File No. 120525 Committee Item No. 1
Board Item No. 30

COMMITTEE/BOARD OF SUPERVISORS

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Committee Government Audit & Oversight Date June 21, 2012

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Completed by: Rana Calonsag Date 7-5-12
Completed by: _____ Date _____

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

AM IDED IN COMMITTEE
FILE NO. 120525 6/21/2012 ORDINANCE NO.

[General Obligation Bond Election - San Francisco Clean and Safe Neighborhood Parks - $195,000,000]

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, November 6, 2012, for the purpose of submitting to the voters of the City and County of San Francisco a proposition to incur the following bonded debt of the City and County: $195,000,000 for the construction, reconstruction, renovation, demolition, environmental remediation and/or improvement of park, open space, and recreation facilities and all other structures, improvements, and related costs necessary or convenient for the foregoing purposes and paying all other costs necessary and convenient for effectuating those purposes; authorizing landlords to pass-through 50% of the resulting property tax increase to residential tenants in accordance with Chapter 37 of the San Francisco Administrative Code; finding that the estimated cost of such proposed project is and will be too great to be paid out of the ordinary annual income and revenue of the City and County and will require expenditures greater than the amount allowed therefore by the annual tax levy; reciting the estimated cost of such proposed project; fixing the date of election and the manner of holding such election and the procedure for voting for or against the proposition; fixing the maximum rate of interest on such bonds and providing for the levy and collection of taxes to pay ~~both principal and interest thereof; prescribing notice to be given of such election;~~ making environmental findings and findings of consistency with the General Plan; consolidating the special election with the general election; establishing the election precincts, voting places and officers for the election; waiving the word limitation on ballot propositions imposed by San Francisco Municipal Elections Code Section 510;

complying with Section 53410 of the California Government Code; incorporating the provisions of the San Francisco Administrative Code, Sections 5.30 - 5.36; and waiving the time requirements specified in Section 2.34 of the San Francisco Administrative Code.

NOTE: Additions are *single-underline italics Times New Roman*; deletions are ~~*strike-through italics Times New Roman*~~. Board amendment additions are double-underlined; Board amendment deletions are ~~strikethrough normal~~.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

A. City and County of San Francisco ("City") staff has identified several park, open space, and recreation improvement projects to address public safety hazards, improve disabled access, improve water quality in the Bay and enhance the condition of neighborhood and waterfront park facilities and lands, and other issues facing the City's park system.

B. This Board of Supervisors (this "Board") now wishes to describe the terms of a ballot measure seeking approval for the issuance of a general obligation bond (the "Bond") to finance all or a portion of the projects described above.

Section 2. A special election is hereby called and ordered to be held in the City on Tuesday, the 6th day of November, 2012, for the purpose of submitting to the electors of the City a proposition to incur bonded indebtedness of the City for the project hereinafter described in the amount and for the purposes stated:

"SAN FRANCISCO CLEAN AND SAFE NEIGHBORHOOD PARKS BOND. $195,000,000 of bonded indebtedness to fund certain costs associated with improving the safety and quality of neighborhood parks across the City and waterfront open spaces, enhancing water quality and cleaning up environmental contamination along the Bay, replacing unsafe playgrounds,

fixing restrooms, improving access for the disabled, and ensuring the seismic safety of park and recreation facilities under the jurisdiction of, or maintained by, the Recreation and Park Commission or the jurisdiction of the Port Commission or any other projects, sites or properties otherwise specified herein, and all other structures, improvements and related costs necessary or convenient for the foregoing purpose and paying other costs necessary and convenient for effectuating those purposes, including costs connected with or incidental to the authorization, issuance and sale of the bonds."

The Bond also authorizes landlords to pass-through to residential tenants in units subject to Chapter 37 of the San Francisco Administrative Code (the "Residential Stabilization and Arbitration Ordinance") 50% of the increase in the real property taxes attributable to the cost of the repayment of the bonds.

The special election hereby called and ordered shall be referred to herein as the "Bond Special Election."

Section 3. Proposed Projects.

The capital projects and related activities eligible for financing under this Bond (the "Projects") include the construction, reconstruction, renovation, demolition, environmental remediation and/or improvement of park, open space, and recreation facilities, under the jurisdiction of, or maintained by, the Recreation and Park Commission or the Port Commission or any other projects, sites or properties otherwise specified herein and all works, property and structures necessary or convenient for the foregoing purposes, as summarized and further described in the subsections below.

All expenditures of bond funds shall be made in accordance with applicable Federal, State, and local laws governing the management and expenditure of bond proceeds, including those governing the expenditure of bond proceeds on capital projects. To the extent permitted by law, the City shall ensure that contracts funded with the proceeds of

bonds are administered in accordance with S.F. Administrative Code 6.22(G), the City's local hiring policy. This Bond finances both specific projects at specified locations and also sets up a funding mechanism to be used for certain kinds of work, where specific projects at specified locations will be determined following a design and planning process. Except for those Projects specifically identified under the Neighborhood Parks Repairs and Renovations, Section 3A, the remainder of the financing program set forth in this Bond is excluded from the California Environmental Quality Act ("CEQA"), as described below. The proposed program can be summarized as follows:

A. Neighborhood Park Repairs and Renovations =	$98,805,000
B. Waterfront Park Repairs, Renovations, and Development =	$34,500,000
C. Failing Playgrounds =	$15,500,000
D. Citywide Parks =	$21,000,000
E. Water Conservation =	$5,000,000
F. Park Trail Reconstruction =	$4,000,000
G. Community Opportunity Fund =	$12,000,000
H. Park Forestry =	$4,000,000
I. Citizens' Oversight Committee Audits=	$195,000
Total Bond Funding =	$195,000,000

A. NEIGHBORHOOD PARK REPAIRS AND RENOVATIONS (approximately $99 million). The City plans to pursue neighborhood park projects to be financed by the Bonds with the goal of improving the access of residents of the City to safe and high quality parks and recreation facilities. The City has identified the following projects (the "Identified Projects") for funding from the proceeds of the proposed Bonds. In connection with Section 3A.7., the Board of Supervisors, in Motion No. 11-91, affirmed certification of the North Beach Public Library and Joe DiMaggio Playground Master Plan Project Final

Environmental Impact Report (State Clearinghouse Number 2009042130) and, in Ordinance No. 102-11, adopted CEQA findings related to approvals in furtherance of the abovementioned Master Plan. For purposes of this Ordinance, the Board relies on said actions and their supporting documents, including the Master Plan, copies of which are in Clerk of the Board of Supervisors File Nos. 110615 and 110312, respectively, and incorporates these documents by reference. In addition and upon approval of the voters voting on this proposition, this Ordinance shall specifically authorize the design, uses, and facilities contained in the Master Plan, including relocation of the new North Beach Public Library to Assessor's Block 74, Lot 01, a parcel within the Master Plan site, as approved in Recreation and Park Commission Resolution No. 1104-023. Said Resolution is incorporated herein by reference and is subject, without limitation, to revision by the Recreation and Park Commission in its sole discretion. The other Identified Projects set forth in this Section 3A have been determined to be categorically exempt under CEQA as set forth in the Planning Department's memoranda dated April 30, 2012 and May 14, 2012, which determination is hereby affirmed by this Board.

