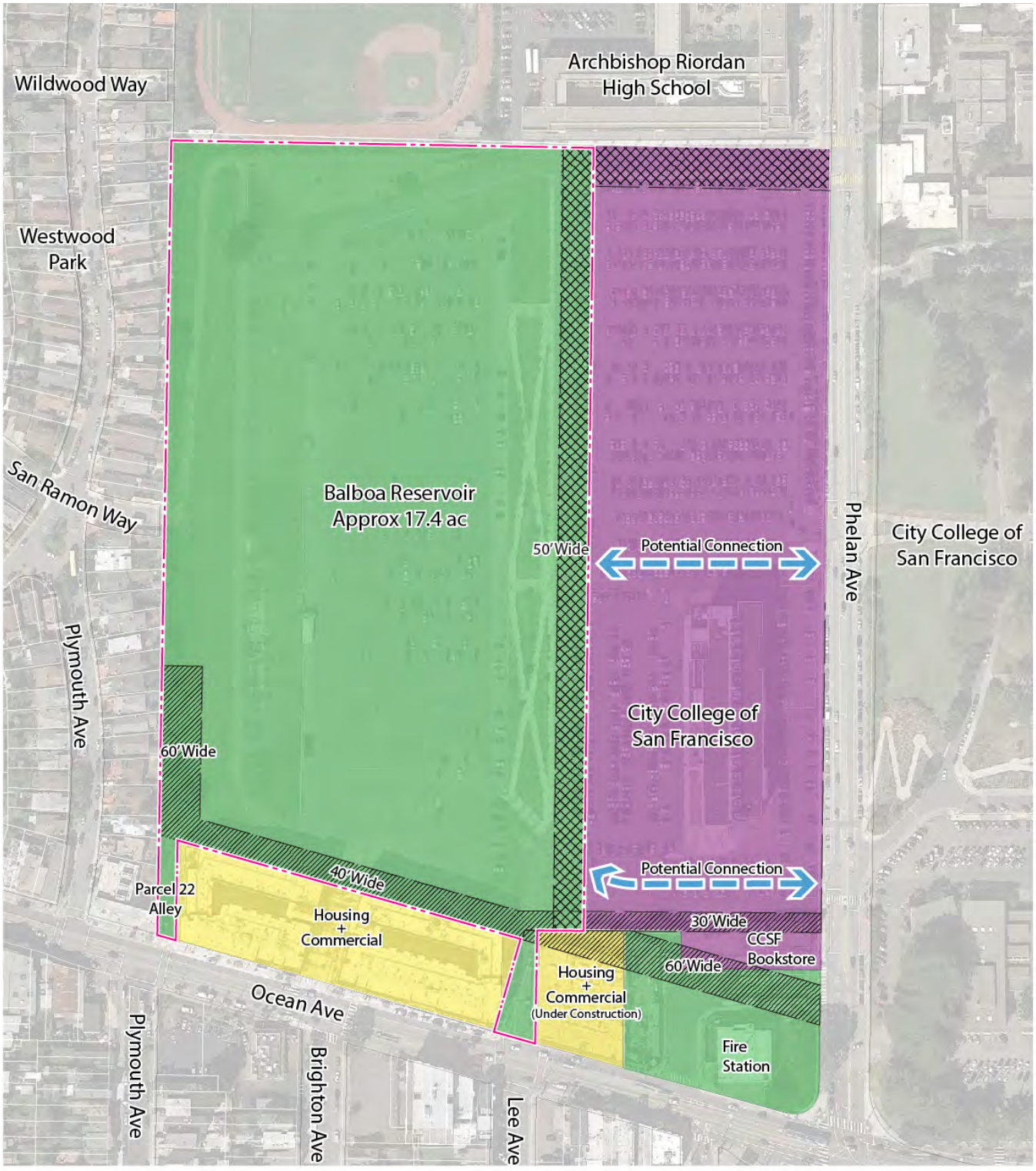


FIGURE 6: CURRENT OWNERSHIP



Current Ownership Condition

Legend

Ownership
- SFPUC
- CCSF
- OTHERS

Easement
- Easement - Pipeline
- Easement - Road
- Potential Site Access (Future Easment)

Source:
1) *Aerial Image from Google Earth*
2) *Project Boundary from Balboa Reservoir Boundary Survey.dwg by SFPUC*
3) *Current Easement Info from "Balboa Reservoir Plat 2014.pdf" by SFPUC on 01/15/2014*
4) *Other information from City of SF GIS database*

N

0 50 100 200 feet

AECOM

December 17, 2014

BALBOA RESERVOIR OWNERSHIP AND PROPERTY EASEMENTS

In recent years, transfers of land and easements have reconfigured the parcels at Balboa Reservoir and in the vicinity. This section describes the most significant land transfers and Figure 6 shows information about current property ownership. See Appendix A for detailed information regarding easements on Balboa Reservoir.

Before May 17, 2012, a berm running east to west divided Balboa Reservoir into two basins, with SFPUC owning the land in the northern basin and City College owning the land in the southern basin. Balboa Reservoir was subsequently reconfigured so that the eastern portion of Balboa Reservoir was capped over and the remaining basin was reoriented north to south.

SFPUC transferred ownership of a 6.21-acre parcel in the northeastern corner of Balboa Reservoir to City College on May 17, 2012. In exchange, City College transferred ownership of a 6.60-acre parcel at the southwestern corner of Balboa Reservoir to SFPUC. The new configuration allowed City College to expand its campus, while the western portion of Balboa Reservoir remained suitable for future water storage.

As part of the associated transfer agreement, City College granted the City a 60-foot access easement running east-west on the northern boundary of the City College parcel. This easement allows SFPUC to construct a 60-foot-wide right-of-way to Phelan Avenue (Figure 6). Also in accordance with the agreement, SFPUC granted City College a 50-foot access easement running north-south, to be built along the eastern edge of the SFPUC property. The accessway, also known as the Lee Avenue Extension, allows for pedestrian and vehicular access. The transfer agreement ultimately calls for City College to connect the accessway to Lee Avenue.

As described in Appendix A, City College and SFPUC have reached several other agreements. Easements and encroachments related to the agreements may require resolution before future development of Balboa Reservoir can proceed.

Also at Balboa Reservoir are two high-pressure underground pipelines maintained by SFPUC that deliver water across San Francisco. The pipelines run east-west through the southern portion of Balboa Reservoir in SFPUC-owned land.

In the southwest corner of Balboa Reservoir between the Avalon Bay development and the Ingleside Branch Library, SFPUC owns a narrow parcel that also serves as a rear driveway providing access to Avalon Bay. Should development occur on Balboa Reservoir in the future, this parcel could provide access for pedestrians or others. This parcel is referred to as "Parcel 22 Alley" in the remainder of this report.

Lee Avenue Extension constructed by City College

View of Parcel 22 Alley from Ocean Avenue

Transportation

See the Task 2 Transportation Analysis memorandum for existing transit conditions in the vicinity of Balboa Reservoir.

MUNI stop

Various modes of transit near the CCSF campus

City College upper parking lot

Phelan Loop

Pedestrian Bridge over Ocean Avenue

UTILITIES AND INFRASTRUCTURE

History of Balboa Reservoir Infrastructure

Balboa Reservoir is a water storage facility that has never been used to store water in SFPUC's potable-water distribution system. Completed in the 1950s, the reservoir consisted of two basins capable of storing 150 million gallons, but the basins were never filled. The existing, partially enclosed basin could store approximately 95 million gallons[5] if it were completed as a water storage facility. For this memorandum, the project team conducted a desktop review of existing infrastructure technical studies and the 2004 City College of San Francisco Master Plan (City College Master Plan) to determine the condition of the adjacent utilities and infrastructure and to determine whether any significant capacity or connection issues were evident. The results of this review reveal that adjacent infrastructure is well developed and most likely has the capacity to accommodate future development at Balboa Reservoir.

To determine a development threshold, the team would need to develop a maximum development program to generate demands for the water, power, gas and sewer. The team would meet with SFPUC's and Pacific Gas and Electric Company's (PG&E's) engineering divisions to submit the demands and determine whether adjacent infrastructure has the capacity to accommodate the maximum development program. If any of the existing connections are inadequate, SFPUC or PG&E, or both, can provide the maximum demand threshold available without significant upgrades to the existing system or network.

Figure 7 shows existing infrastructure near Balboa Reservoir. Not shown in the figure is the existing private infrastructure on the City College property to the north.

5 Kubick, Karen. [Wastewater Enterprise Capital Program Director], San Francisco Public Utilities Commission, San Francisco, CA. May 26, 2000—internal SFPUC memorandum to John Mullane, [General Manager], titled "Balboa Reservoir Activation."

Location of pipeline easement behind Avalon Bay development

Access to utility lines may be available via the Ocean Avenue right-of-way.

POTABLE WATER

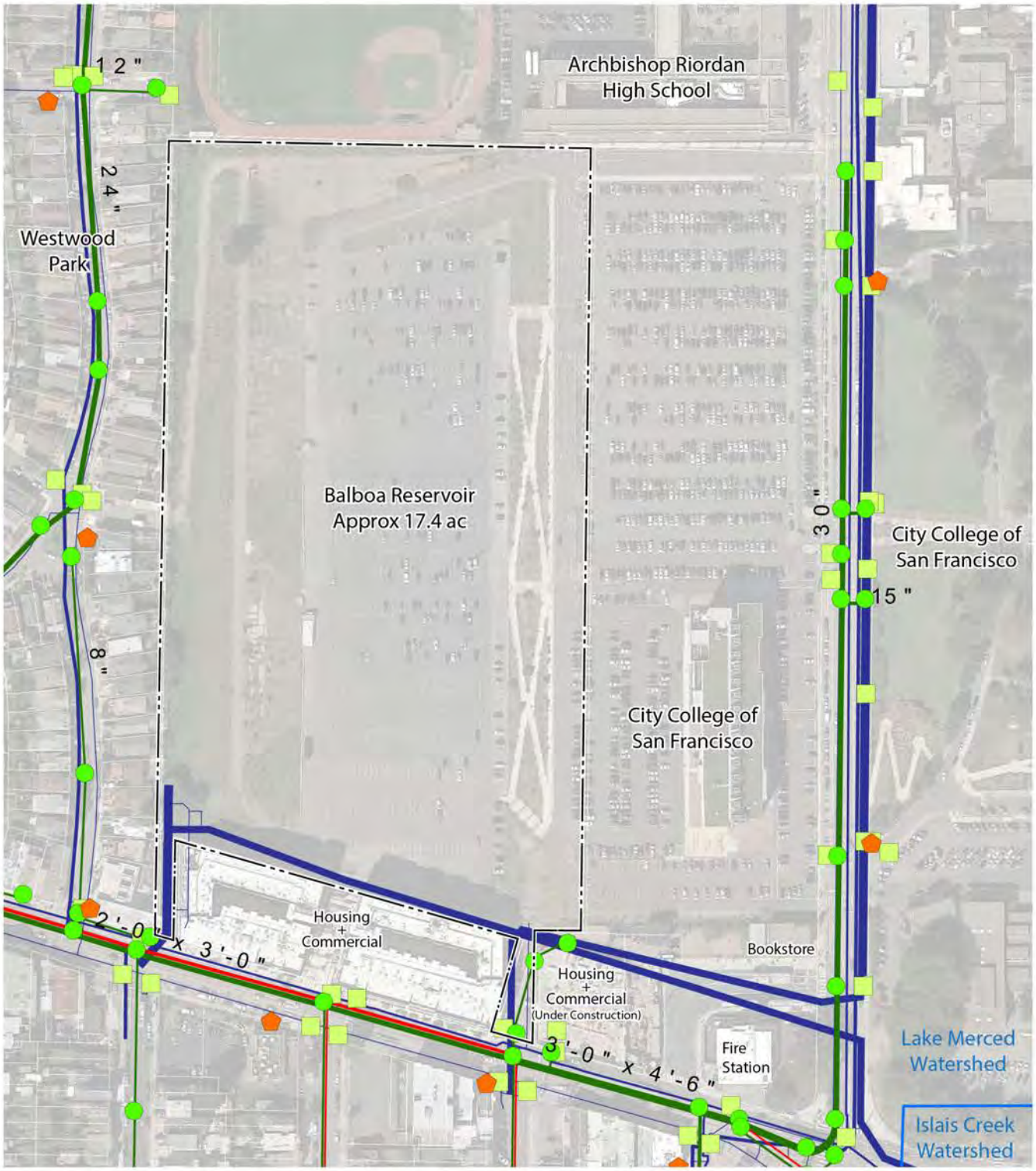
The area around Balboa Reservoir is currently served by a well-developed water distribution network operated by the City Distribution Division that has the capacity to provide potable and fire-protection water to Balboa Reservoir. Balboa Reservoir is located within the Sutro Reservoir pressure zone and supplied with SFPUC water from the Hetch Hetchy Regional Water System via the Sutro Reservoir. According to the 2004 City College Master Plan, the area's distribution mains are adequately sized to accommodate the future demands of City College's campus expansion. Given the size of the mains and the configuration of the network, it is assumed that the system would also have hydraulic capacity to serve additional development at SFPUC's Balboa Reservoir. Once potential development scenarios are presented, the project team will meet with representatives from the City Distribution Division to confirm the system's hydraulic capacity to serve the various proposed development programs.

Access to water service for Balboa Reservoir is available from the 8-inch and/or 12-inch water mains within the Ocean Avenue and Phelan Avenue rights-of-way (public rights-of-way) to the south and east, respectively. To connect Balboa Reservoir to the water mains in Phelan Avenue, SFPUC would most likely have to use an existing 60-foot-wide pipeline easement southeast of Balboa Reservoir or the 60-foot-wide public-access easement to the northeast. SFPUC would have to connect Balboa Reservoir to the Ocean Avenue water mains either via the Parcel 22 Alley to the southwest or via Lee Avenue. The closest water distribution lines to the north and west are both bifurcated from Balboa Reservoir by existing residential development. A 36-inch crosstown transmission line also runs along the southern boundary of Balboa Reservoir. The primary purpose of this transmission line, however, is to provide a redundant water supply to Sunset Reservoir for emergencies. For this reason, this line most likely will not be considered as a potable-water service connection to Balboa Reservoir.

There is also a 44-inch water line stub in the southwest corner of Balboa Reservoir that connects to the 36-inch crosstown transmission main. The project team assumes that this line was originally designed to be an intake line if the reservoir had ever been activated, but that the line could potentially be considered a connection for emergency fire-protection water supply. Additionally, a 20-inch auxiliary water-supply system line exists in the public right-of-way of Ocean Avenue (i.e., within the horizontal extent of the road's public right-of-way). This line could also be considered a source of emergency fire-protection water supply if approved by SFPUC.

Balboa Reservoir has never been utilized for water storage

FIGURE 7: EXISTING INFRASTRUCTURE



Wet Utility Infrastructure

Legend

- Watershed Boundaries
- Fire Hydrant
- Inlet
- Manhole
- Pump
- CSAMP Risk >=70

Sewer Pipe by Size (in)

- Less Than 6"
- 6"-12"
- 12"-18"
- 18" - 36"
- 3' - 6'

Water Distribution Pipe by Size (in)

- 1 - 8
- 9 - 14
- 15 - 20
- 21 - 37
- 38 - 60

Source:
1) Aerial Image from Google Earth
2) Project Boundary from Balboa Reservoir Boundary Survey.dwg by SFPUC
3) Propose Easement Alignment based on "Proposed Easements Across City College Property.pdf" by SFPUC on 11/21/2012
4) Wet Utility Infra Information from SFPUC GIS, October, 2012
5) Other Information from City of SF GIS database

Figure does not include wet utilities belonging to other entities, including those of City College.
Figure for conceptual planning purposes only; site survey required prior to any detailed design.

N

0 50 100 200 feet

AECOM December 05, 2014

SANITARY AND STORM SEWER

Balboa Reservoir is currently served by SFPUC's combined sewer system, which collects both sanitary and storm drainage. Balboa Reservoir is within the Lake Merced urban watershed and the Ocean subwatershed. All runoff and sanitary flow from Balboa Reservoir is collected and diverted to the Westside Pump Station for treatment by the Oceanside Treatment Plant or discharged as combined-sewer discharges during large storm events. The Oceanside Treatment Plant has capacity to treat up to 17 million gallons per day (mgd) of dry-weather flow and up to 175 mgd of wet-weather flow. The plant currently treats approximately 15 mgd of dry-weather flow and is assumed to have adequate capacity to accommodate additional sanitary flows from the redevelopment of Balboa Reservoir.

There are no known sewer connections at Balboa Reservoir. The most likely point of connection of Balboa Reservoir to the sewer system is at the 2-foot by 3-foot concrete box sewer main in the Ocean Avenue public right-of-way. However, this sewer main is designated as high risk and is slated for replacement through SFPUC's Collections System Asset Management Program (CSAMP). CSAMP assets with a ranking of "very high" are considered a priority for replacement based on multiple criteria such as age, type of construction, and consequences of failure. A CSAMP ranking of "high" still indicates a potential need for replacement. Therefore, the development feasibility analysis should consider the CSAMP ranking of the sewer main and include coordination with SFPUC's Collection System Division. Alternatively, there is a 30-inch-diameter sewer main in Phelan Avenue; however, all combined sanitary and storm flows would require pumping to connect to this system at this location, and the elevation differential from Balboa Reservoir to Phelan Avenue, this option is unlikely to be feasible in the long term. The closest sewer collection lines to the north and west are both bifurcated from Balboa Reservoir by existing residential development and most likely do not have adequate capacity to accommodate the potential combined-sewer flows from Balboa Reservoir.

To connect Balboa Reservoir to the Ocean Avenue sewer main, the connection would have to be made via the Parcel 22 Alley or Lee Avenue. Because buildings could be developed on a podium or above parking, the sanitary flow and stormwater could be collected separately on Balboa Reservoir before being combined and discharged to the sewer mains to accommodate a less complicated on–Balboa Reservoir sewer configuration. Additionally, any new development on Balboa Reservoir must comply with the San Francisco Stormwater Ordinance by complying with the San Francisco Stormwater Design Guidelines, which call for retaining a portion of stormwater runoff on Balboa Reservoir for reuse or infiltration. The ordinance requires that a new development or redeveloped site served by the combined sewer system achieve a 25% reduction of both peak-flow and runoff volumes between the existing and proposed conditions. To achieve this volume reduction, the development would have four options for potential compliance strategies:

1. Using cisterns to harvest rainwater for reuse
2. Installing a vegetated roof and/or other permeable surfaces to reduce the area covered by impervious surfaces enough to achieve the 25% reduction
3. Using engineered flow-through planters for detention and evapotranspiration
4. Installing an infiltration-based stormwater management system, such as bioretention cells or infiltration trenches[6]

Maintaining separate sanitary and storm sewer systems within Balboa Reservoir would make a site-wide compliance strategy more attainable.

The project team would meet with representatives from SFPUC and the San Francisco Department of Public Works's Engineering Hydraulics Division to confirm that adjacent sewer infrastructure has adequate capacity and integrity to serve the potential development program.

6 Pending a geotechnical investigation.

POWER

Because SFPUC owns Balboa Reservoir, it is likely that SFPUC's Hetch Hetchy Power System would provide power for Balboa Reservoir. PG&E has both overhead and underground lines along Phelan Avenue and only underground lines along Ocean Avenue. Once potential development scenarios are presented, the project team would meet with SFPUC's Power Enterprise Division to evaluate the power issues in a more comprehensive fashion.

NATURAL GAS

It is assumed that PG&E would provide natural gas to Balboa Reservoir. The natural gas infrastructure in the area is well established and is likely to have capacity to serve Balboa Reservoir. There is currently a 4-inch high-pressure gas main in the Phelan Avenue public right-of-way and a 12-inch gas main in the Ocean Avenue public right-of-way. To connect Balboa Reservoir to the gas main on Phelan Avenue, SFPUC may utilize its existing 60-foot-wide pipeline easement southeast of Balboa Reservoir or the 60-foot-wide public-access easement to the northeast. To connect Balboa Reservoir to the Ocean Avenue gas main, the connection would have to be made via the Parcel 22 Alley or Lee Avenue. The project team would meet with PG&E representatives to determine service requirements and locate the best points of connection to the PG&E gas distribution system, if necessary.

Should development occur on Balboa Reservoir, utilities may be connected via the Parcel 22 Alley

SUMMARY OF EXISTING POLICY

San Francisco General Plan

The City adopted the San Francisco General Plan (General Plan) by resolution on June 27, 1996. Elements of the General Plan that may apply to the development of Balboa Reservoir are described in more detail below.

HOUSING ELEMENT

The Housing Element of the General Plan was written to help implement state and regional housing objectives. Based on population growth estimates from the California Department of Housing and Community Development and the Association of Bay Area Governments, San Francisco must plan to accommodate roughly 31,000 new housing units. Of these new housing units, 60% should be suitable for housing moderate-, low-, and very-low-income households.[7] Mayor Lee has set forth the goal of creating 30,000 new housing units in San Francisco by 2020.[8]

As part of the effort to increase the affordability and supply of housing in San Francisco, the City has developed area plans that focus on particular parts of the city. One of these is the Balboa Park Plan, described in further detail on the following page. If implemented, each area plan could provide capacity for more than the 31,000 units called for by the California Department of Housing and Community Development and the Association of Bay Area Governments. The Balboa Park Station Area Plan estimates that the potential exists to construct 1,800 new housing units.[9] The development of Balboa Reservoir could make a contribution to this estimate.

URBAN DESIGN ELEMENT

The Urban Design Element of the General Plan is concerned primarily with development and preservation. It emphasizes the critical relationships between open spaces, buildings, hills, and streets in San Francisco. A guiding principle of this element is to emphasize the "characteristic pattern which gives to the City and its neighborhoods an image, a sense of purpose, and a means of orientation."[10]

In the Urban Design Element, the section "Major New Development" is particularly relevant when considering an area like Balboa Reservoir. This section emphasizes that new development in San Francisco must carefully consider the size, height, texture, and character of its surroundings. In particular, achieving a good scale for new development depends on establishing a height, bulk, and appearance that are complementary and not overwhelming.[11]

RECREATION AND OPEN SPACE ELEMENT

Policy 4.6 in the General Plan's Recreation and Open Space Element was written to ensure that adequate public open space in San Francisco is dedicated to new residential development.[12] Specifically, in areas where infill housing may occur, sub-neighborhood-level parks may be needed because existing parks will experience more intensive use and increased demand. Although no determination of future development has been made for Balboa Reservoir, open space may need to be provided.

7 City and County of San Francisco. 1996 (June 27). San Francisco General Plan, Housing Element, "Introduction." San Francisco, CA.
8 Lee, Ed. "2014 State of the City Address." City and County of San Francisco. 2014 (January 17). Transcript available: http://sfmayor.org/index.aspx?page=983
9 City and County of San Francisco. 1996. San Francisco General Plan, Housing Element, Policy 1.2. San Francisco, CA.
10 City and County of San Francisco. 1996. San Francisco General Plan, Urban Design Element, "Introduction." San Francisco, CA.
11 City and County of San Francisco. 1996. San Francisco General Plan, Urban Design Element, Policy 2.10. San Francisco, CA.
12 City and County of San Francisco. 1996. San Francisco General Plan, Recreation and Open Space Element, Policy 4.6. San Francisco, CA.

Balboa Park Station Area Plan

The Balboa Park Station Area Plan (Balboa Park Plan) was adopted in 2009 as part of the Better Neighborhoods Program. Originally launched in 2000, the Balboa Park Plan comprises approximately 210 acres in total. As stated in the introduction to the Balboa Park Plan, the plan area is characterized by distinct areas: City College, Balboa Reservoir, the Ocean Avenue Neighborhood Commercial Transit District, and the Transit Station Neighborhood.

The Balboa Park Plan presents policies and objectives related to land use, transportation, parking, housing, streets and open space, urban form, historic preservation, and public art. Three overarching principles inform the Balboa Park Plan:[13]

- Improve the area's public realm.
- Make the transit experience safer and more enjoyable.
- Improve the economic vitality of the Ocean Avenue Neighborhood Commercial Transit District.

13 City and County of San Francisco. 2009. Balboa Park Station, an Area Plan of the General Plan of the City and County of San Francisco. Draft for adoption October 2008; adopted by the Board of Supervisors April 7, 2009. San Francisco, CA. Page 2.

A key objective of the Balboa Park Plan is to consider housing as a primary component of any new development that may occur in the reservoir. Specifically, Policy 4.4.1 reads: "Develop housing on the West basin if it is not needed for water storage."[14] The Balboa Park Plan also suggests that mixed-use housing be considered for Balboa Reservoir to address housing demand.

Objective 5.2 of the Balboa Park Plan requires major new developments to provide good-quality public open space that also contributes to the open space system.[15] Because major new developments put greater pressure on existing open spaces, new development should provide publicly accessible open space that is proportionate to the size of new development. A project built on Balboa Reservoir would likely be considered a major new development, and therefore must have a public open space component. When considering potential development opportunities at Balboa Reservoir, project proponents must ensure that open space is an integral part of the design.

Section 6, "Built Form," in the Balboa Park Plan is also highly applicable to new development opportunities on Balboa Reservoir. For example, Objective 6.2 reads: "Knit together isolated sections of the Plan Area with new mixed-use infill buildings."[16] Adding infill buildings on and near Ocean Avenue would help make the Balboa Park transit station and the Ocean Avenue Neighborhood Commercial Transit District feel more physically connected. Although Balboa Reservoir does not directly front Ocean Avenue, adding new development in this area would certainly facilitate the creation of connections between City College, the Ocean Avenue corridor, and surrounding neighborhoods.

14 City and County of San Francisco. 2009. Balboa Park Station, an Area Plan of the General Plan of the City and County of San Francisco. Draft for adoption October 2008; adopted by the Board of Supervisors April 7, 2009. San Francisco, CA. Page iv.

15 City and County of San Francisco. 2009. Balboa Park Station, an Area Plan of the General Plan of the City and County of San Francisco. Draft for adoption October 2008; adopted by the Board of Supervisors April 7, 2009. San Francisco, CA. Page 34.

16 City and County of San Francisco. 2009. Balboa Park Station, an Area Plan of the General Plan of the City and County of San Francisco. Draft for adoption October 2008; adopted by the Board of Supervisors April 7, 2009. San Francisco, CA. Page 37.

City College of San Francisco Master Plan

Given the close proximity of City College to Balboa Reservoir, the project team reviewed the City College Master Plan for relevant policies that have the potential to affect the future development of Balboa Reservoir.

The City College Board of Trustees approved and adopted the City College Master Plan in June 2004. The plan outlines the following relevant fundamental concepts that are intended to guide future decision making on campus:

"Improve the pedestrian environment and ease of access to and within campus"[17]

- Restricting automobiles to the periphery of campus is a key first step in promoting a pedestrian-friendly environment.
- Locating future development and facilities along the central pedestrian walkway will enhance the sense of community.
- Siting of future development and buildings can help achieve topographic transitions between different elevations that will make pedestrian movement easier.

"Provide flexibility to accommodate long-term program needs"

- Because future programs and facility needs are dependent on budgetary, demographic, and other trends, it is difficult to predict exactly what the 10- to 15-year program for campus may be. Therefore, City College intends to retain flexibility for future plans.

"Support neighborhood revitalization and vitality"

- The City College Master Plan identifies measures to increase connections between the campus and the surrounding community. Improvements of particular value to the community will be implemented on campus so that they are also accessible to the public. These include the Wellness Center, athletic venues, cultural events, and other linkages between the campus and community.

"Improve the image and identity of the College"

- City College lacks a coherent campus image. As City College receives investment in the coming years, these investments should be leveraged to improve the image of the campus as a whole. This includes open space design and building design.
- Wayfinding signage and campus identity signs will enhance campus image and improve public and student accessibility.

"Sustainable planning and design"

- New facilities, major renovations, and any other projects should be a model of sustainable planning and design. Examples listed in the City College Master Plan include increasing transit and bicycle use and minimizing energy use and waste.

City College has plans to eventually expand its campus facility. New buildings included in the Potential Additional 2015 Building Program include an advanced-technology learning center, a student center, and a facility for City College's administration. The City College Master Plan was developed before Balboa Reservoir basins were reconfigured. However, the 2015 Illustrative Plan in the document shows proposed building footprints just east of Balboa Reservoir. In 2010, City College completed the Multiuse Building located on this land. The four-level structure contains classrooms, offices, computer labs, and other uses. City College is planning to embark on a new master plan in 2015.

17 City College of San Francisco. 2004 (June 10). City College of San Francisco, Master Plan. As approved by the City College Board of Trustees. San Francisco, CA. Prepared by Skidmore, Owings & Merrill LLP), BMS Design Group, Levy Design Partners, Arup, Davis Langdon Adamson, Fehr & Peers Associates, Kennedy/ Jenks, Simon & Associates, and SWA Group. Pages 61–63.

CURRENT PLANNING AND DEVELOPMENT PROJECTS NEAR BALBOA RESERVOIR

Phelan Loop Project

One objective of the Balboa Park Plan was to reconfigure the Phelan Loop, an existing bus turnaround. The new design of Phelan Loop is intended to serve as a gateway feature to the commercial district and a "new front door" on Ocean Avenue.[18] The bus loop is now completed and the mixed-use and affordable housing project on the old Phelan Loop is under construction. Eventually, a public plaza will be located between the new mixed-use building and the Phelan Loop. This public plaza will be called Unity Plaza. The plaza will include trees, benches, a domed play structure, and historical photos of the area.[19]

The existing fire station at the corner of Ocean Avenue and Phelan Avenue will receive some upgrades as part of the Phelan Loop Project.

Ocean Avenue Corridor Design

The San Francisco Planning Department and the San Francisco Department of Public Works have partnered to implement streetscape improvements along Ocean Avenue. Workshops were held throughout spring and summer 2014 to gather community feedback regarding two projects on Ocean Avenue. Short-term improvements are set to take place on Ocean Avenue from Howth Street to Manor Drive. These short-term efforts are funded by Proposition B, the Road Repaving and Street Safety Bond. Longer term efforts are planned for Ocean Avenue from Phelan Avenue to the Balboa Park BART Station. Community outreach efforts have resulted in a conceptual design for the intersection of Ocean Avenue and Phelan Avenue. The intersection will eventually be realigned and safety measures such as bike lanes, bulb-outs, and pedestrian amenities will increase the safety of the corridor. Workshop attendees also viewed three potential options for streetscape changes along Geneva Avenue. The analysis and planning and design phase is ongoing and will continue through August 2015.

San Francisco Bicycle Plan

The goals of the San Francisco Bicycle Plan are to increase the safe use of bicycles throughout San Francisco and to adopt more bicycle-friendly policies in the city. Increasing bicycle use in San Francisco is an important component of the City's climate action plan and Transit-First Policy.

Multiple streets around Balboa Reservoir are identified in the San Francisco Bicycle Plan for near-term improvements to bicycle route networks. These routes include Ocean Avenue (Alemany Boulevard to Lee Avenue) and Phelan Avenue (Judson Avenue to Ocean Avenue). Long-term improvements are planned for Holloway Avenue (Harold Avenue to Junipero Serra Boulevard).

Completed Phelan Loop

18 City and County of San Francisco. 2009. Balboa Park Station, an Area Plan of the General Plan of the City and County of San Francisco. Draft for adoption October 2008; adopted by the Board of Supervisors April 7, 2009. San Francisco, CA. Page 13.

19 San Francisco Municipal Transportation Agency. 2014 (July 7). SFMTA and Community Name Ocean Avenue Plaza, "Unity Plaza." Press release. Available: http://www.sfmta.com/sites/default/files/pressreleases/Press%20Release--SFMTA%20and%20Community%20Name%20Ocean%20Avenue%20Plaza%20Unity%20Plaza.pdf.

Balboa Park Station Capacity and Conceptual Engineering Study

The Balboa Park Station Capacity and Conceptual Engineering Study (conducted by Jacobs Engineering Group) included a more detailed engineering feasibility analysis and other supporting studies that would help to refine the long-range vision presented in the Balboa Park Plan. Some of the projects included in the scope of the study have already been implemented. These projects include widening sidewalks along Geneva Avenue, installing pedestrian-scale lighting, and completing other accessibility improvements.[20] Station access and safety improvements are ongoing.

Balboa Park Station Area Circulation Study

The final report of the Balboa Park Station Area Circulation Study was adopted by the Transportation Authority Board on June 24, 2014.

The purpose of the study is to establish implementable station and freeway access improvements based on the policies listed in the Balboa Park Plan.[21] Because the Balboa Park Station is one of the busiest intermodal transit facilities in San Francisco, the goals of this study include increasing bicycle and pedestrian safety, making transit operations more efficient, and reducing the negative effects of automobile traffic.[22]

Balboa Park Area Plan & Historic Resource Survey

The Balboa Park Area Plan & Historic Resource Survey was completed in August 2008. The primary purpose was to identify historic and cultural resources along and off the spine of Ocean Avenue. The historic resource survey was a complementary effort to the Balboa Park Plan and the same geographic boundaries were used for this study. Balboa Reservoir is included in the study boundaries, but no historic resources are identified on Balboa Reservoir.[23] However, many historical buildings and architectural styles can be found along Ocean Avenue and in the Westwood Park neighborhood adjacent to Balboa Reservoir.

20 San Francisco Planning Department. 2014. Interagency Plan Implementation Committee Annual Report, 2014. San Francisco, CA.
21 San Francisco County Transportation Authority. 2014 (April). Balboa Park Station Area Circulation Study. Final Report. San Francisco, CA. Prepared by Fehr & Peers, Arup, and Nelson Nygaard. Available: http://www.sfcta.org/transportation-planning-and-studies/current-research-and-other-projectsstudies/balboa-park-station-area-circulation-study.
22 San Francisco Planning Department. 2014. Interagency Plan Implementation Committee Annual IPIC Report, 2014. San Francisco, CA.

23 San Francisco Planning Department. 2008 (August 3). Balboa Park Area Plan & Historic Resource Survey, San Francisco, California, Historic Context Statement. San Francisco, CA. Prepared by TBA West, Inc., Daly City, CA. Available: http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=557.

RECENT PROJECTS AND PLANNED DEVELOPMENT

Ocean Avenue and the Ocean Avenue Neighborhood Commercial Transit District have had many significant development projects in recent years. Multiple new mixed-use developments have been built or are under construction along Ocean Avenue south of Balboa Reservoir. See the table below and Figure 8 for the locations and brief descriptions of significant developments near Balboa Reservoir.

PROJECT LOCATION	ADDRESS	PROJECT DESCRIPTION	PROJECT STATUS
1	1490 OCEAN AVENUE	• Four-story mixed-use building • 15 residential units • 4,356 square feet of commercial • 15 off-street parking spaces	APPROVED
2	1150 OCEAN AVENUE (AVALON BAY)	• One four-story and one five-story mixed-use building • 173 residential units • 29,500 square feet of commercial • Whole Foods grocery tenant	COMPLETED
3	270 BRIGHTON AVENUE	• Two, four-story mixed-use buildings • 27 total residential units • 3,653 square feet of commercial • 13 off-street parking spaces	UNDER CONSTRUCTION
4	1100 OCEAN AVENUE (MERCY HOUSING)	• Five-story mixed-use building • 71 below market rate residential units • 7,300 square feet of commercial • Five off-street parking spaces	UNDER CONSTRUCTION

FIGURE 8: SURROUNDING DEVELOPMENTS

Source: 1) Aerial Image from Google Earth, 2) Project Boundary from Balboa Reservoir Boundary Survey.dwg by SFPUC, 3) Other information from City of SF GIS database

ECONOMIC CONDITIONS

To anticipate market conditions for any potential future development on Balboa Reservoir, the project team undertook an analysis of prevailing market conditions in the Balboa Park neighborhood. This involved analyzing rents and vacancy conditions for retail space, multifamily housing, townhomes, and parking in the neighborhood and comparable developments over all of San Francisco.

The project team compared surrounding real estate market rents to citywide rents to estimate any associated discount that should be applied to new development at Balboa Reservoir compared to the city overall. The team also evaluated rents for townhomes in new developments citywide to inform future rents of new development at Balboa Reservoir.

The project team can establish a general rent multiplier using the average discount of prevailing rents in the immediate market area compared to the city overall, then applying the multiplier to prevailing rents of recently constructed development citywide. The result is a general order of magnitude rent expectations for the subject property. Note that all rent estimates evaluated in this early phase are subject to change as product mix, on-site amenities, and shifting real estate market conditions inform the overall economic value of Balboa Reservoir. Note that this Task 1 does not project rents for the subject property because of the preliminary condition of the analysis.

City College parking lot

Mercy Housing development under construction in Fall of 2014

Muni line along Ocean Avenue in front of the Avalon Bay development

New development along Ocean Avenue including the Ingleside Branch Library

Existing Retail Market

Source: Data provided by CoStar Group in 2014

The project team reviewed rents and vacancy rates of nearby retail space. This includes considering retail leasing conditions on Ocean Avenue, West Portal, Excelsior, and The Triangle.

Balboa Reservoir is adjacent to the Ocean Avenue retail corridor and serves as the closest comparable retail space. Although vacancy levels remain slightly higher there than for the city, rental rates are healthy and equivalent to citywide retail rents.

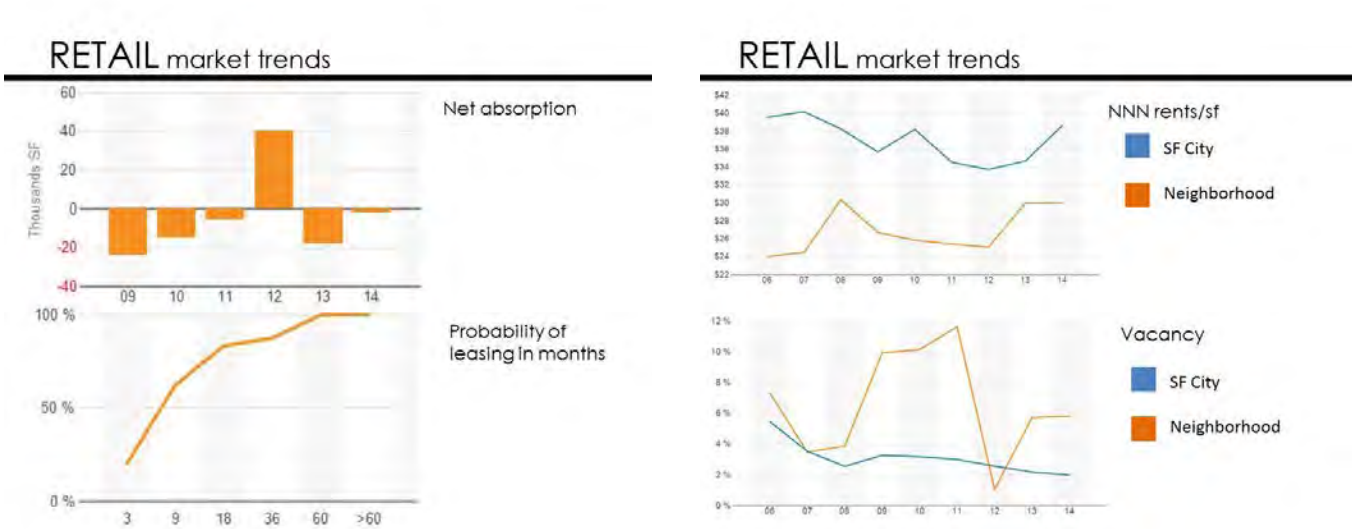
According to CoStar Group analytics, there is an 80% probability that all retail space along the Ocean Avenue corridor will be 100% leased within 12 months. Overall, the retail market appears healthy with availability rate (i.e. the percentage of space currently available for lease) of 2% and lease rates rising to $30 per square foot per year. However, the average amount of time on available for lease (i.e. "months on market) is higher than the City overall estimated at approximately 11 months compared to approximately 9 months citywide (Figure 9).

FIGURE 9: EXISTING RETAIL MARKET

	OCEAN AVENUE RETAIL		SAN FRANCISCO CITY RETAIL	
AVAILABILITY	SURVEY	5-YEAR	SURVEY	5-YEAR
NNN* RENT PER SQUARE FOOT	$30.00	$27.52	$39.79	$33.56
VACANCY RATE	6.30%	7.80%	2.00%	2.80%
AVAILABILITY RATE	2.00%	8.40%	2.70%	3.70%
MONTHS ON MARKET	11.1	8.6	8.7	8.8

**NNN = Triple Net Rates*

FIGURE 10: RETAIL MARKET TRENDS



Retail

Source: Data provided by CoStar Group in 2014

To compare the adjacent Ocean Avenue retail corridor to surrounding competition, the project team review CoStar retail real estate reports for four nearby commercial corridors. Specifically, the project team reviewed retail real estate market conditions for The Triangle, West Portal, Excelsior District, and Visitacion Valley. CoStar reported average lease rates from approximately $24 per square foot per year in Visitacion Valley to $48 per square foot per year in West Portal. The Triangle indicated the highest vacancy rate of 18% compared to 1% in West Portal. Rental rates for the Excelsior District and The Triangle were the closest to rents at Balboa Reservoir at approximately $31 per square foot per and $36 per square foot per year, respectively.

FIGURE 11: RETAIL COMPARABLES

RETAIL comps

EXCELSIOR

NNN Rent Per SF	$30.61
Vacancy Rate	1.20%
Availability Rate	1.20%
Months on Market	18.8
12 Mo. Absorption SF	-1,570

VIS VALLEY

NNN Rent Per SF	$24.08
Vacancy Rate	6.50%
Availability Rate	6.50%
Months on Market	19.3
12 Mo. Absorption SF	1,200

THE TRIANGLE

NNN Rent Per SF	$36.00
Vacancy Rate	18.30%
Availability Rate	18.30%
Months on Market	5.8
12 Mo. Absorption SF	-10,873

WEST PORTAL

NNN Rent Per SF	$48.00
Vacancy Rate	0.70%
Availability Rate	1.10%
Months on Market	40.4
12 Mo. Absorption SF	11,680

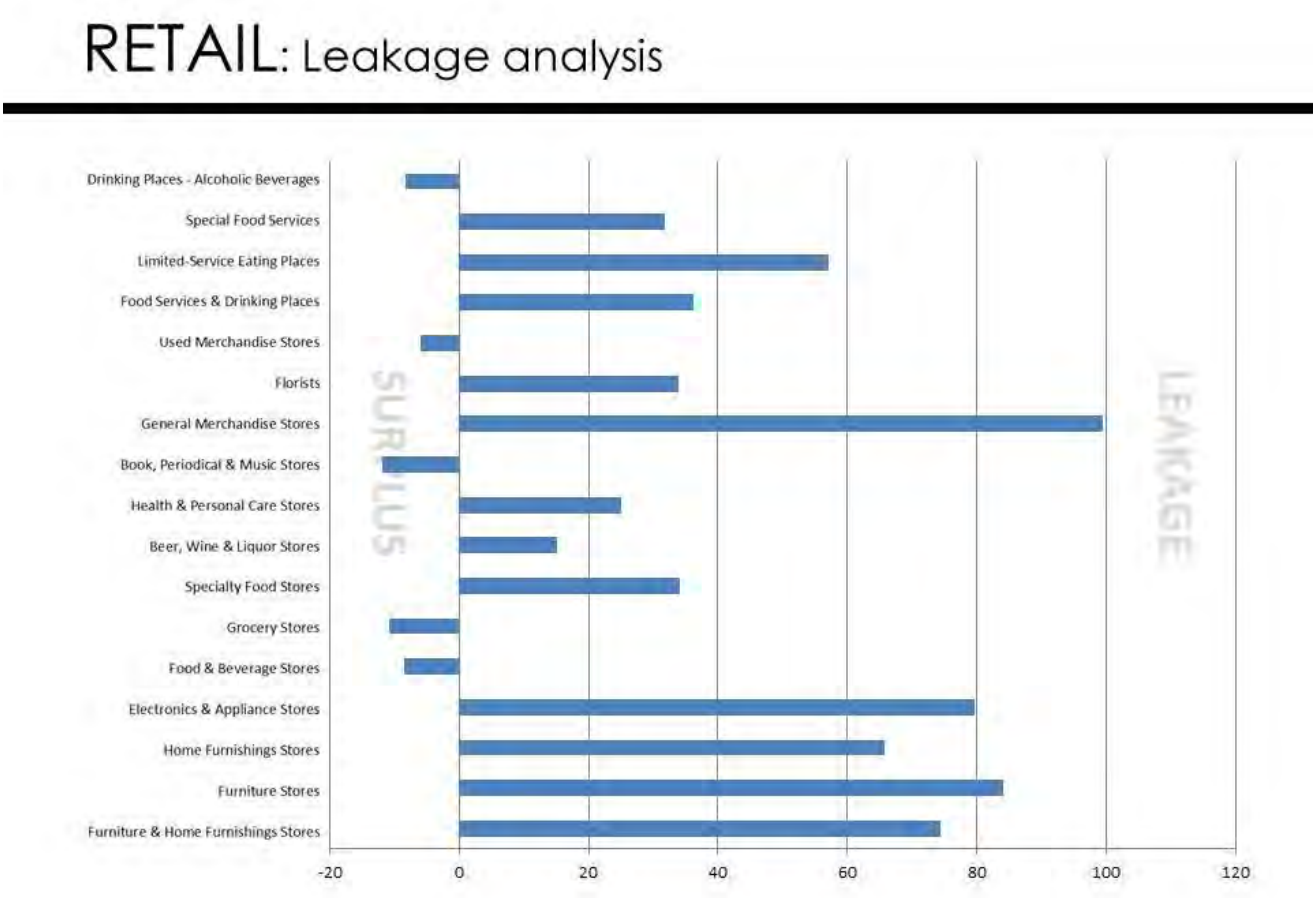
Intersection of Plymouth and Ocean Avenue

Leakage Analysis

Source: Data compiled by AECOM in 2014 based on Esri Business Analyst Online

AECOM performed a leakage analysis using Esri Business Analyst Online, which compared neighborhood-area spending power versus estimated retail sales within Balboa Reservoir (see Figure 12). The leakage analysis indicates which retail goods and services are potentially unmet for surrounding residents in the Ocean Avenue corridor. This limited retail-leakage analysis identified several additional retail items that could be captured locally if available high-quality offerings were located within Balboa Reservoir. These include limited service eating places, florists, health and personal care stores, and food services and drinking places. The preliminary analysis could be used to indicate the potential goods and services that could be located in this neighborhood to attract the existing resident base. Moreover, it indicates additional demand for retail space beyond the available retail space supply.

FIGURE 12: LEAKAGE ANALYSIS



Multifamily

Source: Information compiled by AECOM in 2014 based on Realfacts data

The project team reviewed multifamily rental housing trends for the City of San Francisco and for select submarkets. Of particular interest was a review of prevailing rents and occupancy trends of rental housing offered near Balboa Reservoir. Specifically, the project team focused on multifamily project leasing in Zip Codes 94131 and 94112. The project team accessed RealFacts Apartment market data which surveys quarterly apartment developments of over 50 units. In addition, prevailing rents for recently developed housing was evaluated to understand the market premium commanded by more modern rental housing developments in San Francisco.