1. Angelo J. Rossi Playground
2. Balboa Park
3. Garfield Square
4. George Christopher Playground
5. Gilman Playground
6. Glen Canyon Park
7. Hyde/Turk Mini Park
8. Joe DiMaggio Playground
9. Margaret S. Hayward Playground
10. Moscone Recreation Center

11. Mountain Lake Park

12. Potrero Hill Recreation Center

13. South Park

14. West Sunset Playground

15. Willie "Woo Woo" Wong Playground

B. WATERFRONT PARK REPAIRS, RENOVATIONS, and DEVELOPMENT (approximately $34.5 million). The City plans to construct, repair, demolish, replace, remediate, and seismically upgrade structures and areas along the City's waterfront to create waterfront parks and open space and improve water quality in various neighborhoods on property under the jurisdiction of the Port Commission, with the goal of providing safe and high quality parks, open space, recreation facilities, nature restoration, and improved management of stormwater runoff to the Bay. Specific projects will be developed in various locations along the City's waterfront, but the Port has not yet determined the scope of, or how Bond proceeds would be allocated to, some of the specific projects. The use of Bond proceeds to finance any such project will be subject to approval of the City's Board of Supervisors upon completion of identification, planning and design of proposed projects and completion of required environmental review under CEQA. Some waterfront parks that could be financed under this section following further public review and comment, and completion of environmental review under CEQA, may include but are not limited to:

1. Islais Creek

2. Warm Water Cove

3. Northeast Wharf Plaza and Pier 27-29 Tip

4. Agua Vista Park

5. Pier 43 Plaza

6. Pier 70 Parks

C. FAILING PLAYGROUNDS ($15.5 million). A portion of the proceeds of the proposed bond shall be used to construct, reconstruct, and rehabilitate failing, dilapidated, and outdated playground equipment and play facilities, and related amenities, in the City's neighborhood parks on property under the jurisdiction of the Recreation and Park Commission. After identification and development of specific projects, environmental review required under CEQA will be completed.

D. CITYWIDE PARKS ($21 million). A portion of the proceeds of the proposed bond shall be used to improve a variety of activities in Citywide Parks, including $9 million in Golden Gate Park, $2 million in Lake Merced Park and all adjacent public rights-of-way, and $10 million in John McLaren Park and those properties contiguous to it under the Recreation and Park Commission's jurisdiction. After identification and development of specific projects, environmental review required under CEQA will be completed.

E. WATER CONSERVATION ($5 million). A portion of the proceeds of the proposed bond shall be used to construct, reconstruct, or improve irrigation equipment, drainage, water delivery and/or storage facilities, and related amenities in park areas throughout the City on property under the jurisdiction of the Recreation and Park Commission. The proposed expenditures for this purpose are intended to enhance water conservation and reduce irrigation needs by modernizing irrigation systems. After identification and development of specific projects, environmental review required under CEQA will be completed.

F. TRAILS RECONSTRUCTION ($4 million). A portion of the proceeds of the proposed bond shall be used to repair and reconstruct park nature trails, pathways, and connectivity in Golden Gate Park and John McLaren Park. After identification and development of specific projects, environmental review required under CEQA will be completed.

G. COMMUNITY OPPORTUNITY FUND ($12 million). A portion of the proceeds of the proposed bond shall be used to create a program for the purpose of completing community-nominated projects. Community resources, including, but not limited to, in-kind contributions, sweat equity, and non-City funds, applied to a park, recreation or open space improvement project on property under the jurisdiction of the Recreation and Park Commission from non-City sources, can be matched by Bond proceeds. After identification and development of specific projects, environmental review required under CEQA will be completed.

H. PARK FORESTRY ($4 million). A portion of the proceeds of the proposed bond shall be used to plan and perform park reforestation, including tree removal, tree planting and other measures, to sustain the health of the forest on property under the jurisdiction of the Recreation and Park Commission. After identification and development of specific projects, environmental review required under CEQA will be completed.

I. CITIZENS' OVERSIGHT COMMITTEE AUDITS ($0.195 million). A portion of the proceeds of the proposed bond shall be used to perform audits of the bond program, as further described below in Section 14.

Section 4. Bond Program Accountability.

The proposed bond program shall operate under the following administrative rules and shall be governed according to the following principles:

A. OVERSIGHT. Pursuant to S.F. Administrative Code §5.31, the Citizens' General Obligation Bond Oversight Committee shall conduct an annual review of bond spending, and shall provide an annual report on the management of the program to the Mayor, Board of Supervisors, the Recreation and Park Commission and the Port Commission. To the extent permitted by law, one-tenth of one percent (0.1%) of the gross proceeds of the Bonds shall be deposited in a fund established by the Controller's Office and appropriated by the

Board of Supervisors at the direction of the Citizens' General Obligation Bond Oversight Committee to cover the costs of this committee and this review process.

B. COMMITMENT TO PROJECTS; SEVERABILITY. The proposed Bond proceeds shall be used towards completion of the projects described in Section 3 above. $1 million of the funds specified in Section 3, Subsection G, above, and $500,000 of the funds specified in Section 3, Subsection H, above, shall be set aside as a reserve (the "Reserve") and shall not be spent until all of the contracts have been awarded for the Identified Projects in Section 3, Subsection A. In the event that any of the Identified Projects cannot be completed due to lack of funds, funds from the Reserve shall be used to complete any such Identified Project. Should all projects described be completed under budget, unused bond proceeds shall be applied to other projects within any project category as approved by the Recreation and Park Commission and/or Port Commission, as applicable. In the event any provision of this Bond, including but not limited to any of the Identified Projects, is held invalid, such invalidity shall not affect any other provisions of this Bond that can be given effect without the provision held invalid, and to this end the provisions of this Bond are severable. Should the City be able to cure such invalidity in accordance with applicable law, Bond proceeds may be expended to address such provision or Identified Projects. Bond proceeds allocated herein to any project or purpose that is held to be invalid may be expended on any other project or purpose specified herein, as approved by the Recreation and Park Commission and/or the Port Commission as applicable.

C. PROGRAM TRANSPARENCY. The annual report of the Citizens' General Obligation Bond Oversight Committee shall be made available on the Controller's website. Additionally, the Recreation and Park Commission shall hold regular public hearings, not less than quarterly, to review the implementation of the bond program. Annually, the Recreation and Park Commission and the Port Commission shall hold a meeting to review

their respective capital plans. Additionally, the Capital Planning Committee shall hold a public review of the program not less than once a year.

Section 5. The estimated cost of the bond financed portion of the project described in Section 2 hereof was fixed by the Board of Supervisors of the City (the "Board of Supervisors") by the following resolution and in the amount specified below:

Resolution No. _____, $195,000,000.

Such resolution was passed by two-thirds or more of the Board of Supervisors and approved by the Mayor of the City (the "Mayor"). In such resolution it was recited and found that the sum of money specified is too great to be paid out of the ordinary annual income and revenue of the City in addition to the other annual expenses thereof or other funds derived from taxes levied for those purposes and will require expenditures greater than the amount allowed therefor by the annual tax levy.

The method and manner of payment of the estimated costs described herein are by the issuance of bonds of the City not exceeding the principal amount specified.

Such estimate of costs as set forth in such resolution is hereby adopted and determined to be the estimated cost of such bond financed improvements and financing, as designed to date.

Section 6. The Bond Special Election shall be held and conducted and the votes thereafter received and canvassed, and the returns thereof made and the results thereof ascertained, determined and declared as herein provided and in all particulars not herein recited such election shall be held according to the laws of the State of California and the Charter of the City (the "Charter") and any regulations adopted pursuant thereto, providing for and governing elections in the City, and the polls for such election shall be and remain open during the time required by such laws and regulations.

Section 7. The Bond Special Election is hereby consolidated with the General Election scheduled to be held in the City on Tuesday, November 6, 2012. The voting precincts, polling places and officers of election for the November 6, 2012 General Election are hereby adopted, established, designated and named, respectively, as the voting precincts, polling places and officers of election for the Bond Special Election hereby called, and reference is hereby made to the notice of election setting forth the voting precincts, polling places and officers of election for the November 6, 2012 General Election by the Director of Elections to be published in the official newspaper of the City on the date required under the laws of the State of California.

Section 8. The ballots to be used at the Bond Special Election shall be the ballots to be used at the November 6, 2012 General Election. The word limit for ballot propositions imposed by San Francisco Municipal Elections Code Section 510 is hereby waived. On the ballots to be used at the Bond Special Election, in addition to any other matter required by law to be printed thereon, shall appear the following as a separate proposition:

"SAN FRANCISCO CLEAN AND SAFE NEIGHBORHOOD PARKS BOND, To improve the safety and quality of neighborhood parks across the city and waterfront open spaces, enhance water quality and clean up environmental contamination along the Bay, replace unsafe playgrounds, fix restrooms, improve access for the disabled, and ensure the seismic safety of park and recreation facilities, shall the City and County of San Francisco issue $195 million dollars in General Obligation bonds, subject to independent oversight and regular audits?"