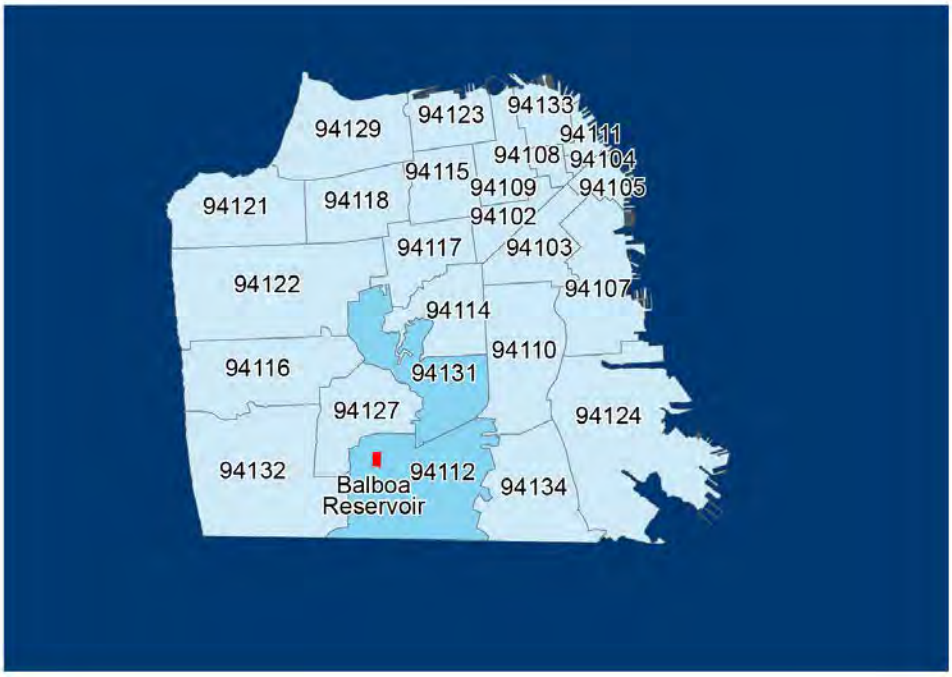
FIGURE 13: RENT AND OCCUPANCY RANKING

Rent ranking for Zipcodes in San Francisco		Occupancy ranking for Zipcodes in San Francisco	
Zipcode	**Avg Rent**	**Zipcode**	**Avg Occ.**
1. 94129	$3,822	1. 94130	100.00%
2. 94111	$3,782	2. 94133	99.30%
3. 94105	$3,780	3. 94111	98.80%
4. 94107	$3,761	4. 94112	98.30%
5. 94103	$3,615	5. 94134	97.30%
6. 94158	$3,590	6. 94131	97.20%
7. 94134	$3,486	7. 94109	97.10%
8. 94109	$3,387	8. 94129	96.90%
9. 94132	$3,284	9. 94122	96.70%
10. 94108	$3,240	10. 94115	96.40%
11. 94123	$3,171	11. 94103	96.00%
12. 94122	$3,126	12. 94102	95.70%
13. 94115	$3,124	13. 94105	95.50%
14. 94131	$3,072	14. 94123	95.00%
15. 94133	$2,933	15. 94132	94.80%
16. 94112	$2,899	16. 94108	94.60%
17. 94102	$2,830	17. 94107	90.80%
18. 94130	$2,454	18. 94158	90.20%

Neighborhood Rental Housing Conditions

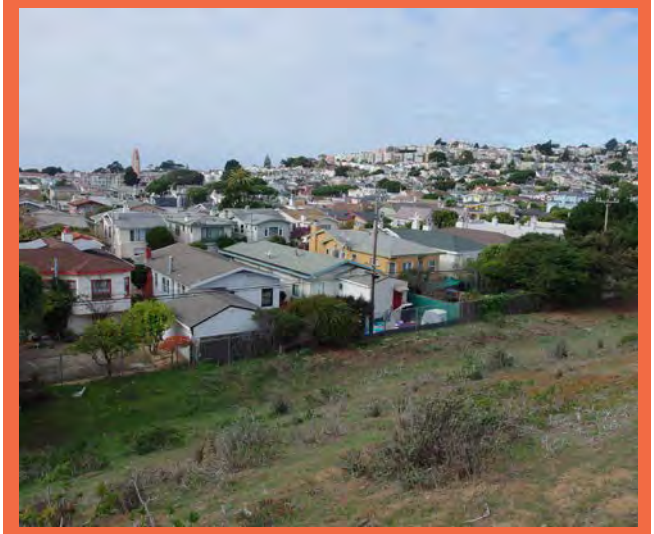
Rent and occupancy rankings show that these two zip codes include products with lower rents than found in other zip codes in San Francisco, but at the same time display higher occupancy. Figure 13 shows the estimated average rents per square foot and occupancy rates by zip code. The zip codes' lower rents yet higher occupancy rates indicate potential for rent growth as the housing market remains relatively tight, creating upward pressure on rents. Overall, average monthly rents for Zip Codes 94131 and 94112 range between approximately $3,100 and $2,900 per month, respectively. On average, multifamily rents are approximately 10 percent lower than the citywide average.

FIGURE 14: SAN FRANCISCO ZIP CODES



New Multifamily Rental Trends

The project team reviewed rents for multifamily projects that opened within the last year in San Francisco. On average, rents for these developments are approximately 16% higher than citywide multifamily rents. In other words, new housing commands higher rents than the overall supply. Rents for new multifamily housing average approximately $4.90 per square foot compared to $4.20 per square foot for multifamily housing citywide (i.e. the citywide average for housing regardless of the year constructed). As shown in Figure 15, the citywide supply of studios and 1-bedroom units rent at higher rates per square foot compared to larger two and three bedroom units. However, this variance in rents per square foot is more muted among new housing with the exception of two bedroom – two bathroom units. Avalon Ocean Avenue is the closest comparable multifamily housing project as it is directly south of Balboa Reservoir. Current asking rents at Avalon Bay Ocean Avenue range from approximately $3.10 to $5.40 per square foot with the smaller units commanding the highest rents per square foot. At the time of the background assessment (November, 2014), there were no available apartments rents. As such, apartment rents may be actually higher than those most recently documented by RealFacts or on Avalon Bay Ocean Avenue's website as they have not had to update their rents to reflect prevailing market conditions.[24]



Westwood Park neighborhood to the west of Balboa Reservoir

Housing near Balboa Reservoir

24 Avalon Communities. Avalon Ocean Avenue. Available: http://www.avaloncommunities.com/california/san-francisco-apartments/avalon-ocean-avenue/floor-plans.

FIGURE 15: MULTIFAMILY RENT TRENDS

MULTIFAMILY

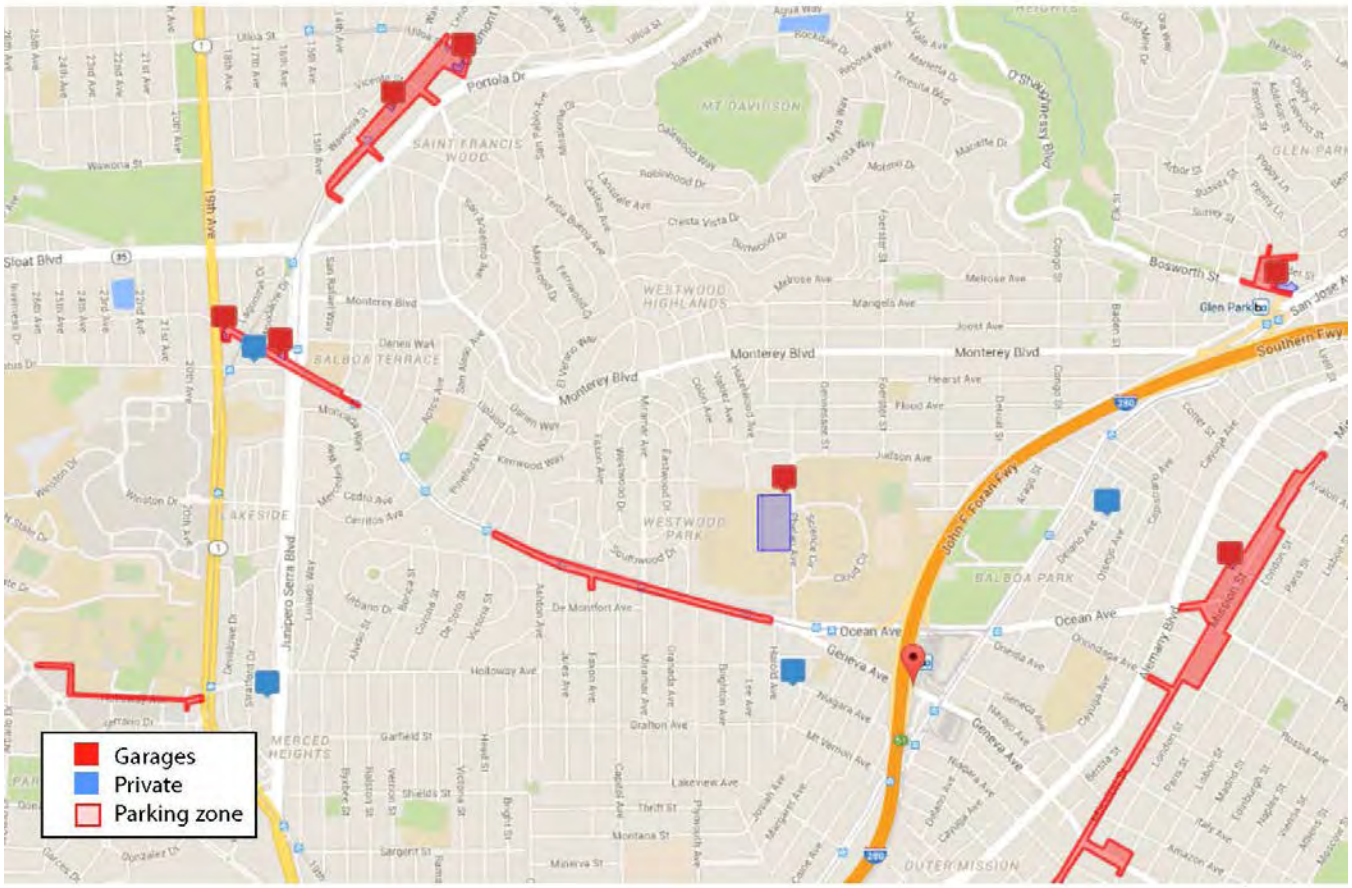
Average $/sf	CITY	NEIGHBORHOOD	NEW PRODUCTS
	City San Francisco	(94112 and 94131)	new products in SF City
All average	$4.24	$3.83	$4.94
studio	$5.24	$4.58	$5.08
1bd 1bth	$4.48	$4.18	$5.15
2bd 1bth	$4.12	$3.74	$5.18
2bd 2bth	$4.03	$3.44	$4.36
3bd 2bth	$3.42	$2.82	$5.09

Parking

Source: Data compiled by AECOM in 2014 based on DataSF and SFpark

The project team reviewed parking rates for on-street and off-street parking near the Balboa Station as future parking revenue will contribute to inform the development program and the underlying land value of Balboa Reservoir. Figure 16 shows the location of parking prices researched in this background analysis.

FIGURE 16: PARKING COMPARABLES



Public Parking

Overall, public parking rates in the surrounding market area average approximately $2 per hour. The City College Reservoir lot charges $3 per hour. Rates decrease for daily and monthly parking.

Private Parking

Private parking lots charge higher rates at approximately $3 per hour. As with public parking rates, pricing decreases for daily and monthly parking. Avalon Bay charges approximately $200 per month for reserved parking and $120 per month for motorcycle parking.

Tier Parking Pricing Calculator

The City uses a tiered approached to pricing parking. Hourly rates are priced the highest with pricing decreased by tiers of time. Figure 17 shows a typical pricing calculator for San Francisco parking facilities.

Cars parked in the Balboa Reservoir. City College campus is visible in the background

FIGURE 17: PARKING PRICING STRATEGY

Parking pricing strategy

(derived from SFPark base model)

$3	**Hourly Rate: derived from neighborhood comps**
$3 X 10 = $30	**Daily maximum**: 8 to 14 X average hourly rate.
$30 X 10 = **$300**	**Monthly rates**: 8 to 14 X daily maximum rate
$330	**Monthly area reserved rates**: Approx 10% surcharge
$450	**Monthly reserved rates**: 40-67% surcharge
$150	**Monthly carpool/car share rates**: 50% of the monthly rate.

While the rates for city parking lots average around $2/hour in the area, we can price parking higher (as it would be a private development) at 3$/hour

ANALYSIS OF EXISTING CONDITIONS

Zoning / Height Limits

Balboa Reservoir is zoned as P, "Public," in the San Francisco Zoning Code. The adjacent land to the east that houses additional City College parking and the relatively new City College Multiuse Building is also zoned as Public. According to the San Francisco Planning Department, designation as a P District applies to land that is owned by a governmental agency and is in some form of public use.

The portion of Ocean Avenue between Phelan Avenue and Manor Avenue is part of the Ocean Avenue Neighborhood Commercial Transit District. The district is intended to provide resident-serving commercial uses on ground floors and housing on upper floors. Standards for residential uses include height and bulk, setbacks, and lot coverage. Access to off-street parking and loading is prohibited on Ocean Avenue to promote the pedestrian-oriented quality and character of the street. The commercial element of the Ocean Avenue Neighborhood Commercial Transit District is intended to provide convenience goods to neighborhoods surrounding Ocean Avenue. Commercial uses such as retail stores, restaurants, and neighborhood-service offices are permitted in this district.[25]

The Westwood Park neighborhood is zoned as RH-1(D), "Residential–House, One Family–Detached." Structures in this district are characterized by wider lots and typically have side yards. The Westwood Park neighborhood falls within the Westwood Park Residential Character District, which is a special-use district identified in the San Francisco Planning Code. New and existing residential buildings in this district are subject to residential design guidelines that dictate siting, scale, texture, detailing, openings, and landscaping.[26] Neighborhoods south of Ocean Avenue are zoned as RH-2, "Residential–House, Two Family." Homes in this district are typically one- and two-family homes.[27]

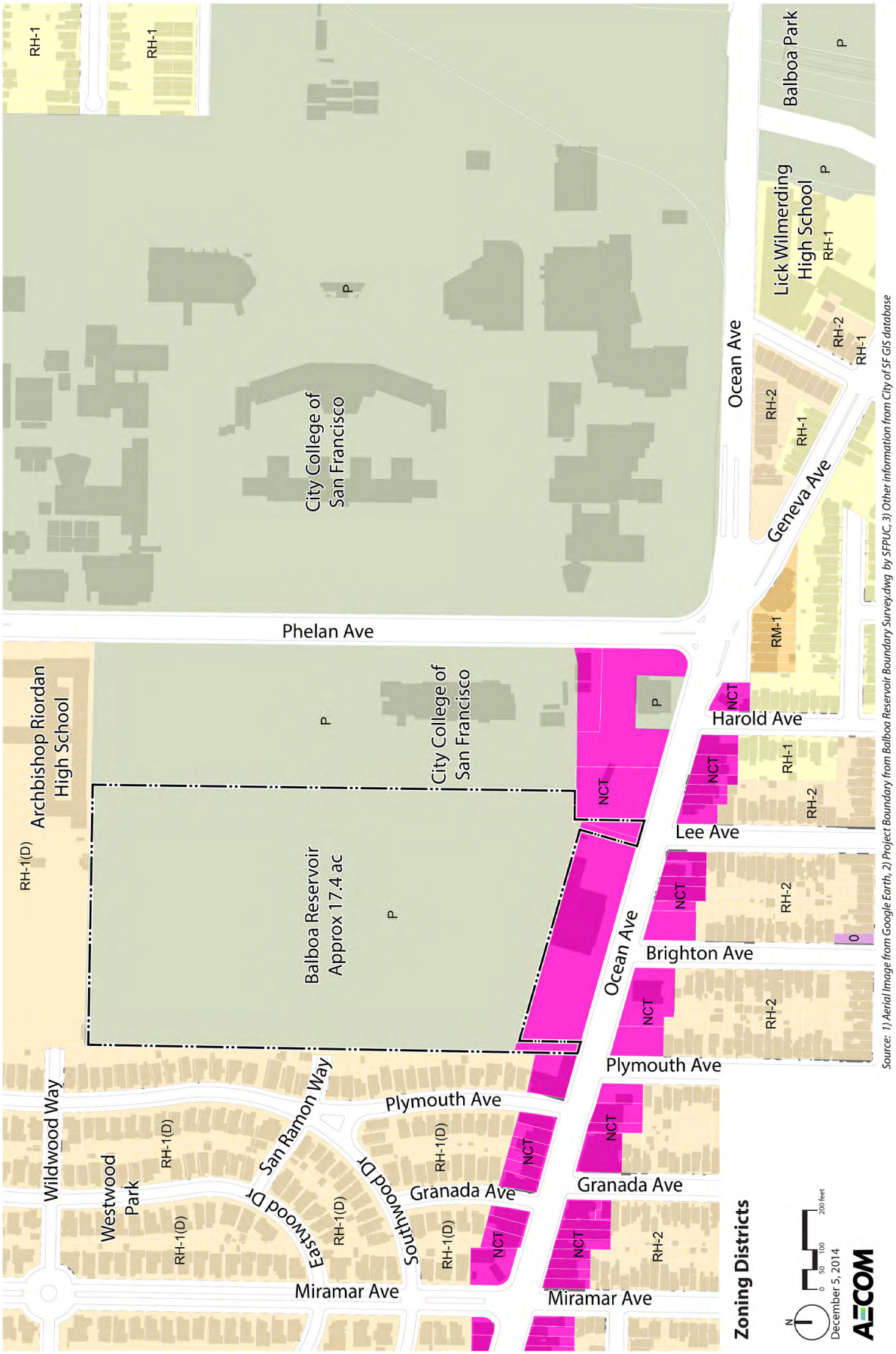
See Figure 18 for the zoning districts on and around Balboa Reservoir.

Homes in the Westwood Park neighborhood within the 'Westwood Park Residential Character District'

Five-story Avalon Bay development along Ocean Avenue

25 San Francisco Zoning Code, Section 737.1.
26 San Francisco Zoning Code, Section 244.1.
27 San Francisco Zoning Code, Section 206.1.

FIGURE 18: ZONING DISTRICTS



Height and Bulk

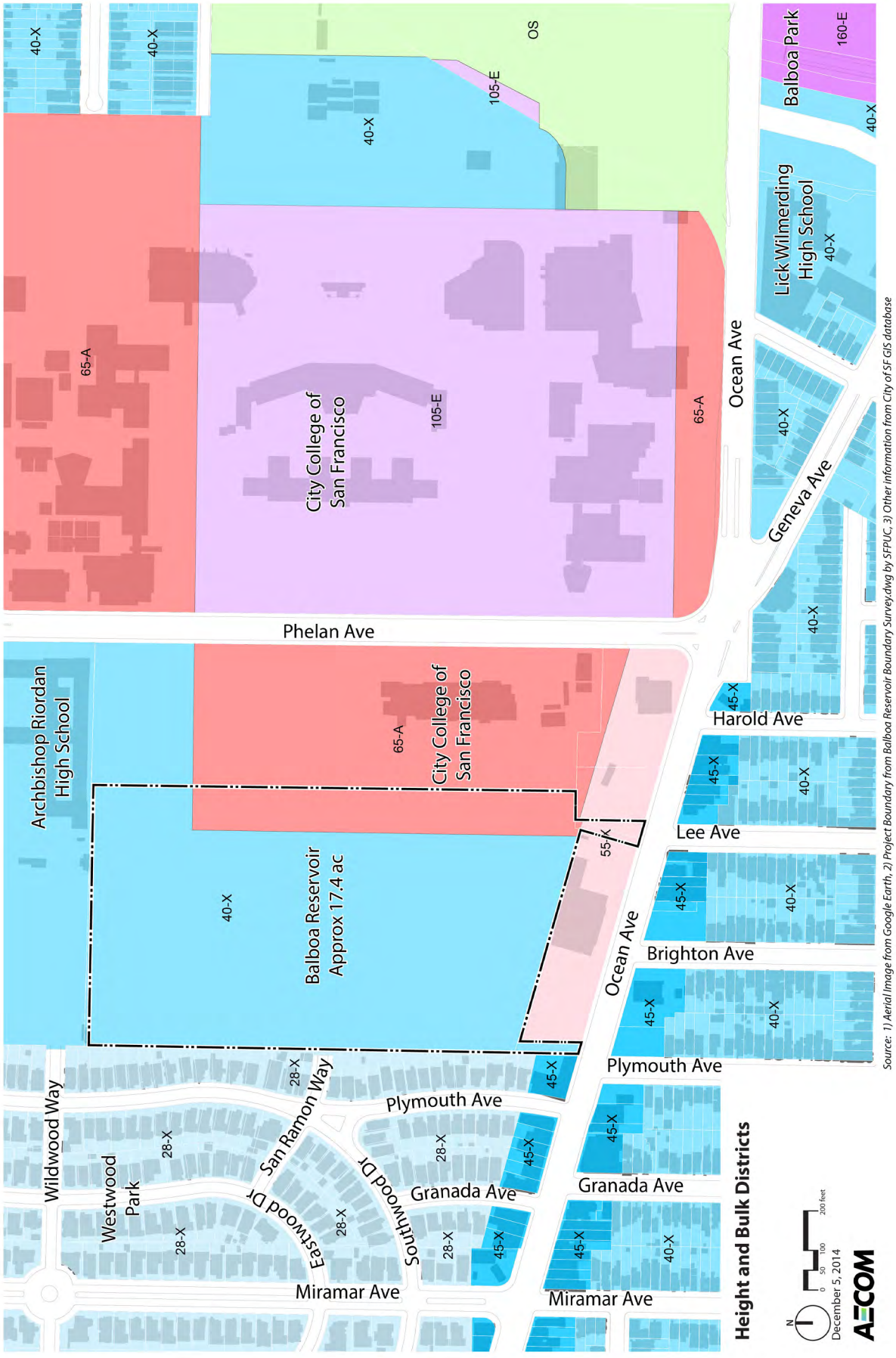
Like much of the Balboa Park Station Area, Balboa Reservoir is in a 40-foot height district, meaning that project proponents can currently build structures to 40 feet. Along the Ocean Avenue Neighborhood Commercial Transit District, buildings are allowed up to 45 feet for the most part, except in the 55-foot zone along Ocean Avenue between Phelan and Plymouth Avenues. The parcels in this zone contain the recent Avalon Bay and Mercy Housing developments, both with ground-floor retail and four floors of residential above. The Westwood Park neighborhood directly west of Balboa Reservoir is in a 28-X zone. The City College parcels adjacent to Balboa Reservoir and adjacent to surrounding neighborhoods are limited to 65 feet in height. Most of the main campus east of Phelan Avenue has a height limit of 105 feet. These areas also have bulk controls that limit building dimensions at various height thresholds.

See Figure 19 for the height and bulk districts around Balboa Reservoir.

City College is within the 106-E Height and Bulk district

Buildings within the Ocean Avenue Neighborhood Commerical Transit District have a maximum height of 45 feet

FIGURE 19: HEIGHT AND BULK DISTRICTS



Source: 1) Aerial Image from Google Earth, 2) Project Boundary from Balboa Reservoir Boundary Survey.dwg by SFPUC, 3) Other information from City of SF GIS database

CONCLUSIONS AND RECOMMENDATIONS

Balboa Reservoir presents an exciting potential opportunity site for development that could fulfill the objectives of the City's Public Sites Program by addressing housing shortages, and could provide financial returns to the City. After completing a preliminary review of existing conditions at Balboa Reservoir, the project team determined that the site presents the initial opportunities and constraints listed below. Note that opportunities and constraints related to transportation are summarized in the Transportation Analysis memorandum (Task 2), which is submitted concurrently with this study under separate cover. Figure 20 provides a visual interpretation of opportunities and constraints. The table on page 42 lists a summary of the opportunities and constraints provided in this section.

Opportunities

From a development perspective, it is advantageous that the western portion of Balboa Reservoir is entirely owned by SFPUC. Balboa Reservoir itself is fairly large, thus allowing for increased flexibility when considering development opportunities. Given the size and shape of Balboa Reservoir, it could likely accommodate a neighborhood park or plaza in addition to housing and other uses. The park or plaza could be designed with a complementary open-space link to provide a physical connection to the Unity Plaza on Ocean Avenue, which is currently under construction.

The location of Balboa Reservoir is ideal from a transportation perspective. Given the proximity of BART, the K Ingleside, the 8X Bayshore Express, the 49 Van Ness–Mission, the 29 Sunset, and other transit lines, any future development occurring on Balboa Reservoir would be highly accessible by many transportation modes. Future residents of Balboa Reservoir could easily travel to any part of San Francisco and many parts of the Bay Area via BART, Muni, or other modes of transportation. See the Transportation Analysis memorandum for further discussion of transportation opportunities at Balboa Reservoir.

Ocean Avenue is becoming more attractive; appealing amenities such as the newly constructed Whole Foods Market have been added, and infill development has increased in the adjacent community. The growth surrounding Balboa Reservoir creates a favorable environment for housing and open space for a variety of families and household types. Background economic analysis indicate housing to be the highest and best use given low vacancy rates and increasing rents in the neighborhood; especially for new housing units.

Balboa Reservoir is located close to academic institutions of all levels: high schools, elementary schools, and City College. Families with children or students may find this proximity appealing and support housing at Balboa Reservoir. Furthermore, the introduction of a variety of more units into the neighborhood would provide housing for a diversity of new residents.

The existing landforms on Balboa Reservoir provide an opportunity because of the volume of good soil fill material in the existing berms. This soil can be re-graded into a landform (such as stepped terraces) that could be well suited for new homes, streets, and parks. This is noteworthy because although the base of Balboa Reservoir is relatively flat, the boundaries or edges of the property range from flat to relatively steep. The soil available from the berms could be used to establish a smooth transition between the two via the creation of stepped terraces.

Utilities are well established in the Balboa Park neighborhood. Because the areas surrounding Balboa Reservoir are currently served by a water distribution network, a combined sewer system, power, and natural gas, one can assume that existing utility providers can also serve Balboa Reservoir.

Depending on the type of development that will occur on Balboa Reservoir, density bonuses may be available. In the Housing Element of the General Plan, a 25% density bonus is allowed on projects that provide 20% of units for lower income households or 50% of units for senior citizens.[28] Should either of these uses be considered for Balboa Reservoir, density bonuses may allow for more development options.

The Balboa Park Station Area Plan Final Environmental Impact Report (Balboa Park Plan FEIR) finds that the speculative development of 500 residential units on Balboa

28 City and County of San Francisco. 1996. San Francisco General Plan, Housing Element, Policy 4.4. San Francisco, CA.

Reservoir would not result in significant land use impacts.[29] The Balboa Park Plan FEIR states that land use effects on Balboa Reservoir would minimally disrupt the established community because land use controls would be implemented to encourage transit-oriented development "for a more cohesive, livable neighborhood environment."[30] Although any future proposed projects would require individual environmental review, development on Balboa Reservoir has received programmatic environmental clearance through the Balboa Park Plan FEIR.

Constraints

In addition to the opportunities provided for potential development of Balboa Reservoir, there are some challenges to overcome. One challenge is the current zoning of Balboa Reservoir. Buildings under the current Public zoning restrictions are restricted to a maximum height of 40 feet. This limitation would not allow for a building of more than three stories; therefore, a zoning change would need to be requested for Balboa Reservoir.

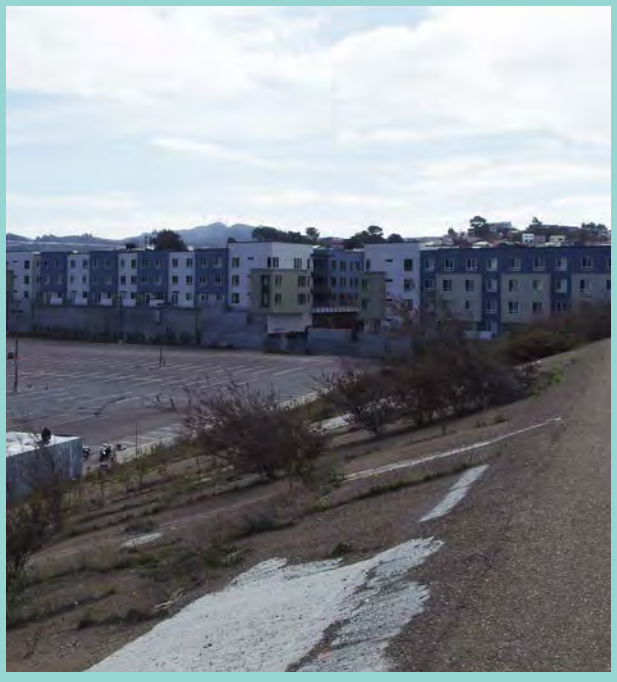
Given the diversity of development surrounding Balboa Reservoir (City College, Archbishop Riordan High School, Westwood Park neighborhood), any new, large scale development may not initially be compatible with existing uses (perceived or otherwise). The design and layout of any new development should take extra care to ensure compatibility with the existing uses on all sides.

Completing the Lee Avenue Extension to improve access to Balboa Reservoir would involve placing the right-of-way for this road across a triangular parcel owned by SFPUC. Completing this road could be costly because of the engineering needed to accommodate the steep grade at the end of the Lee Avenue Extension. The result of this roadway not being available could result in the reduction in the number of housing units that could be accommodated on site due to limited roadway access. SFPUC may also need to move pipelines to accommodate the road extension. Any development proposed for the Balboa Reservoir must be aware of appropriate setback requirements for utilities owned or maintained by the SFPUC or other utility providers.

The existing landforms on-site do not exclude development opportunities but do limit them. In its current condition, Balboa Reservoir is bounded on three sides by earth berms, each with a slope exceeding 15%. These berms both limit access and, because of their land area, reduce the size of a cohesive development area.

Because Balboa Reservoir has never been developed, infrastructure connections would need to be updated or created. Easements running along the southern edge of Balboa Reservoir limit the area available for new development, given that SFPUC prohibits structures on its infrastructure to protect it. The project team should meet with representatives from SFPUC and the San Francisco Department of Public Works's Engineering Hydraulics Division to confirm whether the adjacent sewer infrastructure has adequate capacity and integrity to serve the potential development.

Lastly, retail real estate market conditions indicate only moderate demand for new retail space.

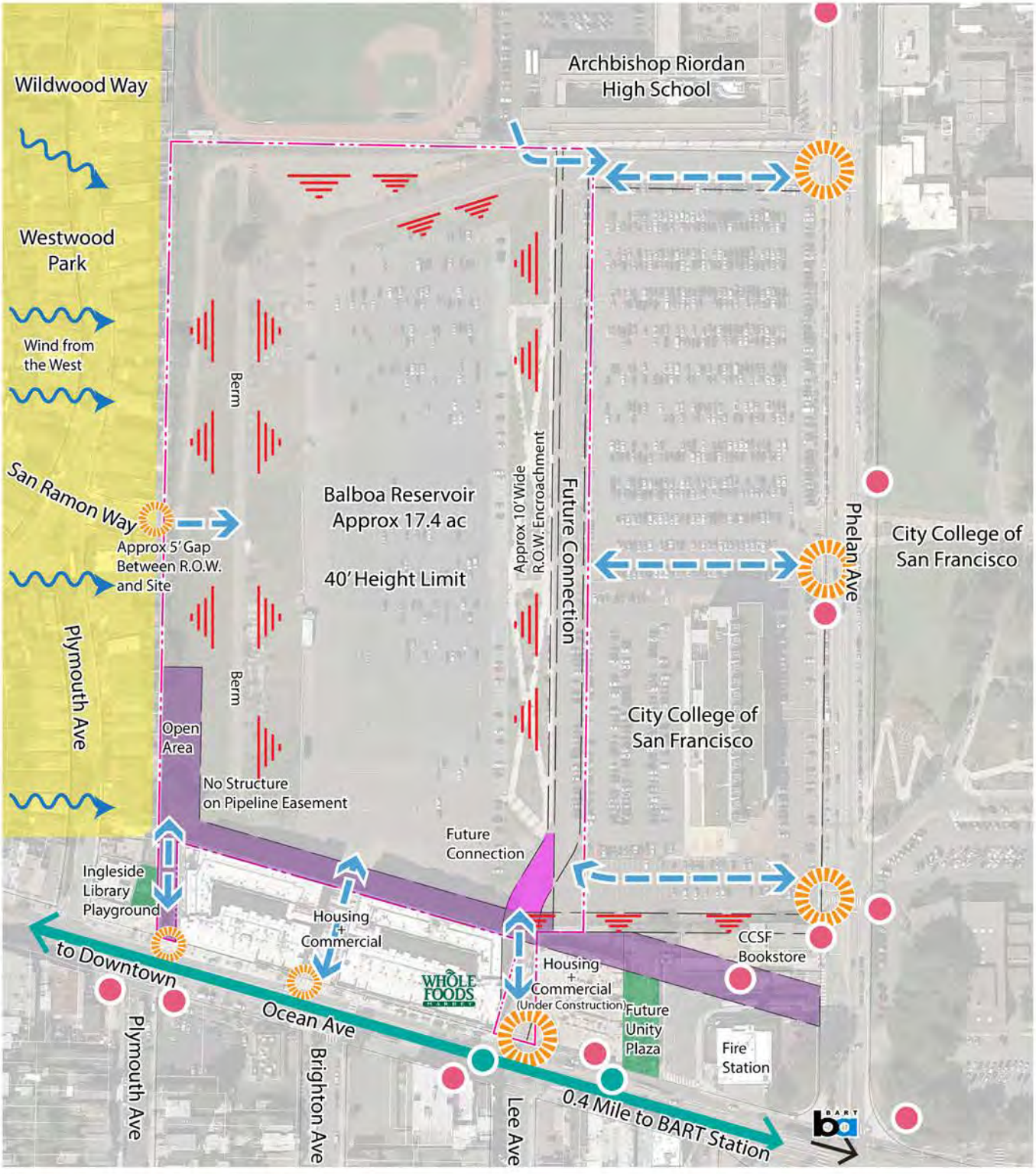


There are steep berms on three sides of the Balboa Reservoir. The berms may limit the accessibility of Balboa Reservoir. However, the berms may also facilitate development because they provide soil fill material that may be re-graded.

29 City and County of San Francisco. 2008 (December 4). Balboa Park Station Area Plan Final Environmental Impact Report. San Francisco Planning Department Case No. 2004.1059E, State Clearinghouse No. 2006072114. San Francisco, CA. Page 137.

30 City and County of San Francisco. 2008 (December 4). Balboa Park Station Area Plan Final Environmental Impact Report. San Francisco Planning Department Case No. 2004.1059E, State Clearinghouse No. 2006072114. San Francisco, CA. Page 137.

FIGURE 20: OPPORTUNITIES AND CONSTRAINTS



Opportunities and Constraints

Legend

- Westwood Park Neighborhood
- No Structure on Existing Pipelines
- Lee Avenue Connection
- Plaza / Open Space

- Bus Stops
- Muni Metro Stops
- Grade Change
- Potential Site Access Points (Ped, Bike, or Car)
- Potential Site Access (Ped, Bike, or Car)

Source:

1) Aerial Image from Google Earth
2) Project Boundary from Balboa Reservoir Boundary Survey.dwg by SFPUC
3) Propose Easement Alignment based on "Proposed Easements Across City College Property.pdf" by SFPUC on 11/21/2012
4) Other Information from City of SF GIS database

N

0 50 100 200 feet

AECOM

December 17, 2014

OPPORTUNITIES AND CONSTRAINTS TABLE

TOPIC	POTENTIAL OPPORTUNITIES	POTENTIAL CONSTRAINTS
Urban Design	• The large size and rectangular shape of the Balboa Reservoir provides flexibility for site design • New development on Balboa Reservoir would facilitate the creation of connections between City College, the Ocean Avenue Neighborhood Commercial Transit District, and surrounding neighborhoods.	• Given the diversity of development surrounding Balboa Reservoir (City College, Archbishop Riordan High School, Westwood Park neighborhood), any new, large scale development may not initially be compatible with existing uses. The design and layout of any new development should take extra care to ensure compatibility with the existing uses on all sides.
Land Use	• Given the size and shape of Balboa Reservoir, it could likely accommodate a neighborhood park or plaza in addition to housing and other uses. • Recent development near the Balboa Reservoir on Ocean Avenue (resident serving uses like grocery stores and shops) would be complementary to proposed housing or mixed use development. • The location of Balboa Reservoir is ideal from a transportation perspective (see Transportation Analysis Memo for more detail).	• Completing the Lee Avenue Extension to improve access to Balboa Reservoir would involve placing the right-of-way for this road across a triangular parcel owned by SFPUC. Completing this road could be costly because of the engineering needed to accommodate the steep grade at the end of the Lee Avenue Extension. If this connection is not gained it could result in the reduction in the number of housing units that could be accommodated on site due to limited roadway access.
Socio-Economics	• Balboa Reservoir is located close to academic institutions of all levels: high schools, elementary schools, and City College. Families with children or students may find this proximity appealing and support housing at Balboa Reservoir. • The introduction of a variety of additional units into the neighborhood would provide housing for a cross-section of new residents.	• Any new, large scale development may not initially be perceived by neighbors as compatible with existing uses.
Physical	• The existing landforms on Balboa Reservoir provide an opportunity because of the volume of good soil fill material in the existing berms. This soil can be re-graded into a landform (such as stepped terraces) that could be well suited for new homes, streets, and parks. This is noteworthy because although the base of Balboa Reservoir is relatively flat, the boundaries or edges of the property range from flat to relatively steep. The soil available from the berms could be used to establish a smooth transition between the two via the creation of stepped terraces.	• Berms are steep (15% slope); because of their size the berms limit the buildable land area and create potential site access issues.
Real Estate	• Balboa Reservoir is one large parcel under SFPUC ownership; a single owner facilitates the development process. • Background economic analysis indicate housing to be the highest and best use with low vacancy rates and increasing rents in the neighborhood; especially for new housing units.	• Retail real estate market conditions indicate moderate demand for new retail space.

TOPIC	POTENTIAL OPPORTUNITIES	POTENTIAL CONSTRAINTS
Utilities	• Public utilities already serve the areas surrounding the Balboa Reservoir; therefore it can be assumed that new development could also be served.	• Because Balboa Reservoir has never been developed, infrastructure connections would need to be updated or created. • Development cannot occur on existing infrastructure easements. • SFPUC may need to move pipelines to accommodate the Lee Avenue Extension. Any development proposed for the Balboa Reservoir must be aware of appropriate setback requirements for utilities owned or maintained by the SFPUC or other utility providers.
Policy / Zoning	• The Balboa Park Plan FEIR finds that the speculative development of 500 residential units on Balboa Reservoir would not result in significant land use impacts. Development on Balboa Reservoir has received programmatic environmental clearance through the Balboa Park Plan FEIR. • Depending on the type of development that will occur on Balboa Reservoir, density bonuses may be available. In the Housing Element of the General Plan, a 25% density bonus is allowed on projects that provide 20% of units for lower income households or 50% of units for senior citizens.	• 'Public' zoning restricts the height of development to 40 feet; therefore a zoning change would be needed to facilitate development of more than 3 stories. • Future proposed projects would require individual environmental review.

NEXT STEPS

This memorandum represents the deliverable for Task 1, "Review Planning Context," of AECOM's scope of work.

The memorandum for Task 2, "Transportation Analysis," is being submitted concurrently under separate cover. Assumptions are being made to inform next steps in developing land use and urban design concept alternatives for Balboa Reservoir and holding public workshops.

APPENDICES

Appendix A: Balboa Reservoir Easements

Appendix Number	Document Date	Document Title	Description	San Francisco Assessor-Recorder Document Number	Board of Supervisors' Resolution Number	Notes
A1	May 17, 2012	Termination of Easements	City College and the City and County of San Francisco (CCSF) terminated: (1) CCSF Grant of Easement to City College recorded on October 15, 1992 (2) City College Grant of Pipeline Easement to CCSF recorded on October 15, 1992	2012-J414054 F223284 F223285	File No. 110771, Resolution No. 304-11	
A2	May 17, 2012	Quitclaim Deed (Portion of Block 3180, Lot 1)	CCSF quitclaimed 6.21 acres of Block 3180, Lot 1 to City College (eastern portion of the north basin retained in 1992)	2012-J414055	File No. 110771, Resolution No. 304-11	• As part of this transfer, City College agreed to reimburse the SFPUC for 50% of the total costs to install any reinforcement improvements in the event that the SFPUC decided to use its adjacent property as a water storage reservoir.
A3	May 17, 2012	Quitclaim Deed (Portion of Block 3180, Lot 1)	CCSF quitclaimed the Bookstore Property (5,835 sq. ft.) to City College	2012-J414056	File No. 110771, Resolution No. 304-11	
A4	May 17, 2012	Quitclaim Deed (Portion of Block 3180, Lot 1)	City College quitclaimed 6.60 acres of Block 3180, Lot 001 to CCSF	2012-J414057	File No. 110771, Resolution No. 304-11	
A5	May 17, 2012	Access Easement Agreement (Portion of Block 3180, Lot 001)	City College granted CCSF a 60' access easement over the City College property (running east/west on the northern edge); CCSF granted City College a 50' access easement over the CCSF property (running north/south on the eastern edge)	2012-J414058	File No. 110771, Resolution No. 304-11	• As part of this agreement, SFPUC and City College recorded an Access Easement Agreement where the parties granted reciprocal access over their respective property for the "construction, use, operation, maintenance, and repair of an accessway with two (2) sidewalks" (Access Agreement 2012-J414058) • This agreement calls for City College to connect the accessway to Lee Avenue. Completion of the Lee Avenue Extension will require substantial funding in light of the steep grade and possible need to relocate underlying water distribution pipelines (Refer to Utilities and Infrastructure text).
A6	May 17, 2012	Pipeline Easement Agreement (Portion of Block 3180, Lot 001)	City College granted CCSF a pipeline easement across the southwest corner of the Bookstore Property	2012-J414494	File No. 110771, Resolution No. 304-11	• The pipelines also continue to the south of the City College property through pipeline easements. One pipeline easement runs through the Mercy Housing property to the north of Ocean Avenue, which Mercy Housing acquired in a series of transactions that first began in 2010 with the City's transfer of the Mercy Housing property to the former Redevelopment Agency. Another SFPUC pipeline easement occurs through a portion of the City College bookstore property. This occurred concurrently with the bookstore property transfer, when City College granted SFPUC a water pipeline easement over the southwestern portion of the bookstore property transferred to City College. The SFPUC pipelines also run through the subsurface of the Phelan Loop parallel to Ocean Avenue on property which the SFMTA owns. In an agreement between the Municipal Transit Authority (MTA) and the SFPUC, MTA agreed to allow the 60-foot wide pipeline easement running parallel to Ocean Avenue.

Source: SFPUC

APPENDIX A1

Free Recording Requested Pursuant to
Government Code Section 27383

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Director of Property
Real Estate Division
City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102

with a copy to:

Peter Goldstein
Vice Chancellor of Finance and Administration
San Francisco Community College District
33 Gough Street
San Francisco, CA 94103

WE HEREBY CERTIFY THAT THIS IS FULL, TRUE AND CORRECT COPY OF THE ORIGINAL DOCUMENT AS THE SAME APPEARS IN THE OFFICE OF THE COUNTY RECORDER OF San Francisco COUNTY, STATE OF CA RECORDED ON 5/17/12
IN BOOK ——— OF OFFICIAL RECORDS
AT PAGE —— SERIAL NO. 2012J414054
CHICAGO TITLE INSURANCE COMPANY
By

(Space above this line reserved for Recorder's use only)

TERMINATION OF EASEMENTS

THIS TERMINATION OF EASEMENTS (this "**Termination**"), dated as of MAY 17, 2012, is by and between SAN FRANCISCO COMMUNITY COLLEGE DISTRICT, an institution of higher education organized under the State of California Education Code ("**College**"), and the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation ("**City**").

1. College and City entered into that certain Grant of Easement, which was recorded in the Official Records of San Francisco County on October 15, 1992, as Document No. F223284, pursuant to which City granted an air rights easement to College (the "**Air Rights Easement**"), which encumbers certain property owned by City and located in the City and County of San Francisco, California, as further described on the attached Exhibit A ("**Parcel 1**").

2. College and City additionally entered into that certain Grant of Easement, which was recorded in the Official Records of San Francisco County on October 15, 1992, as Document No. F223285, pursuant to which College granted a pipeline easement to City (the "**1992 Pipeline Easement**"), which encumbers certain property owned by College and located in the City and County of San Francisco, California, as further described on the attached Exhibit B ("**Parcel 2**").

3. College and City hereby agree to terminate the Air Rights Easement and the 1992 Pipeline Easement (together, the "**Easements**"), and shall take all actions reasonably necessary to remove the Easements from encumbering or affecting Parcel 1 or Parcel 2 in any way.

4. The purpose of this Termination is to give notice of such termination of the Easements and shall be binding upon, and shall inure to the benefit of, City and College, and their respective legal representatives, successors and assigns.

5. This Termination may be executed in counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the undersigned have executed this Termination as of the date first written above.

COLLEGE:

SAN FRANCISCO COMMUNITY COLLEGE DISTRICT, an institution of higher education organized under the State of California Education Code

By: _____
Peter Goldstein
Vice Chancellor of Finance and Administration

Date: 4/20/12

APPROVED AS TO FORM:

SHUTE, MIHALY & WEINBERGER LLP

By: _____
Deborah L. Miller

CITY:

CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation

By: _____
John Updike
Acting Director of Property

Date: _____

APPROVED AS TO FORM:

DENNIS J. HERRERA, City Attorney

By: _____
Carol Wong, Deputy City Attorney

IN WITNESS WHEREOF, the undersigned have executed this Termination as of the date first written above.

COLLEGE:

SAN FRANCISCO COMMUNITY COLLEGE DISTRICT, an institution of higher education organized under the State of California Education Code

By: _____
Peter Goldstein
Vice Chancellor of Finance and Administration

Date: _____

APPROVED AS TO FORM:

SHUTE, MIHALY & WEINBERGER LLP

By: _____
Deborah L. Miller

CITY:

CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation

By: _____
John Updike
Acting Director of Property

Date: 4/27/2012

APPROVED AS TO FORM:

DENNIS J. HERRERA, City Attorney

By: _____
Carol Wong, Deputy City Attorney

State of California)
)
County of San Francisco)

On April 20, 2012, before me, Jeanne Cain Freed, Notary Public, personally appeared Peter Goldstein, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jeanne Cain Freed (Seal)

State of California)
)
County of San Francisco)

On April 27th, 2012, before me, CHRISTINE M. SILVA, a notary public in and for said State, personally appeared JOHN UPDIKE, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Christine M. Silva (Seal)

CHRISTINE M. SILVA
COMM. # 1856017
NOTARY PUBLIC - CALIFORNIA
CITY & COUNTY OF SAN FRANCISCO
MY COMM. EXP. JUN. 28, 2013

Exhibit A

Parcel 1

[see attached]

All that real property situated in the City and County of San Francisco, State of California, described as follows:

ALL that certain property within Parcel 22 as shown in that certain deed from Spring Valley Water Company, to City and County of San Francisco recorded March 3, 1930 in Book 2002, Page 1 of Official Records, described as follows:

A tract of land bounded on the southerly side by the northerly line of Ocean Avenue, on the easterly side by the westerly line of Phelan Avenue and on the northerly and westerly sides by the subdivision known as Westwood Park, said tract being described as follows:

COMMENCING at the point of intersection of the northeasterly line of Ocean Avenue with the easterly line of that portion of Plymouth Avenue which lies south of Ocean Avenue, if said easterly line be extended northerly along its present course, and running thence southeasterly along said northeasterly line of Ocean Avenue 592.788 feet; thence at an angle of 0°26'04" to the left 318.374 feet; thence along the northeasterly line of Ocean Avenue, as formerly laid out, at an angle of 20°4' to the right 152.757 feet; thence at an angle of 55°22'45" to the right 34.017 feet; thence at an angle of 89°59'33" to the left 25.591 feet; thence leaving the line of Ocean Avenue, as formerly laid out, and running northerly at an angle of 90°24'30" to the left 33.527 feet to the intersection of the northeasterly line of Ocean Avenue as now laid out, with the westerly line of Phelan Avenue; thence northerly 1954.893 feet along the westerly line of Phelan Avenue, thence westerly at an angle of 89°38'42" to the left 1019.46 feet; and thence at right angles southerly along the easterly line of Plymouth Avenue, if produced as aforesaid, 1633.504 feet to the northeasterly line of Ocean Avenue and the point of commencement.

EXCEPTING THEREFROM, all that certain property within the map entitled "Map Showing the Opening of the Northeast and Northwest corners of Ocean and Phelan Avenues" filed for record on April 19, 1937 in Book N of Maps at page 31.

FURTHER EXCEPTING THEREFROM, all that certain property within the map entitled, "Map Showing the Widening of Phelan Avenue & Ocean Avenue from Ocean Avenue to Judson Avenue" filed for record on February 15, 1954 in Book R of Maps, at page 56.

FURTHER EXCEPTING THEREFROM, all that certain property described in the deed from the City and County of San Francisco to the Roman Catholic Archbishop of San Francisco recorded June 14, 1933 in Book 2512, Page 415, Official Records.

FURTHER EXCEPTING THEREFROM, all that certain property described in the deed from the City and County of San Francisco to Safeway Stores Incorporated, a corporation recorded June 2, 1954 in Book 6386, Page 412, Official Records.

FURTHER EXCEPTING THEREFROM, all that certain property described in the deed from the City and County of San Francisco to San Francisco Community College District, a public entity recorded October 19, 1992 in Book F734, Page 746, Official Records.

Being a portion of Assessor's Block 3180, Lot 1.

Exhibit B

Parcel 2

[see attached]

All that certain property within the City and County of San Francisco, described as follows:

COMMENCING at the point of intersection of the northeasterly line of Ocean Avenue with the easterly line of that portion of Plymouth Avenue which lies south of Ocean Avenue if said easterly line be extended northerly along its present course, said line bearing N 00° 24' 00"W and being the basis of bearings for this description; thence proceeding northerly along said northerly extension of said easterly line of Plymouth Avenue, a distant of 155.32 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence S 75° 21' 56" E a distance of 584.33 feet along a line parallel with and distant 150 feet northerly of the northeasterly line of Ocean Avenue;

Thence N 14° 38' 04" E a distance of 13.86 feet

Thence N 89° 01' 17" E a distance of 460.15 feet to the westerly line of Phelan Avenue; Thence N 00° 39' 51" W a distance of 512.45 feet to the westerly line of Phelan Avenue; Thence S 88° 35' 39" W a distance of 917.58 feet;

Thence S 01° 24' 21" E a distance of 100 feet;

Thence S 89° 36' 00" W a distance of 110.00 feet to a point on said easterly line of Plymouth Avenue Extended;

Thence S 00° 24' 00" E a distance of 262.81 feet along said easterly line of Plymouth Avenue Extended to the **TRUE POINT OF BEGINNING**

APN: Lot 1 Block 3180

APPENDIX A2

Free Recording Requested Pursuant to
Government Code Section 27383

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Peter Goldstein
Vice Chancellor of Finance and Administration
San Francisco Community College District
33 Gough Street
San Francisco, CA 94103

Documentary Transfer Tax of $0 based on full value of the property conveyed (CA Rev. & Tax Code § 11922 and S.F. Bus. & Tax Reg. Code § 1105)

WE HEREBY CERTIFY THAT THIS IS FULL, TRUE AND CORRECT COPY OF THE ORIGINAL DOCUMENT AS THE SAME APPEARS IN THE OFFICE OF THE COUNTY RECORDER OF San Francisco COUNTY, STATE OF CA RECORDED ON 5/17/12
IN BOOK ____ OF OFFICIAL RECORDS
AT PAGE ____ SERIAL NO. 2012J914055
CHICAGO TITLE INSURANCE COMPANY
By _____

(Space above this line reserved for Recorder's use only)

QUITCLAIM DEED
(Portion of Block 3180, Lot 1)

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation ("**City**"), pursuant to Resolution No. 304-11, adopted by the Board of Supervisors on July 19, 2011, and approved by the Mayor on July 20, 2011, hereby RELEASES, REMISES AND QUITCLAIMS to SAN FRANCISCO COMMUNITY COLLEGE DISTRICT, an institution of higher education organized under the State of California Education Code ("**Grantee**"), any and all right, title and interest City may have in and to the real property located in the City and County of San Francisco, State of California, described on the attached Exhibit A (the "**East Property**"), subject to the following continuing restrictions and obligations:

1. Grantee and all future owners of the East Property shall (i) use the East Property only for educational purposes or other uses that are permitted for a property located within a "Public Use District", also known as a "P District", under the City and County of San Francisco Planning Code, as amended from time to time (the "**Public Use Restriction**"), (ii) maintain a minimum building setback of twenty feet (20') along the western boundary of the East Property, and (iii) prevent the dumping, release or other disposal of landfill, refuse, pesticides, hazardous materials or any other material in, on, or under the East Property that could impact or pose a hazard to any water storage, processing or distribution activities at the property described on the attached Exhibit B (the "**City Property**"), and to immediately notify City if Grantee learns of, or has reason to believe, that there has been a release of any such materials on any portion of the East Property.

2. Grantee acknowledges that City may elect to use all or any portion of the City Property as a water storage reservoir and, in such event, it will be the mutual interest of the owner of the East Property and the owner of the City Property to have sufficient reinforcements at the shared boundary of the East Property and the City Property. If City makes such election, City shall provide Grantee with no less than thirty (30) months prior written notice of such election, and Grantee (or the then owner of the East Property at such time) shall reimburse City fifty percent (50%) of the total costs incurred by City (the "**Reinforcement Costs**") to install or construct any underground, surface and/or above-ground reinforcement improvements (the "**Reinforcement Improvements**") on the City Property, at the boundary of the City Property and the East Property, that City deems reasonably necessary to address public safety concerns that would be posed, or to provide subjacent and lateral support to the East Property that would be needed, if any or all of the City Property were used as a water storage reservoir.

City shall notify Grantee of its intent to construct the Reinforcement Improvements at least thirty (30) months prior to commencing to construct the Reinforcement Improvements. City shall provide Grantee with a copy of City's preliminary design drawings, construction plans and specifications for the Reinforcement Improvements (the "**Draft Plans**") at least six (6) months prior to finalizing the Draft Plans. Grantee shall have the right provide comments to the Draft Plans, but City's right to construct the Reinforcement Improvements shall not be subject to Grantee's approval of the Draft Plans. City shall provide Grantee with a copy of the final design drawings, construction plans and specifications for the Reinforcement Improvements, together with City's reasonable estimate of the Reinforcement Costs that will be incurred by City pursuant to such final drawings, plans and specifications (the "**Projected Reinforcement Costs**") prior to, or at the time of, commencing the construction of the Reinforcement Improvements.

Grantee agrees to reimburse to City fifty percent (50%) of the Reinforcement Costs within one hundred twenty (120) days' of receiving City's request therefor, which request shall be accompanied with documentation of such costs; provided, however, that if the total Reimbursement Costs exceed the Projected Reinforcement Costs, City shall provide Grantee with written notice of such excess amount at least three (3) months prior to submitting its one hundred twenty (120) day reimbursement request to Grantee therefor.

Grantee's agreement to the obligations of Grantee or any future owner of the East Property pursuant to this Section is partial consideration for City's agreement to transfer the East Property to Grantee.

3. If any improvements are constructed on the East Property, Grantee and all future owners of the East Property shall comply with the stormwater mitigation requirements described on the attached Exhibit C.

4. The rights and obligations of Grantee and City specified in this Quitclaim Deed and its exhibits shall run with the land and shall bind and inure to the benefit of the successors and assigns of the parties hereto.

Executed as of ~~April 27, 2012~~ MAY 17, 2012.

CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation

By: _____
John Updike
Acting Director of Property

APPROVED AS TO FORM:

DENNIS J. HERRERA, City Attorney

By: _____
Carol Wong, Deputy City Attorney

State of California)
)
County of San Francisco)

On April 27, 2012, before me, CHRISTINE M. SILVA, a notary public in and for said State, personally appeared JOHN UPDIKE, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

CHRISTINE M. SILVA
COMM.# 1856017
NOTARY PUBLIC-CALIFORNIA
CITY & COUNTY OF SAN FRANCISCO
MY COMM. EXP. JUN. 28, 2013

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by this deed dated MAY 17, 2012 from the first part to the San Francisco Community College District, is hereby accepted pursuant to San Francisco Community College District Board of Trustees Resolution No. 081120-W1 (adopted November 20, 2008) and Resolution No. 081218-W1 (adopted December 18, 2008), and the grantee consents to recordation thereof by its duly authorized officer.

Dated: 5/17/12 By: _____

Peter Goldstein

Vice Chancellor of Finance and Administration

Exhibit A

Legal Description of East Property

[see attached]

LEGAL DESCRIPTION
OF
TRANSFER PARCEL (CITY to SFCCD)

All that real property situated in the City and County of San Francisco, State of California.

A portion of that certain tract described as Parcel 22 in that certain deed from the Spring Valley Water Company, a Corporation, to the City and County of San Francisco, a Municipal Corporation, recorded March 3, 1930, in Book 2002 at page 1, Official Records of the City and County of San Francisco, more particularly described as follows:

BEGINNING at the southeast corner of that certain parcel described in that certain deed from the City and County of San Francisco, to the Roman Catholic Archbishop of San Francisco, recorded July 28, 1947, in Book 4661 at page 278, Official Records, said corner also being on the westerly of Phelan Avenue, (78.403 feet wide), as now established and shown on that certain map entitled "Map Showing the Widening of Phelan Avenue & Ocean Avenue from Ocean Avenue to Judson Avenue" filed February 15, 1954 in Book R of Maps at page 56, Official Records; thence westerly along the southerly line of said parcel South 89° 36' 00" West 366.02 feet, more or less, to a point westerly 366.02 feet perpendicularly distant from said westerly line of Phelan Avenue; thence leaving said southerly line along a line parallel with and westerly 366.02 feet perpendicularly distant from the westerly line of Phelan Avenue South 00°40'45" East 706.19 feet to the northerly line of that parcel described in that certain deed from the City and County of San Francisco to the San Francisco Community College District, recorded October 15, 1992 in Book F-734, page 746, Official Records ; thence along said northerly line North 88°35'39" East 366.05 feet to said westerly line of Phelan Avenue; thence northerly along said westerly line North 00°40'45" West 699.76 feet to the **POINT OF BEGINNING.**

Containing an area of 5.91 acres, more or less.

Being a portion of Assessor's Block 3180, lot 1

This real property description was prepared by me, or under my direction in conformance with the Land Surveyors Act.

William E. Blackwell Jr. P.L.S. No. 8251 — 4-24-2012 Dated

William E. Blackwell Jr.
Survey Associate
City and County of San Francisco, Ca.

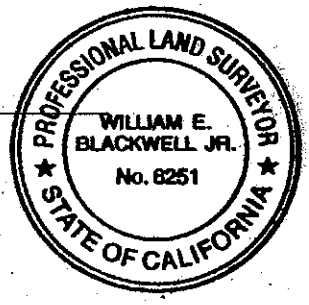


Exhibit B

Legal Description of City Property

All that real property situate in the City and County of San Francisco, State of California, described as follows:

A portion of that certain tract described as Parcel 22 in that certain deed from the Spring Valley Water Company, a Corporation, to the City and County of San Francisco, a Municipal Corporation, recorded March 3, 1930, in Book 2002 at page 1, Official Records of the City and County of San Francisco, also being a portion of that certain parcel described in that certain deed from the City and County of San Francisco to the San Francisco Community College District, recorded October 15, 1992 in Book F-734, page 746, Official Records, more particularly described as follows:

BEGINNING at a point on the southerly line of that certain parcel described in that certain deed from the City and County of San Francisco, to the Roman Catholic Archbishop of San Francisco, recorded July 28, 1947, in Book 4661 at page 278, Official Records, from which the southeasterly corner of said Parcel bears North 89°36'00" East, 366.02 feet distant; said corner also being on the westerly line of Phelan Avenue, (78.403 feet wide), as now established and shown on that certain map entitled "Map Showing the Widening of Phelan Avenue & Ocean Avenue from Ocean Avenue to Judson Avenue" filed February 15, 1954 in Book R of Maps at page 56, Official Records; thence westerly along said southerly line of said parcel

1. South 89° 36' 00" West 656.18 feet, to the southwesterly corner of said parcel, said corner also being the northwesterly corner of said Parcel 22; thence southerly along the westerly line of last said Parcel

2. South 00°24' 00" East, 1078.75 feet to a point, from which the southwest corner of said Parcel 22, said point also being on the northerly line of Ocean Avenue (80.00 feet wide), bears South 00°24'00" East, 155.32 feet distant; thence leaving the line of said Parcel 22 and along the southerly line of said parcel described in said deed from the City and County of San Francisco to the San Francisco Community College District

3. South 75°22'33" East 584.33 feet; thence

4. North 14°38'04" East 13.86 feet; thence

5. North 89°01'17" East 94.17 feet to a point westerly 366.02 feet perpendicularly distant from the westerly line of said Phelan Avenue; thence leaving said southerly line along a line parallel with and westerly 366.02 feet perpendicularly distant from said westerly line of Phelan Avenue

6. North 00°40'45" West 1215.91 feet to the **POINT OF BEGINNING.**

Being a portion of Assessor's Block 3180, lot 1

Containing an area of 17.60 acres, more or less.

Exhibit C

Stormwater Mitigation Work

Prior to constructing or installing any improvement on or at the East Property or substantially modifying any existing improvement on or at the East Property (each, a "**Proposed Improvement**"), Grantee shall (i) comply with the matters specified in this Exhibit (the "**Specified Requirements**"), (ii) comply with the sewer, stormwater control and water conservation requirements that would applicable to any non-governmental party if it were to construct or install the Proposed Improvement on or at privately-owned property (the "**Additional Requirements**"), and (iii) obtain from the San Francisco Public Utilities Commission ("**PUC**") of the City and County of San Francisco ("**City**") any water connection permit that would be required under PUC's regulations and rules, and any sewer connection permit that would be required under the San Francisco Public Works Code, if such Proposed Improvement were to be constructed by a non-governmental party (each, a "**Connection Permit**", and together, the "**Connection Permits**").

1. Demonstration of Requirement Compliance. Grantee shall not construct or install any Proposed Improvement without first demonstrating, to the reasonable satisfaction of the PUC, that such Proposed Improvement will comply with the Specified Requirements and the Additional Requirements. To make such demonstration, Grantee shall deliver a written request describing the Proposed Improvement to PUC and a copy of the following items:

(a) A vicinity map showing the location for the Proposed Improvement and the connections to the City's existing sewerage system that would be used for such Proposed Improvement.

(b) A site plan of the Proposed Improvement, including the proposed City sewerage system connections that would be used for the Proposed Improvement, showing the names of the cross streets, dimensions for street widths and sidewalks, street grade elevations, and location of the then-existing City sewer lines.

(c) A plan view of the lowest floor of the Proposed Improvement, showing the relevant elevations and including any patios, decks, courtyards, and parking lots, if applicable.

(d) A profile view of the Proposed Improvement, showing the number of floors and elevations.

(e) A plan view of the proposed sewer and water laterals that would be associated with such Proposed Improvement from the East Property to the then-existing City mains, showing the locations and sizes.

(f) Cross sections of proposed sewer and water laterals that would be associated with such Proposed Improvement from the East Property to the City mains, showing the street elevation, building floor elevation, sewer slope, size, and inverts and for the proposed lateral installation and connection to the then-existing City mains.

(g) Plumbing plans for the bottom and first floor drainage for the Proposed Improvement that show the locations of gravity lines, sewage pumps, backflow prevention units, force mains, including the flow rates and location of the toilets, sinks, showers, floor drains, and other drainage fixtures.

(h) The storm drainage and grading plan for any parking lot, open areas, and roofs included as part of the Proposed Improvement, showing drainage facilities, connection to City sewer system, and flow rates.

(i) Documentation demonstrating that the Proposed Improvement would result in the reduction (the "**Landscape Water Reduction**") in the use of potable water for the landscaping for the Proposed Improvement required to qualify for LEED (as defined in Section 5 below) Water Efficiency Credit 1.1.

(j) Documentation demonstrating that any Proposed Improvement would result in a reduction of the use of potable water (the "**Potable Water Reduction**") of no less than (i) twenty percent (20%) less potable water than the water use baseline calculated for the Proposed Improvement (excluding irrigation) after meeting the fixture performance requirements in the Energy Policy Act of 1992, if such documentation is submitted to PUC for review prior to January 1, 2011, (ii) thirty percent (30%) less potable water than the water use baseline calculated for the Proposed Improvement (excluding irrigation) after meeting the fixture performance requirements in the Energy Policy Act of 1992, if such documentation is submitted to PUC for review after to January 1, 2011, or (iii) any more stringent requirement necessary to qualify for LEED Water Efficiency Credits 3.1 or 3.2.

2. Discharge Permit and State Permit. At least ninety (90) days prior to commencing to construct or install any Proposed Improvement, Grantee shall deliver to PUC (a) evidence of Grantee's coverage for such Proposed Improvement to the extent required by the State of California under its construction stormwater management regulations, as specified in California State Water Resources Control Board Order 99-08-DWQ (National Pollutant Discharge Elimination System General Permit For Storm Water Discharges Associated With Construction Activity), as may be amended or superceded from time to time (the "**State Permit**"), (b) a copy of an application filed by Grantee with the PUC, acting in its regulatory capacity, for a discharge permit (a "**Discharge Permit**") for such Proposed Improvement in accordance with the requirements of Article 4.1 of the San Francisco Public Works Code, as may be amended from time to time, or any similar requirements promulgated by the City and applicable to a non-governmental party constructing or installing any similar improvement, and (c) evidence that Grantee has paid City, acting in its regulatory capacity, the required water and wastewater capacity charges required as part of the application processes for the Connection Permits and the Discharge Permit and any other rates and fees that would then be applicable to any non-governmental party constructing or installing a similar improvement on non-governmental property located in San Francisco, California.

Grantee acknowledges that PUC's review of any application submitted by Grantee for a Discharge Permit shall be pursuant to City's regulatory capacity and PUC's decision to issue or deny a requested Discharge Permit shall be made in City's sole discretion, subject to all regulatory terms and criteria (if any) that would apply if PUC were making such decision for a similar Discharge Permit requested by a non-governmental party. PUC's determination that a Proposed Improvement complies with the Specified Requirements and/or Additional Requirements shall not affect PUC's regulatory decision to issue or deny a Discharge Permit application for a Proposed Improvement.

3. Proposed Improvement Stormwater Management.

(a) Any Proposed Improvement shall be designed to (i) capture or detain at least eighty percent (80%) of the annual runoff volume from the Proposed Improvement, based on a unit basin storage volume, (ii) ensure that a minimum of twenty-five percent (25%) of the surface of the setback area for the Proposed Improvement is pervious, (iii) reuse stormwater on-site, to the extent commercially feasible, (iv) have stormwater management controls required to qualify for LEED Sustainable Sites Credits 6.1 and 6.2.

(b) The drainage plan design for each Proposed Improvement shall (i) use elevations related to the City's datum of 8.61 feet above the sea level, or as otherwise modified by the City, (ii) design all proposed drainage elevations in accordance with the official grade elevations then

in use by the City, and (iii) make all proposed sanitary and storm flow calculations in compliance with the criteria set forth in the City's subdivision regulations, or other similar criteria otherwise approved of by PUC.

(c) All Proposed Improvement sewer and water connections shall comply with San Francisco Public Works Code sewer connection requirements and all water supply connections must comply with all PUC regulations regarding water use in effect at the time as the connection applications are deemed complete by the PUC. Grantee shall not complete any sewer connections or water supply connections for a Proposed Improvement prior to issuance, if any, of a Connection Permit issued by the PUC, acting in its regulatory capacity, for such Proposed Improvement. Grantee shall pay City, acting in its regulatory capacity, any fees required to apply for such Connection Permit.

Grantee acknowledges that PUC's review of any application submitted by Grantee for a Connection Permit shall be pursuant to City's regulatory capacity, and PUC's decision to issue or deny a requested Connection Permit shall be made in its sole discretion subject to all regulatory terms and criteria (if any) that would apply if PUC were making such decision for a similar Connection Permit requested by a non-governmental party. PUC's determination that a Proposed Improvement complies with the Specified Requirements and/or Additional Requirements shall not affect PUC's regulatory decision to issue or deny a Connection Permit application for such Proposed Improvement.

4. Operation of Constructed Proposed Improvement. If any Proposed Improvement is constructed, Grantee shall operate it in a manner that meets the anticipated Landscape Water Reduction and Potable Water Reduction for such Proposed Improvement and shall comply with the requirements of any Connection Permit, State Permit, or Discharge Permit issued for such Proposed Improvement and pay all fees or charges required under such permits.

5. LEED Standards. "**LEED**" shall mean Version 2.2 of the Leadership in Energy and Environment Design certification system for new construction and major renovations ("**LEED**") developed by the United States Green Building Council, Inc., a Washington, D.C. nonprofit corporation ("**USGBC**"), dated October 2005, as may be later modified or replaced by the USGBC. In reviewing any Proposed Improvement, the PUC may, in its sole discretion, elect to replace any LEED requirement specified in this Exhibit with a comparable equivalent rating system.

6. Consents and Approvals. Any approvals or consents of City or PUC required under this Exhibit may be given by the General Manager of PUC or any other person so designated by PUC in writing, unless otherwise provided in the City's Charter or applicable City ordinances.

7. Notices. Any notice made pursuant to this Exhibit shall be in writing and shall be deemed to be delivered upon (i) personal delivery, or the day the addressee refuses to accept such delivery, (ii) one (1) business day after being deposited with a reliable overnight courier service, or (iii) two (2) days after being deposited in the United States mail, registered or certified mail, postage prepaid, return receipt required, and addressed as follows:

If to Grantee: Vice Chancellor of Finance and Administration
San Francisco Community College District
33 Gough Street
San Francisco, CA 94103
Facsimile: (415) 241-2344

If to City:	General Manager San Francisco Public Utilities Commission 1155 Market Street, 11th Floor San Francisco, CA 94102 Facsimile: (415) 554-3161
With a copy to:	Real Estate Director San Francisco Public Utilities Commission 1145 Market Street, 7th Floor San Francisco, CA 94102 Facsimile: (415) 487-5200

For the convenience of the parties, copies of any such notice may also be given by facsimile, but a neither party may give official or binding notice by facsimile and the effective time of a notice shall not be affected by the receipt, prior to receipt of the original, of a facsimile copy of the notice. Any mailing address or facsimile number may be changed at any time by giving written notice of such change in the manner provided above at least ten (10) days prior to the effective date of the change. If delivery of any notice given hereunder is rejected, such notice shall be deemed to have been made on the attempted delivery date.

8. Definitions. Any undefined, initially-capitalized terms used in this Exhibit shall have the meanings given to them in the quitclaim deed to which it is attached.

9. Conflict Between Specified Requirements and Additional Requirements. If there is any conflict between the Specified Requirements and any existing Additional Requirements existing at the time of any proposed improvements, the then-existing Additional Requirements shall control.

FILE NO. 110771 RESOLUTION NO. 304-11

[Jurisdictional Transfer and Exchange of City Property - Ocean Avenue and Phelan Avenue]

Resolution 1) approving the jurisdictional transfer of an approximately 5,835 square foot portion of City property located near Ocean Avenue and Phelan Avenue under the jurisdiction of the San Francisco Public Utilities Commission with an approximately 6,264 square foot portion of adjacent City property under the jurisdiction of the San Francisco Municipal Transportation Agency; 2) approving the subsequent exchange of the 6,264 square foot portion of such City property and an approximately 6.21 acre portion of adjacent City property under the jurisdiction of the San Francisco Public Utilities Commission for adjacent real property owned by the San Francisco Community College District and comprised of approximately 6.60 acres; adopting environmental findings and other findings that the actions set forth in this Resolution are consistent with the City's General Plan and Eight Priority Policies of City Planning Code Section 101.1; and 3) authorizing other actions in furtherance of this Resolution.

WHEREAS, The City and County of San Francisco (City) owns certain real property located on Phelan Avenue near Ocean Avenue, in San Francisco, California, and known as Assessor's Block Number 3180, Lot 001 (City Property); and

WHEREAS, The San Francisco Public Utilities Commission (SFPUC) has jurisdiction over a portion of the City Property that is comprised of approximately 6.21 acres, as depicted on a map of the City Property (Project Map) on file with the Clerk of the Board of Supervisors in File No. 110771 and incorporated herein by reference (SFPUC Reservoir Property); and

WHEREAS, SFPUC has jurisdiction over another portion of the City Property that is comprised of approximately 5,835 square feet and depicted on the Project Map (SFPUC Additional Property); and

WHEREAS, The San Francisco Municipal Transportation Agency (SFMTA) has jurisdiction over a portion of the City Property that is comprised of approximately 6,264 square feet and depicted on the Project Map (SFMTA Property); and

WHEREAS, The San Francisco Community College District (College) owns real property that is adjacent to the City Property and comprised of approximately 6.60 acres, as depicted on the Project Map (College Property); and

WHEREAS, SFPUC wishes to acquire fee interest in the College Property and the College wishes to acquire fee interest in the SFPUC Reservoir Property and the SFMTA Property through an exchange and conveyance of the properties (Exchange), all pursuant to an Agreement for the Exchange and Conveyance of Real Property (Exchange Agreement); and

WHEREAS, SFPUC and College have each independently verified that the collective fair market value of the consideration received by College for the Exchange is equal to the collective fair market value of the consideration received by SFPUC for the Exchange; and

WHEREAS, The execution of the Exchange Agreement and performance of their respective obligations under the Exchange Agreement was approved by SFPUC's Commission on December 9, 2008 through Resolution No. 08-0029 (SFPUC Exchange Resolution), and by College's Board of Trustees through Resolution No. 081218-W1. Copies of such resolutions are on file with the Clerk of the Board of Supervisors in File No. 110771 and are incorporated herein by reference; and

WHEREAS, SFPUC wishes to have jurisdiction of the SFMTA Property to facilitate the Exchange, and SFMTA wishes to have jurisdiction of the SFPUC Additional Property to facilitate its efforts to relocate its bus loop operations at the City Property; and

WHEREAS, SFMTA is not actively using the SFMTA Property and the SFPUC is only using the SFPUC Additional Property for the installation and operation of pipelines, and the jurisdictional transfers of the SFMTA Property and the SFPUC Additional Property will facilitate

cooperative City governance and progress toward the implementation of the Balboa Park Station Area Plan, which was adopted by the Board of Supervisors under Ordinance No. 60-09. A copy of Ordinance No. 60-09 is on file with the Clerk of the Board of Supervisors in File No. 110115 and is incorporated herein by reference; and

WHEREAS, SFMTA and SFPUC have verified that the fair market value of the SFMTA Property is equal to the collective fair market value of the SFPUC Additional Property; and

WHEREAS, SFMTA and SFPUC are parties to a Memorandum of Understanding dated March 1, 2009, which provides for the jurisdictional transfer of the SFMTA Property to SFPUC and the jurisdictional transfer of the SFPUC Additional Property to SFMTA (Transfer MOU); and

WHEREAS, The Transfer MOU was approved by SFMTA's Board of Directors on March 17, 2009 through Resolution No. 09-043 and by SFPUC's Commission on February 10, 2009 through Resolution No. 09-0030 (Jurisdictional Transfer Resolutions). Copies of the Jurisdictional Transfer Resolutions are on file with the Clerk of the Board of Supervisors in File No. **110771** and are incorporated herein by reference; and

WHEREAS, In accordance with the provisions of Section 23.14 of the San Francisco Administrative Code, the Director of Property has determined and reported to the Mayor that the estimated fair market value of the SFMTA Property is equal to the fair market value of the SFPUC Additional Property, the fair market value of the SFPUC Additional Property exceeds its historical cost, and in his opinion, the SFPUC Additional Property can be used more advantageously by SFMTA and the SFMTA Property can be used more advantageously by SFPUC; and

WHEREAS, In accordance with the provisions of Section 23.15 of the San Francisco Administrative Code, the Mayor believes the SFPUC Additional Property can be used more advantageously by SFMTA and the SFMTA Property can be used more advantageously by SFPUC and recommends the proposed jurisdictional transfers of the SFMTA Property to SFPUC and the SFPUC Additional Property to SFMTA; and

WHEREAS, In a letter to the Department of Real Estate dated November 5, 2010, the City's Planning Department found that the jurisdictional transfers of the SFPUC Additional Property to SFMTA and the SFMTA Property to SFPUC, and the subsequent Exchange, were all consistent with the City's General Plan and with Planning Code Section 101.1(b). A copy of such letter is on file with the Clerk of the Board of Supervisors in File No. 110115 and is incorporated herein by reference. The Board of Supervisors finds that the actions contemplated in this Resolution are consistent with the City's General Plan and with Planning Code Section 101.1(b) for the reasons set forth in said letter; and

WHEREAS, Under Motion No. 17774, the San Francisco Planning Commission (Planning Commission) adopted the Balboa Park Station Area Plan Environmental Impact Report (SCH# 2006072114 (Plan EIR) pursuant to the requirements the California Environmental Quality Act, California Public Resources Code Sections 21000 et seq. (CEQA), and the Guidelines for Implementation of CEQA, 14 California Code of Regulations Sections 15000 et seq. (CEQA Guidelines) on December 4, 2008, which certified the Plan EIR as complete along with other required findings, and the Plan EIR contemplated, among other things, the jurisdictional transfer of the SFMTA Property and the SFPUC Property and the Exchange; and

WHEREAS, The Planning Commission also adopted environmental findings for the Plan EIR pursuant to CEQA and a Statement of Overriding Considerations for significant and unavoidable transportation and historical resources impacts, and established a Mitigation Monitoring Program that attaches mitigation measures and improvement measures identified in the Plan EIR (Environmental Findings), all under Motion No. 17775 on December 4, 2008; and

WHEREAS, The Board of Supervisors approved Ordinance No. 60-09 to adopt the Balboa Park Station Area Plan and, as part of that action, also adopted the Environmental Findings as its own. The Board of Supervisors determines there are no significant new information since its adoption of the Balboa Park Station Area Plan and Environmental Findings that would change the

conclusions of the Plan EIR, or require any changes to the Environmental Findings on which the Board of Supervisors continues to rely in accordance with CEQA for the actions contemplated herein. A copy of Ordinance No. 60-09, the Plan EIR and the Planning Commission motions, including the Environmental Findings, are on file with the Clerk of the Board of Supervisors in File No. 110115 and are incorporated herein by reference; and

WHEREAS, In adopting the SFPUC Exchange Resolution, SFPUC, in accordance with CEQA, adopted the Environmental Findings, as its own and adopted additional overriding benefits associated with the actions contemplated in the SFPUC Exchange Resolution; and,

WHEREAS, In adopting the Jurisdictional Transfer Resolutions, each of SFPUC and SFMTA adopted the Environmental Findings as its own; and

WHEREAS, In accordance with the recommendation of the Executive Director/CEO of the SFMTA, the General Manager of SFPUC, and the Director of Property, the Board of Supervisors hereby declares that the public interest or necessity will not be inconvenienced by the Exchange or the jurisdictional transfer of the SFMTA Property and the SFPUC Additional Property; now, therefore, be it

RESOLVED, That the Board of Supervisors hereby authorizes and directs the Director of Property, to transfer jurisdiction of the SFMTA Property to SFPUC and the SFPUC Additional Property to SFMTA; and, be it

RESOLVED, That the Board of Supervisors hereby authorizes and directs the Director of Property to transfer the SFMTA Property and the SFPUC Reservoir Property to College in exchange for the College Property and to perform the other transactions described in the Exchange Agreement; and, be it

FURTHER RESOLVED, That The Mayor, the Clerk of the Board of Supervisors, and the Director of Property are each authorized and directed to enter to take any and all actions which such party, in consultation with the City Attorney, determines are in the best interest of the City, do not materially increase the obligations of the City or materially decrease the benefits to the City, are necessary or advisable to consummate the performance of the purposes and intent of this Resolution, and comply with all applicable laws, including the City's Charter, including any modifications or amendments to the Exchange Agreement.

RECOMMENDED:

Nathaniel P. Ford Sr.
Executive Director/CEO,
San Francisco Municipal Transportation Agency

Ed Harrington
General Manager, SFPUC

Amy L. Brown
Director of Property

Edwin M. Lee, Mayor

City and County of San Francisco
Tails
Resolution

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

File Number: 110771 **Date Passed:** July 19, 2011

Resolution 1) approving the jurisdictional transfer of an approximately 5,835 square foot portion of City property located near Ocean Avenue and Phelan Avenue under the jurisdiction of the San Francisco Public Utilities Commission with an approximately 6,264 square foot portion of adjacent City property under the jurisdiction of the San Francisco Municipal Transportation Agency; 2) approving the subsequent exchange of the 6,264 square foot portion of such City property and an approximately 6.21 acre portion of adjacent City property under the jurisdiction of the San Francisco Public Utilities Commission for adjacent real property owned by the San Francisco Community College District and comprised of approximately 6.60 acres; adopting environmental findings and other findings that the actions set forth in this Resolution are consistent with the City's General Plan and Eight Priority Policies of City Planning Code Section 101.1; and 3) authorizing other actions in furtherance of this Resolution.

July 11, 2011 Land Use and Economic Development Committee - RECOMMENDED..

July 19, 2011 Board of Supervisors - ADOPTED

Ayes: 11 - Avalos, Campos, Chiu, Chu, Cohen, Elsbernd, Farrell, Kim, Mar, Mirkarimi and Wiener

File No. 110771

I hereby certify that the foregoing Resolution was ADOPTED on 7/19/2011 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Mayor Edwin Lee

Date Approved

APPENDIX A3

Free Recording Requested Pursuant to
Government Code Section 27383

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Peter Goldstein
Vice Chancellor of Finance and Administration
San Francisco Community College District
33 Gough Street
San Francisco, CA 94103

Documentary Transfer Tax of $0 based on full value of the property conveyed (CA Rev. & Tax Code § 11922 and S.F. Bus. & Tax Reg. Code § 1105)

WE HEREBY CERTIFY THAT THIS IS FULL, TRUE AND CORRECT COPY OF THE ORIGINAL DOCUMENT AS THE SAME APPEARS IN THE OFFICE OF THE COUNTY RECORDER OF San Francisco COUNTY, STATE OF CA RECORDED ON 5/17/12
IN BOOK ____ OF OFFICIAL RECORDS
AT PAGE ____ SERIAL NO. 2012J414056
CHICAGO TITLE INSURANCE COMPANY
By _____

(Space above this line reserved for Recorder's use only)

QUITCLAIM DEED
(Portion of Block 3180, Lot 1)

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation ("**City**"), pursuant to Resolution No. 304-11, adopted by the Board of Supervisors on July 19, 2011, and approved by the Mayor on July 20, 2011, hereby RELEASES, REMISES AND QUITCLAIMS to SAN FRANCISCO COMMUNITY COLLEGE DISTRICT, an institution of higher education organized under the State of California Education Code ("**Grantee**"), any and all right, title and interest City may have in and to the real property located in the City and County of San Francisco, State of California, described on the attached Exhibit A (the "**Bookstore Property**"), subject to the following continuing restrictions and obligations:

1. Grantee and all future owners of the Bookstore Property shall (i) use the Bookstore Property only for educational purposes or other uses that are permitted for a property located within a "Public Use District", also known as a "P District", under the City and County of San Francisco Planning Code, as amended from time to time (the "**Public Use Restriction**"), (ii) maintain a minimum building setback of twenty feet (20') along the western boundary of the Bookstore Property, and (iii) prevent the dumping, release or other disposal of landfill, refuse, pesticides, hazardous materials or any other material in, on, or under the Bookstore Property that could impact or pose a hazard to any water storage, processing or distribution activities at the property described on the attached Exhibit B (the "**City Property**"), and to immediately notify City if Grantee learns of, or has reason to believe, that there has been a release of any such materials on any portion of the Bookstore Property.

2. If any improvements are constructed on the Bookstore Property, Grantee and all future owners of the Bookstore Property shall comply with the stormwater mitigation requirements described on the attached Exhibit C.

3. The rights and obligations of Grantee and City specified in this Quitclaim Deed and its exhibits shall run with the land and shall bind and inure to the benefit of the successors and assigns of the parties hereto.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

Executed as of MAY 17, 2012.

CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation

By: _____
John Updike
Acting Director of Property

APPROVED AS TO FORM:

DENNIS J. HERRERA, City Attorney

By: _____
Carol Wong, Deputy City Attorney

State of California)
)
County of San Francisco)

On April 27th, 2012, before me, CHRISTINE M. SILVA, a notary public in and for said State, personally appeared JOHN UPDIKE, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

CHRISTINE M. SILVA
COMM. # 1856017
NOTARY PUBLIC - CALIFORNIA
CITY & COUNTY OF SAN FRANCISCO
MY COMM. EXP. JUN. 28, 2013

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by this deed dated MAY 17, 2012 from the first part to the San Francisco Community College District, is hereby accepted pursuant to San Francisco Community College District Board of Trustees Resolution No. 081120-W1 (adopted November 20, 2008) and Resolution No. 081218-W1 (adopted December 18, 2008), and the grantee consents to recordation thereof by its duly authorized officer.

Dated: 5/17/12 By: _____

Peter Goldstein

Vice Chancellor of Finance and Administration

Exhibit A

Legal Description of Bookstore Property

[see attached]

LEGAL DESCRIPTION
OF
TRANSFER PARCEL (CITY to SFCCD)

All that real property situated in the City and County of San Francisco, State of California.

A portion of that certain tract described as Parcel 22 in that certain deed from the Spring Valley Water Company, a Corporation, to the City and County of San Francisco, a Municipal Corporation, recorded March 3, 1930, in Book 2002 at page 1, Official Records of the City and County of San Francisco, also being a portion of that certain parcel described in that certain deed from the City and County of San Francisco to the San Francisco Community College District, recorded October 15, 1992 in Book F-734, page 746, Official Records, more particularly described as follows:

COMMENCING at the southwest corner of said Parcel 22, said point being on the northerly line of Ocean Avenue; thence northerly along the westerly line of said Parcel 22 North 00°24'00" West 155.32 feet to the southerly line described in that deed from the City and County of San Francisco to the San Francisco Community College District, recorded October 15, 1992, in Book f-734 at page 746, Official Records; thence along said southerly line South 75°22'33" East 584.33 feet; thence North 14°38'04" East 13.86 feet; thence North 89°01'17" East 242.20 feet to the **TRUE POINT OF BEGINNING;** thence continuing along said southerly line North 89°01'17" East 218.00 feet to the westerly line of Phelan Avenue, (78.403 feet wide) as now established and shown on that certain map entitled "Map Showing the Widening of Phelan Avenue & Ocean Avenue from Ocean Avenue to Judson Avenue" filed February 15, 1954 in Book R of Maps at page 56, Official Records; thence southerly along said westerly line South 00°40'45" East 58.00 feet; thence leaving said westerly line North 89°01'17" West 217.67 feet; thence at a right angle North 00°58'43" West 58.00 feet **TO THE TRUE POINT OF BEGINNING.**

Containing an area of 0.29 acres (12,635 square feet), more or less

Being a portion of Assessor's Block 3180, lot 1

The Basis of Bearing for these parcels is the westerly line of the Spring Valley Water Company Parcel as said parcel is shown on that certain map entitled " Map of Westwood Park" filed in Book H of Maps, at pages 65-71, inclusive, Official records of the City and County of San Francisco, taken as South 00°24'00" East.

This real property description was prepared by me, or under my direction, in conformance with the Land Surveyors Act.

William E Blackwell Jr

William E. Blackwell Jr. P.L.S. No. 8251
Survey Associate
City and County of San Francisco, Ca.

4-24-14
Dated

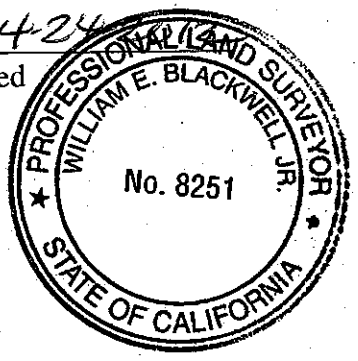


Exhibit B

Legal Description of City Property

All that real property situate in the City and County of San Francisco, State of California, described as follows:

A portion of that certain tract described as Parcel 22 in that certain deed from the Spring Valley Water Company, a Corporation, to the City and County of San Francisco, a Municipal Corporation, recorded March 3, 1930, in Book 2002 at page 1, Official Records of the City and County of San Francisco, also being a portion of that certain parcel described in that certain deed from the City and County of San Francisco to the San Francisco Community College District, recorded October 15, 1992 in Book F-734, page 746, Official Records, more particularly described as follows:

BEGINNING at a point on the southerly line of that certain parcel described in that certain deed from the City and County of San Francisco, to the Roman Catholic Archbishop of San Francisco, recorded July 28, 1947, in Book 4661 at page 278, Official Records, from which the southeasterly corner of said Parcel bears North 89°36'00" East, 366.02 feet distant; said corner also being on the westerly line of Phelan Avenue, (78.403 feet wide), as now established and shown on that certain map entitled "Map Showing the Widening of Phelan Avenue & Ocean Avenue from Ocean Avenue to Judson Avenue" filed February 15, 1954 in Book R of Maps at page 56, Official Records; thence westerly along said southerly line of said parcel

1. South 89° 36' 00" West 656.18 feet, to the southwesterly corner of said parcel, said corner also being the northwesterly corner of said Parcel 22; thence southerly along the westerly line of last said Parcel

2. South 00°24' 00" East, 1078.75 feet to a point, from which the southwest corner of said Parcel 22, said point also being on the northerly line of Ocean Avenue (80.00 feet wide), bears South 00°24'00" East, 155.32 feet distant; thence leaving the line of said Parcel 22 and along the southerly line of said parcel described in said deed from the City and County of San Francisco to the San Francisco Community College District

3. South 75°22'33" East 584.33 feet; thence

4. North 14°38'04" East 13.86 feet; thence

5. North 89°01'17" East 94.17 feet to a point westerly 366.02 feet perpendicularly distant from the westerly line of said Phelan Avenue; thence leaving said southerly line along a line parallel with and westerly 366.02 feet perpendicularly distant from said westerly line of Phelan Avenue

6. North 00°40'45" West 1215.91 feet to the **POINT OF BEGINNING.**

Being a portion of Assessor's Block 3180, lot 1

Containing an area of 17.60 acres, more or less.

Exhibit C

Stormwater Mitigation Work

Prior to constructing or installing any improvement on or at the East Property or substantially modifying any existing improvement on or at the East Property (each, a "**Proposed Improvement**"), Grantee shall (i) comply with the matters specified in this Exhibit (the "**Specified Requirements**"), (ii) comply with the sewer, stormwater control and water conservation requirements that would applicable to any non-governmental party if it were to construct or install the Proposed Improvement on or at privately-owned property (the "**Additional Requirements**"), and (ii) obtain from the San Francisco Public Utilities Commission ("**PUC**") of the City and County of San Francisco ("**City**") any water connection permit that would be required under PUC's regulations and rules, and any sewer connection permit that would be required under the San Francisco Public Works Code, if such Proposed Improvement were to be constructed by a non-governmental party (each, a "**Connection Permit**", and together, the "**Connection Permits**").

1. Demonstration of Requirement Compliance. Grantee shall not construct or install any Proposed Improvement without first demonstrating, to the reasonable satisfaction of the PUC, that such Proposed Improvement will comply with the Specified Requirements and the Additional Requirements. To make such demonstration, Grantee shall deliver a written request describing the Proposed Improvement to PUC and a copy of the following items:

(a) A vicinity map showing the location for the Proposed Improvement and the connections to the City's existing sewerage system that would be used for such Proposed Improvement.

(b) A site plan of the Proposed Improvement, including the proposed City sewerage system connections that would be used for the Proposed Improvement, showing the names of the cross streets, dimensions for street widths and sidewalks, street grade elevations, and location of the then-existing City sewer lines.

(c) A plan view of the lowest floor of the Proposed Improvement, showing the relevant elevations and including any patios, decks, courtyards, and parking lots, if applicable.

(d) A profile view of the Proposed Improvement, showing the number of floors and elevations.

(e) A plan view of the proposed sewer and water laterals that would be associated with such Proposed Improvement from the East Property to the then-existing City mains, showing the locations and sizes.

(f) Cross sections of proposed sewer and water laterals that would be associated with such Proposed Improvement from the East Property to the City mains, showing the street elevation, building floor elevation, sewer slope, size, and inverts and for the proposed lateral installation and connection to the then-existing City mains.

(g) Plumbing plans for the bottom and first floor drainage for the Proposed Improvement that show the locations of gravity lines, sewage pumps, backflow prevention units, force mains, including the flow rates and location of the toilets, sinks, showers, floor drains, and other drainage fixtures.

(h) The storm drainage and grading plan for any parking lot, open areas, and roofs included as part of the Proposed Improvement, showing drainage facilities, connection to City sewer system, and flow rates.

(i) Documentation demonstrating that the Proposed Improvement would result in the reduction (the "**Landscape Water Reduction**") in the use of potable water for the landscaping for the Proposed Improvement required to qualify for LEED (as defined in Section 5 below) Water Efficiency Credit 1.1.

(j) Documentation demonstrating that any Proposed Improvement would result in a reduction of the use of potable water (the "**Potable Water Reduction**") of no less than (i) twenty percent (20%) less potable water than the water use baseline calculated for the Proposed Improvement (excluding irrigation) after meeting the fixture performance requirements in the Energy Policy Act of 1992, if such documentation is submitted to PUC for review prior to January 1, 2011, (ii) thirty percent (30%) less potable water than the water use baseline calculated for the Proposed Improvement (excluding irrigation) after meeting the fixture performance requirements in the Energy Policy Act of 1992, if such documentation is submitted to PUC for review after to January 1, 2011, or (iii) any more stringent requirement necessary to qualify for LEED Water Efficiency Credits 3.1 or 3.2.