Each voter to vote in favor of the issuance of the foregoing bond proposition shall mark the ballot in the location corresponding to a "YES" vote for the proposition, and to vote against the proposition shall mark the ballot in the location corresponding to a "NO" vote for the proposition.

Section 9. If at the Bond Special Election it shall appear that two-thirds of all the voters voting on the proposition voted in favor of and authorized the incurring of bonded indebtedness for the purposes set forth in such proposition, then such proposition shall have been accepted by the electors, and bonds authorized thereby shall be issued upon the order of the Board of Supervisors. Such bonds shall bear interest at a rate not exceeding applicable legal limits.

The votes cast for and against the proposition shall be counted separately and when two-thirds of the qualified electors, voting on the proposition, vote in favor thereof, the proposition shall be deemed adopted.

Section 10. For the purpose of paying the principal and interest on the bonds, the Board of Supervisors shall, at the time of fixing the general tax levy and in the manner for such general tax levy provided, levy and collect annually each year until such bonds are paid, or until there is a sum in the Treasury of said City, or other account held on behalf of the Treasurer of said City, set apart for that purpose to meet all sums coming due for the principal and interest on the bonds, a tax sufficient to pay the annual interest on such bonds as the same becomes due and also such part of the principal thereof as shall become due before the proceeds of a tax levied at the time for making the next general tax levy can be made available for the payment of such principal.

Section 11. This ordinance shall be published in accordance with any state law requirements, and such publication shall constitute notice of the Bond Special Election and no other notice of the Bond Special Election hereby called need be given.

Section 12. The Board of Supervisors, having reviewed the proposed legislation, finds, affirms and declares (i) that in regard to the Joe DiMaggio Playground (as defined in Section 3A.7. of this Ordinance), the Board of Supervisors, in Motion No. 11-91, affirmed certification of the North Beach Public Library and Joe DiMaggio Playground Master Plan

Project Final Environmental Impact Report (State Clearinghouse Number 2009042130) and, in Ordinance No. 102-11, adopted CEQA findings related to approvals in furtherance of the abovementioned Master Plan; (ii) the other Identified Projects are categorically exempt from CEQA as described in the memoranda dated April 30, 2012 and May 14, 2012 from the Planning Department, (iii) that the remainder of the proposed Project is excluded from CEQA because the program is not defined as a "project" under CEQA Guidelines section 15378(b)(4), but is the creation of a government funding mechanism that does not involve any commitment to any specific project, (iv) that the proposed Project is in conformity with the priority policies of Section 101.1(b) of the City Planning Code and, (iv) in accordance with Section 2A.53(f) of the City Administrative Code, that the proposed Project is consistent with the City's General Plan, and hereby adopts the findings of the City Planning Department, as set forth in the General Plan Referral Reports, dated May 31, 2012 and June 20, 2012, and incorporates said findings by reference. For purposes of Section 12(i), the Board relies on the abovementioned Motion and Ordinance and their supporting documents, copies of which are in Clerk of the Board of Supervisors File Nos. 110615 and 110312, respectively, and incorporates these documents by reference.

Section 13. Pursuant to Section 53410 of the California Government Code, the bonds shall be for the specific purpose authorized herein and the proceeds of such bonds will be applied only to the Project described herein. The City will comply with the requirements of Sections 53410(c) and 53410(d) of the California Government Code.

Section 14. The Bonds are subject to, and incorporate by reference, the applicable provisions of San Francisco Administrative Code Sections 5.30 – 5.36 (the "Citizens' General Obligation Bond Oversight Committee"). Pursuant to Section 5.31 of the Citizens' General Obligation Bond Oversight Committee, to the extent permitted by law, one-tenth of one percent (0.1%) of the gross proceeds of the Bonds shall be deposited in a fund

established by the Controller's Office and appropriated by the Board of Supervisors at the direction of the Citizens' General Obligation Bond Oversight Committee to cover the costs of said committee.

Section 15. The time requirements specified in Section 2.34 of the San Francisco Administrative Code are hereby waived.

Section 16. The appropriate officers, employees, representatives and agents of the City are hereby authorized and directed to do everything necessary or desirable to accomplish the calling and holding of the Bond Special Election, and to otherwise carry out the provisions of this ordinance.

Section 17. Documents referenced herein are on file with the Clerk of the Board of Supervisors in File No. 120525, which is hereby declared to be a part of this ordinance as if set forth fully herein.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: Kenneth David Roux
KENNETH DAVID ROUX
Deputy City Attorney

FILE NO. 120525

LEGISLATIVE DIGEST

[General Obligation Bond Election - San Francisco Clean and Safe Neighborhood Parks - $195,000,000]

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, November 6, 2012, for the purpose of submitting to the voters of the City and County of San Francisco a proposition to incur the following bonded debt of the City and County: $195,000,000 for the construction, reconstruction, renovation, demolition, environmental remediation and/or improvement of park, open space, and recreation facilities and all other structures, improvements, and related costs necessary or convenient for the foregoing purposes and paying all other costs necessary and convenient for effectuating those purposes; authorizing landlords to pass-through 50% of the resulting property tax increase to residential tenants in accordance with Chapter 37 of the San Francisco Administrative Code; finding that the estimated cost of such proposed project is and will be too great to be paid out of the ordinary annual income and revenue of the City and County and will require expenditures greater than the amount allowed therefore by the annual tax levy; reciting the estimated cost of such proposed project; fixing the date of election and the manner of holding such election and the procedure for voting for or against the proposition; fixing the maximum rate of interest on such bonds and providing for the levy and collection of taxes to pay both principal and interest thereof; prescribing notice to be given of such election; making environmental findings and findings of consistency with the General Plan; consolidating the special election with the general election; establishing the election precincts, voting places and officers for the election; waiving the word limitation on ballot propositions imposed by San Francisco Municipal Elections Code Section 510; complying with Section 53410 of the California Government Code; incorporating the provisions of the San Francisco Administrative Code, Sections 5.30 - 5.36; and waiving the time requirements specified in Section 2.34 of the San Francisco Administrative Code.

Existing Law

General Obligation Bonds of the City and County of San Francisco may be issued only with the assent of two-thirds of the voters voting on the proposition.

Ballot Proposition

This ordinance authorizes the following ballot proposition to be placed on the November 6, 2012 ballot:

> SAN FRANCISCO CLEAN AND SAFE NEIGHBORHOOD PARKS BOND, To improve the safety and quality of neighborhood parks across the city and waterfront open spaces, enhance water quality and clean up environmental contamination along the

Bay, replace unsafe playgrounds, fix restrooms, improve access for the disabled, and ensure the seismic safety of park and recreation facilities, shall the City and County of San Francisco issue $195 million dollars in General Obligation bonds, subject to independent oversight and regular audits?

The ordinance fixes the maximum rate of interest on the Bonds, and provides for a levy and a collection of taxes to repay both the principal and interest on the Bonds. The ordinance also describes the manner in which the Bond Special Election will be held, and the ordinance provides for compliance with applicable state and local laws.

Background Information

The Board of Supervisors found that the amount of specified for this project is and will be too great to be paid out of the ordinary annual income and revenue of the City, and will require expenditures greater than the amount allowed therefor by the annual tax levy.

SAN FRANCISCO
PLANNING DEPARTMENT

File #120525

June 28, 2012

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

NOTE TO FILE

CASE NO. 2011.1359R
$160 Million General Obligation
Bond for Park Renovation

On April 26, 2012, the Planning Department completed a General Plan Referral on the Recreation and Park Department's portion of the City's proposed $195,000,000 General Obligation Bond (hereinafter "Bond") to fund improvements to Recreation and Park Department properties. The Bond would provide funds for two programs: a Project Specific Program that would fund renovation of specific parks, and a Citywide Funding Program, that could be used to renovate park features throughout the City, for which individual projects have not been identified.

General Plan Referral Case 2011.1359R considered a number of Citywide programs. One of those considered was the Landscape Restoration, Pathway and Trail Improvements Program, which would improve trails, pathways and landscapes in the City's park system. Another was the Larger Parks Program, which would provide funding for projects at the City's larger parks, specifying both McLaren and Golden Gate Park, stating that these parks may have specific funding identified or combined with other parks. These financing programs were not considered projects for the purposes of the California Environmental Quality Act (CEQA) and no environmental review was required.

After the Referral was completed, the General Obligation Bond was amended at the Board of Supervisors, revising the Landscape Restoration, Pathway and Trail Improvements Program to specifically fund trails in McLaren and Golden Gate Parks. Both of those parks were already identified to receive funding via the Citywide programs. Case No. 2011.1359R found that funding allocated to trails via the Landscape Restoration, Pathway and Trail Improvements Program, as well as specific funding for McLaren and Golden Gate Parks, was consistent with the General Plan. The change adopted at the Board of Supervisors does not change that consistency. This change also does not affect the status of the programs for the purposes of CEQA.

This Note to the File clarifies that that the Bond proposal as amended, specifying funding for trails in McLaren and Golden Gate Parks, continues to be consistent with the General Plan.

cc: Karen Mauney-Brodek, SFRPD
Sarah B. Jones, Planning Department
Marlena Byrne, City Attorney

SAN FRANCISCO
PLANNING DEPARTMENT

General Plan Referral

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date:	June 20, 2012
Case	**2012.0754R** **2012 General Obligation Bond for Neighborhood and Waterfront Parks - $35 million portion for Waterfront Parks, Plazas and Open Space on Land under Port Commission Jurisdiction**
Block/Lot No.:	Bond would fund improvements to various Piers and Property under the jurisdiction of the Port Commission (No specific parcels)
Project Sponsor:	Diane Oshima Port of San Francisco Pier 1, The Embarcadero San Francisco, CA 94111
Staff Contact:	Stephen Shotland – (415) 558-6308 *stephen.shotland@sfgov.org*
Recommendation:	Finding the proposed General Obligation Bond, on balance, is **in conformity** with the General Plan
Recommended By:	John Rahaim, Director of Planning

PROJECT DESCRIPTION

The Port of San Francisco and the Recreation and Parks Department, working with the City's Capital Planning Committee propose placing a General Obligation Bond measure on the November 2012 ballot for $195 million for Neighborhood and Waterfront Parks. Of that amount, $35 million is proposed to fund creation and improvement of Waterfront Parks, Plazas and other Waterfront Open Space property under Port Commission jurisdiction. In Case No. 2011.1359ER, the Planning Department reviewed a $160 million portion of the $195 million

General Obligation Bond that would be used to fund park improvements on property under the jurisdiction of the Recreation and Parks Department.

Pursuant to San Francisco Administrative Code Section 2A.52, the Port of San Francisco submitted a General Plan Referral application to the Planning Department on June 14, as revised on June 18, 2012, for review of the $35 million portion of the 2012 Neighborhood and Waterfront Parks General Obligation Bond (G.O.Bond) that would be used to fund open space improvements on property under the jurisdiction of the Port of San Francisco.

The remainder of this General Plan Referral focuses on the $35 million portion of the proposed ballot initiative that would fund the creation and improvement of waterfront public parks and public open space on land under the jurisdiction of the Port Commission.

The Port has identified some potential candidate sites. Potential Port sites proposed would be based upon their ability to deliver the maximum public benefit including: 1) creating new open spaces in areas where the needs for new open spaces are greatest; 2) opening up new areas of the waterfront for the public to enjoy; where it is currently restricted 3) creating multi-functional open spaces for a variety of recreation types; 4) closing gaps in the Bay Trail and Blue Greenway; and 5) improving environmental shoreline conditions and life safety conditions. Potential candidate improvement project sites may include:

- Pier 43 Plaza, adjacent to the Bay Trail, from Powell to Mason Streets
- Northeast Wharf Plaza, located at Pier 27
- Pier 27 Public Spaces, located at the northern tip of Pier 27
- Agua Vista Park, east of Terry Francois Blvd., and Central Basin Pier 70 Parks/ Open Spaces
- Warm Water Cove, along the eastern terminus of 24th Street extending to 25th Street terminus
- Islais Creek Improvements, northern shore of Islais Creek east of the Third Street Bridge

If the G.O. Bond is approved by Francisco voters, Port Commission and staff would conduct public hearings to consider the candidate improvement projects to determine which would receive the G.O. Bond funding. At this time, the Port has requested environmental review and a General Plan Referral on the programmatic strategy for the waterfront public open space element of the proposed 2012 GO Bond measure. If the G.O. Bond measure is approved, the specific waterfront open space sites, designs and improvements would undergo project-specific CEQA environmental review. The Port will also submit General Plan referral application or applications to the Planning Department for projects that are subject to a General Plan referral, pursuant to San Francisco Administrative Code §2A.53 and Charter §4.105, when specific improvement plans are prepared.

ENVIRONMENTAL REVIEW

On 6/19/2012, the Environmental Review section of the Planning Department determined that the $35 million in funding for Waterfront parks under the jurisdiction of the Port Commission included as part of the 2012 Neighborhood and Waterfront General Obligation Bond for Neighborhood and Waterfront Parks is not a project, per CEQA Guidelines Section 15378(b)(4). If the General Obligation Bond is approved by San Francisco voters, individual open space improvement projects that receive Bond funding would require may require separate Environmental Review.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

Based on a review of the application, the Planning Department finds that the proposed GO Bond for renovating existing and establishing new Waterfront Parks, Plazas and public open spaces would be consistent with the Priority Policies of Planning Code Section 101.1(b) and would be, on balance, in conformity with the with the following Objectives and Policies of the General Plan, as described below.

Note:
General Plan Objectives are shown in **BOLD UPPER CASE** font; Policies are in **Bold** font; staff comments are in *italic* font.

RECREATON AND OPEN SPACE ELEMENT

OBJECTIVE 2
DEVELOP AND MAINTAIN A DIVERSIFIED AND BALANCED CITYWIDE SYSTEM OF HIGH QUALITY PUBLIC OPEN SPACE.

POLICY 2.1
Provide an adequate total quantity and equitable distribution of public open spaces throughout the City.

POLICY 2.2
Preserve existing public open space.

POLICY .2.7
Acquire additional open space for public use.

Comment: The proposed G.O. Bond, if approved by San Francisco voters, would provide $35 million that could be used to fund renovation of existing and provision of additional publicly accessible open spaces on Port property.

POLICY 3.2
Maintain and improve the quality of existing shoreline open space.

Most of San Francisco's shoreline open spaces are located on the headlands and on the western and northern shorelines. For the most part they are now incorporated as part of the Golden Gate National Recreation Area, and administrated by the National Park Service which has made them much more accessible to the public. However, the National Park Service must be adequately funded to assure they are adequately maintained and policed.

Existing open spaces on the northeastern waterfront should be improved to promote increased public use. Simple public improvements such as effective signs, well marked trails, safety features, landscaping and general cleanup are needed to promote greater use of these and other shoreline areas.

The beaches and tidal flats in the Warm Water Cove, Agua Vista and Mission Rock areas have been dumping grounds for tires, auto parts, concrete slabs, and other debris that limits public use and enjoyment. In addition, severe winter storms have eroded sections of the shoreline. While periodic shoreline clean-up efforts and shoreline stabilization at Warm Water Cove have occurred, regular maintenance should be improved and should include repair and stabilization of any future erosion along these shoreline areas.

Several city agencies, as well as the State and Federal government, provide public open space along the shoreline. Additional coordination and cooperation between agencies could result in more consistent maintenance and result in increased public use and enjoyment. Plans for improvements and renovation should also be coordinated by the affected agencies.

POLICY 3.4
Create a visually and physically accessible urban waterfront along the Embarcadero corridor between Fisherman's Wharf and China Basin.

POLICY 3.5
Provide new public open spaces along the shoreline.

The City cannot meet all its shoreline recreation potential simply by improving existing public open spaces and by applying the guidelines governing new development. Certainly, shoreline access in private developments and places to fish or view port operations will help realize the shoreline's recreation potential. But some new larger public open spaces are also needed.

Development of planned shoreline open space on the northeastern and eastern edge of the City should continue to be given high priority, particularly south of China Basin, which is the area most deficient in shoreline open space. It also has the most potential for meeting the recreation needs of neighborhoods in the eastern half of the City.