2. Discharge Permit and State Permit. At least ninety (90) days prior to commencing to construct or install any Proposed Improvement, Grantee shall deliver to PUC (a) evidence of Grantee's coverage for such Proposed Improvement to the extent required by the State of California under its construction stormwater management regulations, as specified in California State Water Resources Control Board Order 99-08-DWQ (National Pollutant Discharge Elimination System General Permit For Storm Water Discharges Associated With Construction Activity), as may be amended or superceded from time to time (the "**State Permit**"), (b) a copy of an application filed by Grantee with the PUC, acting in its regulatory capacity, for a discharge permit (a "**Discharge Permit**") for such Proposed Improvement in accordance with the requirements of Article 4.1 of the San Francisco Public Works Code, as may be amended from time to time, or any similar requirements promulgated by the City and applicable to a non-governmental party constructing or installing any similar improvement, and (c) evidence that Grantee has paid City, acting in its regulatory capacity, the required water and wastewater capacity charges required as part of the application processes for the Connection Permits and the Discharge Permit and any other rates and fees that would then be applicable to any non-governmental party constructing or installing a similar improvement on non-governmental property located in San Francisco, California.

Grantee acknowledges that PUC's review of any application submitted by Grantee for a Discharge Permit shall be pursuant to City's regulatory capacity and PUC's decision to issue or deny a requested Discharge Permit shall be made in City's sole discretion, subject to all regulatory terms and criteria (if any) that would apply if PUC were making such decision for a similar Discharge Permit requested by a non-governmental party. PUC's determination that a Proposed Improvement complies with the Specified Requirements and/or Additional Requirements shall not affect PUC's regulatory decision to issue or deny a Discharge Permit application for a Proposed Improvement.

3. Proposed Improvement Stormwater Management.

(a) Any Proposed Improvement shall be designed to (i) capture or detain at least eighty percent (80%) of the annual runoff volume from the Proposed Improvement, based on a unit basin storage volume, (ii) ensure that a minimum of twenty-five percent (25%) of the surface of the setback area for the Proposed Improvement is pervious, (iii) reuse stormwater on-site, to the extent commercially feasible, (iv) have stormwater management controls required to qualify for LEED Sustainable Sites Credits 6.1 and 6.2.

(b) The drainage plan design for each Proposed Improvement shall (i) use elevations related to the City's datum of 8.61 feet above the sea level, or as otherwise modified by the City, (ii) design all proposed drainage elevations in accordance with the official grade elevations then

in use by the City, and (iii) make all proposed sanitary and storm flow calculations in compliance with the criteria set forth in the City's subdivision regulations, or other similar criteria otherwise approved of by PUC.

(c) All Proposed Improvement sewer and water connections shall comply with San Francisco Public Works Code sewer connection requirements and all water supply connections must comply with all PUC regulations regarding water use in effect at the time as the connection applications are deemed complete by the PUC. Grantee shall not complete any sewer connections or water supply connections for a Proposed Improvement prior to issuance, if any, of a Connection Permit issued by the PUC, acting in its regulatory capacity, for such Proposed Improvement. Grantee shall pay City, acting in its regulatory capacity, any fees required to apply for such Connection Permit.

Grantee acknowledges that PUC's review of any application submitted by Grantee for a Connection Permit shall be pursuant to City's regulatory capacity, and PUC's decision to issue or deny a requested Connection Permit shall be made in its sole discretion subject to all regulatory terms and criteria (if any) that would apply if PUC were making such decision for a similar Connection Permit requested by a non-governmental party. PUC's determination that a Proposed Improvement complies with the Specified Requirements and/or Additional Requirements shall not affect PUC's regulatory decision to issue or deny a Connection Permit application for such Proposed Improvement.

4. Operation of Constructed Proposed Improvement. If any Proposed Improvement is constructed, Grantee shall operate it in a manner that meets the anticipated Landscape Water Reduction and Potable Water Reduction for such Proposed Improvement and shall comply with the requirements of any Connection Permit, State Permit, or Discharge Permit issued for such Proposed Improvement and pay all fees or charges required under such permits.

5. LEED Standards. "**LEED**" shall mean Version 2.2 of the Leadership in Energy and Environment Design certification system for new construction and major renovations ("**LEED**") developed by the United States Green Building Council, Inc., a Washington, D.C. nonprofit corporation ("**USGBC**"), dated October 2005, as may be later modified or replaced by the USGBC. In reviewing any Proposed Improvement, the PUC may, in its sole discretion, elect to replace any LEED requirement specified in this Exhibit with a comparable equivalent rating system.

6. Consents and Approvals. Any approvals or consents of City or PUC required under this Exhibit may be given by the General Manager of PUC or any other person so designated by PUC in writing, unless otherwise provided in the City's Charter or applicable City ordinances.

7. Notices. Any notice made pursuant to this Exhibit shall be in writing and shall be deemed to be delivered upon (i) personal delivery, or the day the addressee refuses to accept such delivery, (ii) one (1) business day after being deposited with a reliable overnight courier service, or (iii) two (2) days after being deposited in the United States mail, registered or certified mail, postage prepaid, return receipt required, and addressed as follows:

If to Grantee: Vice Chancellor of Finance and Administration
San Francisco Community College District
33 Gough Street
San Francisco, CA 94103
Facsimile: (415) 241-2344

If to City: General Manager
San Francisco Public Utilities Commission
1155 Market Street, 11th Floor
San Francisco, CA 94103
Facsimile: (415) 554-3161

With a copy to: Real Estate Asset Manager
San Francisco Public Utilities Commission
1145 Market Street, 7th Floor
San Francisco, CA 94103
Facsimile: (415) 487-5200

For the convenience of the parties, copies of any such notice may also be given by facsimile, but a neither party may give official or binding notice by facsimile and the effective time of a notice shall not be affected by the receipt, prior to receipt of the original, of a facsimile copy of the notice. Any mailing address or facsimile number may be changed at any time by giving written notice of such change in the manner provided above at least ten (10) days prior to the effective date of the change. If delivery of any notice given hereunder is rejected, such notice shall be deemed to have been made on the attempted delivery date.

8. Definitions. Any undefined, initially-capitalized terms used in this Exhibit shall have the meanings given to them in the quitclaim deed to which it is attached.

9. Conflict between Specified Requirements and Additional Requirements. If there is any conflict between the Specified Requirements and any existing Additional Requirements existing at the time of any proposed improvements, the then-existing Additional Requirements shall control.

FILE NO. 110771 RESOLUTION NO. 304-11

[Jurisdictional Transfer and Exchange of City Property - Ocean Avenue and Phelan Avenue]

Resolution 1) approving the jurisdictional transfer of an approximately 5,835 square foot portion of City property located near Ocean Avenue and Phelan Avenue under the jurisdiction of the San Francisco Public Utilities Commission with an approximately 6,264 square foot portion of adjacent City property under the jurisdiction of the San Francisco Municipal Transportation Agency; 2) approving the subsequent exchange of the 6,264 square foot portion of such City property and an approximately 6.21 acre portion of adjacent City property under the jurisdiction of the San Francisco Public Utilities Commission for adjacent real property owned by the San Francisco Community College District and comprised of approximately 6.60 acres; adopting environmental findings and other findings that the actions set forth in this Resolution are consistent with the City's General Plan and Eight Priority Policies of City Planning Code Section 101.1; and 3) authorizing other actions in furtherance of this Resolution.

WHEREAS, The City and County of San Francisco (City) owns certain real property located on Phelan Avenue near Ocean Avenue, in San Francisco, California, and known as Assessor's Block Number 3180, Lot 001 (City Property); and

WHEREAS, The San Francisco Public Utilities Commission (SFPUC) has jurisdiction over a portion of the City Property that is comprised of approximately 6.21 acres, as depicted on a map of the City Property (Project Map) on file with the Clerk of the Board of Supervisors in File No. 110771 and incorporated herein by reference (SFPUC Reservoir Property); and

WHEREAS, SFPUC has jurisdiction over another portion of the City Property that is comprised of approximately 5,835 square feet and depicted on the Project Map (SFPUC Additional Property); and

WHEREAS, The San Francisco Municipal Transportation Agency (SFMTA) has jurisdiction over a portion of the City Property that is comprised of approximately 6,264 square feet and depicted on the Project Map (SFMTA Property); and

WHEREAS, The San Francisco Community College District (College) owns real property that is adjacent to the City Property and comprised of approximately 6.60 acres, as depicted on the Project Map (College Property); and

WHEREAS, SFPUC wishes to acquire fee interest in the College Property and the College wishes to acquire fee interest in the SFPUC Reservoir Property and the SFMTA Property through an exchange and conveyance of the properties (Exchange), all pursuant to an Agreement for the Exchange and Conveyance of Real Property (Exchange Agreement); and

WHEREAS, SFPUC and College have each independently verified that the collective fair market value of the consideration received by College for the Exchange is equal to the collective fair market value of the consideration received by SFPUC for the Exchange; and

WHEREAS, The execution of the Exchange Agreement and performance of their respective obligations under the Exchange Agreement was approved by SFPUC's Commission on December 9, 2008 through Resolution No. 08-0029 (SFPUC Exchange Resolution), and by College's Board of Trustees through Resolution No. 081218-W1. Copies of such resolutions are on file with the Clerk of the Board of Supervisors in File No. 110771 and are incorporated herein by reference; and

WHEREAS, SFPUC wishes to have jurisdiction of the SFMTA Property to facilitate the Exchange, and SFMTA wishes to have jurisdiction of the SFPUC Additional Property to facilitate its efforts to relocate its bus loop operations at the City Property; and

WHEREAS, SFMTA is not actively using the SFMTA Property and the SFPUC is only using the SFPUC Additional Property for the installation and operation of pipelines, and the jurisdictional transfers of the SFMTA Property and the SFPUC Additional Property will facilitate

cooperative City governance and progress toward the implementation of the Balboa Park Station Area Plan, which was adopted by the Board of Supervisors under Ordinance No. 60-09. A copy of Ordinance No. 60-09 is on file with the Clerk of the Board of Supervisors in File No. 110115 and is incorporated herein by reference; and

WHEREAS, SFMTA and SFPUC have verified that the fair market value of the SFMTA Property is equal to the collective fair market value of the SFPUC Additional Property; and

WHEREAS, SFMTA and SFPUC are parties to a Memorandum of Understanding dated March 1, 2009, which provides for the jurisdictional transfer of the SFMTA Property to SFPUC and the jurisdictional transfer of the SFPUC Additional Property to SFMTA (Transfer MOU); and

WHEREAS, The Transfer MOU was approved by SFMTA's Board of Directors on March 17, 2009 through Resolution No. 09-043 and by SFPUC's Commission on February 10, 2009 through Resolution No. 09-0030 (Jurisdictional Transfer Resolutions). Copies of the Jurisdictional Transfer Resolutions are on file with the Clerk of the Board of Supervisors in File No. 110771 and are incorporated herein by reference; and

WHEREAS, In accordance with the provisions of Section 23.14 of the San Francisco Administrative Code, the Director of Property has determined and reported to the Mayor that the estimated fair market value of the SFMTA Property is equal to the fair market value of the SFPUC Additional Property, the fair market value of the SFPUC Additional Property exceeds its historical cost, and in his opinion, the SFPUC Additional Property can be used more advantageously by SFMTA and the SFMTA Property can be used more advantageously by SFPUC; and

WHEREAS, In accordance with the provisions of Section 23.15 of the San Francisco Administrative Code, the Mayor believes the SFPUC Additional Property can be used more advantageously by SFMTA and the SFMTA Property can be used more advantageously by SFPUC and recommends the proposed jurisdictional transfers of the SFMTA Property to SFPUC and the SFPUC Additional Property to SFMTA; and

WHEREAS, In a letter to the Department of Real Estate dated November 5, 2010, the City's Planning Department found that the jurisdictional transfers of the SFPUC Additional Property to SFMTA and the SFMTA Property to SFPUC, and the subsequent Exchange, were all consistent with the City's General Plan and with Planning Code Section 101.1(b). A copy of such letter is on file with the Clerk of the Board of Supervisors in File No. 110115 and is incorporated herein by reference. The Board of Supervisors finds that the actions contemplated in this Resolution are consistent with the City's General Plan and with Planning Code Section 101.1(b) for the reasons set forth in said letter; and

WHEREAS, Under Motion No. 17774, the San Francisco Planning Commission (Planning Commission) adopted the Balboa Park Station Area Plan Environmental Impact Report (SCH# 2006072114 (Plan EIR) pursuant to the requirements the California Environmental Quality Act, California Public Resources Code Sections 21000 et seq. (CEQA), and the Guidelines for Implementation of CEQA, 14 California Code of Regulations Sections 15000 et seq. (CEQA Guidelines) on December 4, 2008, which certified the Plan EIR as complete along with other required findings, and the Plan EIR contemplated, among other things, the jurisdictional transfer of the SFMTA Property and the SFPUC Property and the Exchange; and

WHEREAS, The Planning Commission also adopted environmental findings for the Plan EIR pursuant to CEQA and a Statement of Overriding Considerations for significant and unavoidable transportation and historical resources impacts, and established a Mitigation Monitoring Program that attaches mitigation measures and improvement measures identified in the Plan EIR (Environmental Findings), all under Motion No. 17775 on December 4, 2008; and

WHEREAS, The Board of Supervisors approved Ordinance No. 60-09 to adopt the Balboa Park Station Area Plan and, as part of that action, also adopted the Environmental Findings as its own. The Board of Supervisors determines there are no significant new information since its adoption of the Balboa Park Station Area Plan and Environmental Findings that would change the

conclusions of the Plan EIR, or require any changes to the Environmental Findings on which the Board of Supervisors continues to rely in accordance with CEQA for the actions contemplated herein. A copy of Ordinance No. 60-09, the Plan EIR and the Planning Commission motions, including the Environmental Findings, are on file with the Clerk of the Board of Supervisors in File No. 110115 and are incorporated herein by reference; and

WHEREAS, In adopting the SFPUC Exchange Resolution, SFPUC, in accordance with CEQA, adopted the Environmental Findings, as its own and adopted additional overriding benefits associated with the actions contemplated in the SFPUC Exchange Resolution; and,

WHEREAS, In adopting the Jurisdictional Transfer Resolutions, each of SFPUC and SFMTA adopted the Environmental Findings as its own; and

WHEREAS, In accordance with the recommendation of the Executive Director/CEO of the SFMTA, the General Manager of SFPUC, and the Director of Property, the Board of Supervisors hereby declares that the public interest or necessity will not be inconvenienced by the Exchange or the jurisdictional transfer of the SFMTA Property and the SFPUC Additional Property; now, therefore, be it

RESOLVED, That the Board of Supervisors hereby authorizes and directs the Director of Property, to transfer jurisdiction of the SFMTA Property to SFPUC and the SFPUC Additional Property to SFMTA; and, be it

RESOLVED, That the Board of Supervisors hereby authorizes and directs the Director of Property to transfer the SFMTA Property and the SFPUC Reservoir Property to College in exchange for the College Property and to perform the other transactions described in the Exchange Agreement; and, be it

FURTHER RESOLVED, That The Mayor, the Clerk of the Board of Supervisors, and the Director of Property are each authorized and directed to enter to take any and all actions which such party, in consultation with the City Attorney, determines are in the best interest of the City, do not materially increase the obligations of the City or materially decrease the benefits to the City, are necessary or advisable to consummate the performance of the purposes and intent of this Resolution, and comply with all applicable laws, including the City's Charter, including any modifications or amendments to the Exchange Agreement.

RECOMMENDED:

Nathaniel P. Ford Sr.
Executive Director/CEO,
San Francisco Municipal Transportation Agency

Ed Harrington
General Manager, SFPUC

Amy L. Brown
Director of Property

Edwin M. Lee, Mayor

City and County of San Francisco
Tails
Resolution

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

File Number: 110771 **Date Passed:** July 19, 2011

Resolution 1) approving the jurisdictional transfer of an approximately 5,835 square foot portion of City property located near Ocean Avenue and Phelan Avenue under the jurisdiction of the San Francisco Public Utilities Commission with an approximately 6,264 square foot portion of adjacent City property under the jurisdiction of the San Francisco Municipal Transportation Agency; 2) approving the subsequent exchange of the 6,264 square foot portion of such City property and an approximately 6.21 acre portion of adjacent City property under the jurisdiction of the San Francisco Public Utilities Commission for adjacent real property owned by the San Francisco Community College District and comprised of approximately 6.60 acres; adopting environmental findings and other findings that the actions set forth in this Resolution are consistent with the City's General Plan and Eight Priority Policies of City Planning Code Section 101.1; and 3) authorizing other actions in furtherance of this Resolution.

July 11, 2011 Land Use and Economic Development Committee - RECOMMENDED..

July 19, 2011 Board of Supervisors - ADOPTED

Ayes: 11 - Avalos, Campos, Chiu, Chu, Cohen, Elsbernd, Farrell, Kim, Mar, Mirkarimi and Wiener

File No. 110771

I hereby certify that the foregoing Resolution was ADOPTED on 7/19/2011 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Mayor Edwin Lee

7/20/11
Date Approved

APPENDIX A4

Free Recording Requested Pursuant to
Government Code Section 27383

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Director of Property
Real Estate Division
City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102

Documentary Transfer Tax of $0 based on full value of the property conveyed (CA Rev. & Tax Code § 11922 and S.F. Bus. & Tax Reg. Code § 1105)

WE HEREBY CERTIFY THAT THIS IS FULL, TRUE AND CORRECT COPY OF THE ORIGINAL DOCUMENT AS THE SAME APPEARS IN THE OFFICE OF THE COUNTY RECORDER OF San Francisco COUNTY, STATE OF CA RECORDED ON 5/17/12
IN BOOK ____ OF OFFICIAL RECORDS
AT PAGE ____ SERIAL NO. 2012J414057
CHICAGO TITLE INSURANCE COMPANY
By _____

(Space above this line reserved for Recorder's use only)

QUITCLAIM DEED
(a portion of Lot 001, Block 3180)

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SAN FRANCISCO COMMUNITY COLLEGE DISTRICT, an institution of higher education organized under the State of California Education Code ("Grantor"), hereby RELEASES, REMISES AND QUITCLAIMS to the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation, any and all right, title and interest Grantor may have in and to the real property located in the City and County of San Francisco, State of California, described on the attached **Exhibit A**.

Executed as of ~~April 26, 2012~~ MAY 17, 2012.

SAN FRANCISCO COMMUNITY COLLEGE DISTRICT, an institution of higher education organized under the State of California Education Code

By: _____
Peter Goldstein
Vice Chancellor of Finance and Administration

APPROVED AS TO FORM:

SHUTE, MIHALY & WEINBERGER LLP

By: _____
Deborah L. Miller

State of California)
)
County of San Francisco)

On April 20, 2012, before me, Jeanne Cain Freed, Notary Public personally appeared Peter Goldstein, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature Jeanne Cain Freed (Seal)

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by this deed dated MAY 17, 2012 from the first part to the City and County of San Francisco, is hereby accepted pursuant to Board of Supervisors' Resolution No. 18110 Series of 1939, approved August 7, 1957, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: ~~4/27/2012~~ 5/17/2012

By: _____

John Updike
Acting Director of Property

EXHIBIT A

Legal Description of Property

[see attached]

LEGAL DESCRIPTION OF TRANSFER PARCEL (SFCCD to CITY)

All that real property situated in the City and County of San Francisco, State of California.

A portion of that certain tract described as Parcel 22 in that certain deed from the Spring Valley Water Company, a Corporation, to the City and County of San Francisco, a Municipal Corporation, recorded March 3, 1930, in Book 2002 at page 1, Official Records of the City and County of San Francisco, also being a portion of that certain parcel described in that certain deed from the City and County of San Francisco to the San Francisco Community College District, recorded October 15, 1992 in Book F-734, page 746, Official Records, more particularly described as follows:

COMMENCING at the southwest corner of said Parcel 22, said point being on the northerly line of Ocean Avenue; thence northerly along the westerly line of said Parcel 22 North 00°24'00" West 155.32 feet to the **TRUE POINT OF BEGINNING**; thence leaving said westerly line and continuing on the southerly line of said parcel described in said deed from the City and County of San Francisco to the San Francisco Community College District South 75°22'33" East 584.33 feet; thence North 14°38'04" East 13.86 feet; thence North 89°01'17" East 94.17 feet to a point westerly 366.02 feet perpendicularly distant from the westerly line of Phelan Avenue, as now established and shown on that certain map entitled "Map Showing the Widening of Phelan Avenue & Ocean Avenue from Ocean Avenue to Judson Avenue" filed February 15, 1954 in Book R of Maps at page 56, Official Records; thence leaving said southerly line along a line parallel with and westerly 366.02 feet perpendicularly distant from said westerly line of Phelan Avenue North 00°40'45" West 509.72 feet to the northerly line of last said parcel; thence along said northerly line South 88°35'39" West 551.53 feet; thence South 01°24'21" East 100.00 feet; thence South 89°36'00" West 109.94 feet to the westerly line of said Parcel 22; thence along said westerly line South 00°24'00 East 262.91 feet **TO THE POINT OF BEGINNING.**

Containing an area of 6.60 acres, more or less.

Being a portion of Assessor's Block 3180, lot 1

The Basis of Bearing for these parcels is the westerly line of the Spring Valley Water Company Parcel as said parcel is shown on that certain map entitled " Map of Westwood Park" filed in Book H of Maps, at pages 65-71, inclusive, Official records of the City and County of San Francisco, taken as South 00°24'00" East.

This real property description was prepared by me, or under my direction, in conformance with the Land Surveyors Act.

William E. Blackwell Jr. P.L.S. No. 8251
Survey Associate
City and County of San Francisco, California

4-24-2012
Dated

FILE NO. 110771 RESOLUTION NO. 304-11

[Jurisdictional Transfer and Exchange of City Property - Ocean Avenue and Phelan Avenue]

Resolution 1) approving the jurisdictional transfer of an approximately 5,835 square foot portion of City property located near Ocean Avenue and Phelan Avenue under the jurisdiction of the San Francisco Public Utilities Commission with an approximately 6,264 square foot portion of adjacent City property under the jurisdiction of the San Francisco Municipal Transportation Agency; 2) approving the subsequent exchange of the 6,264 square foot portion of such City property and an approximately 6.21 acre portion of adjacent City property under the jurisdiction of the San Francisco Public Utilities Commission for adjacent real property owned by the San Francisco Community College District and comprised of approximately 6.60 acres; adopting environmental findings and other findings that the actions set forth in this Resolution are consistent with the City's General Plan and Eight Priority Policies of City Planning Code Section 101.1; and 3) authorizing other actions in furtherance of this Resolution.

WHEREAS, The City and County of San Francisco (City) owns certain real property located on Phelan Avenue near Ocean Avenue, in San Francisco, California, and known as Assessor's Block Number 3180, Lot 001 (City Property); and

WHEREAS, The San Francisco Public Utilities Commission (SFPUC) has jurisdiction over a portion of the City Property that is comprised of approximately 6.21 acres, as depicted on a map of the City Property (Project Map) on file with the Clerk of the Board of Supervisors in File No. 110771 and incorporated herein by reference (SFPUC Reservoir Property); and

WHEREAS, SFPUC has jurisdiction over another portion of the City Property that is comprised of approximately 5,835 square feet and depicted on the Project Map (SFPUC Additional Property); and

WHEREAS, The San Francisco Municipal Transportation Agency (SFMTA) has jurisdiction over a portion of the City Property that is comprised of approximately 6,264 square feet and depicted on the Project Map (SFMTA Property); and

WHEREAS, The San Francisco Community College District (College) owns real property that is adjacent to the City Property and comprised of approximately 6.60 acres, as depicted on the Project Map (College Property); and

WHEREAS, SFPUC wishes to acquire fee interest in the College Property and the College wishes to acquire fee interest in the SFPUC Reservoir Property and the SFMTA Property through an exchange and conveyance of the properties (Exchange), all pursuant to an Agreement for the Exchange and Conveyance of Real Property (Exchange Agreement); and

WHEREAS, SFPUC and College have each independently verified that the collective fair market value of the consideration received by College for the Exchange is equal to the collective fair market value of the consideration received by SFPUC for the Exchange; and

WHEREAS, The execution of the Exchange Agreement and performance of their respective obligations under the Exchange Agreement was approved by SFPUC's Commission on December 9, 2008 through Resolution No. 08-0029 (SFPUC Exchange Resolution), and by College's Board of Trustees through Resolution No. 081218-W1. Copies of such resolutions are on file with the Clerk of the Board of Supervisors in File No. **110771** and are incorporated herein by reference; and

WHEREAS, SFPUC wishes to have jurisdiction of the SFMTA Property to facilitate the Exchange, and SFMTA wishes to have jurisdiction of the SFPUC Additional Property to facilitate its efforts to relocate its bus loop operations at the City Property; and

WHEREAS, SFMTA is not actively using the SFMTA Property and the SFPUC is only using the SFPUC Additional Property for the installation and operation of pipelines, and the jurisdictional transfers of the SFMTA Property and the SFPUC Additional Property will facilitate

cooperative City governance and progress toward the implementation of the Balboa Park Station Area Plan, which was adopted by the Board of Supervisors under Ordinance No. 60-09. A copy of Ordinance No. 60-09 is on file with the Clerk of the Board of Supervisors in File No. 110115 and is incorporated herein by reference; and

WHEREAS, SFMTA and SFPUC have verified that the fair market value of the SFMTA Property is equal to the collective fair market value of the SFPUC Additional Property; and

WHEREAS, SFMTA and SFPUC are parties to a Memorandum of Understanding dated March 1, 2009, which provides for the jurisdictional transfer of the SFMTA Property to SFPUC and the jurisdictional transfer of the SFPUC Additional Property to SFMTA (Transfer MOU); and

WHEREAS, The Transfer MOU was approved by SFMTA's Board of Directors on March 17, 2009 through Resolution No. 09-043 and by SFPUC's Commission on February 10, 2009 through Resolution No. 09-0030 (Jurisdictional Transfer Resolutions). Copies of the Jurisdictional Transfer Resolutions are on file with the Clerk of the Board of Supervisors in File No. 110771 and are incorporated herein by reference; and

WHEREAS, In accordance with the provisions of Section 23.14 of the San Francisco Administrative Code, the Director of Property has determined and reported to the Mayor that the estimated fair market value of the SFMTA Property is equal to the fair market value of the SFPUC Additional Property, the fair market value of the SFPUC Additional Property exceeds its historical cost, and in his opinion, the SFPUC Additional Property can be used more advantageously by SFMTA and the SFMTA Property can be used more advantageously by SFPUC; and

WHEREAS, In accordance with the provisions of Section 23.15 of the San Francisco Administrative Code, the Mayor believes the SFPUC Additional Property can be used more advantageously by SFMTA and the SFMTA Property can be used more advantageously by SFPUC and recommends the proposed jurisdictional transfers of the SFMTA Property to SFPUC and the SFPUC Additional Property to SFMTA; and

WHEREAS, In a letter to the Department of Real Estate dated November 5, 2010, the City's Planning Department found that the jurisdictional transfers of the SFPUC Additional Property to SFMTA and the SFMTA Property to SFPUC, and the subsequent Exchange, were all consistent with the City's General Plan and with Planning Code Section 101.1(b). A copy of such letter is on file with the Clerk of the Board of Supervisors in File No. 110115 and is incorporated herein by reference. The Board of Supervisors finds that the actions contemplated in this Resolution are consistent with the City's General Plan and with Planning Code Section 101.1(b) for the reasons set forth in said letter; and

WHEREAS, Under Motion No. 17774, the San Francisco Planning Commission (Planning Commission) adopted the Balboa Park Station Area Plan Environmental Impact Report (SCH# 2006072114 (Plan EIR) pursuant to the requirements the California Environmental Quality Act, California Public Resources Code Sections 21000 et seq. (CEQA), and the Guidelines for Implementation of CEQA, 14 California Code of Regulations Sections 15000 et seq. (CEQA Guidelines) on December 4, 2008, which certified the Plan EIR as complete along with other required findings, and the Plan EIR contemplated, among other things, the jurisdictional transfer of the SFMTA Property and the SFPUC Property and the Exchange; and

WHEREAS, The Planning Commission also adopted environmental findings for the Plan EIR pursuant to CEQA and a Statement of Overriding Considerations for significant and unavoidable transportation and historical resources impacts, and established a Mitigation Monitoring Program that attaches mitigation measures and improvement measures identified in the Plan EIR (Environmental Findings), all under Motion No. 17775 on December 4, 2008; and

WHEREAS, The Board of Supervisors approved Ordinance No. 60-09 to adopt the Balboa Park Station Area Plan and, as part of that action, also adopted the Environmental Findings as its own. The Board of Supervisors determines there are no significant new information since its adoption of the Balboa Park Station Area Plan and Environmental Findings that would change the

conclusions of the Plan EIR, or require any changes to the Environmental Findings on which the Board of Supervisors continues to rely in accordance with CEQA for the actions contemplated herein. A copy of Ordinance No. 60-09, the Plan EIR and the Planning Commission motions, including the Environmental Findings, are on file with the Clerk of the Board of Supervisors in File No. 110115 and are incorporated herein by reference; and

WHEREAS, In adopting the SFPUC Exchange Resolution, SFPUC, in accordance with CEQA, adopted the Environmental Findings, as its own and adopted additional overriding benefits associated with the actions contemplated in the SFPUC Exchange Resolution; and,

WHEREAS, In adopting the Jurisdictional Transfer Resolutions, each of SFPUC and SFMTA adopted the Environmental Findings as its own; and

WHEREAS, In accordance with the recommendation of the Executive Director/CEO of the SFMTA, the General Manager of SFPUC, and the Director of Property, the Board of Supervisors hereby declares that the public interest or necessity will not be inconvenienced by the Exchange or the jurisdictional transfer of the SFMTA Property and the SFPUC Additional Property; now, therefore, be it

RESOLVED, That the Board of Supervisors hereby authorizes and directs the Director of Property, to transfer jurisdiction of the SFMTA Property to SFPUC and the SFPUC Additional Property to SFMTA; and, be it

RESOLVED, That the Board of Supervisors hereby authorizes and directs the Director of Property to transfer the SFMTA Property and the SFPUC Reservoir Property to College in exchange for the College Property and to perform the other transactions described in the Exchange Agreement; and, be it

FURTHER RESOLVED, That The Mayor, the Clerk of the Board of Supervisors, and the Director of Property are each authorized and directed to enter to take any and all actions which such party, in consultation with the City Attorney, determines are in the best interest of the City, do not materially increase the obligations of the City or materially decrease the benefits to the City, are necessary or advisable to consummate the performance of the purposes and intent of this Resolution, and comply with all applicable laws, including the City's Charter, including any modifications or amendments to the Exchange Agreement.

RECOMMENDED:

Nathaniel P. Ford Sr.
Executive Director/CEO,
San Francisco Municipal Transportation Agency

Ed Harrington
General Manager, SFPUC

Amy L. Brown
Director of Property

Edwin M. Lee, Mayor

City and County of San Francisco

Tails

Resolution

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

File Number: 110771 **Date Passed:** July 19, 2011

Resolution 1) approving the jurisdictional transfer of an approximately 5,835 square foot portion of City property located near Ocean Avenue and Phelan Avenue under the jurisdiction of the San Francisco Public Utilities Commission with an approximately 6,264 square foot portion of adjacent City property under the jurisdiction of the San Francisco Municipal Transportation Agency; 2) approving the subsequent exchange of the 6,264 square foot portion of such City property and an approximately 6.21 acre portion of adjacent City property under the jurisdiction of the San Francisco Public Utilities Commission for adjacent real property owned by the San Francisco Community College District and comprised of approximately 6.60 acres; adopting environmental findings and other findings that the actions set forth in this Resolution are consistent with the City's General Plan and Eight Priority Policies of City Planning Code Section 101.1; and 3) authorizing other actions in furtherance of this Resolution.

July 11, 2011 Land Use and Economic Development Committee - RECOMMENDED..

July 19, 2011 Board of Supervisors - ADOPTED

Ayes: 11 - Avalos, Campos, Chiu, Chu, Cohen, Elsbernd, Farrell, Kim, Mar, Mirkarimi and Wiener

File No. 110771

I hereby certify that the foregoing Resolution was ADOPTED on 7/19/2011 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Mayor Edwin Lee

7/20/11
Date Approved

APPENDIX A5

Free Recording Requested Pursuant to
Government Code Section 27383

Recording requested by and
when recorded mail to:

City and County of San Francisco
San Francisco Public Utilities Commission
Real Estate Director
Public Utilities Commission
1145 Market Street, 7th Floor
San Francisco, CA 94102

with a copy to:

Real Estate Division
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102
Attn: Director of Property

WE HEREBY CERTIFY THAT THIS IS FULL, TRUE AND CORRECT COPY OF THE ORIGINAL DOCUMENT AS THE SAME APPEARS IN THE OFFICE OF THE COUNTY RECORDER OF San Francisco COUNTY, STATE OF CA RECORDED ON 5/17/12 IN BOOK ——— OF OFFICIAL RECORDS AT PAGE ——— SERIAL NO. 2012J414058
CHICAGO TITLE INSURANCE COMPANY
By [signature]

944
218

(Space above this line reserved for Recorder's use only)

25 Van Ness Ave
Lot 1
Block 3180

ACCESS EASEMENT AGREEMENT
(Portion of Assessor's Parcel No.1, Block 3180)

This Access Easement Agreement (this "**Agreement**"), by and between the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation ("**City**"), and the SAN FRANCISCO COMMUNITY COLLEGE DISTRICT, an institution of higher education organized under the State of California Education Code ("**College**"), is executed as of MAY 17, 2012 (the "**Effective Date**").

RECITALS

A. City owns that certain real property described on the attached Exhibit A (the "**City Property**") and College owns that certain adjacent real property described on the attached Exhibit B (the "**College Property**").

B. City and College wish to provide for the construction, use, operation, maintenance and repair of a nonexclusive accessway over the portion of the City Property described on the attached Exhibit C (the "**City Property Easement Area**") and over the portion of the College Property described on the attached Exhibit D (the "**College Property Easement Area**") on the terms specified in this Agreement.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, City and College hereby agree as follows:

1. Grant of Easement; Accessway. Pursuant to the terms and conditions specified in this Agreement, City grants to College an access easement over the City Property Easement Area and College grants to City an access easement over the College Property Easement Area, for the construction, use, operation, maintenance, and repair of an accessway with two (2) sidewalks (collectively, the "**Accessway**") and for the exercise of their respective rights and obligations hereunder. The City Property Easement Area and the College Property Easement Area shall be collectively referred to as the "**Access Easement Area**".

2. Accessway. College shall construct the Accessway at its sole cost and in compliance with the conditions specified in this Section and in Section 4 (collectively, the "**Minimum Requirements**"). College shall take such actions as may be reasonably necessary to cause such construction to be completed on or before the fifth (5th) anniversary of the Effective Date, subject to any delays caused by City's failure to review, and accept or reject, any documents or materials submitted by College for an Application Package (as defined below) within a reasonable time period, in keeping with the City's standard review and approval processes for similar documents or materials submitted by a Private Party (as defined below). College understands that it shall be College's responsibility to prepare and submit all documents and materials required for a complete Application Package with sufficient time to allow for City review and approval or rejection, and potential resubmission following a City rejection, if applicable, and College shall account for this review and approval process in preparing and scheduling its submittal of such documents and materials to City.

(a) Accessway Configuration. The portion of the Accessway shown as the "East-West Portion" on the attached Exhibit E (the "**Drawing**") shall be sixty feet (60') in width, with three (3) vehicle lanes, two (2) bicycle lanes, and two (2) concrete sidewalks, and provide for two (2) way traffic. The portion of the Accessway shown as the "North-South Portion" on the Drawing shall be fifty feet (50') in width, with two (2) vehicle lanes, two (2) bicycle lanes, and two (2) concrete sidewalks and provide for two (2) way traffic.

The Accessway shall be constructed in conformity with the requirements and standards applicable to a "neighborhood residential street" at the time of construction (a "**Residential Street**"), including all standard improvements. "Neighborhood residential street" shall be as described in Chapter 4.0 of the draft Better Streets Plan Draft for Public Review, released by the City's Planning Department for public comment in June of 2008 (the "**Draft Better Streets Plan**"), as such description may be modified in any final version of the Draft Better Streets Plan adopted by the City. The Accessway shall materially conform to plans and specifications approved in advance by City (the "**Plans**"), or to any modifications to such Plans approved of in advance and in writing by City.

(b) Approval of Plans and Application Package. To request City's approval of College's proposed plans for the Accessway (the "**Draft Plans**"), College shall prepare, at its sole cost, and deliver the following items (collectively, the "**Application Package**") to City's Department of Public Works ("**DPW**") Bureau of Street-Use and Mapping, with a copy to the City contact person specified in Section 9: (i) the Draft Plans, which shall have been prepared by a certified civil engineer at College's sole cost, (ii) a completed and duly executed original of City's application form for a Street Improvement Permit, together with all materials that would customarily be required to be submitted by a non-governmental party pursuant to such application, (iii) College's estimate of the costs it would incur to construct the Accessway pursuant to the Draft Plans, and (iv) the application fee that would be required from a non-governmental party applying to DPW to construct a Public Road (as defined in Section 11) similar to the Accessway (a "**Private Party**").

The Draft Plans shall incorporate all of the Minimum Requirements and all other safety and utility requirements that City requires to construct the Accessway in compliance with the requirements that would be required of a Private Party. College shall further provide City with any other materials that City deems to be necessary for its review of the Application Package, which shall be incorporated as part of the Application Package. Once City receives the complete Application Package and any additional materials so requested by City, the Application Package shall then be submitted for the City review process that would apply to a Private Party.

(c) Construction of Accessway. If City approves of the Application Package, City shall notify College in writing (the "**Construction Approval Notice**"). The Construction Approval Notice may be conditioned on College's agreement to, and performance of, any

conditions precedent specified by City therein, provided that such conditions are those that would be required of a Private Party. Such conditions may include, but are not limited to, College's (i) modification of the Draft Plans to incorporate the requirements typically required for the construction of a similar Residential Street or that would otherwise be required of a Private Party by City, (ii) delivery of an excavation bond and a performance bond, and (iii) acquisition of any additional permits that City would typically require of a Private Party.

If City delivers the Construction Approval Notice, College shall cause the Accessway to be constructed in compliance with the Draft Plans, the Minimum Requirements, the other applicable terms of this Agreement and any conditions specified in the Construction Approval Notice (collectively, the "**Conditions**") within three hundred sixty-five (365) days of the date City delivers the Construction Approval Notice, but not later than the fifth (5^{th}) anniversary of the Effective Date (the "**Initial Completion Date**"), unless (i) City and College agree to a later date in writing, or (ii) College cannot complete such construction due to City's failure to perform its obligation to timely review, and approve or reject, Application Package documents and materials pursuant to this Section. City shall have the right to monitor and inspect College's construction of the Accessway at any time, provided that City shall take reasonable efforts to minimize any interference with College's construction activities.

(d) Acceptance of Accessway by College. College shall not accept the constructed Accessway from its contractor without first determining it complies with the Conditions and obtaining agreement of City, acting in its proprietary capacity, to such determination. To request City's agreement to such determination, College shall deliver written notice (the "**Completion Notice**") to City once College determines the Accessway has been constructed in compliance with the Conditions, together with satisfactory evidence that College has obtained the Maintenance Bond (as defined in Section 5 below). City shall deliver written notice to College specifying the agreement, conditional agreement, or disagreement of City, acting in its proprietary capacity, to such determination, and further specifying the reasons for any conditional agreement or disagreement. If City delivers written notice of its conditional agreement or disagreement with the Completion Notice, College shall cause such matter to be satisfactorily corrected prior to accepting the Accessway from its contractor. City shall not unreasonably withhold its agreement to the Completion Notice if the Accessway conforms to the Conditions.

If College and City mutually agree the Accessway has been constructed in compliance with the Conditions, College shall accept the constructed Accessway from its contractor and provide City with a copy of the as-built plans for the Accessway. College acknowledges that City's review or approval of the Accessway pursuant to this Agreement shall be conducted pursuant to City's proprietary capacity only, and College shall, at its sole cost, additionally obtain all necessary reviews and approvals with respect to the Accessway required at any time from City, acting in its regulatory capacity.

(e) Review by City. College acknowledges and agrees that (i) City's review of the Draft Plans, the Application Package and any additional materials related thereto, and City's issuance of the Construction Approval Notice, if any, shall be conducted under City's proprietary capacity and will only be a courtesy review that does not involve the actual issuance of a permit, (ii) City makes no representations or warranties as to the length of time that will be actually necessary for City's full consideration and review of the Draft Plans or the Application Package, (iii) City makes no representations or warranties that it will ultimately approve of the Draft Plans or the Application Package or issue the Construction Approval Notice or respond to a Completion Notice. College further acknowledges and agrees that the Accessway will be a private accessway for use by College and City and their respective invitees, contractors, employees and agents, and governed by the terms of this Agreement.

3. Use of the Access Easement Area. The Access Easement Area shall be used only for the following purposes (collectively, the "**Permitted Uses**"): the construction of the Accessway in

compliance with the terms of this Agreement, pedestrian and vehicular access over the constructed Accessway, and performance of each party's respective rights and obligations under this Agreement. Neither party shall do anything in, on, under or about the Access Easement Area that could damage, endanger or interfere with the Permitted Uses. Without limiting the foregoing, neither party shall undertake or permit any of the following activities without first obtaining the other party's prior written consent: (i) plant trees or shrubs; (ii) construct or place any structures or improvements of any kind or character, including, but not limited to, any pavement, asphalt or similar impermeable ground cover; or (iii) perform any excavation or construction activities.

4. Construction and Maintenance Activities. In addition to complying with all requirements specified elsewhere in this Agreement, all construction or maintenance activities performed in the Access Easement Area shall comply with the following conditions:

(a) All construction and maintenance activities shall comply with all applicable laws and be performed using sound construction practices and in a manner that minimizes interference with the operation and use of the Accessway, the Access Easement Area, the College Property or the City Property. The performing party shall diligently pursue to completion all construction or maintenance activities commenced by such party in the Access Easement Area.

(b) A party shall give at least thirty (30) days' prior written notice of its construction or maintenance activities in the Access Easement Area to the other party, together with a copy of any plans and specifications or other materials reasonably sufficient to describe such planned activities. Such notice shall specify if such activities will interfere with the use and operation of the Accessway and, if so, the extent of the expected interference and the performing party's proposed actions to minimize such interference. A performing party may restrict access to the Access Easement Area while conducting any construction or maintenance activities therein if such restricted access is reasonably necessary to protect public health and safety.

(c) A party shall not be obligated to provide prior written notice of its construction or maintenance activities in the Access Easement Area the other party of in the event of any immediate danger to health or property, in which case a performing party shall verbally notify the other party as soon as reasonably possible.

(d) A party shall secure and pay for any building and other permits and approvals, government fees, licenses and inspections necessary for the proper performance and completion of its activities and that would be required to be obtained by a non-governmental party performing such activity.

(e) A performing party shall have the sole responsibility of locating any utilities that may be on, in or under the Access Easement Area, protect them from damage while conducting any construction or maintenance activities, and arrange and pay for any necessary temporary relocation of City and public utility company facilities, subject to the prior written approval by operator of such affected facilities.

5. Maintenance and Repair.

(a) Once constructed, College shall, at its sole cost, maintain the Accessway in good working order and in a clean, safe and sanitary condition at all times, even if damaged by casualty. If College fails to so maintain the Accessway, and further fails to commence to perform such maintenance within thirty (30) days after receiving City's written notice of such failure, City shall have the right to correct such matter after providing ten (10) days prior notice of such election to College. College shall promptly reimburse City's costs in correcting such matter within thirty (30) days following City's invoice therefor.

(b) Prior to delivering a Completion Notice to City, College shall post a maintenance bond or other acceptable security ("**Maintenance Bond**") for 100% of actual cost of the Accessway and naming City and College as beneficiaries thereunder to guarantee that the Accessway shall be free from defects in material or workmanship and shall perform satisfactorily for a period (the "**Maintenance Bond Period**") of three (3) years after the date the Completion Notice is delivered to City.

(c) If City accepts the Accessway as a Public Road (as defined in Section 11) during the Maintenance Bond Period, such acceptance shall not constitute a waiver of defects by the City. College guarantees that the Accessway shall be free from defects in material or workmanship and shall perform satisfactorily during the entire Maintenance Bond Period. During the Maintenance Bond Period, College shall correct, repair, or replace any defects in the Accessway at its own expense within ten (10) days following the date that City delivers notice any such defect to College. College's obligation to correct, repair, or replace any defects in the Accessway during the Maintenance Bond Period shall survive the City's acceptance of the Accessway as a Public Road.

6. Hazardous Materials. Neither party shall use, store, locate, handle or cause or permit the dumping or other disposal or release on or about the Access Easement Area of any Hazardous Material. Unless caused by the activities of City or its Agents, if there is a leakage or spill of Hazardous Materials on the College Property Easement Area, College shall bear the cost and expense to clean the contaminated property in compliance with applicable laws. Unless caused by the activities of College or its Agents, if there is a leakage or spill of Hazardous Materials on the City Property Easement Area, City shall bear the cost and expense to clean the contaminated property in compliance with applicable laws.

"**Hazardous Material**" means material that, because of its quantity, concentration or physical or chemical characteristics, is at any time now or hereafter deemed by any federal, state or local governmental authority to pose a present or potential hazard to public health, welfare or the environment. "Hazardous Material" includes, without limitation, any material or substance defined as a "hazardous substance, pollutant or contaminant" pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. Sections 9601 et seq., or pursuant to Section 25316 of the California Health & Safety Code; a "hazardous waste" listed pursuant to Section 25140 of the California Health & Safety Code; any asbestos and asbestos containing materials whether or not such materials are part of the Access Easement Area or are naturally occurring substances in the Access Easement Area, and any petroleum, including, without limitation, crude oil or any fraction thereof, natural gas or natural gas liquids. The term "release" or "threatened release" when used with respect to Hazardous Material shall include any actual or imminent spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing in, on, under or about the Access Easement Area.

If either party defaults in its obligations under this Section, then such defaulting party shall indemnify, defend and hold harmless the other party against any and all Claims (defined as follows) arising at any time as a result of such default, except to the extent the other party or its Agents are responsible for such Claims. "**Claims**" shall mean all liabilities, losses, costs, claims, judgments, settlements, damages, liens, fines, penalties and expenses, including, without limitation, direct and vicarious liability of every kind. Each party's foregoing indemnity obligation shall survive the termination or extinguishment of this Agreement or the easements granted hereunder.

7. Insurance.

(a) Each party shall procure at its expense and keep in effect at all time, in form and from an insurer reasonably accept to the other party, as follows:

(i) Commercial general liability insurance with limits not less than $2,000,000 each occurrence, combined single limit for bodily injury and property damage, including coverage for contractual liability, personal injury, broad form property damage, products and completed operations. Such policy shall include endorsements for (1) false arrest, detention or imprisonment or malicious prosecution; (2) libel, slander or defamation of character; (3) wrongful entry or eviction or invasion of the right of privacy. Any deductible under such policy shall not exceed $10,000 for each occurrence.

(ii) Business automobile liability insurance with limits not less than $1,000,000 for each occurrence combined single limit for bodily injury and property damage, including coverage for owned, non-owned and hired automobiles, as applicable. Any deductible under such policy shall not exceed $10,000 for each occurrence.

(iii) Workers' Compensation Insurance, including Employers' Liability, with limits not less than $1,000,000 for each accident, covering all employees employed in or about the Access Easement Area to provide statutory benefits as required by the laws of the State of California.