Central Basin—Agua Vista Park

Maintain and expand Agua Vista park. Allow some fill, using materials such as beach sand, if necessary for public recreation. Plant and maintain landscape materials suitable for the waterfront setting. Provide additional informational signing, and seating areas, to encourage additional use.

As opportunities arise, expand the area into a major public waterfront park, providing large waterside areas for beach, park and picnic facilities with continuous, safe public access.

In the event it is determined that this area is needed for Port maritime expansion provide comparable open space elsewhere on the eastern shoreline.

Warm Water Cove

Improve the park site and cove shoreline along the Bay at the end of 24th Street with shoreline fishing as the primary recreation use. Any fill placed at or adjacent to the cove should retain and enhance the natural and man-made factors that make the cove desirable for fishing. These factors include maximum open water and circulation into and out of the cove to prevent stagnation. Create a more interesting park landscape by regrading the site to maximize Bay views, and improve the soil as required to permit more vigorous vegetation growth and install marine tolerant plant species.

As opportunities arise, improve the waterfront picnic area west of Maryland Street. Continue to provide public access to the cove from Twenty Fourth Street and improve visibility of the park from the street. Provide a consistent level of maintenance for landscaped and developed areas. As opportunities arise, extend the park to the north bank of the channel along the shoreline in front of the PG & E facility. When and if that facility is deactivated, give priority to expanding the public open space along the shoreline.

Islais Creek

Continue to provide well defined public access to the banks of Islais Creek at the Third Street bridge. Contingent upon development of a train trestle along the channel, construct a broad public access boardwalk along Islais Creek that provides areas for fishing and public enjoyment. Maintain and enhance view corridors along Islais Creek to the Bay.

ENVIRONMENTAL PROTECTION ELEMENT

POLICY 7.1
Preserve and add to public open space in accordance with the objectives and policies of the Recreation and Open Space Element.

NORTHEASTERN WATERFRONT AREA PLAN

POLICY 10.14
Design open spaces to maximize sun exposure, wind protection, noise buffering, and to create a sense of security.

OBJECTIVE 15
TO PROVIDE MAXIMUM OPPORTUNITIES FOR ENJOYING THE BAY AND ITS RELATED ACTIVITIES BY ENHANCING AND INCREASING PUBLIC OPEN SPACE AND ACCESS AREAS WHICH SAFELY AND COMFORTABLY ACCOMMODATE THE MOVEMENT OF PEDESTRIANS.

POLICY 15.1
Develop generally continuous public pedestrian access to the water's edge, excepting areas where such access would interfere with maritime activities. In those areas, provide that public viewing and access which will not substantially interfere with these activities.

POLICY 18.7
Encourage the provision of landscaping and publicly accessible open space in new development in the Base of Telegraph Hill area.

CENTRAL WATERFRONT AREA PLAN

OBJECTIVE 5.4
THE OPEN SPACE SYSTEM SHOULD BOTH BEAUTIFY THE NEIGHBORHOOD AND STRENGTHEN THE ENVIRONMENT.

OBJECTIVE 5.5
ENSURE THAT EXISTING OPEN SPACE, RECREATION AND PARK FACILITIES ARE WELL MAINTAINED.

Comment: If the G.O. Bond is approved, it would provide funding to improve open space opportunities in the Central Waterfront, if potential candidate sites in the Central Waterfront are designated for further consideration and improvements (Agua Vista Park, Warm Water Cove, Pier 70, Islais Creek, etc.).

REQUIRED GENERAL PLAN REFERRAL SUBMITTALS FOR SPECIFIC PROJECTS

In the future, if the G.O. Bond is approved by the voters, individual Waterfront Park projects that include the following elements should be referred to the Planning Department for General Plan conformity determination, pursuant to Section 4.105 of the Charter and Sections and 2A.53 of the Administrative Code:

- Demolition of buildings / structures
- Construction of new buildings / structures
- Additions to existing structures (enlargement)
- Relocation of structures and/or facilities
- Changes to land use, roads or park infrastructure
- Street vacations, widening, shortening, etc.
- Significant changes to park landscapes or land use within a park or public open space

PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project, $35 million of the $195 million 2012 Neighborhood and Waterfront Park General Obligation Bond, proposed to be placed on the November 2010 ballot, is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

Eight Priority Policies Findings

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

The proposed project is found to be consistent with the eight priority policies of Planning Code Section 101.1 in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

   The General Obligation Bond would have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood.

   The General Obligation Bond would have no adverse effect on the City's housing stock or on neighborhood character. If approved, the G.O. Bond would provide funding that to improve neighborhood parks under the jurisdiction of the Recreation and Park Department, as well as waterfront parks and open spaces under the jurisdiction of the Port of San Francisco. The Bond would help to improve neighborhood character in those neighborhoods in which park and open space improvements are implemented.

3. That the City's supply of affordable housing be preserved and enhanced.
   The General Obligation Bond would have no adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

   The General Obligation Bond would not result in commuter traffic impeding MUNI's transit service, overburdening the streets or altering current neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for residential employment and ownership in these sectors be enhanced.

   The General Obligation Bond would not negatively affect the existing economic base in this area. Any improvements to Waterfront open space under the jurisdiction of the Port of San Francisco would protect the existing industrial / maritime sector from displacement.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

   The General Obligation Bond would not adversely affect achieving the greatest possible preparedness against injury and loss of life in an earthquake.

7. That landmarks and historic buildings be preserved.

   This General Obligation Bond, if approved, would establish a financing mechanism to fund improvements to Neighborhood and Waterfront parks and publicly accessible open space. Any specific improvements would be subject to separate Environmental Review and General Plan Referrals, and may be subject to other authorization and approval.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

   The General Obligation Bond would have no adverse effect on parks and open space or their access to sunlight and vistas. If approved, the Bond would provide funding for improvements to neighborhood and waterfront parks and open space.

RECOMMENDATION: Finding the $35 million portion of General Obligation Bond for Waterfront Parks, on balance, in-conformity with the General Plan

If the G.O. Bond is approved by the voters, the Port will determine which candidate sites would receive funding. Individual Waterfront Park improvement projects would be subject to Environmental Review. Similarly, the Port should submit the proposed projects to the Planning Department for General Plan consistency determination, pursuant to Section 4.105 of the Charter and Sections and 2A.53 of the Administrative Code.

BOS-11
B+F Clerk
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Capital Planning Committee

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2012 MAY 11 AM 10: 19
Ak

Naomi M. Kelly, City Administrator, Chair

MEMORANDUM

May 8, 2012

To: Supervisor David Chiu, Board President

From: Naomi Kelly, City Administrator and Capital Planning Committee Chair

Copy: Members of the Board of Supervisors
Angela Calvillo, Clerk of the Board
Capital Planning Committee

Regarding: Recommendation of the 2012 San Francisco Safe & Clean Neighborhood Parks General Obligation (G.O.) Bond

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In accordance with Section 3.21 of the Administrative Code, on May 5, 2012, the Capital Planning Committee (CPC) reviewed the following action items. The CPC's recommendations are set forth below.

1.	**Board File Numbers TBD:**	**(1) Resolution of Public Interest and Necessity establishing the need for and (2) Ordinance submitting for voter consideration the San Francisco Clean & Safe Neighborhood Parks G.O. Bond ($195,000,000).**
	Recommendation:	Support adoption of the Resolution of Public Interest and Necessity and Ordinance.
	Comments:	The CPC recommends approval of this item by a vote of 10-0.
		~~Committee members or representatives in favor~~ include Naomi Kelly, City Administrator; Phil Ginsburg, Recreation and Parks Department; Elaine Forbes, SF Port; Ed Reiskin, SFMTA; John Martin, San Francisco International Airport; Ben Rosenfield, Controller's Office; Mohammed Nuru, Department of Public Works, Judson True, Board President's Office; Kate Howard, Mayor's Budget Office; and Alicia JohnBaptiste, Planning Department.

Edwin M. Lee, Mayor
Philip A. Ginsburg, General Manager

March 29, 2012

Sarah Jones
Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Rec Park Bond's Funding Programs

Dear Ms. Jones:

This is a request for determination on the CEQA needed, if any, for the following citywide programs for which funding would be established within a proposed General Obligation Bond ("Bond") for park and open space improvements owned or managed by the Recreation and Parks Department under consideration for placement on the November 2012 ballot. As you know, the proposed Bond contains two different kinds of programs that will be funded with this Bond for use by the Recreation and Parks Department, if approved by the voters. This letter describes one of the programs included in the Bond.