(b) All insurance policies required hereunder shall (i) be written on an occurrence basis, (ii) name the other party, together with its officers, agents and employees, as additional insureds, (iii) specify that such policies are primary insurance to any other insurance available to the additional insureds with respect to any claims arising out of this Agreement and that insurance applies separately to each insured against whom claim is made or suit is brought, (iv) provide for severability of interests and that an act or omission of one of the named insureds which would void or otherwise reduce coverage shall not reduce or void the coverage as to any insured, (v) afford coverage for all claims based on acts, omissions, injury or damage which occurred or arose (or the onset of which occurred or arose) in whole or in part during the policy period, and (vi) be endorsed to provide thirty (30) days prior written notice of cancellation, non-renewal or reduction in coverage to the other party.

(c) requested, a party shall deliver to the other party certificates of insurance in form and with insurers satisfactory to the requesting party, evidencing the coverages required hereunder, together with complete copies of the policies at such requesting party's request. If a party fails to procure such insurance, or to deliver such policies or certificates, the other party may procure, at its option, such insurance on such defaulting party's behalf, and the defaulting party shall pay the acting party for the cost thereof within five (5) days of the acting party's delivery of bills therefor.

(d) Should any of the required insurance be provided under a form of coverage that includes a general annual aggregate limit or provides that claims investigation or legal defense costs be included in such general annual aggregate limit, such general aggregate limit shall double the occurrence or claims limits specified above.

(e) A party's compliance with the provisions of this Section shall in no way relieve or decrease such party's indemnification obligations or other obligations under this Agreement. Each party shall be responsible, at its expense, for separately insuring its personal property.

(f) Notwithstanding anything to the contrary contained herein, each party hereby waives any right of recovery against the other party for any loss or damage sustained by such damaged party with respect to the Access Easement Area, whether or not such loss is caused by the fault or negligence of the other party, to the extent such loss or damage is covered by insurance that the damaged party is required to purchase under this Agreement or is otherwise actually recovered from valid and collectible insurance covering such damaged party. Each party agrees to obtain a waiver of subrogation endorsement from each insurance carrier issuing policies

relative to the Access Easement Area; provided, however, that failure to do so shall not affect the above waiver.

(g) College acknowledges that City maintains a program of self-insurance and agrees that City shall not be required to carry any insurance with respect to this Agreement; provided, however, that if any of City's successors or assigns under this Agreement is not a public entity, such non-public successor or assign shall carry the insurance specified in this Section. City assumes the risk of damage to any of its personal property, except for damage caused by College or its Agents.

8. Indemnity. City shall indemnify, defend, reimburse and hold harmless College from and against any and all Claims arising out of or relating to the activities of City or any City Agent in the Access Easement Area, except to the extent caused by the intentional acts or negligence of College or any College Agents or the failure of City to perform or comply with its obligations under this Agreement; provided, however, that City shall not be liable to College under any circumstances for any consequential, incidental or punitive damages. "**Agents**" shall mean a party's officers, agents, employees, representatives, trustees, contractors or invitees.

College shall indemnify, defend, reimburse and hold harmless City and City's Agents and each of them, from and against any and all Claims arising out of or relating to the use of the Access Easement Area by College or any College Agents, except to the extent caused by the intentional acts or negligence of City or any City Agents, except to the extent caused by the intentional acts or negligence of College or any College Agents or the failure of City to perform or comply with its obligations under this Agreement; provided, however, that College shall not be liable to City under any circumstances for any consequential, incidental or punitive damages.

The foregoing indemnities shall include, without limitation, reasonable attorneys', experts' and consultants' fees and costs, and shall survive any termination or extinguishment of this Agreement or the easements granted hereunder.

9. Notices. All notices, demand, consents or approvals given hereunder shall be in writing and shall be personally delivered, or sent by a nationally-recognized overnight courier service that provides next business day delivery services, provided that next business day service is requested, or by United States first-class mail, postage prepaid, to the following addresses (or any other address that a party designates by written notice delivered to the other party pursuant to the provisions of this Section):

If to City:	Rosanna S. Russell Real Estate Director San Francisco Public Utilities Commission 1145 Market Street, 7th Floor San Francisco, CA 94102
with a copy to:	City and County of San Francisco Real Estate Division 25 Van Ness Avenue, Suite 400 San Francisco, CA 94102 Attn: Director of Property
If to College:	Peter Goldstein Vice Chancellor of Finance and Administration San Francisco Community College District 33 Gough Street San Francisco, CA 94103

with a copy to: Deborah L. Miller
Shute, Mihaly & Weinberger LLP
396 Hayes Street
San Francisco, CA 94102

10. Waiver of Claims. College covenants and agrees that City shall not be responsible for or liable to College for, and College hereby waives all rights against City and its Agents and releases City and its Agents from, any and all Claims relating to any injury, accident or death of any person or loss or damage to any property, in or about the Access Easement Area, from any cause whatsoever. Nothing herein shall relieve City from liability to the extent caused by the negligence or willful misconduct of City or its Agents or its failure to perform its obligations pursuant to this Agreement, but City shall not be liable under any circumstances for any consequential, incidental or punitive damages. City would not be willing to enter into this Agreement or transfer the Property to College in the absence of a waiver of liability for consequential or incidental damages due to the acts or omissions of City or its agents, and College expressly assumes the risk with respect thereto. Accordingly, as a material part of the consideration for this Agreement, College fully RELEASES, WAIVES AND DISCHARGES forever any and all Claims, and covenants not to sue, City or its Agents for any matters arising out of this Agreement or the Access Easement Area, except to the extent such Claims result from the negligence and willful misconduct of City or its Agents or the failure of City to perform or comply with its obligations under this Agreement. In connection with the foregoing release, College acknowledges that it is familiar with Section 1542 of the California Civil Code, which reads:

> "A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor."

College acknowledges that the releases contained herein include all known and unknown, disclosed and undisclosed, and anticipated and unanticipated claims. College realizes and acknowledges that it has agreed to this Agreement in light of this realization and, being fully aware of this situation, it nevertheless intends to waive the benefit of Civil Code Section 1542, or any statute or other similar law now or later in effect. The releases contained herein shall survive any termination or extinguishment of this Agreement or the easements granted hereunder.

11. Conversion of Accessway Into Public Road.

(a) City shall have the right, in its sole discretion, to cause the Accessway to become a road that is a part of City's street system (a "**Public Road**"). If City elects to exercise such right, City shall deliver at least sixty (60) days' prior written notice to College of such election (a "**Termination Notice**") and specifying the date the Accessway shall be accepted by City and dedicated as a Public Road. On or before such date, College shall (i) transfer fee title in the College Property Easement Area and all of its interest in the Access Easement Area and the Accessway to City, subject only to the title exceptions existing as of the date of this Agreement or otherwise agreed to in writing by City (each, a "**Permitted Exception**"), at no cost to City, provided that if City elects to obtain title insurance to insure such fee title interest or if City elects to cause the transfer to be handled through a private escrow holder, City shall pay the premium of such title insurance and the escrow costs, subject to College's obligation to remove, at its sole cost, any title exceptions it is required to remove pursuant to this Section, (ii) deliver any documents reasonably required by City to terminate the easement interests granted to College pursuant to this Agreement, (iii) cause any title exception that affects the College Property Easement Area or its interest in the Access Easement Area that is not a Permitted Exception to be removed from record title at College's sole cost, and (iv) duly execute, acknowledge and deliver

to City a quitclaim deed in substantially the form attached as Exhibit F to transfer fee title to the College Property Easement Area to City.

(b) The "**Acceptance Date**" shall mean the date that each of the following conditions is satisfied or waived by City: (i) all requirements, if any, specified in the Termination Notice are satisfied or waived by City; (ii) College has performed its obligations under this Section; (iii) each of City's Board of Supervisors and Mayor finally approves of the ordinance that accepts the Accessway as a Public Road and any appeal period for such approval has lapsed; (iv) a City engineer issues a certification that the Accessway has been completed in compliance with this Agreement and that all construction and maintenance costs for the Accessway accrued as of such date have been paid; and (v) City causes a "Notice of Completion and Acceptance" for the Accessway to be recorded in the Official Records of San Francisco County. Neither any City reviews pursuant Section 2(e) nor City's issuance of a Construction Approval Notice shall be deemed to affect, or be a waiver of, any additional review or inspection that City elects to perform in determining whether to accept the Accessway as a Public Road.

(c) As of the Acceptance Date, College shall be released from its Accessway maintenance and repair obligations under Section 5(a) above; provided, however, that if the Acceptance Date occurs during the Maintenance Bond Period, College shall continue to maintain the Maintenance Bond for the remainder of the Maintenance Bond Period. College acknowledges that City's acceptance of the Accessway as a Public Road and the termination of College's Accessway maintenance obligations under Section 5(a) above shall be sufficient consideration for the termination of College's interest in the Access Easement Area and the Accessway and transfer of fee title in the College Property Easement Area to City.

12. Run with the Land; Exclusive Benefit of Parties. The rights and obligations set forth herein shall run with the land and shall bind and inure to the benefit of the successors and assigns of the parties hereto. This Agreement is for the exclusive benefit of College and City and their respective successors and assigns and not for the benefit of, nor give rise to any claim or cause of action by, any other party. This Agreement shall not be deemed a dedication of any portion of the Access Easement Area to or for the benefit of the general public.

13. Proprietary Capacity. College understands and agrees that City is entering into this Agreement in its proprietary capacity and not as a regulatory agency with certain police powers. Notwithstanding anything to the contrary herein, no approval by City of the Plans, or any other plans submitted by College to City for City's approval pursuant to this Agreement nor any other approvals by City hereunder shall be deemed to constitute approval of City acting in its regulatory capacity or any governmental or regulatory authority with jurisdiction over the Access Easement Area.

14. As Is Condition. COLLEGE ACCEPTS THE ACCESS EASEMENT AREA IN ITS "AS IS" CONDITION, AND ACKNOWLEDGES AND AGREES THAT NEITHER CITY NOR ANY OF ITS AGENTS HAVE MADE, AND CITY HEREBY DISCLAIMS, ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCESS EASEMENT AREA. CITY ACCEPTS THE ACCESS EASEMENT AREA IN ITS "AS IS" CONDITION, AND ACKNOWLEDGES AND AGREES THAT NEITHER COLLEGE NOR ANY OF ITS AGENTS HAVE MADE, AND COLLEGE HEREBY DISCLAIMS, ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCESS EASEMENT AREA. Without limiting the foregoing, this Agreement is made subject to all applicable laws, rules and ordinances governing the use of the Access Easement Area, and to any and all covenants, conditions, restrictions, easements, encumbrances, claims of title and other title matters affecting the Access Easement Area, whether foreseen or unforeseen, and whether such matters are of record or would be disclosed by an accurate inspection or survey. It is each party's sole obligation to conduct an independent investigation of the Access Easement Area and all matters relating to its use hereunder, including, without limitation, the suitability of

the Access Easement Area for such uses. Each party, at its own expense, shall obtain such permission or other approvals from any third parties with existing rights as may be necessary for such party to make use of the Access Easement Area in the manner contemplated hereby.

15. No Liens, Encumbrances or Signs. Each party shall keep the Access Easement Area free from liens arising out of any work performed, material furnished or obligations incurred such party, and College shall keep the College Property Easement Area free from any liens or encumbrances. Neither party shall place, erect or maintain any sign, advertisement, banner or similar object on or about the Access Easement Area without first obtaining the other party's written consent, which shall not be unreasonably withheld provided that such proposed item is necessary to manage the flow of vehicular, bicycle and pedestrian use of the Accessway.

16. Possessory Interest Taxes. College recognizes and understands that this Agreement may create a possessory interest subject to property taxation and that College may be subject to the payment of property taxes levied on such interest under applicable law. College agrees to pay taxes of any kind, including possessory interest taxes, if any, that may be lawfully assessed on College's interest under this Agreement or use of the Access Easement Area pursuant hereto and to pay any other taxes, excises, licenses, permit charges or assessments based on College's usage of the Access Easement Area that may be imposed upon College by applicable law. College shall pay all of such charges when they become due and payable and before delinquency.

17. Prevailing Wages. City and College agree that the provisions of Section 6.22(E) of the San Francisco Administrative Code, as such provisions may be amended from time to time, shall be incorporated by this reference in this Agreement to the extent applicable. Any person performing labor for the Easement Work (as defined below) shall be paid not less than the highest prevailing rate of wages as required by Section 6.22(E) of the San Francisco Administrative Code, shall be subject to the same hours and working conditions, and shall receive the same benefits as in each case are provided for similar work performed in San Francisco, California. Each party shall include, in any contract for any Easement Work, a requirement that all persons performing labor under such contract shall be paid not less than the highest prevailing rate of wages for the labor so performed. Each party shall further require that any contractor performing any of the Easement Work shall provide, and shall deliver to City upon request, certified payroll reports with respect to all persons performing labor in the construction of any Easement Work.

"**Easement Work**" shall mean the construction of the Accessway or any other improvements to the Access Easement Area pursuant to this Agreement or in the maintenance, repair, or replacement of the Accessway or such other improvements.

18. Covenant Not to Discriminate. Each of College and City covenants and agrees not to discriminate on the basis of the fact or perception of a person's race, color, creed, religion, national origin, ancestry, age, sex, sexual orientation, gender identity, domestic partner status, marital status, disability, weight, height or Acquired Immune Deficiency Syndrome or HIV status (AIDS/HIV status) against any employee or, any employee working with, or applicant for employment with, such party in any of such party's operations within the United States, or against any person seeking accommodations, advantages, facilities, privileges, services, or membership in all business, social, or other establishments or organizations operated by either party.

19. General Provisions. (a) This Agreement may be amended or modified only by a writing signed by City and College and recorded in the Official Records of the City and County of San Francisco. (b) No waiver by any party of any of the provisions of this Agreement shall be effective unless in writing and signed by an officer or other authorized representative, and only to the extent expressly provided in such written waiver. (c) This Agreement contains the entire agreement between the parties with respect to the matters set forth herein and all prior negotiations, discussions, understandings and agreements are merged herein. (d) This Agreement

shall be governed by California law and City's Charter. (e) If either party commences an action against the other or a dispute arises under this Agreement, the prevailing party shall be entitled to recover from the other reasonable attorneys' fees and costs. For purposes hereof, reasonable attorneys' fees shall be based on the fees regularly charged by private attorneys in City with comparable experience, notwithstanding City's or College's use of its own attorneys. (f) This Agreement does not create a partnership or joint venture between City and College as to any activity conducted by College on, in or relating to the Access Easement Area. (g) City's obligations hereunder are contingent upon approval of this instrument by City's Public Utilities Commission and the City's Board of Supervisors and Mayor, each in their respective sole discretion, and the easements granted hereunder and this Agreement shall be null and void if such approval is not obtained, and College's obligations hereunder are contingent upon approval of this instrument by the College's Board of Trustees, in its sole discretion, and the easements granted hereunder and this Agreement shall be null and void if such approval is not obtained. (h) Time is of the essence of this Agreement and each party's performance of its obligations hereunder. (i) All representations, warranties, waivers, releases, and indemnities given or made in this Agreement shall survive the termination of this Agreement or the extinguishment of the easements granted hereunder. (j) If any provision of this Agreement is deemed invalid by a judgment or court order, such invalid provision shall not affect any other provision of this Agreement, and the remaining portions of this Agreement shall continue in full force and effect, unless enforcement of this Agreement as partially invalidated would be unreasonable or grossly inequitable under all of the circumstances or would frustrate the purpose of this Agreement. (k) All section and subsection titles are included only for convenience of reference and shall be disregarded in the construction and interpretation of the Agreement. (l) College represents and warrants to City that the execution and delivery of this Agreement by College and the person signing on behalf of College below has been duly authorized, and City represents and warrants to College that the execution and delivery of this Agreement by City and the person signing on behalf of City below has been duly authorized.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

COLLEGE:

SAN FRANCISCO COMMUNITY COLLEGE DISTRICT, an institution of higher education organized under the State of California Education Code

By: _____
Peter Goldstein
Vice Chancellor of Finance and Administration

Date: 4/20/12

APPROVED AS TO FORM:

SHUTE, MIHALY & WEINBERGER LLP

By: _____
Deborah L. Miller

CITY:

CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation

By: _____
John Updike
Acting Director of Property

Date: _____

APPROVED AS TO FORM:

DENNIS J. HERRERA, City Attorney

By: _____
Carol Wong, Deputy City Attorney

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

COLLEGE:

SAN FRANCISCO COMMUNITY COLLEGE DISTRICT, an institution of higher education organized under the State of California Education Code

By: _____
Peter Goldstein
Vice Chancellor of Finance and Administration

Date: _____

APPROVED AS TO FORM:

SHUTE, MIHALY & WEINBERGER LLP

By: _____
Deborah L. Miller

CITY:

CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation

By: _____
John Updike
Acting Director of Property

Date: 4/27/2012

APPROVED AS TO FORM:

DENNIS J. HERRERA, City Attorney

By: _____
Carol Wong, Deputy City Attorney

State of California)
)
County of San Francisco)

On April 20, 2012, before me, Jeanne Cain Freed, Notary Public, personally appeared Peter Goldstein, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jeanne Cain Freed (Seal)

State of California)
)
County of San Francisco)

On April 27th, 2012, before me, CHRISTINE M. SILVA, a notary public in and for said State, personally appeared JOHN UPDIKE, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Christine M. Silva (Seal)

CHRISTINE M. SILVA
COMM. # 1856017
NOTARY PUBLIC-CALIFORNIA
CITY & COUNTY OF SAN FRANCISCO
MY COMM. EXP. JUN. 28, 2013

Exhibit A

Legal Description of City Property

All that real property situate in the City and County of San Francisco, State of California, described as follows:

A portion of that certain tract described as Parcel 22 in that certain deed from the Spring Valley Water Company, a Corporation, to the City and County of San Francisco, a Municipal Corporation, recorded March 3, 1930, in Book 2002 at page 1, Official Records of the City and County of San Francisco, also being a portion of that certain parcel described in that certain deed from the City and County of San Francisco to the San Francisco Community College District, recorded October 15, 1992 in Book F-734, page 746, Official Records, more particularly described as follows:

BEGINNING at a point on the southerly line of that certain parcel described in that certain deed from the City and County of San Francisco, to the Roman Catholic Archbishop of San Francisco, recorded July 28, 1947, in Book 4661 at page 278, Official Records, from which the southeasterly corner of said Parcel bears North 89°36'00" East, 366.02 feet distant; said corner also being on the westerly line of Phelan Avenue, (78.403 feet wide), as now established and shown on that certain map entitled "Map Showing the Widening of Phelan Avenue & Ocean Avenue from Ocean Avenue to Judson Avenue" filed February 15, 1954 in Book R of Maps at page 56, Official Records; thence westerly along said southerly line of said parcel

1. South 89° 36' 00" West 656.18 feet, to the southwesterly corner of said parcel, said corner also being the northwesterly corner of said Parcel 22; thence southerly along the westerly line of last said Parcel

2. South 00°24' 00" East, 1078.75 feet to a point, from which the southwest corner of said Parcel 22, said point also being on the northerly line of Ocean Avenue (80.00 feet wide), bears South 00°24'00" East, 155.32 feet distant; thence leaving the line of said Parcel 22 and along the southerly line of said parcel described in said deed from the City and County of San Francisco to the San Francisco Community College District

3. South 75°22'33" East 584.33 feet; thence

4. North 14°38'04" East 13.86 feet; thence

5. North 89°01'17" East 94.17 feet to a point westerly 366.02 feet perpendicularly distant from the westerly line of said Phelan Avenue; thence leaving said southerly line along a line parallel with and westerly 366.02 feet perpendicularly distant from said westerly line of Phelan Avenue

6. North 00°40'45" West 1215.91 feet to the **POINT OF BEGINNING.**

Being a portion of Assessor's Block 3180, lot 1

Containing an area of 17.60 acres, more or less.

Exhibit B

Legal Description of College Property

All that real property situate in the City and County of San Francisco, State of California, described as follows:

A portion of that certain tract described as Parcel 22 in that certain deed from the Spring Valley Water Company, a Corporation, to the City and County of San Francisco, a Municipal Corporation, recorded March 3, 1930, in Book 2002 at page 1, Official Records of the City and County of San Francisco, also being a portion of that certain parcel described in that certain deed from the City and County of San Francisco to the San Francisco Community College District, recorded October 15, 1992 in Book F-734, page 746, Official Records, more particularly described as follows:

BEGINNING at the southeast corner of that certain parcel described in that certain deed from the City and County of San Francisco, to the Roman Catholic Archbishop of San Francisco, recorded July 28, 1947, in Book 4661 at page 278, Official Records, said corner also being on the westerly line of Phelan Avenue, (78.403 feet wide), as now established and shown on that certain map entitled "Map Showing the Widening of Phelan Avenue & Ocean Avenue from Ocean Avenue to Judson Avenue" filed February 15, 1954 in Book R of Maps at page 56, Official Records; thence westerly along the southerly line of said parcel South 89° 36' 00" West 366.02 feet, more or less, to a point westerly 366.02 feet perpendicularly distant from said westerly line of Phelan Avenue; thence leaving said southerly line along a line parallel with and westerly 366.02 feet perpendicularly distant from the westerly line of Phelan Avenue

1. South 00°40'45" East 1215.91 feet to the southerly line of that parcel described in that certain deed from the City and County of San Francisco to the San Francisco Community College District, recorded October 15, 1992 in Book F-734, page 746, Official Records; thence along said southerly line

2. North 89°01'17" East 148.03 feet; thence leaving said southerly line,

3. South 00°58'43" East, 58.00 feet; thence

4. North 89°01'17" East 217.67 feet to said westerly line of Phelan Avenue; thence northerly along said westerly line

5. North 00°40'45" West 1270.21 feet to the **POINT OF BEGINNING.**

Being a portion of Assessor's Block 3180, lot 1

Containing an area of 10.49 acres, more or less

Exhibit C

City Property Easement Area

[see attached]

LEGAL DESCRIPTION FOR ROAD EASEMENT

All that real property situated in the City and County of San Francisco, State of California.

A portion of that certain tract described as Parcel 22 in that certain deed from the Spring Valley Water Company, a Corporation, to the City and County of San Francisco, a Municipal Corporation, recorded March 3, 1930, in Book 2002 at page 1, Official Records of the City and County of San Francisco, more particularly described as follows:

An **EASEMENT** for road access purposes over a strip of land, fifty (50) feet wide, the easterly line of which is described as follows:

COMMENCING at the southeast corner of that certain parcel described in that certain deed from the City and County of San Francisco, to the Roman Catholic Archbishop of San Francisco, recorded July 28, 1947, in Book 4661 at page 278, Official Records, said corner also being on the westerly of Phelan Avenue, (78.403 feet wide), as now established and shown on that certain map entitled "Map Showing the Widening of Phelan Avenue & Ocean Avenue from Ocean Avenue to Judson Avenue" filed February 15, 1954 in Book R of Maps at page 56, Official Records; thence westerly along the southerly line of said parcel South 89° 36' 00" West 366.02 feet, more or less, to a point westerly 366.02 feet perpendicularly distant from said westerly line of Phelan Avenue, said point being the **TRUE POINT OF BEGINNING;** thence leaving said southerly line along a line parallel with and westerly 366.02 feet perpendicularly distant from the westerly line of Phelan Avenue South 00°40'45" East 1215.91 feet to the southern line of that parcel quitclaimed to the San Francisco Community College District, from the City and County of San Francisco, described in that exchange deed recorded October 15, 1992 in Reel F734 at Image 746, Official Records of the City and County of San Francisco.

Being a portion of Assessor's Block 3180, Lot 190

Containing an area of 1.40 acres (60,808 square feet), more or less

The Basis of Bearing for this parcel is the westerly line of the Spring Valley Water Company Parcel as said parcel is shown on that certain map entitled " Map of Westwood Park" filed in Book H of Maps, at pages 65-71, inclusive, Official records of the City and County of San Francisco, taken as South 00°24'00" East.

This real property description was prepared by me, or under my direction in conformance with the Land Surveyors Act.

William E. Blackwell Jr. P.L.S. No. 8251

4/24/2017
Dated

William E. Blackwell Jr.
Survey Associate
City and County of San Francisco, Ca.

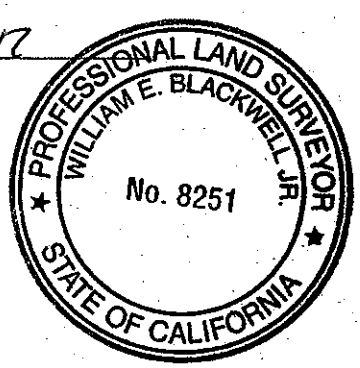


Exhibit D

College Property Easement Area

[see attached]

LEGAL DESCRIPTION
FOR
ROAD EASEMENT

All that real property situated in the City and County of San Francisco, State of California.

A portion of that certain tract described as Parcel 22 in that certain deed from the Spring Valley Water Company, a Corporation, to the City and County of San Francisco, a Municipal Corporation, recorded March 3, 1930, in Book 2002 at page 1, Official Records of the City and County of San Francisco, described as follows:

An **EASEMENT** for road access purposes over a strip of land, sixty (60) feet wide, the northerly line of which is described as follows:

BEGINNING at the southeast corner of that certain parcel described in that certain deed from the City and County of San Francisco, to the Roman Catholic Archbishop of San Francisco, recorded July 28, 1947, in Book 4661 at page 278, Official Records, said corner also being on the westerly of Phelan Avenue, (78.403 feet wide), as now established and shown on that certain map entitled "Map Showing the Widening of Phelan Avenue & Ocean Avenue from Ocean Avenue to Judson Avenue" filed February 15, 1954 in Book R of Maps at page 56, Official Records; thence westerly along the southerly line of said parcel South 89° 36' 00" West 366.02 feet, more or less, to a point westerly 366.02 feet perpendicularly distant from said westerly line of Phelan Avenue.

Being a portion of Assessor's Block 3180, Lot 191.

Containing an area of 0.50 acres (21,953 square feet), more or less. The Basis of Bearing for this parcel is the westerly line of the Spring Valley Water Company Parcel as said parcel is shown on that certain map entitled " Map of Westwood Park" filed in Book H of Maps, at pages 65-71, inclusive, Official records of the City and County of San Francisco, taken as South 00°24'00" East.

This real property description was prepared by me, or under my direction in conformance with the Land Surveyors Act.

William E Blackwell Jr. 4-24-2012

William E. Blackwell Jr. P.L.S. No. 8251 Dated
Survey Associate
City and County of San Francisco, Ca.

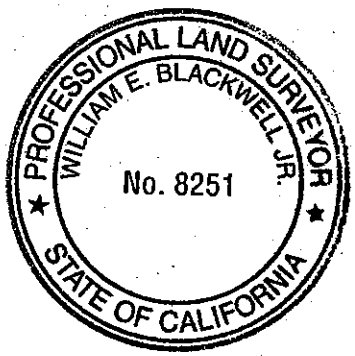
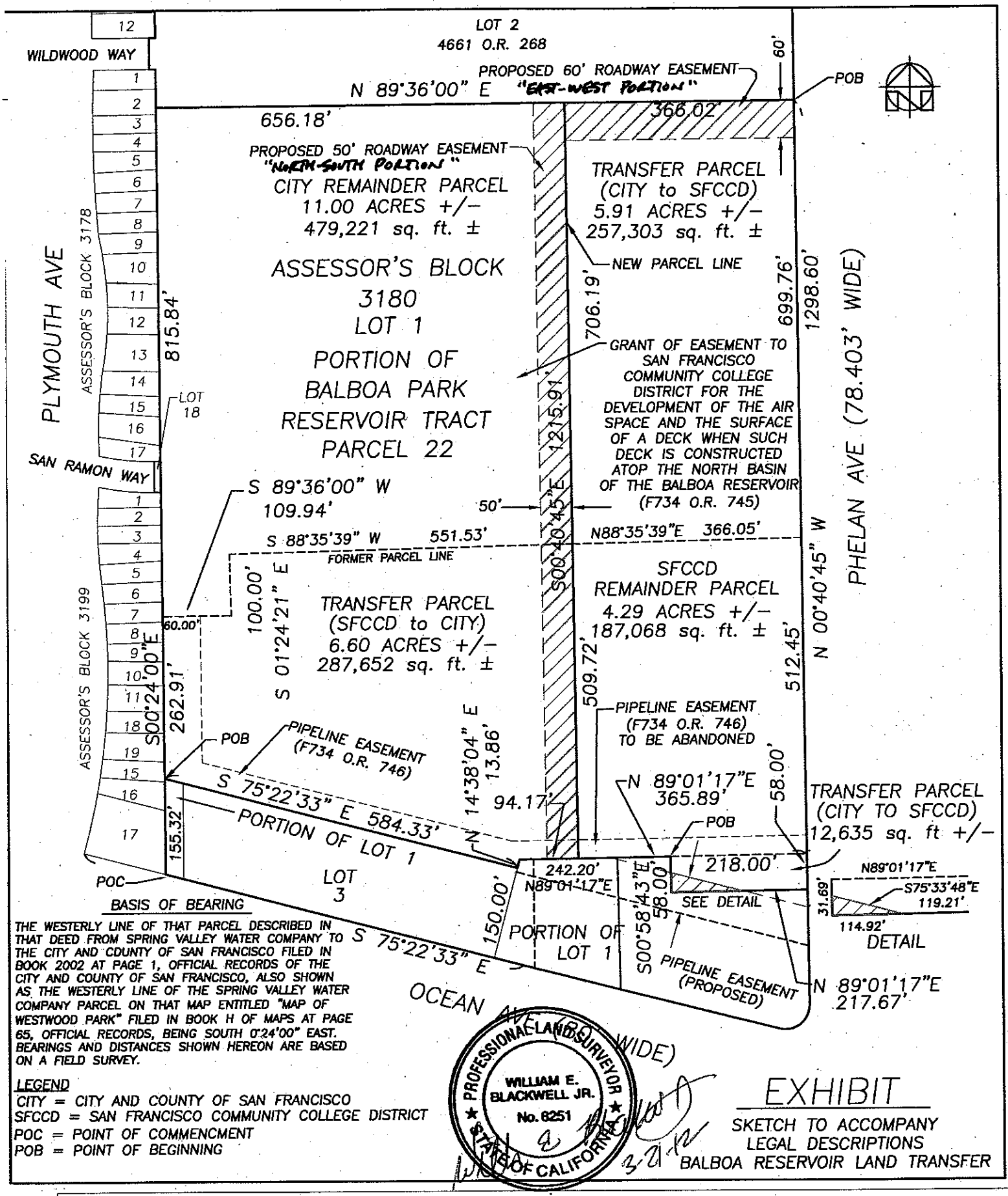


Exhibit E

Depiction of Accessway

[see attached]



BY wb jr CHKD. ____ DATE 01/18/2012 SCALE 1" = 200' SHEET 6 of 6 JOB NO. 2012-03

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET USE AND MAPPING

875 STEVENSEN STREET Rm 410
SAN FRANCISCO, CA. 94103
(415) 554-5833

Exhibit F

Quitclaim Deed

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Director of Property
Real Estate Division
City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102

Documentary Transfer Tax of $0 based on
full value of the property conveyed

(Space above this line reserved for Recorder's use only)

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SAN FRANCISCO COMMUNITY COLLEGE DISTRICT, an institution of higher education organized under the State of California Education Code ("Grantor"), hereby RELEASES, REMISES AND QUITCLAIMS to the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation, any and all right, title and interest Grantor may have in and to the real property located in the City and County of San Francisco, State of California, described on the attached Exhibit A.

Executed as of _____.

SAN FRANCISCO COMMUNITY COLLEGE DISTRICT,
an institution of higher education organized under the State
of California Education Code

By: _____
Peter Goldstein
Its: Vice Chancellor of Finance and Administration

Date: _____

APPROVED AS TO FORM:

SHUTE, MIHALY & WEINBERGER LLP

By: _____
Deborah L. Miller

State of California)
) ss
County of San Francisco)

On _____, before me, _____, a notary public in and for said State, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by this deed dated _____ from the first part to the City and County of San Francisco, is hereby accepted pursuant to Board of Supervisors' Resolution No. 18110 Series of 1939, approved August 7, 1957, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: _____ By: _____

John Updike
Acting Director of Property

EXHIBIT A

Legal Description of Property

APPENDIX A6

Free Recording Requested Pursuant to
Government Code Section 27383

Recording requested by and
when recorded mail to:

City and County of San Francisco
San Francisco Public Utilities Commission
Real Estate Asset Manager
Public Utilities Commission
1145 Market Street, 7th Floor
San Francisco, CA 94102

with a copy to:

Real Estate Division
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102
Attn: Director of Property

WE HEREBY CERTIFY THAT THIS IS FULL, TRUE AND CORRECT COPY OF THE ORIGINAL DOCUMENT AS THE SAME APPEARS IN THE OFFICE OF THE COUNTY RECORDER OF San Francisco COUNTY, STATE OF CA RECORDED ON 5/17/12
IN BOOK ——— OF OFFICIAL RECORDS
AT PAGE ——— SERIAL NO. 2012J414494
CHICAGO TITLE INSURANCE COMPANY
By Jeff H Bellue

(Space above this line reserved for Recorder's use only)

PIPELINE EASEMENT AGREEMENT
(Portion of Assessor's Parcel Block No. 3180, Lot 1)

This Pipeline Easement Agreement (this "**Agreement**"), by and between the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation ("**City**"), and the SAN FRANCISCO COMMUNITY COLLEGE DISTRICT, an institution of higher education organized under the State of California Education Code ("**College**"), is executed as of MAY 17, 2012 (the "**Effective Date**").

RECITALS

A. City owns and operates two (2) thirty-six inch (36") diameter water transmission pipelines (the "**Pipelines**") on the real property described on the attached Exhibit A (the "**Pipeline Property**").

B. Immediately prior to the recordation of this Agreement, City owned the property described on the attached Exhibit B (the "**Bookstore Property**"), which is partially comprised of a portion of the Pipeline Property, and City agreed to transfer the Bookstore Property to College on the express condition that College immediately grant City a pipeline easement over the portion of the Bookstore Property described on the attached Exhibit C (the "**Pipeline Easement Area**") on the terms and conditions specified in this Agreement.

C. College accepted the Bookstore Property from City pursuant to such condition, and the parties wish to enter into this Agreement to set forth the terms of such pipeline easement.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereby agree as follows:

1. Easement. Pursuant to the terms and conditions specified in this Agreement, College grants to City a pipeline easement (the "**Pipeline Easement**") over, across, in, and on the

Pipeline Easement Area for the Pipelines and all appurtenances and appliances related thereto, including, but not limited to, casings, casements, sleeves, valves, braces, concrete vaults, fittings, and cathodic protection (collectively, the "**Pipeline Facilities**").

2. Permitted Uses. City shall have the right to access, install, construct, operate, maintain, use, repair and replace the Pipeline Facilities, to take all activities reasonably necessary to protect the Pipeline Facilities, and to exercise its rights and obligations set forth in this Agreement (collectively, the "**Permitted Uses**"). The Pipeline Facilities shall remain City's property at all times and City shall have the right to remove, or take out of active service, any or all of the Pipeline Facilities at any time and for any length of time.

3. Construction Activities and Uses.

(a) City's exercise of the Permitted Uses may result in the damage, removal or trimming of trees and landscaping, including shrubs, flowers, plants, and grass. City shall have no obligation to replace any such affected grass, trees or landscaping.

(b) While conducting any construction or maintenance activities pursuant to its rights under this Agreement, City may restrict access to Pipeline Easement Area to protect the health and safety of the public, and College shall cooperate with such restrictions.

(c) City shall deliver written notice to College at least five (5) business days prior to commencing any work in the Pipeline Easement Area, except in the event of any immediate danger to health or property, in which case City shall verbally notify College as soon as reasonably possible. City shall deliver written notice to College at least thirty (30) calendar days' prior to City's planned commencement of construction activities in the Pipeline Easement Area, together with any plans and specifications prepared by City for such construction activities.

4. College Use of the Pipeline Easement Area. College shall not do anything in, on, under or about the Pipeline Easement Area that could damage, endanger or interfere with the Pipeline Facilities or could interfere with the Permitted Uses. Without limiting the foregoing, College shall not undertake or permit any of the following activities within the Pipeline Easement Area without first obtaining the City's prior written consent, which consent shall not be unreasonably withheld: (i) plant or replant trees or shrubs; (ii) construct or place any structures or improvements of any kind or character, including, but not limited to, any pavement, asphalt or similar impermeable ground cover; (iii) operate or place vehicles or equipment in excess of the standards established by AASHTO-H20; or (iv) perform any excavation.

5. Maintenance and Repair. City will install, operate, maintain, repair and, at its sole election, replace or remove, the Pipeline Facilities at its sole cost; provided, however, that if any repair or replacement work arises from the actions of College or any Agents (as defined in Section 6) of College, College shall reimburse City for the cost of such repair or replacement work, and any resulting costs incurred by City if such actions impact the transmission and delivery of water, within thirty (30) days following City's written demand therefor. City shall keep the Pipeline Easement Area free from any liens arising out of any work performed, material furnished, or obligations incurred by or for City therein pursuant to this Agreement, and City shall maintain the Pipeline Facilities in a safe, secure, and sanitary condition at all times, even if damaged by casualty.

City, at its sole expense, shall comply with all applicable laws, regulations and requirements of federal, state, county and municipal authorities, now in force or which may hereafter be in force with respect to City's activities in the Pipeline Easement Area. City shall conduct, or shall cause its Agents to conduct, all activities in the Pipeline Easement Area in a safe and reasonable manner. After any entry by City in the Pipeline Easement Area, City shall restore any affected portion of the Pipeline Easement Area to substantially the same condition

and grade it was in immediately prior to such entry (to the extent that such condition complies with the conditions set forth in this Agreement), provided that City shall have no obligation to remove any grass, landscaping or trees, as further specified in Section 3(a). If any portion of the Bookstore Property or any improvements, fixtures, equipment, or personal property thereon is damaged by the activities of City or any City Agents, City shall immediately, at its sole cost, repair any and all such damage.

6. Hazardous Materials. Neither party shall use, store, locate, handle or cause or permit the dumping or other disposal or release on or about the Pipeline Easement Area of any Hazardous Material. Unless caused by the activities of City or its Agents, if there is a leakage or spill of Hazardous Materials on the Pipeline Easement Area, College shall bear the cost and expense to clean the contaminated property in compliance with applicable laws.

"**Hazardous Material**" means material that, because of its quantity, concentration or physical or chemical characteristics, is at any time now or hereafter deemed by any federal, state or local governmental authority to pose a present or potential hazard to public health, welfare or the environment. "Hazardous Material" includes, without limitation, any material or substance defined as a "hazardous substance, pollutant or contaminant" pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. Sections 9601 et seq., or pursuant to Section 25316 of the California Health & Safety Code; a "hazardous waste" listed pursuant to Section 25140 of the California Health & Safety Code; any asbestos and asbestos containing materials whether or not such materials are part of the Pipeline Easement Area or are naturally occurring substances in the Pipeline Easement Area, and any petroleum, including, without limitation, crude oil or any fraction thereof, natural gas or natural gas liquids. The term "release" or "threatened release" when used with respect to Hazardous Material shall include any actual or imminent spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing in, on, under or about the Pipeline Easement Area.

If either party defaults in its obligations under this Section, then such defaulting party shall indemnify, defend and hold harmless the other party against any and all Claims (defined as follows) arising at any time as a result of such default, except to the extent the other party or its Agents (defined as follows) are responsible for such Claims. "**Claims**" shall mean all demands, claims, legal or administrative proceedings, liabilities, losses, costs, penalties, expenses, fines, liens, judgments, damages and liabilities of any kind, and "**Agents**" shall mean a party's officers, agents, employees, representatives, trustees or contractors. Each party's foregoing indemnity obligation shall survive the termination or extinguishment of this Agreement or the Pipeline Easement.

7. Insurance. College acknowledges that City maintains a program of self-insurance and agrees that City shall not be required to carry any insurance with respect to this Agreement. City assumes the risk of damage to any of its personal property, except for any damage caused by College or its Agents.

8. Notices. All notices, demand, consents or approvals given hereunder shall be in writing and shall be personally delivered, or sent by a nationally-recognized overnight courier service that provides next business day delivery services, provided that next business day service is requested, or by United States first-class mail, postage prepaid, to the following addresses (or any other address that a party designates by written notice delivered to the other party pursuant to the provisions of this Section):

If to City:	Rosanna S. Russell Real Estate Asset Manager San Francisco Public Utilities Commission 1145 Market Street, 7th Floor San Francisco, CA 94102
with a copy to:	City and County of San Francisco Real Estate Division 25 Van Ness Avenue, Suite 400 San Francisco, CA 94102 Attn: Director of Property
If to College:	Peter Goldstein Vice Chancellor of Finance and Administration San Francisco Community College District 33 Gough Street San Francisco, CA 94103
with a copy to:	Deborah L. Miller Shute, Mihaly & Weinberger LLP 396 Hayes Street San Francisco, CA 94102

9. Indemnity. City shall indemnify, defend, reimburse and hold harmless College and any College Agents, and each of them, from and against any and all Claims arising out of or relating to the activities of City or any City Agent in the Pipeline Easement Area, except to the extent caused by the intentional acts or negligence of College or any College Agents or the failure of College to perform or comply with its obligations hereunder.

College shall indemnify, defend, reimburse and hold harmless City and any City Agents, and each of them, from and against any and all Claims arising out of or relating to the activities of College or any College Agents in the Pipeline Easement Area, except to the extent caused by the intentional acts or negligence of City or any City Agents or the failure of City to perform or comply with its obligations hereunder.

The foregoing indemnities shall include, without limitation, reasonable attorneys', experts' and consultants' fees and costs, and shall survive any termination or extinguishment of the Pipeline Easement or this Agreement.

10. Waiver of Claims.

(a) Except for any indemnification obligations of City pursuant to this Agreement, College covenants and agrees that City shall not be responsible for or liable to College for, and College hereby waives all rights against City and its Agents and releases City and its Agents from, any and all Claims relating to any injury, accident or death of any person or loss or damage to any property, in or about the Pipeline Easement Area, from any cause whatsoever. Nothing herein shall relieve City from liability to the extent caused by the negligence or willful misconduct of City or its Agents, but City shall not be liable under any circumstances for any consequential, incidental or punitive damages. City would not be willing to enter into this Agreement in the absence of a waiver of liability for consequential or incidental damages due to the acts or omissions of City or its agents, and College expressly assumes the risk with respect thereto

Accordingly, as a material part of the consideration for this Agreement, College fully RELEASES, WAIVES AND DISCHARGES forever any and all Claims, and covenants not to

sue, City or its Agents for any matters arising out of this Agreement or the Pipeline Easement Area, except to the extent such Claims result from the negligence and willful misconduct of City or its Agents or the failure of City to perform its indemnification obligations pursuant to this Agreement. In connection with the foregoing release, College acknowledges that it is familiar with Section 1542 of the California Civil Code, which reads:

> "A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor."

College acknowledges that the releases contained herein include all known and unknown, disclosed and undisclosed, and anticipated and unanticipated claims. College realizes and acknowledges that it has agreed to this Agreement in light of this realization and, being fully aware of this situation, it nevertheless intends to waive the benefit of Civil Code Section 1542, or any statute or other similar law now or later in effect. The releases contained herein shall survive any termination of this Agreement.

(b) Except for any indemnification obligations of College pursuant to this Agreement, City covenants and agrees that College shall not be responsible for or liable to City for, and City hereby waives all rights against College and its agents and releases College and its Agents from, any and all Claims relating to any injury, accident or death of any person or loss or damage to any property, in or about the Pipeline Easement Area, from any cause whatsoever. Nothing herein shall relieve College from liability to the extent caused by the negligence or willful misconduct of College or its Agents, but College shall not be liable under any circumstances for any consequential, incidental or punitive damages. College would not be willing to enter into this Agreement in the absence of a waiver of liability for consequential or incidental damages due to the acts or omissions of College or its agents, and City expressly assumes the risk with respect thereto. Accordingly, as a material part of the consideration for this Agreement, City fully RELEASES, WAIVES AND DISCHARGES forever any and all Claims, and covenants not to sue, College or its Agents for any matters arising out of this Agreement or the Pipeline Easement Area, except to the extent such Claims result from the negligence and willful misconduct of College or its Agents or the failure of College to perform its indemnification obligations pursuant to this Agreement. In connection with the foregoing release, City acknowledges that it is familiar with Section 1542 of the California Civil Code, which reads:

> "A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor."

City acknowledges that the releases contained herein include all known and unknown, disclosed and undisclosed, and anticipated and unanticipated claims. City realizes and acknowledges that it has agreed to this Agreement in light of this realization and, being fully aware of this situation, it nevertheless intends to waive the benefit of Civil Code Section 1542, or any statute or other similar law now or later in effect. The releases contained herein shall survive any termination of this Agreement.

11. Run with the Land; Exclusive Benefit of Parties. The rights and obligations set forth herein shall run with the land and shall bind and inure to the benefit of the successors and assigns of the parties hereto. This Agreement is for the exclusive benefit of College and City and their respective successors and assigns and not for the benefit of, nor give rise to any claim or cause of action by, any other party. This Agreement shall not be deemed a dedication of any portion of the Pipeline Easement Area to or for the benefit of the general public.

12. As Is Condition. CITY ACCEPTS THE PIPELINE EASEMENT AREA PURSUANT TO THIS AGREEMENT IN ITS "AS IS" CONDITION, AND ACKNOWLEDGES AND AGREES THAT NEITHER COLLEGE NOR ANY OF ITS AGENTS HAVE MADE, AND COLLEGE HEREBY DISCLAIMS, ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE PIPELINE EASEMENT AREA. Without limiting the foregoing, this Agreement is made subject to all applicable laws, rules, and ordinances governing the use of the Pipeline Easement Area, and to any and all covenants, conditions, restrictions, easements, encumbrances, claims of title and other title matters affecting the Pipeline Easement Area, whether foreseen or unforeseen, and whether such matters are of record or would be disclosed by an accurate inspection or survey. It is City's sole obligation to conduct an independent investigation of the Pipeline Easement Area and all matters relating to its use hereunder, including, without limitation, the suitability of the Pipeline Easement Area for such uses. The City, at its own expense, shall obtain such permission or other approvals from any third parties with existing rights as may be necessary for such party to make use of the Pipeline Easement Area in the manner contemplated hereby.

13. MacBride Principles – Northern Ireland. City urges companies doing business in Northern Ireland to move toward resolving employment inequities and encourages them to abide by the MacBride Principles as expressed in San Francisco Administrative Code Section 12F.1 et seq. City also urges San Francisco companies to do business with corporations that abide by the MacBride Principles. College acknowledges that it has read and understands the above statement of the City concerning doing business in Northern Ireland.

14. Tropical Hardwood and Virgin Redwood Ban. City urges companies not to import, purchase, obtain or use for any purpose, any tropical hardwood, tropical hardwood wood product, virgin redwood or virgin redwood wood product, except as expressly permitted by the application of Sections 802(b) and 803(b) of the San Francisco Environment Code.