The following city-wide funding programs are proposed for inclusion in the Bond.

- Funding for a community opportunity program: This program would allow for communities to nominate parks for improvements.
- Funding for a forestry program: This program would remove, prune and replace hazardous trees in our park system.
- Funding for a trail improvements, landscape restoration, and pathway program: This program would improve trails, pathways and landscapes in the City's park system.
- Funding for a replacement of dilapidated children's play areas program: This program would renovate dilapidated children's play areas and their related features.
- Funding for a water conservation program: This program would make improvements to irrigation systems improvements and other water conservation projects.
- Funding for a leveraging resources program: This program would provide matching and other funding for not-yet-identified projects.
- Funding for a citywide resources and larger parks program: This program would provide funding for projects in larger parks such as McLaren Park (including adjacent parks), Golden Gate Park, Lake Merced or other city parks. McLaren Park and its adjacent properties may be listed separately or combined with other parks.

None of these funding programs would involve a commitment of the Bond proceeds to a particular project at a particular site. Instead, the Bond provides a financing mechanism to fund projects that meet the general criteria stated above. Specific projects would be determined, reviewed and funded under these programs after the Bond is passed.

In addition to these funding programs, we have separately submitted a list of site-specific projects with defined scopes of work for CEQA review. Both elements, this funding program and those specific projects, would be included in the same Bond proposed for submittal to the voters in November 2012.

Please contact me at (415) 575-5601 if you have any questions.

Not a project per CEQA Guidelines Section 15378(b)(4).

Regards,

Karen Mauney-Brodek
Deputy Director for Park Planning

Brett Bollinger 5/15/12
Approved Planning Dept. Brett Bollinger

cc: Dawn Kamalanathan, Director of Planning and Capital Management

2011.1359E

Edwin M. Lee, Mayor
Philip A. Ginsburg, General Manager

March 29, 2012

Sarah Jones
Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Please contact me at (415) 575-5601 if you have any questions.

Statutory exempt per CEQA Guidelines Section 15273: Rates, Tolls, Fares, & Charges.

Regards,

Karen Mauney-Brodek
Deputy Director for Park Planning

4/20/12
Approved Planning Dept. Brett Bollinger

cc: Dawn Kamalanathan, Director of Planning and Capital Management

Edwin M. Lee, Mayor
Philip A. Ginsburg, General Manager

May 11, 2012

Sarah Jones
Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Ms. Jones:

Please find attached two project descriptions and additional information for environmental review for two possible site-specific projects for the Recreation and Park Department's portion of the General Obligation Bond for park and open space improvements. The proposed site-specific project scopes are dependent on available funding.

The Recreation and Park Department will consult with the Environmental Planning and Preservation staff of the Planning Department during the design stage of each project to verify the consistency of the project proposals with the applicable project descriptions and assumptions.

Please contact me at (415) 575-5601 if you have any questions.

Regards,

Karen Mauney-Brodek
Deputy Director for Park Planning

cc: Dawn Kamalanathan, Director of Planning and Capital Management
Brett Bollinger, San Francisco Planning Department
Tina Tam, San Francisco Planning Department
Shelly Caltagirone, San Francisco Planning Department

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1- Existing Facilities

CEQA State Guidelines Section 15301(a) provides an exemption from environmental review for exterior alterations to an existing park.

Brett Bollinger 05/14/12
Approved Planning Dept. Brett Bollinger 2011.1359E

McLaren Lodge in Golden Gate Park | 501 Stanyan Street | San Francisco, CA 94117 | PHONE: (415) 831-2700 | WEB: sfrecpark.org

SOUTH PARK
Block 3775/ Lot 103

Existing Site Description

South Park is located at 64 South Park Avenue. The park is approximately 34,097 square feet and has two playgrounds, a walkway, natural lawn and landscaped areas, benches, and picnic tables. This site is owned by the San Francisco Recreation and Parks Department.

Proposed Project Scope

The proposed project would include in-kind improvements to the park's playgrounds, pathways, picnic areas, and natural lawn areas, described in further detail below. The existing playgrounds would be replaced in-kind and new surface materials would be included in order to meet current ADA standards. The proposed site work would also involve improvements to the pathways where needed in order to meet current ADA standards as well as provide replacement of playground benches, picnic areas, and natural lawn areas, in-kind and as needed. All features in the site are expected to remain in their current locations and configuration.

Pahtways
The existing paths are asphalt. In limited areas, the slope of the pathways may need to be adjusted by 3% as required to meet ADA codes, but this will be slight and not change their character. The pathways would remain asphalt and remain in their current configuration and width.

Benches/Picnic Areas
The existing picnic tables and benches are a combination of metal and painted wood; they are not original. They would be replaced with metal and wood tables and benches.

Play Equipment
The existing play equipment is a combination of painted wood and metal with a sand surface; it is not original. The new equipment would be required to meet current safety, ADA and maintenance standards. The new equipment would be metal. The new surface material in the play areas would be safety rubber matting. The play areas would remain in their existing location and areas, maintaining the same configuration, materials and height.

Fencing
There is fencing in limited areas (around the play areas) of the park, which is not original. This metal fencing would be replaced, as needed and in-kind, with metal fencing. The location, height, and configuration of the fencing would not change.

Lawns and Landscaped Areas
The natural lawns would be smoothed and seeded or sodded in areas to improve their appearance and drainage. Existing planting beds would remain. Irrigation (which is broken in areas) would be repaired or replaced to provide adequate irrigation.

SITE PHOTOS: SOUTH PARK

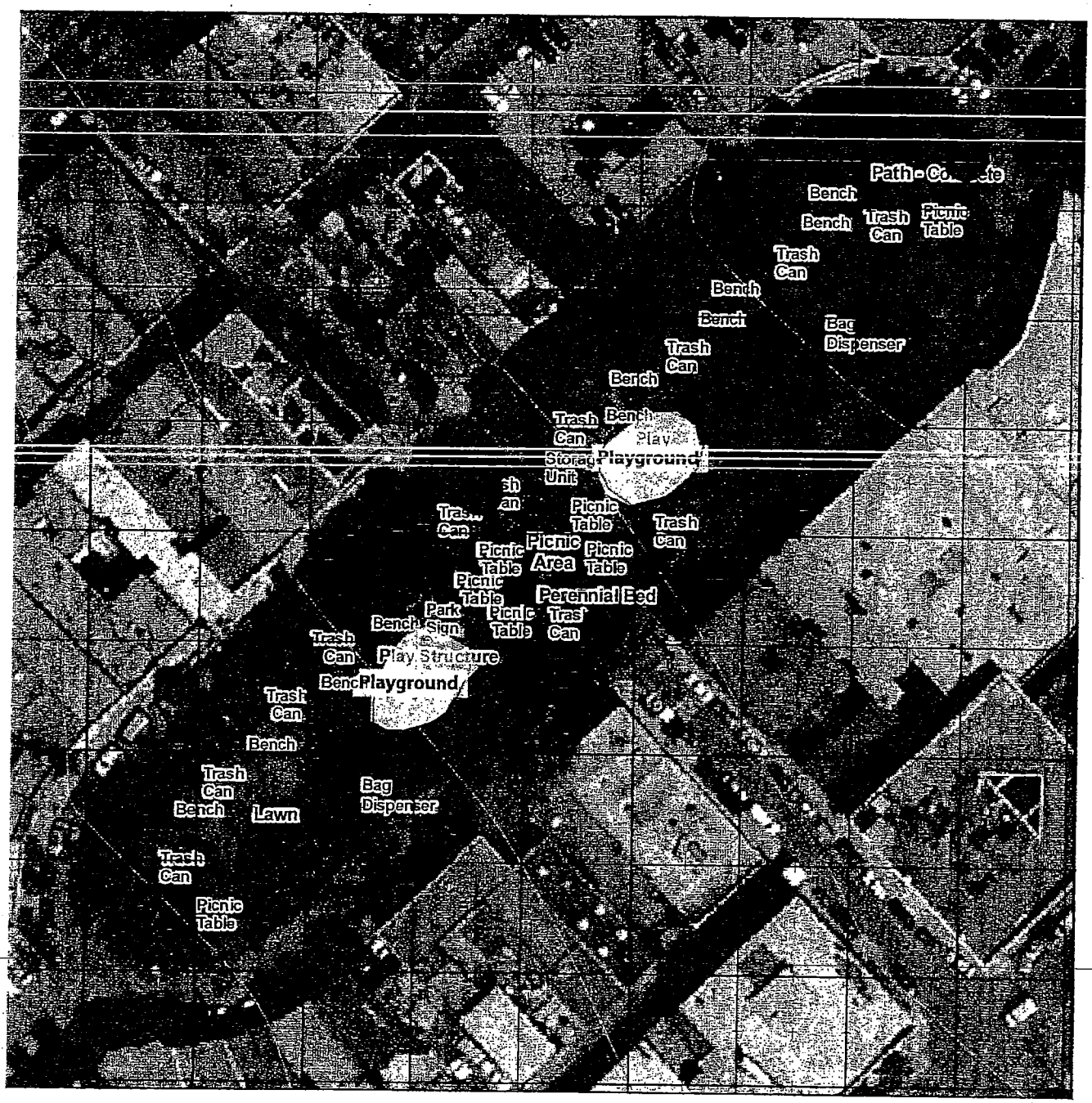
Playground #1

Playground #2

Picnic Area

Pathways & Natural Lawn Area

SITE MAP: SOUTH PARK



Main access point

Playground locations

SAN FRANCISCO
PLANNING DEPARTMENT

General Plan Referral Addendum

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date:	May 31, 2012
Case	**2011.1359R Addendum** **$160,000,000 General Obligation Bond for Park and Open Space Improvements on Property Owned and Managed by the Recreation and Park Department – the Addendum Adds $10,000,000 to the Bond, two additional Candidate Park Sites and makes other minor changes**
Block/Lot No.:	Various, Citywide
Project Sponsor:	Karen Mauney-Brodek Recreation and Park Department 30 Van Ness Avenue San Francisco, CA 94102
Staff Contact:	Stephen Shotland – (415) 558-6308 *stephen.shotland@sfgov.org*
Recommendation:	Finding the proposed General Obligation Bond, as revised, on balance, in conformity with the General Plan. The bond would provide up to $160,000,000 (rather than $150,000,000) in funds, and include two additional candidate park renovation sites (South Park and Hyde & Turk Mini Park). This Addendum describes the bond as proposed to be revised and provides additional analysis.
Recommended By:	John Rahaim, Director of Planning

PROJECT DESCRIPTION

This is an addendum to Case 2011.1359R, a General Plan Referral on the proposed General Obligation Bond found in-conformity with the General Plan in a Planning Department Memorandum for Case 2011.1359R dated April 26, 2012. On May 8, 2012, the Recreation and Park Department proposed changes to the General Obligation Bond for park and open space improvements, increasing the bond by $10,000,000 to $160,000,000 and adding two additional candidate park sites for potential funding by the General Obligation Bond: South Park and Hyde &Turk Minipark, and other minor revisions. The addendum considers the increased Bond amount ($160,000,000) incorporating two additional candidate Recreation and Park Department sites, and providing additional analysis and comment. As described earlier, the Bond would provide funds for renovation of specific parks, and would include a Citywide Funding Program that could be used to fund park elements citywide. The addendum makes no changes to other project elements reviewed and described in the Planning Department Memorandum dated

** Complete copy of document is located in
File No. 120525

4/26/2012. In future, specific park renovation projects funded by the Bond, if approved, would be subject to separate General Plan Referrals, pursuant to San Francisco Administrative Code Section 2A.53 and San Francisco Charter Section 4.101.

Specific Candidate Parks

	Park /Playground Name	AB/Lot No.	District	Park Size (Sq. Ft.)	Projects that May Require Separate General Plan Referral / Other Action
1	Christopher PG	7521/007	8	312,354	
2	Douglass PG	7500/001	8	375,711	
3	Excelsior PG	6088/008	11	85,785	
4	Gilman PG	4963/003	10	223,705	
5	Glen Canyon Park	7560/002	8	2,901,096	Proposed 4,500 SF additions to Recreation Center
6	Golden Gate Heights Park	2132A/001	7	331,485	
7	Richmond PG	1378/007	1	38,846	
8	Willie "Woo Woo" Wong PG	0225/018	3	23,976	Renovate or Demolish and Replace Clubhouse
9	Allyne Park	0544/003	2	41,000	
10	Angelo J. Rossi PG	1140A/001	1	300,383	Renovate Pool Building
11	Balboa Park	3179/011	11	1,057,856	Proposed 800 SF addition to Pool building Subject to separate GPR
12	Garfield Square	6523/001	9	169,331	Renovation or possible demolition of Clubhouse, replace as 3000 SF addition to Pool building.
13	Margaret Hayward PG	0759/001	5	264,750	Renovate or Demolish /Replace 2 Clubhouses, Multi-purpose Building, Renovate Bleachers
14	Potrero Hill PG	4163/001	10	455,000	
15	West Sunset PG	2094/005	4	738,313	
16	Mountain Lake Park	1345/001	2	1,035,027	
17	Moscone Recreation Center East PG	0469/001	2	567,000	
18	Joe DiMaggio/North Beach PG	0075/001	3	110,000	(Reviewed in Case 2008.0968R)
19	South Park	3775/103	6	34,097	Renovate PG, pathways, picnic areas and lawn areas, fencing
20	Hyde & Turk Mini Park	0336/003	6	6,552	Renovate playground, landscaping, fencing.

Note: Park renovations would include the following types of improvements: renovation of plantings, retaining walls, lighting, resurface sport courts, resurface & renovate children's play areas, lighting, park benches , grade, seed or re-sod natural turf fields (softball, baseball, soccer, etc.) and lawn areas, improve ADA access on trails and paths, etc. Projects that would demolish buildings & structures, construct new buildings, construct building additions or significantly change park landscapes would be subject to separate Project Level General Plan Referrals and may require Environmental Review and other discretionary approvals by the Planning Department. The program for specific parks is provided in the case report.

Table 1: Specific Parks proposed to be renovated using Bond funds

If approved by SF Voters, the Bond would fund improvements to specific parks listed in Table 1. It would also provide funds for Citywide Programs that could be used at park sites throughout the City, for which specific projects have not been identified. The specific park sites proposed to be renovated are listed in Table 1. A description of the scope of work proposed at each of the individual parks in greater detail later in this document.

Addendum - Revised Bond Amount and Additional Candidate Park Sites for Renovation

The amount of the General Obligation Bond would be increased by $10,000,000, to $160,000,000. If the Bond is approved, these funds would be available for renovation of parks and open space under the jurisdiction of the Recreation and Park Department. Two additional candidate park sites, shown in underlined text in Table 1 would also be eligible for funding, in addition to the candidate sites described in a Staff Report and Recommendation dated 4/26/2012.

Citywide Funding Programs

In addition to providing funds to renovate specific parks, the Bond would also fund Citywide Programs that could be used to fund particular categories of improvements in parks throughout the City. The Bond would provide funds to the following Programs, for which specific projects have not been designated.

Citywide Programs to be Funded

1. **Community Opportunity Program**
   This program would allow communities to nominate parks for improvements.
2. **Forestry Program**
   This program would remove, prune/maintain, and replace hazardous trees on Rec. and Park Department owned/managed properties
3. **Landscape Restoration, Pathway and Trail Improvements Program.**
   This program would improve trails, pathways and landscapes.
4. **Children's Play Areas Program.**
   This program would fund renovation of existing children's play areas that are in poor condition.
5. **Water Conservation Program**
   This program would fund improvements to irrigation systems and water conservation projects.
6. **"Leveraging Resources Fund Program"**
   This program would provide matching and other funds for projects not yet identified.
7. **Citywide Resources and Larger Parks Program**
   This program would provide funding for projects at the City's larger parks, such as McLaren Park (and adjacent recreation and park facilities), Golden Gate Park, Lake Merced, and other major City parks.