15. General Provisions. (a) This Agreement may be amended or modified only by a writing signed by City and College and recorded in the Official Records of the City and County of San Francisco. (b) No waiver by any party of any of the provisions of this Agreement shall be effective unless in writing and signed by an officer or other authorized representative, and only to the extent expressly provided in such written waiver. (c) This Agreement contains the entire agreement between the parties with respect to the Pipeline Easement and all prior negotiations, discussions, understandings and agreements are merged herein. (d) This Agreement shall be governed by California law and City's Charter. (e) If either party commences an action against the other or a dispute arises under this Agreement, the prevailing party shall be entitled to recover from the other reasonable attorneys' fees and costs. For purposes hereof, reasonable attorneys' fees shall be based on the fees regularly charged by private attorneys in City with comparable experience, notwithstanding City's or College's use of its own attorneys. (f) This Agreement does not create a partnership or joint venture between City and College as to any activity conducted by College on, in or relating to the Pipeline Easement Area. (g) City's obligations hereunder are contingent upon approval of this instrument by City's Public Utilities Commission and the City's Board of Supervisors and Mayor, each in their respective sole discretion, and the Pipeline Easement and this Agreement shall be null and void if such approval is not obtained, and College's obligations hereunder are contingent upon approval of this instrument by the College's Board of Trustees, in its sole discretion, and the Pipeline Easement and this Agreement shall be null and void if such approval is not obtained. (h) Time is of the essence of this Agreement and each party's performance of its obligations hereunder. (i) All representations, warranties, waivers, releases, indemnities and surrender obligations given or made in this Agreement shall survive the termination of this Agreement or the extinguishment of the Pipeline Easement. (j) If any provision of this Agreement is deemed invalid by a judgment or court order, such invalid provision shall not affect any other provision of this Agreement, and the remaining portions of this Agreement shall continue in full force and effect, unless enforcement of this Agreement as partially invalidated would be unreasonable or grossly inequitable under all of the

circumstances or would frustrate the purpose of this Agreement. (k) All section and subsection titles are included only for convenience of reference and shall be disregarded in the construction and interpretation of the Agreement. (l) College represents and warrants to City that the execution and delivery of this Agreement by College and the person signing on behalf of College below has been duly authorized, and City represents and warrants to College that the execution and delivery of this Agreement by City and the person signing on behalf of City below has been duly authorized.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

COLLEGE: SAN FRANCISCO COMMUNITY COLLEGE DISTRICT, an institution of higher education organized under the State of California Education Code

By: _____
Peter Goldstein
Its: Vice Chancellor of Finance and Administration
Date: 4/20/12

APPROVED AS TO FORM:

SHUTE, MIHALY & WEINBERGER LLP

By: _____
Deborah L. Miller

CITY: CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation

By: _____
John Updike
Acting Director of Property

Date: _____

APPROVED AS TO FORM:

DENNIS J. HERRERA, City Attorney

By: _____
Carol Wong
Deputy City Attorney

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Peter Goldstein
Its: Vice Chancellor of Finance and Administration

Date: _____

APPROVED AS TO FORM:

SHUTE, MIHALY & WEINBERGER LLP

By: _____
Deborah L. Miller

CITY: CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation

By: _____
John Updike
Acting Director of Property

Date: 4/27/2012

APPROVED AS TO FORM:

DENNIS J. HERRERA, City Attorney

By: _____
Carol Wong
Deputy City Attorney

State of California)
) ss
County of San Francisco)

On April 20, 2012, before me, Jeanne Cain Freed, a notary public in and for said State, personally appeared Peter Goldstein, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature Jeanne Cain Freed (Seal)

State of California)
)
County of San Francisco)

On April 27th, 2012, before me, CHRISTINE M. SILVA, a notary public in and for said State, personally appeared JOHN UPDIKE, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Christine M. Silva (Seal)

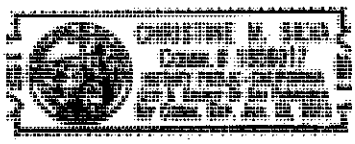


Exhibit A

Legal Description of Pipeline Property

All that certain real property situate in the City and County of San Francisco, State of California, being a portion of Assessor's Block 3180, Lot 001, as shown on Record of Survey 5951, filed for record, June 2, 2010, in Book DD of Survey Maps at pages 38 and 39, and shown on those Certificates of Correction recorded July 20, 2010 as Document number 2010-I998415-00 and December 14, 2010 as Document number 2010-J098072-00, all Official Records of the City and County of San Francisco, said real property more particularly described as follows:

Beginning at the most easterly corner of Lot 003 of Assessor's Block 3180 as shown on said Record of Survey; thence,

North 14°38'00" East, 13.86 feet along the northerly prolongation of the easterly line of said Lot 003 to the westerly terminus of that certain course labeled "N89°01'17"E 460.03' (T)"; thence,

Along last said course, North 89°01'17" East, 166.96 feet; thence,

South 75°22'00" East, 303.85 feet, to the westerly line of Phelan Avenue (78.403 feet wide); thence,

South 00°40'12" East, 62.21 feet along said westerly line; thence,

Leaving said westerly line, North 75°22'00" West, 481.07 feet, to the easterly line of Assessor's Block 3180, Lot 003, as said Block and Lot are shown on said Record of Survey; thence,

North 14°38'00" East, 1.21 feet to the Point of Beginning.

Containing 24,760 square feet/0.568 acres more or less.

Being a portion of Assessor's Block 3180, lot 1

Above described real property shown on attached plat and by reference made a part hereof.

Bruce Storrs — June 17, 2011

Bruce R. Storrs, PLS No. 6914 Date
My license expires September 30, 2011
City and County Surveyor
City and County of San Francisco

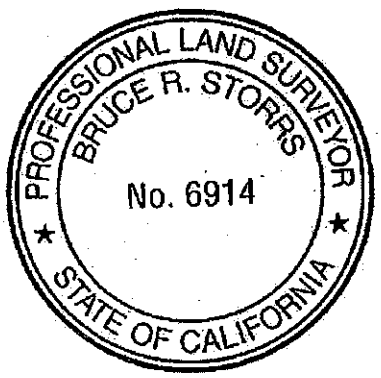


Exhibit B

Legal Description of Bookstore Property

A portion of that certain tract described as Parcel 22 in that certain deed from the Spring Valley Water Company, a Corporation, to the City and County of San Francisco, a Municipal Corporation, recorded March 3, 1930, in Book 2002 at page 1, Official Records of the City and County of San Francisco, also being a portion of that certain parcel described in that certain deed from the City and County of San Francisco to the San Francisco Community College District, recorded October 15, 1992 in Book F-734, page 746, Official Records, more particularly described as follows:

COMMENCING at the southwest corner of said Parcel 22, said point being on the northerly line of Ocean Avenue; thence northerly along the westerly line of said Parcel 22 North 00°24'00" West 155.32 feet to the southerly line described in that deed from the City and County of San Francisco to the San Francisco Community College District, recorded October 15, 1992, in Book f-734 at page 746, Official Records; thence along said southerly line South 75°22'33" East 584.33 feet; thence North 14°38'04" East 13.86 feet; thence North 89°01'17" East 242.20 feet to the **TRUE POINT OF BEGINNING;** thence continuing along said southerly line North 89°01'17" East 218.00 feet to the westerly line of Phelan Avenue, (78.403 feet wide) as now established and shown on that certain map entitled "Map Showing the Widening of Phelan Avenue & Ocean Avenue from Ocean Avenue to Judson Avenue" filed February 15, 1954 in Book R of Maps at page 56, Official Records; thence southerly along said westerly line South 00°40'45" East 58.00 feet; thence leaving said westerly line North 89°01'17" West 217.67 feet; thence at a right angle North 00°58'43" West 58.00 feet **TO THE TRUE POINT OF BEGINNING.**

Containing an area of 0.29 acres (12,635 sq. ft.), more or less

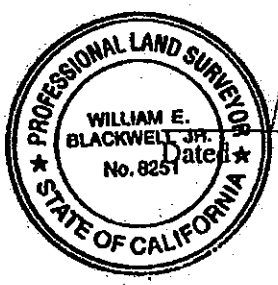
Being a portion of Assessor's Block 3180, lot 1

The Basis of Bearing for these parcels is the westerly line of the Spring Valley Water Company Parcel as said parcel is shown on that certain map entitled " Map of Westwood Park" filed in Book H of Maps, at pages 65-71, inclusive, Official records of the City and County of San Francisco, taken as South 00°24'00" East.

This description prepared by:

William E Blackwell

WILLIAM E. BLACKWELL JR, PLS, No. 8251
Expires 12/31/13



Dated: MARCH 21, 2012

Exhibit C

Legal Description of Pipeline Easement Area

[see attached]

LEGAL DESCRIPTION FOR PIPELINE EASEMENT

All that real property situated in the City and County of San Francisco, State of California.

An **EASEMENT** for pipeline purposes, more particularly described as follows:

COMMENCING at the southwest corner of said Parcel 22, said point being on the northerly line of Ocean Avenue; thence northerly along the westerly line of said Parcel 22 North 00°24'00" West 155.32 feet to the southerly line described in that deed from the City and County of San Francisco to the San Francisco Community College District, recorded October 15, 1992, in Book f-734 at page 746, Official Records; thence along said southerly line South 75°22'33" East 584.33 feet; thence North 14°38'04" East 13.86 feet; thence North 89°01'17" East 242.20 feet; thence leaving said southerly line at a right angle South 00°58'43" East 58.00 feet to the **TRUE POINT OF BEGINNING;** thence at a right angle North 89°01'17" East 114.92 feet; thence North 75°33'48" West 119.21 feet; thence South 00°58'43" East 31.69 feet to the **TRUE POINT OF BEGINNING.**

Being a portion of Assessor's Block 3180, Lot 191.

Containing an area of 1,821 square feet, more or less.

The Basis of Bearing for this parcel is the westerly line of the Spring Valley Water Company Parcel as said parcel is shown on that certain map entitled " Map of Westwood Park" filed in Book H of Maps, at pages 65-71, inclusive, Official records of the City and County of San Francisco, taken as South 00°24'00" East.

This real property description was prepared by me, or under my direction in conformance with the Land Surveyors Act.

William E. Blackwell Jr. P.L.S. No. 8251 Dated 5/14/2012

Survey Associate
City and County of San Francisco, Ca.

PROFESSIONAL LAND SURVEYOR
WILLIAM E. BLACKWELL JR.
No. 8251
STATE OF CALIFORNIA

AGENDA ITEM
Public Utilities Commission
City and County of San Francisco

DEPARTMENT Water Enterprise AGENDA NO. **9b**

MEETING DATE August 28, 2012

Professional Services Award: Consent Calendar
Project Manager: Michelle Sargent

Agreement Nos. CS-229A-D, Award, Specialized and Technical Services, Water Enterprise

Summary of Proposed Commission Action:	**Approve** the selection of and **award** Water Enterprise-funded Agreement Nos. CS-229A-D, As-Needed, Specialized and Technical Services for the Water Enterprise to RMC Water and Environment (CS-229A); AECOM/Water Resources Engineering Joint Venture (CS-229B); MWH/Lee Inc. Joint Venture (CS-229C); and Kennedy Jenks/AGS, Inc. Joint Venture (CS-229D) to provide Water Supply, Storage Delivery & Transport Services, Water Quality Services, Water Treatment Services, and Enterprise Operations & Management Services; and **authorize** the General Manager to negotiate and execute the four professional services agreements for amounts not-to-exceed $4,000,000 each, for a cumulative total amount of $16,000,000 and with a duration of five years per agreement.
Background & Description of Scope of Services:	**Background:** SFPUC staff requires the continued assistance of consultants with specialized engineering, scientific or other technical expertise on an as-needed basis to supplement City staff. Without such assistance, work in critical areas such as water supply, storage, and transport services; water quality services; water treatment services; and enterprise operations and management services could be delayed. Moreover, these services are often needed to meet Federal and State environmental and regulatory agency reporting requirements, conduct ongoing studies and implementation planning to meet the requirements of the Water System Improvement Program (WSIP), and additional short term, technical, highly specialized tasks. As such, the comprehensive technical services under these agreements (CS-229A-D) will be used to perform short term, highly specialized work for the Water Enterprise when SFPUC cannot provide the short term staffing necessary or SFPUC requires specialized and technical expertise that staff

APPROVAL:

DEPARTMENT / BUREAU _____ FINANCE Todd L. Rydstrom

COMMISSION SECRETARY Donna Hood GENERAL MANAGER Ed Harrington

	does not possess. **Description of Scope of Services:** The work under this agreement will consist of projects under the four following general service categories: i. Water supply, storage, delivery and transport services; ii. Water quality services; iii. Water treatment services; and iv. Operations and management services, such as management improvement, asset management, specialized technical operation/maintenance services, land management, security and emergency response services, environmental and regulatory compliance services, health and safety services, or customer services.
Result of Inaction:	A delay in awarding these agreements will limit the Water Enterprise's ability to complete short term, specialized and technical work in a broad range of activities across its operations.
Budget & Costs:	**Not-To-Exceed Amount:** $4,000,000 (per agreement) **Funding:** will be available at the time of individual task order awards from Water Enterprise operating and capital budgets.
Schedule:	**Advertised**: April 11, 2012 **Estimated Start Date:** September 2012 **Estimated Completion Date:** September 2017 **Total Duration:** Five (5) years (per agreement)

Evaluation and Selection Criteria:	**Minimum Qualifications** ***Prime/ Lead JV Partner:*** ▪ Minimum of 15 years performing water utility services planning or engineering of water utility facilities **OR** 10 years of experience in planning or engineering of water utility facilities with a principal or partner with at least 15 years of experience at other consulting firm(s) in the water utility field; ▪ Minimum of three qualification projects from each of the four general service categories listed in the RFP, greater than or equal to $50,000, where proposer was project lead; ▪ Strong capabilities and demonstrated experience in project management and management of multiple subconsultant teams; and ▪ Fully functioning office located within 1-hour drive from the SFPUC. ***Non-Lead JV Partners:*** ▪ Minimum of 10 years performing water utility services; **OR** minimum of (i) five years performing water utility services; **AND** (ii) have a principal or partner with minimum of 15 years professional design experience in those fields; ▪ Minimum of two qualification projects from three of the four general service categories listed in RFP, greater than or equal to $50,000, where proposer was project lead; ▪ Strong capabilities and demonstrated experience in project management and management of multiple subconsultant teams; and ▪ Fully functioning office located within 1-hour drive from the SFPUC. **Evaluation and Selection** The evaluation and selection process consisted of three (3) phases: (i) Written Proposal, (ii) Oral Interview and (iii) Overhead and Profit Schedule (OPS). The consultant teams could be awarded up to a maximum of one hundred (100) points: fifty five (55) points for the written proposal phase, thirty (30) points for the oral interview phase and fifteen (15) points for the OPS. The evaluation panel consisted of individuals knowledgeable on the subject matter and included staff from the SFPUC and other regional water agencies. The panel reviewed and ranked the consultant teams during the written proposal and oral interview phases. The top four ranked consultant teams are being recommended for contract award.

Final Score Summary:

Written, Oral, Overhead & Profit Schedule (OPS) and Local Business Enterprise (LBE) Bonus:

Firms	Written Proposal Score (55)	Oral Score (35)	OPS Score (15)	Points Subtotal (100)	LBE Bonus or N/A	Total Score
Kennedy Jenks/AGS, JV	**47.89**	**25.07**	**15.00**	**87.96**	**6.59**	**94.55**
RMC	**49.28**	**27.36**	**15.00**	**91.64**	**N/A**	**91.64**
AECOM/WRE, JV	**47.34**	**23.59**	**14.00**	**84.93**	**6.36**	**91.29**
MWH/LEE, JV	**46.13**	**23.85**	**14.00**	**83.98**	**6.29**	**90.27**
CDM Smith	**48.12**	**26.13**	**15.00**	**89.25**	**N/A**	**89.25**
Brown and Caldwell/SRT, JV	**44.65**	**22.88**	**15.00**	**82.53**	**6.18**	**88.71**

Compliance With Chapter 14B: Local Business Enterprise (LBE) And Non-Discrimination In Contracting Ordinance:	The Contract Monitoring Division (CMD) established a 15% Local Business Enterprise (LBE) subconsultant participation goal on this project. CMD has determined that each of the firms has complied with the pre-award 14B requirements and is eligible for award of an agreement. RMC Water and Environment (CS-229A) has committed to LBE subconsultant participation of 15.0%; AECOM/Water Resources Engineering JV (CS-229B) has committed to LBE subconsultant participation of 20.3%; MWH/Lee JV (CS-229C) has committed to LBE subconsultant participation of 15.8%; and Kennedy Jenks/AGS JV (CS-229D) has committed to LBE subconsultant participation of 22.8%.
Recommendation:	SFPUC staff recommends that the Commission adopt the attached resolution.
Attachments:	1. SFPUC Resolution 2. CMD Memo

PUBLIC UTILITIES COMMISSION

City and County of San Francisco

RESOLUTION NO. _____

WHEREAS, The SFPUC needs the assistance of firms to perform specialized and technical as-needed services for the Water Enterprise; and

WHEREAS, It is necessary to procure the services of qualified professional services firms to provide specialized and technical as-needed services to supplement SFPUC staff; and

WHEREAS, The estimated cost of services is $16,000,000; and

WHEREAS, The proposal was advertised on April 11, 2012; and

WHEREAS, Services are anticipated to begin in September 2012 and end in September 2017 and the duration of this agreement is five years; and

WHEREAS, SFPUC staff and Contract Monitoring Division (CMD) review of the selection panel evaluations and the proposals resulted in the establishment of RMC Water and Environment(CS-229A); AECOM/Water Resources Engineering Joint Venture (CS-229B); MWH/Lee Inc. Joint Venture(CS-229C); and Kennedy Jenks/AGS, Inc. Joint Venture (CS-229D); as the four highest ranked consulting firms; and

WHEREAS, CMD established a 15% Local Business Enterprise (LBE) subconsultant participation goal on this project; and

WHEREAS, Failure to reach successful agreement on contract terms and conditions within 30 days of the date of the Commission award may result in award of the contract to the next highest ranked proposer, or re-advertising and re-selecting consultants at the discretion of the City; and

WHEREAS, The firms being awarded a contract by the SFPUC must be in compliance with the Equal Benefits Provisions of Chapter 12B of the City's Administrative Code either at the time of the award, or within 2 weeks of the date of the Commission award; failure of the bidder to obtain compliance certification from HRC may, in the General Manager's sole discretion, result in award of the agreement to the next highest ranked proposer, or re-advertising and re-selecting consultants at the discretion of the City; and

WHEREAS, Funds will be available at the time of individual task order awards from Water Enterprise operating and capital budgets, now, therefore, be it

RESOLVED, That this Commission hereby approves the selection of and awards Water Enterprise-funded Agreement Nos. CS-229A-D, As Needed, Specialized and Technical Services to RMC Water and Environment (CS-229A); AECOM/Water Resources Engineering Joint Venture (CS-229B); MWH/Lee Inc. Joint Venture (CS-229C); and Kennedy Jenks/AGS, Inc. Joint Venture (CS-229D) to provide: water supply, storage delivery & transport services; water quality services; water treatment services; and enterprise operations & management services; and authorizes the General Manager to negotiate and execute the four professional services agreements for amounts not-to-exceed $4,000,000 each, for a cumulative total amount of $16,000,000 and with a duration of five years per agreement, or, in the event negotiations are not successful or City requirements are not satisfied, to negotiate and execute a professional services agreement with the next highest ranked proposer.

I hereby certify that the foregoing resolution was adopted by the Public Utilities Commission at its meeting of August 28, 2012

Secretary, Public Utilities Commission

GENERAL SERVICES AGENCY
CONTRACT MONITORING DIVISION

Edwin M. Lee, Mayor
Naomi M. Kelly, City Administrator

Alaric Degrafinried, Acting Manager
Veronica Ng, Acting Manager

MEMORANDUM

Date: August 16, 2012

To: Michelle Sargent, Project Manager, PUC

From: Gary C. Wong, Contract Compliance Officer, CMD

Subject: CS-229 Specialized and Technical Services, Water Enterprise
CMD's Review of the Proposer's Scorings and Rankings

The Contract Monitoring Division ("CMD") of the General Service Agency has reviewed and confirmed the scores sheets and rankings of proposers for the above referenced Request for Proposal. CMD is now responsible for administering and implementing the Chapter 14B ordinance and its Rules and Regulations. The LBE subconsulting goal is 15%. Under Chapter 14B, the rating bonus is applicable to the proposal.

Rating Bonus

Five (5) proposers are Joint Venture partners and eligible for the 7.5% rating bonus and are as follows: Kennedy Jenks/AGS, MWH Americas/Lee, Acardis/Avila, AECOM/WRE, and Brown and Caldwell/SRT.

Score Sheets and Tabulation Scores

CMD has reviewed the score sheets submitted by Mr. Pauson Yun of PUC Contract Administration Bureau and sent via email on August 6, 2012. Based on this information and review, CMD confirms the application of the ratings bonuses for qualified firms to determine the final scores and rankings and are as follows:

FIRM	RANK
Kennedy Jenks/AGS, Joint Venture	1
RMC	2
AECOM/WRE, Joint Venture	3
MWH/LEE, Joint Venture	4
CDM Smith	5
Brown and Caldwell/SRT, Joint Venture	6
Acardis/Avila, Joint Venture	7

The Request for Proposal states that contracts will be awarded to the top four highest scorers. PUC has confirmed that it will select Kennedy Jenks/AGS JV, RMC, AECOM/WRE JV, and MWH/LEE JV.

Kennedy Jenks/AGS JV achieved the highest score and met the 15% LBE subconsulting goal by listing the following LBE firms:

FIRM	SERVICE	LBE Status	LBE
Ansari Structural Engineers, Inc.	Structural Engineering	SF LBE-MBE	0.2%
Cadnet	CADD Services	SF LBE-WBE	3.4%
Davis & Associates	Customer Service	SF LBE-MBE	1.4%
Geotechnical Consultants	Pipeline Inspections	SF LBE-MBE	1.0%
Hydroconsult Engineers, Inc.	Utility Hydrologic and Hydraulic Modeling	SF LBE-WBE	1.0%
Jungle Communications	Graphics, Publications	SF LBE-MBE	1.7%
Lucien G. Canton, CEM, LLC	Security and Emergency Response Services	SF LBE-MBE	2.6%
Marina Dee Design (MDD)	Utility Database and Information Systems	SF LBE-WBE	2.6%
Meridian Surveying Engineering, Inc.	Surveying	SF LBE-OBE	2.7%
Orion Environmental Associates	NPDES Discharge Permit Environmental Compliance	SF LBE-MBE	1.0%
Patricia McGovern Engineers	Land Management	SF LBE-WBE	2.3%
PSC Associates	Seismic, Materials Testing	SF LBE-MBE	1.0%
SCA Environmental	Waste and Chemical Handling	SF LBE-MBE	0.9%
The Thier Group	Tunnel Inspection	SF LBE-WBE	1.0%
		Total	22.8%

RMC achieved the second highest score and met the 15% LBE subconsulting goal by listing the following LBE firms:

FIRM	SERVICE	LBE Status	LBE
AEW Engineering, Inc.	Water Quality Monitoring & Planning; Hazardous Materials and Waste	SF LBE-MBE	1.5%
Chaves & Associates	Electronic Document Control System Management; Records Management	SF LBE-WBE	2.0%
Cindy Potter Graphic Design	Graphic Design	SF LBE-WBE	4.5%
EnviroSurvey, Inc.	Health and Safety Services	SF LBE-MBE	1.0%
HRA Consulting Engineers	Electrical and Mechanical Engineering; Instrumentation Control and Design; Security; Asset Control	SF LBE-MBE	1.0%
Meridian Surveying Engineering, Inc.	Surveying Services	SF LBE-OBE	1.0%
Merrill Morris Partners	Landscape Water Audits	SF LBE-WBE	1.0%
Michael Tauber Architecture	Architectural Services	SF LBE-OBE	0.5%
STRUCTUS, Inc.	Structural Engineering	SF LBE-MBE	0.5%
Sustainable Watershed Designs, Inc.	Water Resources Engineering; Onsite Non-Potable Reuse	SF LBE-OBE	1.5%
Terra Engineers, Inc.	Geotechnical Engineering	SF LBE-WBE	0.5%
		Total	15%

AECOM/WRE JV achieved the third highest score and met the 15% LBE subconsulting goal by listing the following LBE firms:

FIRM	SERVICE	LBE Status	LBE
AEW Engineering, Inc.	Hazmat. Category: NPDES Discharge Permit Environmental Compliance; Security, Asset Control and Emergency Response; Environmental and Regulatory Compliance, Hazardous Materials and Waste	SF LBE-MBE	0.1%

FIRM	SERVICE	LBE Status	LBE
Davis & Associates	Public Outreach. Category: Management and Improvement; Customer Service	SF LBE-MBE	0.1%
Joe Hill Consulting Engineers	Civil Engineering. Category: Water Source and Supply Analyses; Alternative Water Supply Program Development; Water Delivery Pipeline and tunnel Inspections, Planning, and Specifications; Water System Maintenance Planning	SF LBE-OBE	4.25%
M Lee Corporation	Cost Estimating. Category: Asset Management	SF LBE-MBE	0.1%
Marina Dee Design	CADD, GIS, Graphics. Category: Specialized Technical Operation and Maintenance	SF LBE-WBE	7.5%
Patricia McGovern Engineers	Permitting/Regulatory. Category: NPDES Discharge Permit Environmental Compliance	SF LBE-WBE	2.5%
Sustainable Watershed Designs	Water Resource Management. Category: Water Use and Conservation Analyses	SF LBE-OBE	5.4%
STRUCTUS, Inc.	Structural Engineering. Category: Specialized Technical Operation and Maintenance	SF LBE-MBE	0.1%
Terra Engineers, Inc.	Geotechnical Engineering. Category: Specialized Technical	SF LBE-WBE	0.1%
The Their Group	Public Outreach. Category: Customer Services	SF LBE-WBE	0.1%
		Total	20.25%

MWH/LEE JV achieved the fourth highest score and met the 15% LBE subconsulting goal by listing the following LBE firms:

FIRM	SERVICE	LBE Status	LBE
Bahman Sheikh	Water Resources Scope Items 1, 2, 3	SF LBE-MBE	2.0%
Hydroconsult Engineers	Water Resources Scope Items 1, 2	SF LBE-WBE	1.0%
Joe Hill Consulting	Civ, WR Scope Items 1, 2	SF LBE-OBE	1.0%
Merrill Morris Partner	Landscape Architect Scope Item 4	SF LBE-WBE	0.3%
Michael S Thomas	Civ, WR Scope Items 1, 2	SF LBE-OBE	5.0%
Patricia McGovern	Civ, WR Scope Items 1, 2, 3	SF LBE-WBE	1.0%
Stevens and Associates	Architecture Scope Item 4	SF LBE-MBE	0.3%
Structus	Structural Eng Scope Item 4	SF LBE-MBE	1.0%
Tree Management Expert	Tree Management Scope Item 4	SF LBE-OBE	1.0%
Tuan and Robinson	Structural Eng Scope Item 4	SF LBE-MBE	1.0%
Vibro-Acoustic Consult	Acoustical Eng Scope Item 4	SF LBE-MBE	0.2%
Leahy Engineering	Civil Engineering Scope Items 1, 2, 3, 4	SF LBE-OBE	2.0%
		Total	15.8%

Based on the foregoing review, CMD has confirmed that Kennedy Jenks/AGS JV, RMC, AECOM/WRE JV, and MWH/LEE JV have complied with the pre-award Chapter 14B requirements.

For further assistance of this review, please contact me at (415) 554-3106.

gcw: cs-229review

Wong, Phillip (ECN)

From: ajahjah@att.net
Sent: Monday, February 15, 2016 11:08 PM
To: Hood, Donna (PUC); Board of Supervisors, (BOS)
Cc: Cityattorney, (CAT); Iwata, Ryan (PUC); CAC@sfwater.org; BRCAC (ECN); Wong, Phillip (ECN); Shaw, Jeremy (CPC); Lesk, Emily (ECN); Martin, Michael (ECN); Exline, Susan (CPC); Rich, Ken (ECN); Shaw, Linda (MYR); R. Mandelman; Thea Selby; Brigitte Davila; Susan Lamb; Steve Bruckman; Ronald Gerhard; mlam@ccsf.edu; Saveccsf Info; CFT; SNA Brick; wpa.balboa.reservoir@westwoodpark.com
Subject: Balboa Reservoir

PUC Commissioners, Board of Supervisors:

You have been entrusted by the public, and more specifically by PUC ratepayers, the responsibility to tend to the public's water needs and the public's assets.

You have been asked by the Mayor to declare the Balboa Reservoir surplus. You have been asked to sell Balboa Reservoir to private developers.

I urge you to disallow the sale of public assets to private interests.

Land is "real." Once taken away, it is hard to recover: Look at what happened to Native Americans' lands.

A cautionary tale:
The old Hall of Justice once stood across from Portsmouth Square on Kearny Street. In the late 1960's the Hall of Justice public property was sold to private interests despite opposition from the community.

Despite opposition, the City sold off this public asset in exchange for short-term cash. The developers tossed the community some "public benefit" crumbs by giving one floor (which has been recently reduced to half-a-floor) of the Holiday Inn (now a Hilton) to the Chinese Culture Foundation.

In hindsight, it should be clear that in exchange for some short-term cash gained by the City, that private interests came out far, far ahead in the Hall of Justice-Holiday Inn transaction.

Although the Balboa Reservoir Project is marketed as "affordable housing," the essence of the project will be the transfer of public assets to private developers with no assurance of even current, not to mention future (50+ years), affordability.

****
Regarding PUC Contract CS 229 (8/28/2012):

AECOM prepared an Initial Study to facilitate the Balboa Reservoir Public Lands for Housing Project.

The AECOM Initial Study was prepared under PUC Contract CS 229 (.

Contract CS 229 is a Water Enterprise contract passed by the Commission on 8/28/2012.

Water Enterprise's responsibility is to promote the interests of ratepayers. Contract CS 229's scope is supposed to be related to operations and management of Water Enterprise.

I allege that the AECOM Study to support the Balboa Reservoir Project does not fall within the "general scope" of Contract CS 229 except for possibly the minuscule mention of "parcel management" within the CS 229 Professional Service Agreement.

Contract CS 229's RFP and Professional Services Agreement states:

> "*The SFPUC Water Enterprise is responsible for managing the transmission, treatment, storage and distribution of potable water to San Francisco's wholesale and retail customers.*"
>
> "*The SFPUC Water Enterprise has developed the enclosed scope of services for this RFP. The primary role of the selected Proposer will be to provide specialized and technical services related to operations and management of the SFPUC Water Enterprise including the general service categories summarized in Section III.3 below.*"
>
> *"3. General Description of Services*
> *Contractors shall provide qualified personnel for professional services to support operation and management of the SFPUC Water Enterprise in the following general service categories*"

The use of CS 229 (c) *f*or the AECOM Balboa Reservoir Initial Study is an inappropriate use of PUC Water Enterprise ratepayer funds.

Instead, the AECOM Initial Study should have been funded by Mayor's Office or Planning Dept.

I ask the Commission, the Board of Supervisors and City Attorney to look into this allegation of the inappropriate use of CS 229 (c).

Submitted by:

Alvin Ja
Sunnyside resident, Water Enterprise ratepayer

Wong, Phillip (ECN)

From:	ajahjah@att.net
Sent:	Monday, February 15, 2016 11:24 PM
To:	Hood, Donna (PUC); Board of Supervisors, (BOS)
Cc:	Cityattorney, (CAT); Iwata, Ryan (PUC); CAC@sfwater.org; BRCAC (ECN); Wong, Phillip (ECN); Shaw, Jeremy (CPC); Lesk, Emily (ECN); Martin, Michael (ECN); Exline, Susan (CPC); Rich, Ken (ECN); Shaw, Linda (MYR); R. Mandelman; Thea Selby; Brigitte Davila; Susan Lamb; Steve Bruckman; Ronald Gerhard; mlam@ccsf.edu; Saveccsf Info; CFT; SNA Brick; wpa.balboa.reservoir@westwoodpark.com; Chris Hanson
Subject:	CS 229 attached Re: Balboa Reservoir
Attachments:	tasks-professional svcs agreement for CS 229.DOC

See Appendix A of attachment for CS 229's scope of deliverables.

From: "ajahjah@att.net" <ajahjah@att.net>
To: Donna Hood <dhood@sfwater.org>; Board of Supervisors <board.of.supervisors@sfgov.org>
Cc: Dennis Herrera <cityattorney@sfgov.org>; Ryan Iwata <riwata@sfwater.org>; "CAC@sfwater.org" <CAC@sfwater.org>; BRCAC (ECN) <brcac@sfgov.org>; Phillip Wong(ECN) <phillip.c.wong@sfgov.org>; Shaw Jeremy (CPC) <jeremy.shaw@sfgov.org>; Emily Lesk <emily.lesk@sfgov.org>; Michael Martin <michael.martin@sfgov.org>; Exline Susan (CPC) <susan.exline@sfgov.org>; Rich Ken (ECN) <ken.rich@sfgov.org>; Linda Shaw <lshaw@ccsf.edu>; R. Mandelman <rafaelmandelman@yahoo.com>; Thea Selby <thea@nextstepsmarketing.com>; Brigitte Davila <bd@brigittedavila.com>; Susan Lamb <slamb@ccsf.edu>; Steve Bruckman <sbruckman@ccsf.edu>; Ronald Gerhard <rgerhard@ccsf.edu>; "mlam@ccsf.edu" <mlam@ccsf.edu>; Saveccsf Info <info@saveccsf.org>; CFT <aft@aft2121.org>; SNA Brick <brc.sna@gmail.com>; "wpa.balboa.reservoir@westwoodpark.com" <wpa.balboa.reservoir@westwoodpark.com>
Sent: Monday, February 15, 2016 11:07 PM
Subject: Balboa Reservoir

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Submitted by:

Alvin Ja
Sunnyside resident, Water Enterprise ratepayer

City and County of San Francisco
Office of Contract Administration
Purchasing Division
City Hall, Room 430
1 Dr. Carlton B. Goodlett Place
San Francisco, California 94102-4685

Agreement between the City and County of San Francisco and

[insert name of contractor]

This Agreement is made this **[insert day of Commission award or day after the protest period has expired]** day of **[insert month]**, 20 **[insert year]**, in the City and County of San Francisco, State of California, by and between: **[insert name and address of contractor]**, hereinafter referred to as "Contractor," and the City and County of San Francisco, a municipal corporation, hereinafter referred to as "City," acting by and through its Director of the Office of Contract Administration or the Director's designated agent, hereinafter referred to as "Purchasing."

Recitals

WHEREAS, the San Francisco Public Utilities Commission ("Department") wishes to retain the services of a consultant to assist the SFPUC with specialized and technical services related to operations and management of the SFPUC Water Enterprise; and

WHEREAS, a Request for Proposal ("RFP") was issued on **April 11, 2012** and City selected Contractor as the highest qualified scorer pursuant to the RFP; and

WHEREAS, Contractor represents and warrants that it is qualified to perform the services required by City as set forth under this Contract; and

WHEREAS, approval for this Agreement was obtained when the Civil Service Commission approved Contract number **4162-08/09** on **January 9, 2012**; and

WHEREAS, approval for this Agreement was obtained from the San Francisco Public Utilities Commission Resolution Number **[insert resolution number]** on **[insert date of SFPUC Commission action]**; and

Now, THEREFORE, the parties agree as follows:

1. Certification of Funds; Budget and Fiscal Provisions; Termination in the Event of Non-Appropriation. This Agreement is subject to the budget and fiscal provisions of the City's Charter. Charges will accrue only after prior written authorization certified by the Controller, and the amount of City's obligation hereunder shall not at any time exceed the amount certified for the purpose and period stated in such advance authorization. This Agreement will terminate without penalty, liability or expense of any kind to City at the end of any fiscal year if funds are not appropriated for the next succeeding fiscal year. If funds are appropriated for a portion of the fiscal year, this Agreement will terminate, without penalty, liability or expense of any kind at the end of the term for which funds are appropriated. City has no obligation to make appropriations for this Agreement in lieu of appropriations for new or other

agreements. City budget decisions are subject to the discretion of the Mayor and the Board of Supervisors. Contractor's assumption of risk of possible non-appropriation is part of the consideration for this Agreement.

THIS SECTION CONTROLS AGAINST ANY AND ALL OTHER PROVISIONS OF THIS AGREEMENT.

2. Term of the Agreement. Subject to Section 1, the term of this Agreement shall be from **[insert beginning date]** to **[insert termination date]**.

3. Effective Date of Agreement. This Agreement shall become effective when the Controller has certified to the availability of funds and Contractor has been notified in writing.

4. Services Contractor Agrees to Perform. The Contractor agrees to perform the services provided for in Appendix A, "Description of Services," attached hereto and incorporated by reference as though fully set forth herein.

5. Compensation. Compensation shall be made in monthly payments on or before the thirtieth day of each month for work, as set forth in Section 4 of this Agreement, that the General Manager of the Public Utilities Commission, in his or her sole discretion, concludes has been performed as of the last day of the immediately preceding month. In no event shall the amount of this Agreement exceed **[insert whole dollar amount in numbers and words -- no pennies and no ".00" i.e. Nine Million Five Hundred Thousand Dollars ($9,500,000)]**. The breakdown of costs associated with this Agreement appears in Appendix B, "Calculation of Charges," attached hereto and incorporated by reference as though fully set forth herein. No charges shall be incurred under this Agreement nor shall any payments become due to Contractor until reports, services, or both, required under this Agreement are received from Contractor and approved by the San Francisco Public Utilities Commission as being in accordance with this Agreement. City may withhold payment to Contractor in any instance in which Contractor has failed or refused to satisfy any material obligation provided for under this Agreement.

In no event shall City be liable for interest or late charges for any late payments.

The Controller is not authorized to pay invoices submitted by Contractor prior to Contractor's submission of HRC Progress Payment Form. If Progress Payment Form is not submitted with Contractor's invoice, the Controller will notify the department, the Director of HRC and Contractor of the omission. If Contractor's failure to provide HRC Progress Payment Form is not explained to the Controller's satisfaction, the Controller will withhold 20% of the payment due pursuant to that invoice until HRC Progress Payment Form is provided. Following City's payment of an invoice, Contractor has ten days to file an affidavit using HRC Payment Affidavit verifying that all subcontractors have been paid and specifying the amount.

6. Guaranteed Maximum Costs. The City's obligation hereunder shall not at any time exceed the amount certified by the Controller for the purpose and period stated in such certification. Except as may be provided by laws governing emergency procedures, officers and employees of the City are not authorized to request, and the City is not required to reimburse the Contractor for, Commodities or Services beyond the agreed upon contract scope unless the changed scope is authorized by amendment and approved as required by law. Officers and employees of the City are not authorized to offer or promise, nor is the City required to honor, any offered or promised additional funding in excess of the maximum amount of funding for which the contract is certified without certification of the additional amount by the Controller. The Controller is not authorized to make payments on any contract for which funds have not been certified as available in the budget or by supplemental appropriation.

7. Payment; Invoice Format. Invoices furnished by Contractor under this Agreement must be in a form acceptable to the Controller, and must include a unique invoice number. All amounts paid by City to Contractor shall be subject to audit by City. Payment shall be made by City to Contractor at the address specified in the section entitled "Notices to the Parties."

8. Submitting False Claims; Monetary Penalties. Pursuant to San Francisco Administrative Code §21.35, any contractor, subcontractor or consultant who submits a false claim shall be liable to the City for the statutory penalties set forth in that section. The text of Section 21.35, along with the entire San Francisco Administrative Code is available on the web at http://www.municode.com/Library/clientCodePage.aspx?clientID=4201. A contractor, subcontractor or consultant will be deemed to have submitted a false claim to the City if the contractor, subcontractor or consultant: (a) knowingly presents or causes to be presented to an officer or employee of the City a false claim or request for payment or approval; (b) knowingly makes, uses, or causes to be made or used a false record or statement to get a false claim paid or approved by the City; (c) conspires to defraud the City by getting a false claim allowed or paid by the City; (d) knowingly makes, uses, or causes to be made or used a false record or statement to conceal, avoid, or decrease an obligation to pay or transmit money or property to the City; or (e) is a beneficiary of an inadvertent submission of a false claim to the City, subsequently discovers the falsity of the claim, and fails to disclose the false claim to the City within a reasonable time after discovery of the false claim.

9. Left blank by agreement of the parties. (Disallowance)

10. Taxes. Payment of any taxes, including possessory interest taxes and California sales and use taxes, levied upon or as a result of this Agreement, or the services delivered pursuant hereto, shall be the obligation of Contractor. Contractor recognizes and understands that this Agreement may create a "possessory interest" for property tax purposes. Generally, such a possessory interest is not created unless the Agreement entitles the Contractor to possession, occupancy, or use of City property for private gain. If such a possessory interest is created, then the following shall apply:

(1) Contractor, on behalf of itself and any permitted successors and assigns, recognizes and understands that Contractor, and any permitted successors and assigns, may be subject to real property tax assessments on the possessory interest;

(2) Contractor, on behalf of itself and any permitted successors and assigns, recognizes and understands that the creation, extension, renewal, or assignment of this Agreement may result in a "change in ownership" for purposes of real property taxes, and therefore may result in a revaluation of any possessory interest created by this Agreement. Contractor accordingly agrees on behalf of itself and its permitted successors and assigns to report on behalf of the City to the County Assessor the information required by Revenue and Taxation Code section 480.5, as amended from time to time, and any successor provision.

(3) Contractor, on behalf of itself and any permitted successors and assigns, recognizes and understands that other events also may cause a change of ownership of the possessory interest and result in the revaluation of the possessory interest. (see, e.g., Rev. & Tax. Code section 64, as amended from time to time). Contractor accordingly agrees on behalf of itself and its permitted successors and assigns to report any change in ownership to the County Assessor, the State Board of Equalization or other public agency as required by law.

(4) Contractor further agrees to provide such other information as may be requested by the City to enable the City to comply with any reporting requirements for possessory interests that are imposed by applicable law.

11. Payment Does Not Imply Acceptance of Work. The granting of any payment by City, or the receipt thereof by Contractor, shall in no way lessen the liability of Contractor to replace unsatisfactory work, equipment, or materials, although the unsatisfactory character of such work, equipment or materials may not have been apparent or detected at the time such payment was made. Materials, equipment, components, or workmanship that do not conform to the requirements of this Agreement may be rejected by City and in such case must be replaced by Contractor without delay.

12. Qualified Personnel. Work under this Agreement shall be performed only by competent personnel under the supervision of and in the employment of Contractor. Contractor will comply with City's reasonable requests regarding assignment of personnel, but all personnel, including those assigned at City's request, must be supervised by Contractor. Contractor shall commit adequate resources to complete the project within the project schedule specified in this Agreement.

13. Responsibility for Equipment. City shall not be responsible for any damage to persons or property as a result of the use, misuse or failure of any equipment used by Contractor, or by any of its employees, even though such equipment be furnished, rented or loaned to Contractor by City.

14. Independent Contractor; Payment of Taxes and Other Expenses.

a. Independent Contractor. Contractor or any agent or employee of Contractor shall be deemed at all times to be an independent contractor and is wholly responsible for the manner in which it performs the services and work requested by City under this Agreement. Contractor or any agent or employee of Contractor shall not have employee status with City, nor be entitled to participate in any plans, arrangements, or distributions by City pertaining to or in connection with any retirement, health or other benefits that City may offer its employees. Contractor or any agent or employee of Contractor is liable for the acts and omissions of itself, its employees and its agents. Contractor shall be responsible for all obligations and payments, whether imposed by federal, state or local law, including, but not limited to, FICA, income tax withholdings, unemployment compensation, insurance, and other similar responsibilities related to Contractor's performing services and work, or any agent or employee of Contractor providing same. Nothing in this Agreement shall be construed as creating an employment or agency relationship between City and Contractor or any agent or employee of Contractor. Any terms in this Agreement referring to direction from City shall be construed as providing for direction as to policy and the result of Contractor's work only, and not as to the means by which such a result is obtained. City does not retain the right to control the means or the method by which Contractor performs work under this Agreement.

b. Payment of Taxes and Other Expenses. Should City, in its discretion, or a relevant taxing authority such as the Internal Revenue Service or the State Employment Development Division, or both, determine that Contractor is an employee for purposes of collection of any employment taxes, the amounts payable under this Agreement shall be reduced by amounts equal to both the employee and employer portions of the tax due (and offsetting any credits for amounts already paid by Contractor which can be applied against this liability). City shall then forward those amounts to the relevant taxing authority. Should a relevant taxing authority determine a liability for past services performed by Contractor for City, upon notification of such fact by City, Contractor shall promptly remit such amount due or arrange with City to have the amount due withheld from future payments to Contractor under this Agreement (again, offsetting any amounts already paid by Contractor which can be applied as a credit against such liability). A determination of employment status pursuant to the preceding two paragraphs

shall be solely for the purposes of the particular tax in question, and for all other purposes of this Agreement, Contractor shall not be considered an employee of City. Notwithstanding the foregoing, should any court, arbitrator, or administrative authority determine that Contractor is an employee for any other purpose, then Contractor agrees to a reduction in City's financial liability so that City's total expenses under this Agreement are not greater than they would have been had the court, arbitrator, or administrative authority determined that Contractor was not an employee.

15. Insurance.

a. Without in any way limiting Contractor's liability pursuant to the "Indemnification" section of this Agreement, Contractor must maintain in force, during the full term of the Agreement, insurance in the following amounts and coverages:

(1) Workers' Compensation, in statutory amounts, with Employers' Liability Limits not less than $1,000,000 each accident, injury, or illness; and

(2) Commercial General Liability Insurance with limits not less than $1,000,000 each occurrence, $2,000,000 aggregate for bodily injury, property damage, contractual liability, personal injury, products and completed operations; and

(3) Commercial Automobile Liability Insurance with limits not less than $1,000,000 each occurrence Combined Single Limit for Bodily Injury and Property Damage, including Owned, Non-Owned and Hired auto coverage, as applicable.

(4) Professional liability insurance, applicable to Contractor's profession, with limits not less than $2,000,000 each claim with respect to negligent acts, errors or omissions in connection with professional services to be provided under this Agreement.

b. Commercial General Liability and Commercial Automobile Liability Insurance policies must be endorsed to provide:

(1) Name as Additional Insured the City and County of San Francisco, the San Francisco Public Utilities Commission, and their respective Officers, Agents, and Employees.

(2) That such policies are primary insurance to any other insurance available to the Additional Insureds, with respect to any claims arising out of this Agreement, and that insurance applies separately to each insured against whom claim is made or suit is brought.

c. Regarding Workers' Compensation, Contractor hereby agrees to waive subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss. Contractor agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation. The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the City for all work performed by the Contractor, its employees, agents and subcontractors.

d. All policies shall provide thirty days' advance written notice to the City of reduction or nonrenewal of coverages or cancellation of coverages for any reason. Notices shall be sent to the City address in the "Notices to the Parties" section.

e. Should any of the required insurance be provided under a claims-made form, Contractor shall maintain such coverage continuously throughout the term of this Agreement and, without lapse, for a period of three years beyond the expiration of this Agreement, to the effect that, should occurrences

during the contract term give rise to claims made after expiration of the Agreement, such claims shall be covered by such claims-made policies.

f. Should any of the required insurance be provided under a form of coverage that includes a general annual aggregate limit or provides that claims investigation or legal defense costs be included in such general annual aggregate limit, such general annual aggregate limit shall be double the occurrence or claims limits specified above.

g. Should any required insurance lapse during the term of this Agreement, requests for payments originating after such lapse shall not be processed until the City receives satisfactory evidence of reinstated coverage as required by this Agreement, effective as of the lapse date. If insurance is not reinstated, the City may, at its sole option, terminate this Agreement effective on the date of such lapse of insurance.

h. Before commencing any operations under this Agreement, Contractor shall furnish to City certificates of insurance and additional insured policy endorsements with insurers with ratings comparable to A-, VIII or higher, that are authorized to do business in the State of California, and that are satisfactory to City, in form evidencing all coverages set forth above. Failure to maintain insurance shall constitute a material breach of this Agreement.

i. Approval of the insurance by City shall not relieve or decrease the liability of Contractor hereunder.

j If a subcontractor will be used to complete any portion of this agreement, the Contractor shall ensure that the subcontractor shall provide all necessary insurance and shall name the City and County of San Francisco, the San Francisco Public Utilities Commission, and their respective officers, agents and employees and the Contractor listed as additional insureds.

16. Indemnification.

Contractor shall indemnify and save harmless City and its officers, agents and employees from, and, if requested, shall defend them against any and all loss, cost, damage, injury, liability, and claims thereof for injury to or death of a person, including employees of Contractor or loss of or damage to property, arising directly or indirectly from Contractor's performance of this Agreement, including, but not limited to, Contractor's use of facilities or equipment provided by City or others, regardless of the negligence of, and regardless of whether liability without fault is imposed or sought to be imposed on City, except to the extent that such indemnity is void or otherwise unenforceable under applicable law in effect on or validly retroactive to the date of this Agreement, and except where such loss, damage, injury, liability or claim is the result of the active negligence or willful misconduct of City and is not contributed to by any act of, or by any omission to perform some duty imposed by law or agreement on Contractor, its subcontractors or either's agent or employee. The foregoing indemnity shall include, without limitation, reasonable fees of attorneys, consultants and experts and related costs and City's costs of investigating any claims against the City. In addition to Contractor's obligation to indemnify City, Contractor specifically acknowledges and agrees that it has an immediate and independent obligation to defend City from any claim which actually or potentially falls within this indemnification provision, even if the allegations are or may be groundless, false or fraudulent, which obligation arises at the time such claim is tendered to Contractor by City and continues at all times thereafter. Contractor shall indemnify and hold City harmless from all loss and liability, including attorneys' fees, court costs and all other litigation expenses for any infringement of the patent rights, copyright, trade secret or any other proprietary right or trademark, and all other intellectual property claims of any person or persons in consequence of the use by City, or any of its

officers or agents, of articles or services to be supplied in the performance of this Agreement.

17. Incidental and Consequential Damages. Contractor shall be responsible for incidental and consequential damages resulting in whole or in part from Contractor's acts or omissions. Nothing in this Agreement shall constitute a waiver or limitation of any rights that City may have under applicable law.

18. Liability of City. CITY'S PAYMENT OBLIGATIONS UNDER THIS AGREEMENT SHALL BE LIMITED TO THE PAYMENT OF THE COMPENSATION PROVIDED FOR IN SECTION 5 OF THIS AGREEMENT. NOTWITHSTANDING ANY OTHER PROVISION OF THIS AGREEMENT, IN NO EVENT SHALL CITY BE LIABLE, REGARDLESS OF WHETHER ANY CLAIM IS BASED ON CONTRACT OR TORT, FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT OR INCIDENTAL DAMAGES, INCLUDING, BUT NOT LIMITED TO, LOST PROFITS, ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT OR THE SERVICES PERFORMED IN CONNECTION WITH THIS AGREEMENT.

19. Left blank by agreement of the parties. (Liquidated damages)

20. Default; Remedies. Each of the following shall constitute an event of default ("Event of Default") under this Agreement:

(1) Contractor fails or refuses to perform or observe any term, covenant or condition contained in any of the following Sections of this Agreement:

8. Submitting false claims
10. Taxes
15. Insurance
24. Proprietary or confidential information of City
30. Assignment
37. Drug-free workplace policy
53. Compliance with laws
55. Supervision of minors
57. Protection of private information
58. Graffiti removal

(2) Contractor fails or refuses to perform or observe any other term, covenant or condition contained in this Agreement, and such default continues for a period of ten days after written notice thereof from City to Contractor.

(3) Contractor (a) is generally not paying its debts as they become due, (b) files, or consents by answer or otherwise to the filing against it of, a petition for relief or reorganization or arrangement or any other petition in bankruptcy or for liquidation or to take advantage of any bankruptcy, insolvency or other debtors' relief law of any jurisdiction, (c) makes an assignment for the benefit of its creditors, (d) consents to the appointment of a custodian, receiver, trustee or other officer with similar powers of Contractor or of any substantial part of Contractor's property or (e) takes action for the purpose of any of the foregoing.

(4) A court or government authority enters an order (a) appointing a custodian, receiver, trustee or other officer with similar powers with respect to Contractor or with respect to any substantial part of Contractor's property, (b) constituting an order for relief or approving a petition for relief or reorganization or arrangement or any other petition in bankruptcy or for liquidation or to take advantage of any bankruptcy, insolvency or other debtors' relief law of any jurisdiction or (c) ordering the dissolution, winding-up or liquidation of Contractor.

On and after any Event of Default, City shall have the right to exercise its legal and equitable remedies, including, without limitation, the right to terminate this Agreement or to seek specific

performance of all or any part of this Agreement. In addition, City shall have the right (but no obligation) to cure (or cause to be cured) on behalf of Contractor any Event of Default; Contractor shall pay to City on demand all costs and expenses incurred by City in effecting such cure, with interest thereon from the date of incurrence at the maximum rate then permitted by law. City shall have the right to offset from any amounts due to Contractor under this Agreement or any other agreement between City and Contractor all damages, losses, costs or expenses incurred by City as a result of such Event of Default and any liquidated damages due from Contractor pursuant to the terms of this Agreement or any other agreement. All remedies provided for in this Agreement may be exercised individually or in combination with any other remedy available hereunder or under applicable laws, rules and regulations. The exercise of any remedy shall not preclude or in any way be deemed to waive any other remedy.

21. Termination for Convenience.

a. City shall have the option, in its sole discretion, to terminate this Agreement, at any time during the term hereof, for convenience and without cause. City shall exercise this option by giving Contractor written notice of termination. The notice shall specify the date on which termination shall become effective.

b. Upon receipt of the notice, Contractor shall commence and perform, with diligence, all actions necessary on the part of Contractor to effect the termination of this Agreement on the date specified by City and to minimize the liability of Contractor and City to third parties as a result of termination. All such actions shall be subject to the prior approval of City. Such actions shall include, without limitation:

(1) Halting the performance of all services and other work under this Agreement on the date(s) and in the manner specified by City.

(2) Not placing any further orders or subcontracts for materials, services, equipment or other items.

(3) Terminating all existing orders and subcontracts.

(4) At City's direction, assigning to City any or all of Contractor's right, title, and interest under the orders and subcontracts terminated. Upon such assignment, City shall have the right, in its sole discretion, to settle or pay any or all claims arising out of the termination of such orders and subcontracts.

(5) Subject to City's approval, settling all outstanding liabilities and all claims arising out of the termination of orders and subcontracts.

(6) Completing performance of any services or work that City designates to be completed prior to the date of termination specified by City.

(7) Taking such action as may be necessary, or as the City may direct, for the protection and preservation of any property related to this Agreement which is in the possession of Contractor and in which City has or may acquire an interest.

c. Within 30 days after the specified termination date, Contractor shall submit to City an invoice, which shall set forth each of the following as a separate line item:

(1) The reasonable cost to Contractor, without profit, for all services and other work City directed Contractor to perform prior to the specified termination date, for which services or work City has

not already tendered payment. Reasonable costs may include a reasonable allowance for actual overhead, not to exceed a total of 10% of Contractor's direct costs for services or other work. Any overhead allowance shall be separately itemized. Contractor may also recover the reasonable cost of preparing the invoice.

(2) A reasonable allowance for profit on the cost of the services and other work described in the immediately preceding subsection (1), provided that Contractor can establish, to the satisfaction of City, that Contractor would have made a profit had all services and other work under this Agreement been completed, and provided further, that the profit allowed shall in no event exceed 5% of such cost.

(3) The reasonable cost to Contractor of handling material or equipment returned to the vendor, delivered to the City or otherwise disposed of as directed by the City.

(4) A deduction for the cost of materials to be retained by Contractor, amounts realized from the sale of materials and not otherwise recovered by or credited to City, and any other appropriate credits to City against the cost of the services or other work.

d. In no event shall City be liable for costs incurred by Contractor or any of its subcontractors after the termination date specified by City, except for those costs specifically enumerated and described in the immediately preceding subsection (c). Such non-recoverable costs include, but are not limited to, anticipated profits on this Agreement, post-termination employee salaries, post-termination administrative expenses, post-termination overhead or unabsorbed overhead, attorneys' fees or other costs relating to the prosecution of a claim or lawsuit, prejudgment interest, or any other expense which is not reasonable or authorized under such subsection (c).

e. In arriving at the amount due to Contractor under this Section, City may deduct: (1) all payments previously made by City for work or other services covered by Contractor's final invoice; (2) any claim which City may have against Contractor in connection with this Agreement; (3) any invoiced costs or expenses excluded pursuant to the immediately preceding subsection (d); and (4) in instances in which, in the opinion of the City, the cost of any service or other work performed under this Agreement is excessively high due to costs incurred to remedy or replace defective or rejected services or other work, the difference between the invoiced amount and City's estimate of the reasonable cost of performing the invoiced services or other work in compliance with the requirements of this Agreement.

f. City's payment obligation under this Section shall survive termination of this Agreement.

22. Rights and Duties upon Termination or Expiration. This Section and the following Sections of this Agreement shall survive termination or expiration of this Agreement:

8. Submitting false claims
9. Disallowance
10. Taxes
11. Payment does not imply acceptance of work
13. Responsibility for equipment
14. Independent Contractor; Payment of Taxes and Other Expenses
15. Insurance
16. Indemnification
17. Incidental and Consequential Damages
18. Liability of City
24. Proprietary or confidential information of City
26. Ownership of Results
27. Works for Hire
28. Audit and Inspection of Records
48. Modification of Agreement.
49. Administrative Remedy for Agreement Interpretation.
50. Agreement Made in California; Venue
51. Construction
52. Entire Agreement
56. Severability

57. Protection of private information

Subject to the immediately preceding sentence, upon termination of this Agreement prior to expiration of the term specified in Section 2, this Agreement shall terminate and be of no further force or effect. Contractor shall transfer title to City, and deliver in the manner, at the times, and to the extent, if any, directed by City, any work in progress, completed work, supplies, equipment, and other materials produced as a part of, or acquired in connection with the performance of this Agreement, and any completed or partially completed work which, if this Agreement had been completed, would have been required to be furnished to City. This subsection shall survive termination of this Agreement.

23. Conflict of Interest. Through its execution of this Agreement, Contractor acknowledges that it is familiar with the provision of Section 15.103 of the City's Charter, Article III, Chapter 2 of City's Campaign and Governmental Conduct Code, and Section 87100 et seq. and Section 1090 et seq. of the Government Code of the State of California, and certifies that it does not know of any facts which constitutes a violation of said provisions and agrees that it will immediately notify the City if it becomes aware of any such fact during the term of this Agreement.

24. Proprietary or Confidential Information of City. Contractor understands and agrees that, in the performance of the work or services under this Agreement or in contemplation thereof, Contractor may have access to private or confidential information which may be owned or controlled by City and that such information may contain proprietary or confidential details, the disclosure of which to third parties may be damaging to City. Contractor agrees that all information disclosed by City to Contractor shall be held in confidence and used only in performance of the Agreement. Contractor shall exercise the same standard of care to protect such information as a reasonably prudent contractor would use to protect its own proprietary data.

25. Notices to the Parties. Unless otherwise indicated elsewhere in this Agreement, all written communications sent by the parties may be by U.S. mail, or by e-mail, and shall be addressed as follows:

To City:
Name of PM
San Francisco Public Utilities Commission
Address
San Francisco, CA 941##
(tel.) ###-###-####
(fax) ###-###-####
email: name@sfwater.org

To Contractor:
Name of Representative
Name of Consultant
Address
City, CA Zip
(tel.) ###-###-####
(fax) ###-###-####
email: email address

Any notice of default must be sent by registered mail.

26. Ownership of Results. Any interest of Contractor or its Subcontractors, in drawings, plans, specifications, blueprints, studies, reports, memoranda, computation sheets, computer files and media or other documents prepared by Contractor or its subcontractors in connection with services to be performed

under this Agreement, shall become the property of and will be transmitted to City. However, Contractor may retain and use copies for reference and as documentation of its experience and capabilities.

27. Works for Hire. If, in connection with services performed under this Agreement, Contractor or its subcontractors create artwork, copy, posters, billboards, photographs, videotapes, audiotapes, systems designs, software, reports, diagrams, surveys, blueprints, source codes or any other original works of authorship, such works of authorship shall be works for hire as defined under Title 17 of the United States Code, and all copyrights in such works are the property of the City. If it is ever determined that any works created by Contractor or its subcontractors under this Agreement are not works for hire under U.S. law, Contractor hereby assigns all copyrights to such works to the City, and agrees to provide any material and execute any documents necessary to effectuate such assignment. With the approval of the City, Contractor may retain and use copies of such works for reference and as documentation of its experience and capabilities.

28. Audit and Inspection of Records. Contractor agrees to maintain and make available to the City, during regular business hours, accurate books and accounting records relating to its work under this Agreement. Contractor will permit City to audit, examine and make excerpts and transcripts from such books and records, and to make audits of all invoices, materials, payrolls, records or personnel and other data related to all other matters covered by this Agreement, whether funded in whole or in part under this Agreement. Contractor shall maintain such data and records in an accessible location and condition for a period of not less than five years after final payment under this Agreement or until after final audit has been resolved, whichever is later. The State of California or any federal agency having an interest in the subject matter of this Agreement shall have the same rights conferred upon City by this Section.

29. Subcontracting. Contractor is prohibited from subcontracting this Agreement or any part of it unless such subcontracting is first approved by City in writing. Neither party shall, on the basis of this Agreement, contract on behalf of or in the name of the other party. An agreement made in violation of this provision shall confer no rights on any party and shall be null and void.

30. Assignment. The services to be performed by Contractor are personal in character and neither this Agreement nor any duties or obligations hereunder may be assigned or delegated by the Contractor unless first approved by City by written instrument executed and approved in the same manner as this Agreement.

31. Non-Waiver of Rights. The omission by either party at any time to enforce any default or right reserved to it, or to require performance of any of the terms, covenants, or provisions hereof by the other party at the time designated, shall not be a waiver of any such default or right to which the party is entitled, nor shall it in any way affect the right of the party to enforce such provisions thereafter.

32. Earned Income Credit (EIC) Forms. Administrative Code section 12O requires that employers provide their employees with IRS Form W-5 (The Earned Income Credit Advance Payment Certificate) and the IRS EIC Schedule, as set forth below. Employers can locate these forms at the IRS Office, on the Internet, or anywhere that Federal Tax Forms can be found. Contractor shall provide EIC Forms to each Eligible Employee at each of the following times: (i) within thirty days following the date on which this Agreement becomes effective (unless Contractor has already provided such EIC Forms at least once during the calendar year in which such effective date falls); (ii) promptly after any Eligible Employee is hired by Contractor; and (iii) annually between January 1 and January 31 of each calendar year during the term of this Agreement. Failure to comply with any requirement contained in subparagraph (a) of this Section shall constitute a material breach by Contractor of the terms of this Agreement. If, within thirty days after Contractor receives written notice of such a breach, Contractor fails to cure such breach or, if such breach cannot reasonably be cured within such period of thirty days, Contractor fails to commence

efforts to cure within such period or thereafter fails to diligently pursue such cure to completion, the City may pursue any rights or remedies available under this Agreement or under applicable law. Any Subcontract entered into by Contractor shall require the subcontractor to comply, as to the subcontractor's Eligible Employees, with each of the terms of this section. Capitalized terms used in this Section and not defined in this Agreement shall have the meanings assigned to such terms in Section 12O of the San Francisco Administrative Code.

33. Local Business Enterprise Utilization; Liquidated Damages.

a. The LBE Ordinance. Contractor, shall comply with all the requirements of the Local Business Enterprise and Non-Discrimination in Contracting Ordinance set forth in Chapter 14B of the San Francisco Administrative Code as it now exists or as it may be amended in the future (collectively the "LBE Ordinance"), provided such amendments do not materially increase Contractor's obligations or liabilities, or materially diminish Contractor's rights, under this Agreement. Such provisions of the LBE Ordinance are incorporated by reference and made a part of this Agreement as though fully set forth in this section. Contractor's willful failure to comply with any applicable provisions of the LBE Ordinance is a material breach of Contractor's obligations under this Agreement and shall entitle City, subject to any applicable notice and cure provisions set forth in this Agreement, to exercise any of the remedies provided for under this Agreement, under the LBE Ordinance or otherwise available at law or in equity, which remedies shall be cumulative unless this Agreement expressly provides that any remedy is exclusive. In addition, Contractor shall comply fully with all other applicable local, state and federal laws prohibiting discrimination and requiring equal opportunity in contracting, including subcontracting.

b. Compliance and Enforcement.

(1) Enforcement. If Contractor willfully fails to comply with any of the provisions of the LBE Ordinance, the rules and regulations implementing the LBE Ordinance, or the provisions of this Agreement pertaining to LBE participation, Contractor shall be liable for liquidated damages in an amount equal to Contractor's net profit on this Agreement, or 10% of the total amount of this Agreement, or $1,000, whichever is greatest. The Director of the City's Human Rights Commission or any other public official authorized to enforce the LBE Ordinance (separately and collectively, the "Director of HRC") may also impose other sanctions against Contractor authorized in the LBE Ordinance, including declaring the Contractor to be irresponsible and ineligible to contract with the City for a period of up to five years or revocation of the Contractor's LBE certification. The Director of HRC will determine the sanctions to be imposed, including the amount of liquidated damages, after investigation pursuant to Administrative Code §14B.17.

By entering into this Agreement, Contractor acknowledges and agrees that any liquidated damages assessed by the Director of the HRC shall be payable to City upon demand. Contractor further acknowledges and agrees that any liquidated damages assessed may be withheld from any monies due to Contractor on any contract with City.

Contractor agrees to maintain records necessary for monitoring its compliance with the LBE Ordinance for a period of three years following termination or expiration of this Agreement, and shall make such records available for audit and inspection by the Director of HRC or the Controller upon request.

(2) Subcontracting Goals. The LBE subcontracting participation goal for this contract is **[insert the LBE subconsulting % from the prevailing consultant's HRC Form 2A "HRC Contract Participation Form"]** %. Contractor shall fulfill the subcontracting commitment made in its bid or proposal. Each invoice submitted to City for payment shall include the information required in the HRC

Progress Payment Form and the HRC Payment Affidavit. Failure to provide the HRC Progress Payment Form and the HRC Payment Affidavit with each invoice submitted by Contractor shall entitle City to withhold 20% of the amount of that invoice until the HRC Payment Form and the HRC Subcontractor Payment Affidavit are provided by Contractor. Contractor shall not participate in any back contracting to the Contractor or lower-tier subcontractors, as defined in the LBE Ordinance, for any purpose inconsistent with the provisions of the LBE Ordinance, its implementing rules and regulations, or this Section.

(3) Subcontract Language Requirements. Contractor shall incorporate the LBE Ordinance into each subcontract made in the fulfillment of Contractor's obligations under this Agreement and require each subcontractor to agree and comply with provisions of the ordinance applicable to subcontractors. Contractor shall include in all subcontracts with LBEs made in fulfillment of Contractor's obligations under this Agreement, a provision requiring Contractor to compensate any LBE subcontractor for damages for breach of contract or liquidated damages equal to 5% of the subcontract amount, whichever is greater, if Contractor does not fulfill its commitment to use the LBE subcontractor as specified in the bid or proposal, unless Contractor received advance approval from the Director of HRC and contract awarding authority to substitute subcontractors or to otherwise modify the commitments in the bid or proposal. Such provisions shall also state that it is enforceable in a court of competent jurisdiction. Subcontracts shall require the subcontractor to maintain records necessary for monitoring its compliance with the LBE Ordinance for a period of three years following termination of this contract and to make such records available for audit and inspection by the Director of HRC or the Controller upon request.

(4) Payment of Subcontractors. Contractor shall pay its subcontractors within three working days after receiving payment from the City unless Contractor notifies the Director of HRC in writing within ten working days prior to receiving payment from the City that there is a bona fide dispute between Contractor and its subcontractor and the Director waives the three-day payment requirement, in which case Contractor may withhold the disputed amount but shall pay the undisputed amount. Contractor further agrees, within ten working days following receipt of payment from the City, to file the HRC Payment Affidavit with the Controller, under penalty of perjury, that the Contractor has paid all subcontractors. The affidavit shall provide the names and addresses of all subcontractors and the amount paid to each. Failure to provide such affidavit may subject Contractor to enforcement procedure under Administrative Code §14B.17.

34. Nondiscrimination; Penalties.

a. Contractor Shall Not Discriminate. In the performance of this Agreement, Contractor agrees not to discriminate against any employee, City and County employee working with such contractor or subcontractor, applicant for employment with such contractor or subcontractor, or against any person seeking accommodations, advantages, facilities, privileges, services, or membership in all business, social, or other establishments or organizations, on the basis of the fact or perception of a person's race, color, creed, religion, national origin, ancestry, age, height, weight, sex, sexual orientation, gender identity, domestic partner status, marital status, disability or Acquired Immune Deficiency Syndrome or HIV status (AIDS/HIV status), or association with members of such protected classes, or in retaliation for opposition to discrimination against such classes.

b. Subcontracts. Contractor shall incorporate by reference in all subcontracts the provisions of §§12B.2(a), 12B.2(c)-(k), and 12C.3 of the San Francisco Administrative Code (copies of which are available from Purchasing) and shall require all subcontractors to comply with such provisions. Contractor's failure to comply with the obligations in this subsection shall constitute a material breach of this Agreement.

c. Nondiscrimination in Benefits. Contractor does not as of the date of this Agreement and will not during the term of this Agreement, in any of its operations in San Francisco, on real property owned by San Francisco, or where work is being performed for the City elsewhere in the United States, discriminate in the provision of bereavement leave, family medical leave, health benefits, membership or membership discounts, moving expenses, pension and retirement benefits or travel benefits, as well as any benefits other than the benefits specified above, between employees with domestic partners and employees with spouses, and/or between the domestic partners and spouses of such employees, where the domestic partnership has been registered with a governmental entity pursuant to state or local law authorizing such registration, subject to the conditions set forth in §12B.2(b) of the San Francisco Administrative Code.

d. Condition to Contract. As a condition to this Agreement, Contractor shall execute the "Chapter 12B Declaration: Nondiscrimination in Contracts and Benefits" form (form HRC-12B-101) with supporting documentation and secure the approval of the form by the San Francisco Human Rights Commission.

e. Incorporation of Administrative Code Provisions by Reference. The provisions of Chapters 12B and 12C of the San Francisco Administrative Code are incorporated in this Section by reference and made a part of this Agreement as though fully set forth herein. Contractor shall comply fully with and be bound by all of the provisions that apply to this Agreement under such Chapters, including but not limited to the remedies provided in such Chapters. Without limiting the foregoing, Contractor understands that pursuant to §§12B.2(h) and 12C.3(g) of the San Francisco Administrative Code, a penalty of $50 for each person for each calendar day during which such person was discriminated against in violation of the provisions of this Agreement may be assessed against Contractor and/or deducted from any payments due Contractor.

35. MacBride Principles—Northern Ireland. Pursuant to San Francisco Administrative Code §12F.5, the City and County of San Francisco urges companies doing business in Northern Ireland to move towards resolving employment inequities, and encourages such companies to abide by the MacBride Principles. The City and County of San Francisco urges San Francisco companies to do business with corporations that abide by the MacBride Principles. By signing below, the person executing this agreement on behalf of Contractor acknowledges and agrees that he or she has read and understood this section.

36. Tropical Hardwood and Virgin Redwood Ban. Pursuant to §804(b) of the San Francisco Environment Code, the City and County of San Francisco urges contractors not to import, purchase, obtain, or use for any purpose, any tropical hardwood, tropical hardwood wood product, virgin redwood or virgin redwood wood product.

37. Drug-Free Workplace Policy. Contractor acknowledges that pursuant to the Federal Drug-Free Workplace Act of 1989, the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited on City premises. Contractor agrees that any violation of this prohibition by Contractor, its employees, agents or assigns will be deemed a material breach of this Agreement.

38. Resource Conservation. Chapter 5 of the San Francisco Environment Code ("Resource Conservation") is incorporated herein by reference. Failure by Contractor to comply with any of the applicable requirements of Chapter 5 will be deemed a material breach of contract.

39. Compliance with Americans with Disabilities Act. Contractor acknowledges that, pursuant to the Americans with Disabilities Act (ADA), programs, services and other activities provided by a public

entity to the public, whether directly or through a contractor, must be accessible to the disabled public. Contractor shall provide the services specified in this Agreement in a manner that complies with the ADA and any and all other applicable federal, state and local disability rights legislation. Contractor agrees not to discriminate against disabled persons in the provision of services, benefits or activities provided under this Agreement and further agrees that any violation of this prohibition on the part of Contractor, its employees, agents or assigns will constitute a material breach of this Agreement.

40. Sunshine Ordinance. In accordance with San Francisco Administrative Code §67.24(e), contracts, contractors' bids, responses to solicitations and all other records of communications between City and persons or firms seeking contracts, shall be open to inspection immediately after a contract has been awarded. Nothing in this provision requires the disclosure of a private person or organization's net worth or other proprietary financial data submitted for qualification for a contract or other benefit until and unless that person or organization is awarded the contract or benefit. Information provided which is covered by this paragraph will be made available to the public upon request.

41. Public Access to Meetings and Records. If the Contractor receives a cumulative total per year of at least $250,000 in City funds or City-administered funds and is a non-profit organization as defined in Chapter 12L of the San Francisco Administrative Code, Contractor shall comply with and be bound by all the applicable provisions of that Chapter. By executing this Agreement, the Contractor agrees to open its meetings and records to the public in the manner set forth in §§12L.4 and 12L.5 of the Administrative Code. Contractor further agrees to make-good faith efforts to promote community membership on its Board of Directors in the manner set forth in §12L.6 of the Administrative Code. The Contractor acknowledges that its material failure to comply with any of the provisions of this paragraph shall constitute a material breach of this Agreement. The Contractor further acknowledges that such material breach of the Agreement shall be grounds for the City to terminate and/or not renew the Agreement, partially or in its entirety.

42. Limitations on Contributions. Through execution of this Agreement, Contractor acknowledges that it is familiar with section 1.126 of the City's Campaign and Governmental Conduct Code, which prohibits any person who contracts with the City for the rendition of personal services, for the furnishing of any material, supplies or equipment, for the sale or lease of any land or building, or for a grant, loan or loan guarantee, from making any campaign contribution to (1) an individual holding a City elective office if the contract must be approved by the individual, a board on which that individual serves, or the board of a state agency on which an appointee of that individual serves, (2) a candidate for the office held by such individual, or (3) a committee controlled by such individual, at any time from the commencement of negotiations for the contract until the later of either the termination of negotiations for such contract or six months after the date the contract is approved. Contractor acknowledges that the foregoing restriction applies only if the contract or a combination or series of contracts approved by the same individual or board in a fiscal year have a total anticipated or actual value of $50,000 or more. Contractor further acknowledges that the prohibition on contributions applies to each prospective party to the contract; each member of Contractor's board of directors; Contractor's chairperson, chief executive officer, chief financial officer and chief operating officer; any person with an ownership interest of more than 20 percent in Contractor; any subcontractor listed in the bid or contract; and any committee that is sponsored or controlled by Contractor. Additionally, Contractor acknowledges that Contractor must inform each of the persons described in the preceding sentence of the prohibitions contained in Section 1.126. Contractor further agrees to provide to City the names of each person, entity or committee described above.

43. Requiring Minimum Compensation for Covered Employees.

a. Contractor agrees to comply fully with and be bound by all of

the provisions of the Minimum Compensation Ordinance (MCO), as set forth in San Francisco Administrative Code Chapter 12P (Chapter 12P), including the remedies provided, and implementing guidelines and rules. The provisions of Sections 12P.5 and 12P.5.1 of Chapter 12P are incorporated herein by reference and made a part of this Agreement as though fully set forth. The text of the MCO is available on the web at www.sfgov.org/olse/mco. A partial listing of some of Contractor's obligations under the MCO is set forth in this Section. Contractor is required to comply with all the provisions of the MCO, irrespective of the listing of obligations in this Section.

b. The MCO requires Contractor to pay Contractor's employees a minimum hourly gross compensation wage rate and to provide minimum compensated and uncompensated time off. The minimum wage rate may change from year to year and Contractor is obligated to keep informed of the then-current requirements. Any subcontract entered into by Contractor shall require the subcontractor to comply with the requirements of the MCO and shall contain contractual obligations substantially the same as those set forth in this Section. It is Contractor's obligation to ensure that any subcontractors of any tier under this Agreement comply with the requirements of the MCO. If any subcontractor under this Agreement fails to comply, City may pursue any of the remedies set forth in this Section against Contractor.

c. Contractor shall not take adverse action or otherwise discriminate against an employee or other person for the exercise or attempted exercise of rights under the MCO. Such actions, if taken within 90 days of the exercise or attempted exercise of such rights, will be rebuttably presumed to be retaliation prohibited by the MCO.

d. Contractor shall maintain employee and payroll records as required by the MCO. If Contractor fails to do so, it shall be presumed that the Contractor paid no more than the minimum wage required under State law.

e. The City is authorized to inspect Contractor's job sites and conduct interviews with employees and conduct audits of Contractor

f. Contractor's commitment to provide the Minimum Compensation is a material element of the City's consideration for this Agreement. The City in its sole discretion shall determine whether such a breach has occurred. The City and the public will suffer actual damage that will be impractical or extremely difficult to determine if the Contractor fails to comply with these requirements. Contractor agrees that the sums set forth in Section 12P.6.1 of the MCO as liquidated damages are not a penalty, but are reasonable estimates of the loss that the City and the public will incur for Contractor's noncompliance. The procedures governing the assessment of liquidated damages shall be those set forth in Section 12P.6.2 of Chapter 12P.

g. Contractor understands and agrees that if it fails to comply with the requirements of the MCO, the City shall have the right to pursue any rights or remedies available under Chapter 12P (including liquidated damages), under the terms of the contract, and under applicable law. If, within 30 days after receiving written notice of a breach of this Agreement for violating the MCO, Contractor fails to cure such breach or, if such breach cannot reasonably be cured within such period of 30 days, Contractor fails to commence efforts to cure within such period, or thereafter fails diligently to pursue such cure to completion, the City shall have the right to pursue any rights or remedies available under applicable law, including those set forth in Section 12P.6(c) of Chapter 12P. Each of these remedies shall be exercisable individually or in combination with any other rights or remedies available to the City.

h. Contractor represents and warrants that it is not an entity that was set up, or is being used, for the purpose of evading the intent of the MCO.

i. If Contractor is exempt from the MCO when this Agreement is executed because the cumulative amount of agreements with this department for the fiscal year is less than $25,000, but Contractor later enters into an agreement or agreements that cause contractor to exceed that amount in a fiscal year, Contractor shall thereafter be required to comply with the MCO under this Agreement. This obligation arises on the effective date of the agreement that causes the cumulative amount of agreements between the Contractor and this department to exceed $25,000 in the fiscal year.

44. Requiring Health Benefits for Covered Employees. Contractor agrees to comply fully with and be bound by all of the provisions of the Health Care Accountability Ordinance (HCAO), as set forth in San Francisco Administrative Code Chapter 12Q, including the remedies provided, and implementing regulations, as the same may be amended from time to time. The provisions of section 12Q.5.1 of Chapter 12Q are incorporated by reference and made a part of this Agreement as though fully set forth herein. The text of the HCAO is available on the web at www.sfgov.org/olse. Capitalized terms used in this Section and not defined in this Agreement shall have the meanings assigned to such terms in Chapter 12Q.

a. For each Covered Employee, Contractor shall provide the appropriate health benefit set forth in Section 12Q.3 of the HCAO. If Contractor chooses to offer the health plan option, such health plan shall meet the minimum standards set forth by the San Francisco Health Commission..

b. Notwithstanding the above, if the Contractor is a small business as defined in Section 12Q.3(e) of the HCAO, it shall have no obligation to comply with part (a) above.

c. Contractor's failure to comply with the HCAO shall constitute a material breach of this agreement. City shall notify Contractor if such a breach has occurred. If, within 30 days after receiving City's written notice of a breach of this Agreement for violating the HCAO, Contractor fails to cure such breach or, if such breach cannot reasonably be cured within such period of 30 days, Contractor fails to commence efforts to cure within such period, or thereafter fails diligently to pursue such cure to completion, City shall have the right to pursue the remedies set forth in 12Q.5.1 and 12Q.5(f)(1-6). Each of these remedies shall be exercisable individually or in combination with any other rights or remedies available to City.

d. Any Subcontract entered into by Contractor shall require the Subcontractor to comply with the requirements of the HCAO and shall contain contractual obligations substantially the same as those set forth in this Section. Contractor shall notify City's Office of Contract Administration when it enters into such a Subcontract and shall certify to the Office of Contract Administration that it has notified the Subcontractor of the obligations under the HCAO and has imposed the requirements of the HCAO on Subcontractor through the Subcontract. Each Contractor shall be responsible for its Subcontractors' compliance with this Chapter. If a Subcontractor fails to comply, the City may pursue the remedies set forth in this Section against Contractor based on the Subcontractor's failure to comply, provided that City has first provided Contractor with notice and an opportunity to obtain a cure of the violation.

e. Contractor shall not discharge, reduce in compensation, or otherwise discriminate against any employee for notifying City with regard to Contractor's noncompliance or anticipated noncompliance with the requirements of the HCAO, for opposing any practice proscribed by the HCAO, for participating in proceedings related to the HCAO, or for seeking to assert or enforce any rights under the HCAO by any lawful means.

f. Contractor represents and warrants that it is not an entity that was set up, or is being used, for the purpose of evading the intent of the HCAO.

g. Contractor shall maintain employee and payroll records in compliance with the California Labor Code and Industrial Welfare Commission orders, including the number of hours each employee has worked on the City Contract.

h. Contractor shall keep itself informed of the current requirements of the HCAO.

i. Contractor shall provide reports to the City in accordance with any reporting standards promulgated by the City under the HCAO, including reports on Subcontractors and Subtenants, as applicable.

j. Contractor shall provide City with access to records pertaining to compliance with HCAO after receiving a written request from City to do so and being provided at least ten business days to respond.

k. Contractor shall allow City to inspect Contractor's job sites and have access to Contractor's employees in order to monitor and determine compliance with HCAO.

l. City may conduct random audits of Contractor to ascertain its compliance with HCAO. Contractor agrees to cooperate with City when it conducts such audits.

m. If Contractor is exempt from the HCAO when this Agreement is executed because its amount is less than $25,000 ($50,000 for nonprofits), but Contractor later enters into an agreement or agreements that cause Contractor's aggregate amount of all agreements with City to reach $75,000, all the agreements shall be thereafter subject to the HCAO. This obligation arises on the effective date of the agreement that causes the cumulative amount of agreements between Contractor and the City to be equal to or greater than $75,000 in the fiscal year.

45. First Source Hiring Program.

a. Incorporation of Administrative Code Provisions by Reference. The provisions of Chapter 83 of the San Francisco Administrative Code are incorporated in this Section by reference and made a part of this Agreement as though fully set forth herein. Contractor shall comply fully with, and be bound by, all of the provisions that apply to this Agreement under such Chapter, including but not limited to the remedies provided therein. Capitalized terms used in this Section and not defined in this Agreement shall have the meanings assigned to such terms in Chapter 83.

b. First Source Hiring Agreement. As an essential term of, and consideration for, any contract or property contract with the City, not exempted by the FSHA, the Contractor shall enter into a first source hiring agreement ("agreement") with the City, on or before the effective date of the contract or property contract. Contractors shall also enter into an agreement with the City for any other work that it performs in the City. Such agreement shall:

(1) Set appropriate hiring and retention goals for entry level positions. The employer shall agree to achieve these hiring and retention goals, or, if unable to achieve these goals, to establish good faith efforts as to its attempts to do so, as set forth in the agreement. The agreement shall take into consideration the employer's participation in existing job training, referral and/or brokerage programs. Within the discretion of the FSHA, subject to appropriate modifications, participation in such programs maybe certified as meeting the requirements of this Chapter. Failure either to achieve the specified goal, or to establish good faith efforts will constitute noncompliance and will subject the employer to the provisions of Section 83.10 of this Chapter.

(2) Set first source interviewing, recruitment and hiring requirements, which will provide the San Francisco Workforce Development System with the first opportunity to provide qualified economically disadvantaged individuals for consideration for employment for entry level positions. Employers shall consider all applications of qualified economically disadvantaged individuals referred by the System for employment; provided however, if the employer utilizes nondiscriminatory screening criteria, the employer shall have the sole discretion to interview and/or hire individuals referred or certified by the San Francisco Workforce Development System as being qualified economically disadvantaged individuals. The duration of the first source interviewing requirement shall be determined by the FSHA and shall be set forth in each agreement, but shall not exceed 10 days. During that period, the employer may publicize the entry level positions in accordance with the agreement. A need for urgent or temporary hires must be evaluated, and appropriate provisions for such a situation must be made in the agreement.

(3) Set appropriate requirements for providing notification of available entry level positions to the San Francisco Workforce Development System so that the System may train and refer an adequate pool of qualified economically disadvantaged individuals to participating employers. Notification should include such information as employment needs by occupational title, skills, and/or experience required, the hours required, wage scale and duration of employment, identification of entry level and training positions, identification of English language proficiency requirements, or absence thereof, and the projected schedule and procedures for hiring for each occupation. Employers should provide both long-term job need projections and notice before initiating the interviewing and hiring process. These notification requirements will take into consideration any need to protect the employer's proprietary information.

(4) Set appropriate record keeping and monitoring requirements. The First Source Hiring Administration shall develop easy-to-use forms and record keeping requirements for documenting compliance with the agreement. To the greatest extent possible, these requirements shall utilize the employer's existing record keeping systems, be nonduplicative, and facilitate a coordinated flow of information and referrals.

(5) Establish guidelines for employer good faith efforts to comply with the first source hiring requirements of this Chapter. The FSHA will work with City departments to develop employer good faith effort requirements appropriate to the types of contracts and property contracts handled by each department. Employers shall appoint a liaison for dealing with the development and implementation of the employer's agreement. In the event that the FSHA finds that the employer under a City contract or property contract has taken actions primarily for the purpose of circumventing the requirements of this Chapter, that employer shall be subject to the sanctions set forth in Section 83.10 of this Chapter.

(6) Set the term of the requirements.

(7) Set appropriate enforcement and sanctioning standards consistent with this Chapter.

(8) Set forth the City's obligations to develop training programs, job applicant referrals, technical assistance, and information systems that assist the employer in complying with this Chapter.

(9) Require the developer to include notice of the requirements of this Chapter in leases, subleases, and other occupancy contracts.

c. Hiring Decisions. Contractor shall make the final determination of whether an Economically Disadvantaged Individual referred by the System is "qualified" for the position.

d. Exceptions. Upon application by Employer, the First Source Hiring Administration may grant an exception to any or all of the requirements of Chapter 83 in any situation where it concludes that compliance with this Chapter would cause economic hardship.

e. Liquidated Damages. Contractor agrees:

(1) To be liable to the City for liquidated damages as provided in this section;

(2) To be subject to the procedures governing enforcement of breaches of contracts based on violations of contract provisions required by this Chapter as set forth in this section;

(3) That the contractor's commitment to comply with this Chapter is a material element of the City's consideration for this contract; that the failure of the contractor to comply with the contract provisions required by this Chapter will cause harm to the City and the public which is significant and substantial but extremely difficult to quantity; that the harm to the City includes not only the financial cost of funding public assistance programs but also the insidious but impossible to quantify harm that this community and its families suffer as a result of unemployment; and that the assessment of liquidated damages of up to $5,000 for every notice of a new hire for an entry level position improperly withheld by the contractor from the first source hiring process, as determined by the FSHA during its first investigation of a contractor, does not exceed a fair estimate of the financial and other damages that the City suffers as a result of the contractor's failure to comply with its first source referral contractual obligations.

(4) That the continued failure by a contractor to comply with its first source referral contractual obligations will cause further significant and substantial harm to the City and the public, and that a second assessment of liquidated damages of up to $10,000 for each entry level position improperly withheld from the FSHA, from the time of the conclusion of the first investigation forward, does not exceed the financial and other damages that the City suffers as a result of the contractor's continued failure to comply with its first source referral contractual obligations;

(5) That in addition to the cost of investigating alleged violations under this Section, the computation of liquidated damages for purposes of this section is based on the following data:

A. The average length of stay on public assistance in San Francisco's County Adult Assistance Program is approximately 41 months at an average monthly grant of $348 per month, totaling approximately $14,379; and

B. In 2004, the retention rate of adults placed in employment programs funded under the Workforce Investment Act for at least the first six months of employment was 84.4%. Since qualified individuals under the First Source program face far fewer barriers to employment than their counterparts in programs funded by the Workforce Investment Act, it is reasonable to conclude that the average length of employment for an individual whom the First Source Program refers to an employer and who is hired in an entry level position is at least one year;

therefore, liquidated damages that total $5,000 for first violations and $10,000 for subsequent violations as determined by FSHA constitute a fair, reasonable, and conservative attempt to quantify the harm caused to the City by the failure of a contractor to comply with its first source referral contractual obligations.

(6) That the failure of contractors to comply with this Chapter, except property contractors, may be subject to the debarment and monetary penalties set forth in Sections 6.80 et seq. of the San Francisco Administrative Code, as well as any other remedies available under the contract or at law; and

Violation of the requirements of Chapter 83 is subject to an assessment of liquidated damages in the amount of $5,000 for every new hire for an Entry Level Position improperly withheld from the first source hiring process. The assessment of liquidated damages and the evaluation of any defenses or mitigating factors shall be made by the FSHA.

f. Subcontracts. Any subcontract entered into by Contractor shall require the subcontractor to comply with the requirements of Chapter 83 and shall contain contractual obligations substantially the same as those set forth in this Section.

46. Prohibition on Political Activity with City Funds. In accordance with San Francisco Administrative Code Chapter 12.G, Contractor may not participate in, support, or attempt to influence any political campaign for a candidate or for a ballot measure (collectively, "Political Activity") in the performance of the services provided under this Agreement. Contractor agrees to comply with San Francisco Administrative Code Chapter 12.G and any implementing rules and regulations promulgated by the City's Controller. The terms and provisions of Chapter 12.G are incorporated herein by this reference. In the event Contractor violates the provisions of this section, the City may, in addition to any other rights or remedies available hereunder, (i) terminate this Agreement, and (ii) prohibit Contractor from bidding on or receiving any new City contract for a period of two (2) years. The Controller will not consider Contractor's use of profit as a violation of this section.

47. Preservative-treated Wood Containing Arsenic. Contractor may not purchase preservative-treated wood products containing arsenic in the performance of this Agreement unless an exemption from the requirements of Chapter 13 of the San Francisco Environment Code is obtained from the Department of the Environment under Section 1304 of the Code. The term "preservative-treated wood containing arsenic" shall mean wood treated with a preservative that contains arsenic, elemental arsenic, or an arsenic copper combination, including, but not limited to, chromated copper arsenate preservative, ammoniacal copper zinc arsenate preservative, or ammoniacal copper arsenate preservative. Contractor may purchase preservative-treated wood products on the list of environmentally preferable alternatives prepared and adopted by the Department of the Environment. This provision does not preclude Contractor from purchasing preservative-treated wood containing arsenic for saltwater immersion. The term "saltwater immersion" shall mean a pressure-treated wood that is used for construction purposes or facilities that are partially or totally immersed in saltwater.

48. Modification of Agreement. This Agreement may not be modified, nor may compliance with any of its terms be waived, except by written instrument executed and approved in the same manner as this Agreement. Contractor shall cooperate with Department to submit to the Director of HRC any amendment, modification, supplement or change order that would result in a cumulative increase of the original amount of this Agreement by more than 20% (HRC Contract Modification Form).

49. Administrative Remedy for Agreement Interpretation. Should any question arise as to the meaning and intent of this Agreement, the question shall, prior to any other action or resort to any other legal remedy, be referred to Purchasing who shall decide the true meaning and intent of the Agreement.

50. Agreement Made in California; Venue. The formation, interpretation and performance of this Agreement shall be governed by the laws of the State of California. Venue for all litigation relative to the formation, interpretation and performance of this Agreement shall be in San Francisco.

51. Construction. All paragraph captions are for reference only and shall not be considered in construing this Agreement.

52. Entire Agreement. This contract sets forth the entire Agreement between the parties, and supersedes all other oral or written provisions. This contract may be modified only as provided in Section 48, "Modification of Agreement."

53. Compliance with Laws. Contractor shall keep itself fully informed of the City's Charter, codes, ordinances and regulations of the City and of all state, and federal laws in any manner affecting the performance of this Agreement, and must at all times comply with such local codes, ordinances, and regulations and all applicable laws as they may be amended from time to time.

54. Services Provided by Attorneys. Any services to be provided by a law firm or attorney must be reviewed and approved in writing in advance by the City Attorney. No invoices for services provided by law firms or attorneys, including, without limitation, as subcontractors of Contractor, will be paid unless the provider received advance written approval from the City Attorney.

55. Left blank by agreement of the parties. (Supervision of minors)

56. Severability. Should the application of any provision of this Agreement to any particular facts or circumstances be found by a court of competent jurisdiction to be invalid or unenforceable, then (a) the validity of other provisions of this Agreement shall not be affected or impaired thereby, and (b) such provision shall be enforced to the maximum extent possible so as to effect the intent of the parties and shall be reformed without further action by the parties to the extent necessary to make such provision valid and enforceable.

57. Protection of Private Information. Contractor has read and agrees to the terms set forth in San Francisco Administrative Code Sections 12M.2, "Nondisclosure of Private Information," and 12M.3, "Enforcement" of Administrative Code Chapter 12M, "Protection of Private Information," which are incorporated herein as if fully set forth. Contractor agrees that any failure of Contactor to comply with the requirements of Section 12M.2 of this Chapter shall be a material breach of the Contract. In such an event, in addition to any other remedies available to it under equity or law, the City may terminate the Contract, bring a false claim action against the Contractor pursuant to Chapter 6 or Chapter 21 of the Administrative Code, or debar the Contractor.

58. Graffiti Removal. Graffiti is detrimental to the health, safety and welfare of the community in that it promotes a perception in the community that the laws protecting public and private property can be disregarded with impunity. This perception fosters a sense of disrespect of the law that results in an increase in crime; degrades the community and leads to urban blight; is detrimental to property values, business opportunities and the enjoyment of life; is inconsistent with the City's property maintenance goals and aesthetic standards; and results in additional graffiti and in other properties becoming the target of graffiti unless it is quickly removed from public and private property. Graffiti results in visual pollution and is a public nuisance. Graffiti must be abated as quickly as possible to avoid detrimental impacts on the City and County and its residents, and to prevent the further spread of graffiti. Contractor shall remove all graffiti from any real property owned or leased by Contractor in the City and County of San Francisco within forty eight (48) hours of the earlier of Contractor's (a) discovery or notification of the graffiti or (b) receipt of notification of the graffiti from the Department of Public Works. This section is not intended to require a Contractor to breach any lease or other agreement that it may have concerning its use of the real property. The term "graffiti" means any inscription, word, figure, marking or design that is affixed, marked, etched, scratched, drawn or painted on any building, structure, fixture or other improvement, whether permanent or temporary, including by way of example only and without limitation,

signs, banners, billboards and fencing surrounding construction sites, whether public or private, without the consent of the owner of the property or the owner's authorized agent, and which is visible from the public right-of-way. "Graffiti" shall not include: (1) any sign or banner that is authorized by, and in compliance with, the applicable requirements of the San Francisco Public Works Code, the San Francisco Planning Code or the San Francisco Building Code; or (2) any mural or other painting or marking on the property that is protected as a work of fine art under the California Art Preservation Act (California Civil Code Sections 987 et seq.) or as a work of visual art under the Federal Visual Artists Rights Act of 1990 (17 U.S.C. §§ 101 et seq.).

Any failure of Contractor to comply with this section of this Agreement shall constitute an Event of Default of this Agreement.

59. Food Service Waste Reduction Requirements. Contractor agrees to comply fully with and be bound by all of the provisions of the Food Service Waste Reduction Ordinance, as set forth in San Francisco Environment Code Chapter 16, including the remedies provided, and implementing guidelines and rules. The provisions of Chapter 16 are incorporated herein by reference and made a part of this Agreement as though fully set forth. This provision is a material term of this Agreement. By entering into this Agreement, Contractor agrees that if it breaches this provision, City will suffer actual damages that will be impractical or extremely difficult to determine; further, Contractor agrees that the sum of one hundred dollars ($100) liquidated damages for the first breach, two hundred dollars ($200) liquidated damages for the second breach in the same year, and five hundred dollars ($500) liquidated damages for subsequent breaches in the same year is reasonable estimate of the damage that City will incur based on the violation, established in light of the circumstances existing at the time this Agreement was made. Such amount shall not be considered a penalty, but rather agreed monetary damages sustained by City because of Contractor's failure to comply with this provision.

60. Left blank by agreement of the parties. (Slavery era disclosure)

61. Cooperative Drafting. This Agreement has been drafted through a cooperative effort of both parties, and both parties have had an opportunity to have the Agreement reviewed and revised by legal counsel. No party shall be considered the drafter of this Agreement, and no presumption or rule that an ambiguity shall be construed against the party drafting the clause shall apply to the interpretation or enforcement of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day first mentioned above.

CITY

Recommended by:

_____

Ed Harrington
General Manager
San Francisco Public Utilities Commission

Approved as to Form:

Dennis J. Herrera
City Attorney

By _____

Deputy City Attorney

Approved:

_____

Jaci Fong
Acting Director, Office of Contract Administration

CONTRACTOR

By signing this Agreement, I certify that I comply with the requirements of the Minimum Compensation Ordinance, which entitle Covered Employees to certain minimum hourly wages and compensated and uncompensated time off.

I have read and understood paragraph 35, the City's statement urging companies doing business in Northern Ireland to move towards resolving employment inequities, encouraging compliance with the MacBride Principles, and urging San Francisco companies to do business with corporations that abide by the MacBride Principles.

_____
Authorized Signature

_____
Printed Name

_____
Title

_____
Company Name

_____
City Vendor Number

_____
Address

_____
Federal Employer ID Number

Appendices

A: Services to be provided by Contractor
B: Calculation of Charges

Appendix A
Services to be provided by Contractor

Contractor agrees to perform said services all in accordance with the terms of this Agreement.

1. Description of Services

Contractor will be required to provide specialized and technical services related to operations and management of the SFPUC Water Enterprise, Contractor may be called upon to provide other related services including:

1. Presentations to the SFPUC Staff and/or Commission, the San Francisco Board of Supervisors, SFPUC retail and/or wholesale customers, SFPUC stakeholders, and neighborhood or community meetings;
2. Professional consultations, expert testimonies, and peer review;
3. Field inspections and field or crisis management at project sites. Confined space entry may be required; and
4. Ability and willingness to obtain unusual or specific expertise on short notice, possibly outside of their existing contract team through an SFPUC approval process.
5. Other specialized services at the discretion of the SFPUC within the general scope of this RFP.

2. Task Orders

Performance of the service under this Agreement will be executed according to a task order process, and Contractor is required to provide adequate quality control processes and deliverables in conformance with the technical requirements of the task order. The SFPUC Contract Manager will initially identify tasks and request the contractor to propose a project scope, sub tasks, staffing plan, LBE utilization, schedule, deliverables, budget and costs to complete the task in accordance with Appendix B. All costs associated with the development of the scope of work shall be borne by Contractor. A final task order will be negotiated between the SFPUC Contract Manager Manager and the Contractor and then submitted to the Bureau Manager for approval. However, as provided in the RFP, the budget, if applicable, identified for tasks is an estimate, and the City reserves the right to modify the applicable budget allocated to any task as more specific information concerning the task order scope becomes available.

The task order request will be processed for Controller certification of funding, after which a *Notice to Proceed* will be issued. The Contractor is hereby notified that work cannot commence until the Contractor receives a written Notice to Proceed in accordance with the San Francisco Administrative Code. ***Any work performed without a Notice to Proceed will be at the Contractor's own commercial risk.*** The calculations of costs and methods of compensation for all task orders under this Agreement shall be in accordance with Appendix B.

These following tasks provide general guidance to the Contractor as to the anticipated scope of work which the SFPUC reserves the right to modify or delete:

Contractors shall provide qualified personnel for professional services to support operation and management of the SFPUC Water Enterprise in the following general service categories:

1. **Water Supply, Storage, Delivery, and Transport Services, such as:** hydrologic and hydraulic modeling; demand and conservation forecasting; climatologic analyses; water source and supply alternative analyses; alternative water supply program development; alternative water supplies, such as rainwater, graywater, blackwater and seepage water; groundwater analyses and modeling; irrigation system assessments and retrofits for water use efficiency and recycled water; landscape assessments; water recycling and desalination analyses; water industry statistical analyses; drought forecasting and planning; water conservation and water rationing analyses, surveys, planning and implementation programs; perform site-specific water use and conservation potential analysis; hydrogeology; climate change analyses; water delivery, pipeline and tunnel inspections, planning, and specifications; corrosion control services; supply and flow metering; supply loss analyses; water system maintenance planning; and operations and performance analyses.

2. **Water Quality Services, such as:** GENERAL (water quality planning; water quality data management; process engineering and sanitary surveys; contaminant warning system implementation; drinking water regulatory requirements and compliance; Standard Operating Procedure development and other unspecified water quality support,) SOURCE WATER PROTECTION (watershed management; limnology and reservoir management including algaecide application); DISTRIBUTION (cross-connection studies; premise plumbing and consumer complaint investigation; bacteriological re-growth control; and disinfection by-products control,) MONITORING (water sampling strategies and plan review; sample collection; laboratory support and trouble-shooting; water quality methods development; waterborne disease monitoring; and quality assurance and control); RECEIVING WATERS (NPDES discharge permit environmental compliance; toxicity testing; and pretreatment strategies).

3. **Water Treatment Services, such as:** including water treatment plant operations improvements; optimization analyses and training; treatment strategy options analyses; collection systems evaluations; improvement, maintenance and process optimization studies; automation and efficiency surveys; instrumentation control and design analyses; pH adjustment processes; coagulation and filtration processes; operation, optimization and management of disinfection processes including ozone, chlorine, chloramines, chlorine dioxide and UV; analyses related to disinfection by-products; filtering alternative analyses; fluoridation usage and optimization analyses; biological filtration analyses; biosolids and sludge disposal and handling oversight; chemical delivery, feed, and transportation methods analyses; chemical supply availability analyses; distribution system flow circulation and blending analyses; chemical mixing and fluid mechanics; decontamination methods and options analyses; hydraulic modeling; manganese treatment; quality assurance and quality control strategies; and regulatory requirements and compliance.

4. **Operations & Management Services, such as:**

    a. **Management Improvement Services** including knowledge management; succession planning; staff development and training, documentation and analyses of procedures, interactions, and efficiencies; performance measures development; productivity improvement analysis; increased use of technology to improve reliability and efficiency; developing operations and maintenance costs of facilities; benchmarking; strategic

business planning; operations planning; sustainability planning and analyses; risk management and assessment; financial condition assessment; records, data, and document management; database development; presentation organization and delivery; and improving communications and working relationships with regulators, community members, customers, and other stakeholders; addressing public access to data and databases, summary reports, technical memorandum and publications; customer and stakeholder education and outreach; development and support for workforce and candidate development and outreach programs to ensure availability of qualified candidates; development and support for programs to improve the corporate culture in ways that will support long-term performance and productivity.

b. **Asset Management Services** including business planning; technical services and strategies related to operations; technical services, planning, and strategies related to maintenance, repair, replacement, construction, and improvement of major assets of water and hydroelectric systems (i.e., buildings, equipment, facilities, and operational systems such as space planning, optimization, electrical, mechanical, elevators, code compliance, treatment plants, corporation yards, dams, reservoirs, other storage facilities, pipelines, tunnels, pump stations appurtenances, meters, roads, pavements, and fences); fleet and equipment management; cost estimating; condition assessment; value assessment and analyses; useful life and life cycle analyses and assessment; inventory analyses; vulnerability analyses; groundwater wells and well stations; facility optimization and documentation; preventive and routine operations and maintenance planning; automation and efficiency systems and analyses; SCADA and communications equipment design, planning, implementation and optimization; and GIS design and support.

c. **Specialized Technical Operation/Maintenance Services** including structural, seismic, geological, geotechnical, modeling, surveying, tunneling, dams and water storage facilities (concrete, earth and rock-filled); metallurgical and welding technology and inspection; architectural professional services (planning, structural, restoration, preservation, rehabilitation of structures, buildings and sites, computer aided drafting, model building, lighting design consultation, relocation and architectural cost estimating); instrumentation and process control; process analysis; material testing; acoustical and vibration analysis; pipeline inspection & monitoring services; electromagnetic testing of prestress concrete pipelines (PCCP); and pipeline structural analysis.

d. **Land Management Services** including ROW management and maintenance planning; encroachments removal analyses; surveying; quarry and mining management and expertise; vegetation and tree management strategies; mowing and clearing strategies; land acquisition analysis; ROW access strategies; parcel management; improved record-keeping on encroachments and correspondence relative to ROW use; debris removal management; weed abatement management; and management of fence, road, and paving maintenance, repair and replacement.

e. **Security, Asset Control, and Emergency Response Services** including development and update of security and emergency operations plans; strategies and analyses of securement/hardening of facilities and sites (e.g., fencing, cover, concealment); intrusion detection and access control of facilities; monitoring locations via SCADA; crisis management; training, drills, and exercises development and implementation; and

identification of materials, equipment, and facility upgrades needed to improve emergency response capabilities.

f. **Environmental and Regulatory Compliance Services, Hazardous Materials and Waste Services** including compliance analyses and audits; hazardous materials and waste management and planning; soils and groundwater sampling and testing; site assessments; contamination surveys; abatement strategies; risk assessments; regulatory requirements and strategy; regulatory agency liaison; remediation and monitoring; permitting and permit compliance; industrial hygiene oversight; anticipated regulatory controls; underground and above-ground tank requirements; hazardous materials planning, storage, transportation, use, removal, manifests, and disposal analyses and strategies; spill response management; spill prevention and countermeasures planning; risk management plans; remediation analyses; facility and emergency response and evacuation plans, and training.

g. **Health and Safety Services** including OSHA policies and procedures interpretation and compliance; code of safe practices development; worker and equipment safety evaluations; site inspections; alternative equipment use analysis; and inspection, documentation, and emergency response consulting.

h. **Customer Services** including developing and implementing customer community, and stakeholder outreach strategies and activities, customer-satisfaction, participation and awareness surveys and market research, workshops, and administrative improvements; public education outreach and school education on water supplies.

3. Performance Evaluation

Performance evaluations support the SFPUC's objective of continuously improving the quality of Contractor services. The SFPUC will conduct evaluation/s of Contractor's performance. Ratings are ultimately the decision of the SFPUC and are not subject to negotiation with the Contractor. However, the Contractor may provide comments on a performance evaluation form if an evaluation is performed. When the SFPUC conducts performance evaluation(s) of the Contractor, such performance evaluation(s) shall not confer any express or implied rights upon Contractor, nor shall they shift any liability to the SFPUC for the Contractor's performance of the contract.

4. Reports

Contractor shall submit written reports as requested by the **SFPUC.** Format for the content of such reports shall be determined by the **[Project/Contract]** Manager. The timely submission of all reports is a necessary and material term and condition of this Agreement. The reports, including any copies, shall be submitted on recycled paper and printed on double-sided pages to the maximum extent possible.

5. Department Liaison

In performing the services provided for in this Agreement, Contractor's liaison with the SFPUC will be: [insert name of Contract Manager.]

Appendix B
Calculation of Charges

As part of Contractor's proposal **[insert date of prevailing Contractor's proposal]**, Contractor submitted proposed billing rates, attached hereto as Appendix B-1 Fee Schedule Form, for the requested tasks in the Overhead and Profit Schedule, incorporated herein by reference.

As provided in the Overhead and Profit Schedule, the budget identified for tasks is an estimate, and the City reserves the right to modify the budget allocated, if applicable, to any task as more specific information concerning the task order scope becomes available.

1. **Billing Rates**

   Contractor's billing rates and each and every staff classification as stated in Appendix B-1 will be the billing rates for the listed individuals. The billing rate may not exceed the lowest rate charged to any other governmental entity except the City and County of San Francisco. Billing rates may be adjusted annually on the anniversary of the effective start date as indicated in the original Notice of Contract Award letter. The first adjustment may be made no earlier than the first anniversary of the effective start date. The amount of the adjustment is limited to a maximum of the CPI annual percentage change increase (San Francisco Bay Area for Urban Wage Earners and Clerical Workers) for the previous calendar year. No increase, including the annual CPI adjustment, is allowed to billing rates exceeding $220 per hour, unless Contract Manager and Bureau Manager authorize an increase to the rate in writing.

2. **Personnel Changes:**

   Any proposed changes to project personnel or staff classification as listed in Appendix B-1 must be approved in advance of any work commencing on the project and in writing by the SFPUC [Project/Contract] Manager. These personnel changes may include but are not limited to:

   - Proposed addition of new project personnel to perform requested services that are within the scope of the Agreement;
   - Proposed change of staff classification for existing personnel; and/or
   - Proposed replacement or substitution of any employee listed in Appendix B-1 due to termination, promotion or reclassification.

   All proposed personnel must meet all qualification requirements established by the Agreement.

3. **Effective Overhead and Profit Rate**

   The Effective Overhead and Profit Rate (EOPR) for CS-299 is **0.0.** The EOPR OR Individual Firm Overhead and Profit Rate will apply to the billing rate of all individuals not listed in Appendix B-1. The EOPR will also apply to all amendments to the Agreement. If a new subconsultant is added during the duration of the Agreement, the new individual firm multiplier can be no more than the EOPR.

4. **Other Direct Costs (ODC)**

Direct reimbursable expenses (ODCs – Other Direct Costs) shall include actual direct costs (with no mark up) of expenses directly incurred in performing the work. All ODCs are subject to pre-approval in writing by the SFPUC [Project/Contract] Manager.

The following items will be eligible for reimbursement as ODCs:

- Out-of-town travel ("out-of-town" shall mean outside the nine Bay Area counties: San Francisco, Alameda, Marin, Santa Clara, Sonoma, Contra Costa, Napa, San Mateo, Solano);
- Out- of town meal, travel and lodging expenses for project-related business trips, including, but not limited to:
    - Rental vehicle: traveler must select the most economical contractor and type of vehicle available and acquire any commercial rate or government discount available when the vehicle is rented;
    - Personal vehicle use: Contractor will be paid per mile as established by the United State Internal Revenue Service and only for that portion of travel that is outside the nine Bay Area counties and non-routine. Should the travel begin or end on a normal workday, the Contractor shall subtract commuting mileage from total mileage to calculate reimbursable mileage. The Contractor shall submit to the City an approved mileage log with its monthly invoices;
    - Meal and lodging expenses shall be reasonable and actual but limited to Federal government per diem rates;
- Specialty printing ("specialty" as used herein shall mean large volume printing and color printing and requires **prior** written approval by SFPUC project staff and documentation of the written approval by the SFPUC must be included with the invoice);
- Specialty computer hardware and software (only with **prior** written approval by SFPUC project staff and documentation of the written approval by the SFPUC must be included with the invoice – all hardware and software will be the property of the City);
- Courier services that are project related and originated from the project site offices;
- Permit fees;
- Expedited courier services when requested by SFPUC staff; and
- Safety equipment.

Anything not listed above is not eligible for reimbursement. They include, but are not limited to:

- All other travel expenses such as parking, bridge tolls, public transit, vehicle mileage within the nine Bay Area Counties, travel from Contractor's home office to SFPUC facilities;
- Contractor personnel relocation costs;
- Any home or regional office labor charges or pass-throughs, including but not limited to, administrative and clerical personnel time;
- Personnel relocation and temporary assignment expenses;
- Entertainment expenses;
- Cell phones;
- Home office expenses;

- Telephone calls and faxes originating in the firm's home office, standard computer use charges, computer hardware or software computer hardware or software (other than the specialty hardware or software mentioned above), communication devices, and electronic equipment;
- Meal expenses which are not related to project-related business trips, including refreshments and working lunches with SFPUC staff;
- Equipment to be used by SFPUC staff; and
- Postage and courier services which are not requested by SFPUC staff.

5. Subcontractor make-up and documentation

Subcontractor fees are: a) Subject to above restrictions; b) Subject to written pre-approval by the SFPUC Regional Project Manager; c) Subcontractor administration markup is limited to five percent (5%) of Subconsultants' actual labor costs.

Second-tier and pass-through subcontracting is prohibited. Additional subcontractors may be added to the contractor team after obtaining pre-authorization by the SFPUC [Project/Contract] Manager, Bureau/Division Manager and the Human Rights Commission.

6. Retention

Five percent (5%) of each invoice payment will be withheld for each task order. When the work for the task order or defined critical milestones has been completed to the satisfaction of the SFPUC Regional [Project/Contract] Manager and all work products have been received and approved by the SFPUC Regional [Project/Contract] Manager, the Contractor may request that the retention be released. In lieu of money retention, an irrevocable letter of credit acceptable to the City will be accepted.

7. Invoice Requirements

The SFPUC is automating its contracting and invoice payment processes with online software systems (SOLIS). The following processes are being automated: Contract Certification, Insurance Compliance, Task Order Certification, Timekeeping, Invoice Approval, and Invoice Payment. As part of its contracting obligations, the Contractor is required to 1) become an authorized user of these systems, 2) attend user training for these systems; and 3) utilize these systems for the purposes for which they are intended. Contractor shall not bill the SFPUC to use these systems. Contractor shall not charge SFPUC to send appropriate personnel to user training.

Contractor shall follow the invoicing and supporting documentation instructions as detailed in the SOLIS training or otherwise prescribed by the SFPUC.

Wong, Phillip (ECN)

From: ajahjah@att.net
Sent: Wednesday, February 17, 2016 3:17 PM
To: Jones, Sarah (CPC); Gibson, Lisa (CPC); Poling, Jeanie (CPC); Cooper, Rick (CPC)
Cc: BRCAC (ECN); SNA Brick; wpa.balboa.reservoir@westwoodpark.com; Saveccsf Info; Shaw, Linda (MYR); Cynthia Dewar; Steve Bruckman; Susan Lamb; Ronald Gerhard; mlam@ccsf.edu; Jeff Hamilton; Iwata, Ryan (PUC); Shaw, Jeremy (CPC)
Subject: Re: Environmental Review Process for Balboa Reservoir

Director Jones--

Thank you very much for the clarification that the PUC-funded AECOM initial study does not satisfy CEQA and SF Planning Environmental Planning Division's requirements for an Initial Study in the EIR context.

Your responsiveness is greatly appreciated!

Sincerely,
Alvin Ja

From: "Jones, Sarah (CPC)" <sarah.b.jones@sfgov.org>
To: "ajahjah@att.net" <ajahjah@att.net>; "Gibson, Lisa (CPC)" <lisa.gibson@sfgov.org>; "Poling, Jeanie (CPC)" <jeanie.poling@sfgov.org>; "Cooper, Rick (CPC)" <rick.cooper@sfgov.org>
Cc: BRCAC (ECN) <brcac@sfgov.org>; SNA Brick <brc.sna@gmail.com>; "wpa.balboa.reservoir@westwoodpark.com" <wpa.balboa.reservoir@westwoodpark.com>; Saveccsf Info <info@saveccsf.org>; "Shaw, Linda (MYR)" <lshaw@ccsf.edu>; Cynthia Dewar <cdewar@ccsf.edu>; Steve Bruckman <sbruckman@ccsf.edu>; Susan Lamb <slamb@ccsf.edu>; Ronald Gerhard <rgerhard@ccsf.edu>; "mlam@ccsf.edu" <mlam@ccsf.edu>; Jeff Hamilton <jhamilton@ccsf.edu>; "Iwata, Ryan (PUC)" <riwata@sfwater.org>; "Shaw, Jeremy (CPC)" <jeremy.shaw@sfgov.org>
Sent: Wednesday, February 17, 2016 1:14 PM
Subject: RE: Environmental Review Process for Balboa Reservoir

Dear Mr. Ja-

The initial study performed by the PUC wasn't done for CEQA reasons. In the context of CEQA that term refers to a certain type of document. An initial study of conditions might be performed outside of the CEQA process, but that doesn't satisfy CEQA's requirement for a specific type of document. If you look on our website you can see Initial Studies that have been completed, in association with Negative Declarations and EIRs, and you will see that they are not the same as the PUC's publication. (Note that none of these documents are called "Initial Study", because the study is a companion to a Negative Declaration or a Notice of Preparation of an EIR).

http://sf-planning.org/index.aspx?page=1828

We have not received a PPA or environmental review application for the project. As I understand it, we are not expecting to have a project proposal or initiate environmental review for another year or so.

_____
Sarah Bernstein Jones
Environmental Review Officer
Director of Environmental Planning

Planning Department | City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-9034 | Fax: 415-558-6409
Email: sarah.b.jones@sfgov.org
Web: www.sfplanning.org

From: ajahjah@att.net [mailto:ajahjah@att.net]
Sent: Tuesday, February 16, 2016 9:15 PM
To: Jones, Sarah (CPC); Gibson, Lisa (CPC); Poling, Jeanie (CPC); Cooper, Rick (CPC)
Cc: BRCAC (ECN); SNA Brick; wpa.balboa.reservoir@westwoodpark.com; Saveccsf Info; Shaw, Linda (MYR); Cynthia Dewar; Steve Bruckman; Susan Lamb; Ronald Gerhard; mlam@ccsf.edu; Jeff Hamilton; Iwata, Ryan (PUC); Cooper, Rick (CPC); Poling, Jeanie (CPC)
Subject: Re: Environmental Review Process for Balboa Reservoir

Director Jones,

Thank you very much for the courtesy of your reply, and for your offer to me to contact you and the BPS Area Plan staff to answer questions.

I would like to start with two questions regarding the Balboa Reservoir Project:

1. Has a Preliminary Project Assessment application been filed, and/or discussed?

2. Has an Environmental Evaluation application been filed, and/or discussed?

The AECOM Balboa Reservoir Initial Study was commissioned and completed by March 2015 via PUC Contract CS 229-c. I believe that this Initial Study--funded by a Water Enterprise contract ostensibly to improve the water delivery system--is supposed to be based on the Environmental Evaluation. That the Initial Study has been completed leads me to believe that the PPA and EE steps have already been done. Please correct me if I'm wrong.

Thank you in advance for your responsiveness to these two questions!

I have attached a 2/3/2016 submission to the Balboa Reservoir CAC, "The Road to the Balboa Reservoir Project: Fatal Flaws in the Environmental Review Process" for the Environmental Planning Division to review and critique.

Sincerely,
Alvin Ja

From: "Jones, Sarah (CPC)" <sarah.b.jones@sfgov.org>
To: "ajahjah@att.net" <ajahjah@att.net>; "Gibson, Lisa (CPC)" <lisa.gibson@sfgov.org>
Cc: BRCAC (ECN) <brcac@sfgov.org>; SNA Brick <brc.sna@gmail.com>; "wpa.balboa.reservoir@westwoodpark.com" <wpa.balboa.reservoir@westwoodpark.com>; Saveccsf Info <info@saveccsf.org>; "Shaw, Linda (MYR)" <lshaw@ccsf.edu>; Cynthia Dewar <cdewar@ccsf.edu>; Steve Bruckman <sbruckman@ccsf.edu>; Susan Lamb <slamb@ccsf.edu>; Ronald Gerhard <rgerhard@ccsf.edu>; "mlam@ccsf.edu" <mlam@ccsf.edu>; Jeff Hamilton <jhamilton@ccsf.edu>; "Iwata, Ryan (PUC)" <riwata@sfwater.org>; "Cooper, Rick (CPC)" <rick.cooper@sfgov.org>; "Poling, Jeanie (CPC)" <jeanie.poling@sfgov.org>
Sent: Tuesday, February 16, 2016 12:02 PM
Subject: RE: Environmental Review Process for Balboa Reservoir

Dear Mr. Ja-

Thank you for contacting me regarding the environmental review for the Balboa Reservoir site project. As I understand it, development of this site is in the planning stages. While the Balboa Park Area plan considered a general type and amount of development on the site, at this point no project has been put forward for full project-level environmental review. When a project has been defined we will conduct environmental review in accordance with all of the procedures and laws under which we work. All public outreach opportunities required in the environmental review process will be provided; in other words, you will hear from the Environmental Planning division of the Planning Department early and often once the environmental review begins.

If you have any specific questions, you may contact me or you can be in touch with the planners who worked on the Plan Area EIR – Rick Cooper and Jeanie Poling. Thank you-

_____

Sarah Bernstein Jones
Environmental Review Officer
Director of Environmental Planning

Planning Department | City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-9034 | Fax: 415-558-6409
Email: sarah.b.jones@sfgov.org
Web: www.sfplanning.org

*** *Please note that the Environmental Planning (EP) Division office space will be under renovation Friday, Feb 12, through Tuesday, Feb 16. During this time, EP files will not be available for public review and EP staff availability will be limited. We apologize for any inconvenience.* ***

From: ajahjah@att.net [mailto:ajahjah@att.net]
Sent: Saturday, February 13, 2016 1:08 PM
To: Jones, Sarah (CPC); Gibson, Lisa (CPC)
Cc: BRCAC (ECN); SNA Brick; wpa.balboa.reservoir@westwoodpark.com; Saveccsf Info; Shaw, Linda (MYR); Cynthia Dewar; Steve Bruckman; Susan Lamb; Ronald Gerhard; mlam@ccsf.edu; Jeff Hamilton; Iwata, Ryan (PUC)
Subject: Environmental Review Process for Balboa Reservoir

Environmental Planning Staff:

People in the community would like to get some information regarding the environmental review process as it relates to Balboa Reservoir.

We would greatly appreciate your assistance in getting to understand the environmental processes that have taken place up til now.

According to SF Planning's *Environmental Evaluation (EE) Application* document, the following items were/are to be dealt with by the Environmental Planning Division. Please answer for each item: (1) Have these steps been done for the Balboa Reservoir Project; (2) What was the content of those items; (3) What was the outcome/determination/finding for those items.

1. Preliminary Project Assessment (PPA)

2. Environmental Evaluation (EE)

3. Community Plan Exemption (CPE)

According to SF Planning's *Environmental Review Process Summary*:

An Initial Study is prepared based on information supplied in the EE Application. Under the direction of the Environmental Planning staff, the Initial Study is supposed to be informed by contact with "affected public agencies, citizen groups, and concerned individuals."

1. Was this contact done? By AECOM? By OEWD/Planning? How, and with whom?

As I understand it, contact with the community did not happen until after the AECOM Initial Study (12/19/2014) had already been prepared. The first public meeting took place on 1/21/2015. Does this comport with *Environmental Review Process Summary?*

[sub-text: Many, if not most people in the community feel that the Balboa Reservoir Project has been presented to us as a done-deal. The input that has been sought by OEWD/Planning Dept regarding "Principles & Parameters" via the Reservoir CAC has essentially been limited to the specifics for an RFP for the Reservoir developer. Input regarding big picture critiques of the BR Project has been essentially ignored and bypassed.]

I have attached my submission, "The Road to the Balboa Reservoir Project: Fatal Flaws in the Environmental Review Process," for Environmental Planning Division's consideration.

I request that the Environmental Planning staff respond to each of the items enumerated above. Your cooperation will be greatly appreciated by people in the community--CCSF stakeholders and surrounding neighborhoods.

Thanks,

Alvin Ja
Sunnyside resident

THE ROAD TO THE BALBOA RESERVOIR PROJECT:

FATAL FLAWS IN THE ENVIRONMENTAL REVIEW PROCESS

(2/3/2016)

The Balboa Reservoir Project is a project-level sub-section of the Balboa Park Station Area Plan's program-level Final EIR.

Analysis of a Balboa Reservoir project is minimal within the Balboa Park Station Area Plan. The Reservoir is relegated to Tier 2 (long-term, up to year 2025) development and lacks detail.

The program-level EIR allows for early consideration of possible area-wide impacts. This would minimize reinventing the wheel for every project within the BPS Area.

The Balboa Park Station Area plan, as a program-level plan, is unable to address the specifics and particularities of impacts on the project-level, except in the most general sense.

The fatal flaw of the current Balboa Reservoir Project is that it relies on the foundation of a very general determination contained in the BPS Final EIR.

ROOT OF THE PROBLEM: "EFFECT ON PUBLIC SERVICES LESS THAN SIGNIFICANT"

The Final BPS EIR determined that the Area Plan's effect of public services would be insignificant or less-than-significant:

> *"An Initial Study, published in July 2006, determined that implementation of the proposed Area Plan and its associated public improvements and development projects may result in potentially significant environmental impacts; therefore, preparation of an EIR was required. The Initial Study determined that the following effects of the Area Plan would either be insignificant or would be reduced to a less-than-significant level by mitigation measures included in the Area Plan and, thus, required no further analysis: land use; visual quality; climate (wind); utilities/public services (except hydrology and water quality); biology; geology/topography; water; energy/natural resources; and hazards (see Appendix A for a copy of the Initial Study).*
>
> *"With the exception of land use, which is included in the EIR for informational purposes and to orient the reader to the Project Area, the EIR does not discuss the environmental topics listed above."*

Here is the section in Appendix A of the FEIR which discusses public schools. No reference whatsoever is made to CCSF. The Initial Study and FEIR is not specific enough to deal with impacts on the project-level scale of the Balboa Reservoir Public Lands for Housing Project:

Public Schools

The San Francisco Unified School District (SFUSD) provides public primary and secondary education in San Francisco. The district is comprised of 78 elementary schools, 17 middle schools, and 21 high schools; the total enrollment is approximately 56,000 students.[15] Schools in proximity of the Project Area include the Sunnyside Elementary School at 250 Foerster Street, about 0.5 mile north of the Project Area; the Commodore Sloat Elementary School at 50 Darien Way, about 1.5 mile northwest of the Project Area; the James Denman Middle School at 241 Oneida Avenue, about 0.5 miles east of the Project Area; Aptos Middle School at 105 Aptos Avenue, about 1.0 miles northwest of the Project Area; and Balboa High School at 1000 Cayuga Avenue about 0.5 miles east of the Project Area.[16] The SFUSD is currently not a growth district. According to the *SFUSD Facilities Master Plan* of 2003, the District had excess capacity at most existing school facilities. Excess capacity is expected to increase district-wide as enrollment is projected to decline over the next 10 years.[17] Several schools were closed by the School Board in 2006: Golden Gate Elementary, De Avila Elementary, Franklin Middle School, and Yoey Child Development Center. Despite this excess capacity overall, certain schools were overcrowded in 2003, such as Galileo High School, at 107 percent capacity, Lincoln High School, at 115 percent capacity, and Herbert Hoover Middle School, at 126 percent capacity. No construction of new schools is planned for the City. An increase in students associated with the Area Plan would not substantially change the demand for the schools that are likely to be attended by new residents in the Project Area, nor for the entire school system overall. For the above reasons, significant impacts to school facilities would not occur as a result of implementation of the Area Plan, including proposed development on the Kragen Auto Parts and Phelan Loop sites, and this topic will not be discussed in the EIR.

Recreation

Four new open spaces are planned for the Project Area: the Geneva Transit Plaza on the north side of Geneva Avenue between San Jose Avenue and I-280; the Phelan Loop plaza; Balboa Reservoir open space; and Brighton Avenue open space. The proposed Area Plan envisions the creation of a system of neighborhood open spaces, including active, passive, and informal gathering areas that would contribute to the overall neighborhood character of the Project Area. In addition, smaller publicly accessible neighborhood and transit-oriented parks, plazas, and a children's playground would be created, particularly in the Transit Station Neighborhood and Ocean Avenue Neighborhood Commercial District subareas.

The Project Area includes Balboa Park, a Recreation and Park Department property. It is located along the entire northern frontage of Ocean Avenue between I-280 and San Jose Avenue and

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[15] San Francisco Unified School District website, http://orb.sfusd.edu/profile/prfl-100.htm, accessed July 5, 2006.
[16] San Francisco Unified School District website, http://portal.sfusd.edu/apps/SCHFIND/showmap.cfm, accessed June 29, 2006.
[17] San Francisco USD, *SFUSD Facilities Master Plan*, January 2003, Section V, pp. 14-37.

AECOM BALBOA RESERVOIR INITIAL STUDY STANDS ON THE SHAKY FOUNDATION OF THE BPS FEIR

The AECOM Study's sections on Existing Conditions and Surrounding Development takes note of the many educational institutions near the Reservoir. Yet the AECOM Initial Study fails to assess the impact of the BR Project on the Bay area-wide public service that CCSF and other schools provide.

The AECOM Study's failure to assess the impact of the BR Project on the public service provided by CCSF and other schools is based on the BPS FEIR.

The AECOM Study states:

> *"The [BPS FEIR] finds that speculative development of 500 residential units on Balboa Reservoir would not result in significant land use impacts…Although any future proposed projects would require individual environmental review, development on Balboa Reservoir has received programmatic environmental clearance through the Balboa Park Plan FEIR."*

This AECOM interpretation is wrong. Contrary to the quoted AECOM passage, the BPS FEIR did not refer specifically to Balboa Reservoir . The "less-than-significant" determination was for the program-level BPS Area Plan and for the specific project-level Kragen (Mercy housing) and Phelan Loop Projects.

There was insufficient detail contained in the FEIR for the Tier 2 Reservoir project to merit extension of the "less-than-significant" determination for the program-level FEIR to BR.

CALL FOR RESET

The fundamental assumptions for the BR Project rests on the shaky foundation of a generalized program-level determination of non-significance for the category of "Public Service" contained in the BPS FEIR.

OEWD/Planning's Principles & Parameters similarly rests on a shaky foundation because of its failure to address the fundamental environmental review concept of assessing "immediate and long-range specific and cumulative impacts of a proposed project on its surrounding physical environment."

So instead of continuing to call for CCSF and the neighborhood to accommodate the BR Project, OEWD/Planning needs to reset its MO to adhere to its own Initial Study Checklist guidelines to include "Public Services."

OEWD/Planning needs to adhere to its own 3/17/2011 Environmental Review Process Summary document instead of pushing on with its inversion of environmental review principles.

Submitted by:

Alvin Ja

Sunnyside resident

Wong, Phillip (ECN)

From:	ajahjah@att.net
Sent:	Wednesday, February 24, 2016 11:11 PM
To:	BRCAC (ECN); Hood, Donna (PUC); Board of Supervisors, (BOS); Somera, Alisa (BOS)
Cc:	Yee, Norman (BOS); Low, Jen (BOS)
Subject:	Big-picture perspective on Reservoir Project

BR CAC, PUC, BOS, Land Use Committee:

The Mayor's Office of Economic & Workforce Development and the Planning Department have presented the Balboa Reservoir Project essentially as a done-deed/fait accompli to the community.

Other than minor revisions to Principles & Parameters, OEWD/Planning has consistently and repeatedly failed to address community concerns regarding big-picture impacts on the existing conditions and setting that surround the PUC Reservoir site.

Here is a big-picture perspective on Balboa Reservoir that I urge you to consider:

1. The Public Land for Housing Program's goal is affordable housing

2. PUC requires fair market return for sale of its properties

3. The above two concepts are in contradiction, such that 100% affordable housing is not feasible.

4. The result is that the Reservoir Project predominantly promotes unaffordable housing: 67% unaffordable, in order to allow for 33% affordable.

5. Even the affordable housing will not be permanently affordable. The affordability will last only as long as the housing's "useful life." After the end of the "useful life" of affordable housing, such property will be owned free and clear of affordability restrictions. (This is per 2015 Proposition K language.)

6. The sale of Balboa Reservoir will result in a short-term cash gain for PUC; it will result in a long-term permanent loss of a large public property; it will result in a tremendous long-term bonanza for private interests.

7. OEWD/Planning has presented the Reservoir Project to the community pretty much as a done-deal.

8. CEQA requires assessment of a project's impact on existing conditions and "Public Services " The AECOM Study and the OEWD/Planning Principles & Parameters have failed to properly assess, or to propose realistic mitigation measures for the BR Project's significant impact on City College.

9. Before Mayor's Office can make it a done-deal, the Project will have to be facilitated by the PUC Commissioners (5 members) who would have to vote to declare the Reservoir to be surplus property.

10. PUC has a Land Use Framework to which it should adhere.

11. PUC should be asked to disallow sale of Reservoir as surplus in accordance with its own land use policy. See below:

Balboa Reservoir in context of PUC's Land Use Framework

The sale of PUC property is governed by the PUC document, "FRAMEWORK FOR LAND MANAGEMENT AND USE."

The document lays down conditions for sale of PUC land to include economic, environmental, and community criteria.

The Balboa Reservoir Project has been promoted as part of the Public Land for Housing Program whose purpose is to build affordable housing. PUC's Land Use Framework's economic criterion requires that the sale of Balboa Reservoir "must achieve fair market value compensation for the benefit of ratepayers." Because of this condition, 100% affordable housing will be unfeasible.

Public Land for Housing, in the context of Balboa Reservoir, will fail its overarching goal of affordability. Instead, Balboa Reservoir will achieve 67% unaffordable housing, in exchange for 33% affordable housing [OEWD/Planning's Principles & Parameters state a goal of 50/50%, but this target is unlikely to be reached. If this 50/50 target is reached, the outcome would be about 250 affordable units, and 250 unaffordable units. Would even this 50/50 ratio justify ceding public property in perpetuity to private interests?].

OTHER LAND USE FRAMEWORK CRITERIA

The PUC Land Use document states:

> *ECONOMIC CRITERIA: Land may be sold or transferred when:*
> *1. The sale or transfer does not jeopardize the future use or potential sale of functionally related and/or adjoining SFPUC land.*
> *2. The sale or transfer will result in savings of operational costs expended to manage the property.*
> *3. The sale or transfer does not result in a change of use of the property that would increase SFPUC exposure to liability related to conditions in the soil or structures that are not warranted by the return to SFPUC from the sale or transfer.*

Sale of Balboa Reservoir fails to fulfill Condition 2 of "Economic Criteria." Selling off Balboa Reservoir will not result in saving operational/management costs for Water Enterprise.

Instead of selling off the Reservoir to private developers, retaining this large tract of land constitutes "money [public assets] in the bank" for PUC and citizenry.

The Land Use document also states:

> *COMMUNITY CRITERIA: Land may be sold or transferred when:*
> *1. The sale or transfer is evaluated under SFPUC Community*

Benefit and Environmental Justice policies and objectives.
2. The sale or transfer would not significantly adversely affect the implementation of an adopted resource agency plan for the area.
3. The sale would not increase the risk of loss, injury or death to SFPUC employees or others on or near the parcel.
4. Use of the land sold will not to result in activities creating a nuisance.

The Balboa Reservoir Project as envisioned by OEWD/Planning fails Condition 4 of "Community Criteria."

The current plan removes existing parking for City College students. It deliberately limits parking within the Reservoir to 0.5 parking spaces per residential unit in the unrealistic expectation that this will discourage car ownership by new Reservoir residents.

Given the limited street parking in the surrounding neighborhoods, and the fact that the main (practically and probably the only) ingress/egress to the Reservoir Housing project will be Phelan Avenue, the 500 unit Balboa Reservoir Project will result in creating a substantial traffic and parking nuisance [The word "nuisance" understates the problem].

The Balboa Reservoir Project as set forth in the OEWD/Planning Principles & Parameters fail to comply with PUC's "Framework for Land Management and Use."

The sale of Balboa Reservoir to private developers would provide a short–term cash infusion to PUC Water Enterprise. However the short-term gain of quick cash doesn't justify losing this valuable piece of public land in perpetuity to private developers in the guise of "affordable housing."

Submitted by:
Alvin Ja
District 7 resident

Wong, Phillip (ECN)

From: T R <biggihan@hotmail.com>
Sent: Sunday, March 06, 2016 10:52 PM
To: BRCAC (ECN)
Subject: Urban Design Development Parameter suggestion

Strict height limits have proven to be effective at decreasing economic opportunities and increasing housing costs, both financial and environmental. We do not want the developers to harm the quality of the neighborhoods, but we do want the developers to have the freedom to propose solutions with meaningful impact on this housing crisis.

Therefore, I propose that in Principle #2, parameter c, the word “shall” be replaced with “should.”

Theodore from Excelsior

Wong, Phillip (ECN)

From:	ajahjah@att.net
Sent:	Tuesday, March 08, 2016 2:54 PM
To:	BRCAC (ECN); Lesk, Emily (ECN); Shaw, Jeremy (CPC); Exline, Susan (CPC); Martin, Michael (ECN); Rich, Ken (ECN)
Cc:	SNA Brick; wpa.balboa.reservoir@westwoodpark.com; R. Mandelman; Thea Selby; Brigitte Davila; John Rizzo; Amy Bacharach; Alex Randolph; Steve Ngo; Bouchra Simmons; Susan Lamb; Steve Bruckman; Ronald Gerhard; mlam@ccsf.edu; Jeff Hamilton; Saveccsf Info
Subject:	Comment on Version 3 of Urban Design & Neighborhood Character P & P

BR CAC, OEWD, Planning Dept:

Here's comment on Principle 4A of Urban Design & Neighborhood Character (for 3/14/2016 CAC meeting).

Principle 4A states:

Draft Parameters:
a. Design amenities and the public realm to align with neighborhood activities, desires or needs, including current uses of the Site for families, dog walking and exercise

As has been repeatedly stated--but dismissed by OEWD/Planning--the predominant current use is student parking.

In response to the suggestion that the current use of parking be included in Parameter 4a, OEWD/Planning has side-stepped and dismissed this reality by stating:

> *In this regard, "parking" has not been identified as an element of local character or cultural history. However, as a use, parking and the competing needs of CCSF are addressed in the transportation and CCSF principles. In addition, more precise identification of challenges and solutions to current parking and traffic needs will be addressed comprehensively in a neighborhood Transportation Demand Management (TDM) study.*

This statement ignores the overwhelming community sentiment that parking is one of the most important issues/"desires/needs" that will be created by the BR Project.

If OEWD/Planning considers the current use as student parking to be irrelevant for Principle #4 in the purported context of "cultural history", it surely can still be considered an element of consideration for the overall concept of "Urban Design."

Also, relegating the parking issue to TDM is disingenuous because the fundamental concept of TDM is decidedly NOT "comprehensive." The stated purpose of the SFCTA-funded TDM is "to reduce single-

occupant vehicle trips by college staff, faculty, students, and neighborhood residents."

What this translate to in real-life is the Marie Antoinette solution of: "Student parking? Neighborhood concerns? Let them eat cake!"

submitted by:
Alvin Ja, Sunnyside resident, CCSF lifelong learning student

Wong, Phillip (ECN)

From: ajahjah@att.net
Sent: Saturday, March 12, 2016 4:31 PM
To: BRCAC (ECN); Lisa Spinali; Westwood Park Association; Brigitte Davila; Robert Muehlbauer; Howard Chung; Rebecca Lee; Christine Godinez; Jonathan Winston; Martin, Michael (ECN); Exline, Susan (CPC); Lesk, Emily (ECN); Shaw, Jeremy (CPC); Rich, Ken (ECN)
Cc: SNA Brick; wpa.balboa.reservoir@westwoodpark.com; Saveccsf Info; R. Mandelman; Thea Selby; John Rizzo; Alex Randolph; Amy Bacharach; Steve Ngo; Bouchra Simmons; Brigitte Davila; Susan Lamb; Cynthia Dewar; Steve Bruckman; Ronald Gerhard; mlam@ccsf.edu
Subject: Steamrolling Resevoir Project via compartmentalization

BRCAC, OEWD, Planning--

A recurring theme in community feedback regarding the CAC process has been the sentiment that the Reservoir Project is a done-deal.

This sentiment is supported by the fact that big-picture community complaints have continued to be side-stepped and avoided.

The OEWD/Planning Team appeared before the SFCCD Board of Trustees in January 2016.

Many trustees brought up the importance of parking and congestion for students. Trustees raised the concern about the impacts that removal of existing parking would have on the students that CCSF serves [CCSF, unlike 4-year schools, is a commuter school. Unlike 4-year college students, many CCSF students--especially those economically disadvantaged--have to juggle family, work and school within a highly constrained timeframe.]

At that meeting, Ken Rich, OEWD Director of Development, stated to the Board of Trustees that he:

- was cognizant of the needs of the college
- was looking for direction from SFCCD BOT
- "Nothing is set in stone; nothing is decided."
- "All parking is not alike. City College is not like a highrise downtown, atop of BART."
- would "work carefully to...incentivize those on the fence between driving and transit...while still making sure that there's room enough for people who do need to drive."

Despite this acknowledgement of the importance of parking to CCSF (and neighborhoods) By Director Rich, the revised Principles and Parameters continue to sidestep the issue in the Urban Design/Neighborhood Character P & P (please refer to my 3/8/2016 CAC submission "Comment on Version 3 of Urban Design & Neighborhood Character P & P), and in the revised Transportation P &P.

The City agencies have avoided dealing with important big-picture issues. OEWD/Planning has done this, whether intentionally or not, by separating discussion of the various components of the BR Project from the larger surrounding context, and from each other.

So Housing, Open Space/Public Realm, Urban Design/Neighborhood Character, Transportation, CCSF, Sustainability, Additional Public Benefits have been discussed in generalities that are eminently supportable and desirable in and of themselves. However, the structure of discussion of these topics fail to facilitate, and in fact discourages, seeing the topics in the broader context of impacts on the surrounding setting.

An example of this is contained in my "Comment on Version 3 of Urban Design & Neighborhood Character P & P." Please read it.

I would also encourage you to read my earlier submissions to CAC:

- 2/3/2016: Road to Balboa Reservoir: Fatal Flaws in the Environmental Review Process
- 2/24/2016: Big-picture perspective on Reservoir Project

Submitted by:
Alvin Ja, Sunnyside resident