DESCRIPTION OF RENOVATION PROGRAM AT THE TWO ADDITIONAL CANDIDATE PARKS

This section provides a description of the proposed renovation projects for the specific candidate sites that included in the Bond. Individual park features proposed for renovation may be revised, based on site specific plans that will be prepared for each site prior to implementation. Descriptions of the two additional candidate sites are also provided. **In future, General Plan Referrals may be required for projects that propose to demolish existing structures, construct buildings or structures, construct building additions, or significantly change park landscapes or uses.**

1	Christopher Playground
AB 7521/007	312,354 sq. ft.

Existing Site Description:
Christopher Playground has a small clubhouse, baseball field, turf lawn area and landscaping, a tennis court, playground areas, a plaza area, and pathways linking these elements. Site is owned by the Recreation and Park Department

Proposed Improvements to Landscape Features

- All site features to retain their existing location and site configuration.
- Regrade & resurface paving, paths
- Renovate tennis courts
- Replace playground surface & play equipment.
- Regrade, reseed or re-sod softball playfield, & repair/replace irrigation.
- In-kind replacement of seating, pedestrian lighting, picnic areas, signage.
- No changes to adjacent Glen Canyon Park Natural Areas

Proposed Improvements to Park Structures

- Replace existing ballfield backstop to meet ADA standards. Minor alterations to existing clubhouse restrooms to meet ADA standards. No other changes to clubhouse structure.

2 Douglass Playground AB 7500/001 375,711 sq. ft.
Existing Site Description: Douglass Playground is located at 1098 Douglass Street, between 27th and Clipper Streets in Upper Noe Valley (Supervisorial District 8). The park is separated into two areas based on topography: an upper level provides a dog play area, softball field and urban forest/ landscaping; a lower level provides a turf lawn areas, picnic area, playground, clubhouse and sport courts (tennis court). Site is owned by the San Francisco Recreation and Park Department.
Proposed Improvements to Landscape Features
• Retain existing site configuration. • Stabilize slopes, improve erosion control. • Improve dog play area. • Improve ADA access to playground. • Reseed or re-sod place natural turf lawn in dog play area and lower level lawn areas • Repave sport courts. • Improve park access • In-kind replacement of benches, picnic tables, paving and fencing. • Replace children's playground equipment and surface materials to meet ADA and safety standards.
Proposed Improvements to Park Structures
• Renovate existing clubhouse restrooms, accessible from building exterior, to meet ADA standards. No other changes to clubhouse structure. No other changes to clubhouse structure

3 Excelsior Playground AB 6088/008
Existing Site Description: Located at Madrid Street and Russia Avenue in the Excelsior Neighborhood Supervisorial District 11. The park has a clubhouse, playground, baseball field, sport courts, and outdoor lighting. Site is owned by the Recreation and Park Department.
Proposed Improvements to Landscape Features
• ~~All site features to retain their existing location and site configuration.~~ • In-kind repair/replacement of park perimeter including sidewalks, fencing, retaining walls and park access/entries to meet ADA standards. • Renovate park landscape, reseed or re-sod lawn and natural turf areas. • Repave sport courts and repair perimeter fencing, as needed. • Park infrastructure: upgrade irrigation.
Improvements to Park Structures
• Renovate existing clubhouse restrooms (accessible from building exterior) to meet ADA standards.

4	Gilman Playground AB 4963/003
Existing Site Description: Located at Gilman and Ingerson Avenues in the Bayview District, Supervisorial District 10. The site includes a baseball field, picnic area, basketball court, playground area and clubhouse. Site is owned by the Recreation and Park Department	
Proposed Improvements to Landscape Features	
• All site features to retain their existing location and site configuration. • In-kind repair/replacement to landscape, pathways, fencing, as needed. • Reseed or re-sod softball field. • Replace picnic tables and benches in-kind. • Resurface playground and replace or repair playground equipment. • Park infrastructure: repair/upgrade irrigation, replace lighting with in-kind lights.	
Proposed Improvements to Park Structures	
• Renovate clubhouse restrooms existing clubhouse restrooms (accessible from building exterior) to meet ADA standards	

5 Glen Canyon Park
AB 7560/002 66.6 acres

Existing Site Description:

At 66.6 acres, Glen Canyon Park is one of the City's larger parks. It is located in the Glen Park/Diamond Heights neighborhood, at 70 Elk Street, and has access from O'Shaughnessy Boulevard, Elk Street and Diamond Heights Blvd. Located in Supervisorial District 8, it includes a 17,600 square foot recreation center with a gymnasium, auditorium and offices; a 2-story Silver Tree Day Camp building, hiking trails and open space, 2 baseball fields, 2 tennis courts, a playground and picnic area. Site is owned by the Recreation and Park Department.

Proposed Improvements to Landscape Features

- Reseed or re-sod lawn areas and natural turf, including minor regarding, repair/replacement of drainage & irrigation
- In-kind replacement (2) ballfield backstops, fencing, benches; ballfields to retain general size, configuration, footprint. No improvements or construction in designated Natural Areas.

Proposed Improvements to Park Structures

- The 17,600 sf Recreation Center would retain its overall configuration, circulation and massing.
- Historic character of the Recreation Center will be retained by preservation of its character-defining features, including: complex massing, steep roofs, chimneys, multi-paned steel sash windows, gymnasium and large, multipurpose auditorium.
- Deteriorated historic features would be repaired with in-kind materials rather than replaced, where possible.
- Gym and auditorium rooflines and appearance would remain same, connected by smaller spaces / hallways
- Repair of plumbing, mechanical, electrical systems would be retained at their current locations to minimize visual intrusion to main spaces; most are in utility rooms not publicly accessible
- Openness of primary interior spaces (auditorium, multipurpose room, gymnasium, would be retained.
- Deteriorated features, such materials and finish surfaces would be repaired, when feasible; where new materials are provided, they will match the material, design, color and texture of original materials.
- Where window glazing is replaced, new windows panels would have higher level of transparency than current materials in order to more closely restore them closer to the building's original appearance, per historic building documentation.
- Structural Seismic reinforcement would be added, augmenting existing structural systems rather than replacing them. Existing structural systems would remain visible in gymnasium and auditorium and spaces would remain open in character.

Two proposed single-story additions to existing 17,600 SF Recreation Center. Additions would be 10–15 feet in height, approximately 4,500 SF total, would be added for additional classroom space (2@1900SF in area) and gymnasium seating (700 SF in area); proposed additions would be differentiated from and compatible with the historic features – one addition would include a green roof. (would be subject to separate General Plan Referral); main entries and entry sequences would remain as currently configured

6 Golden Gate Heights AB 2132A/001 331,485 sf
Existing Site Description: Golden Gate Heights Park and PG is located at Rockridge Drive and 12th Avenue in Supervisorial District 7. The park contains a lawn area, playground, 2 tennis courts, and picnic area. Pathways provide access from the site's perimeter to the park improvements and provide access to the hilltop park's higher elevation. The park areas managed as Significant Natural Areas; no changes are proposed in these areas. Much of the park's sloping terrain supports a forest canopy with tree species naturalized in the Bay Area's Mediterranean climate. Site is owned by the Recreation and Park Department.
Proposed Improvements to Landscape Features
• Retain existing site configuration. • Reseed or re-sod lawn and natural turf areas, retaining existing footprint • Prune trees, remove hazardous trees & replace • Repair/repave existing paving, fencing, park access to meet ADA standards • Repave, repair tennis courts & fencing • Resurface playground to meet current safety standards & replace playground equipment • No improvements or construction in designated Natural Areas.
Proposed Improvements to Park Structures
• None

7 Richmond Playground AB 1378/007 38,846 sf
Existing Site Description: Richmond Playground has access from 18th and 19th Avenue near California Street in the Richmond District, in Supervisorial District 1. The small park has a clubhouse, sport courts and playground. Site is owned by the Recreation and Park Department.
Proposed Improvements to Landscape Features
• All site features to retain existing location and site configuration. • Improve entries, site pathways to meet ADA standards • Replace playground surface and equipment • Replace benches in-kind, drinking fountain • Repave sport courts (tennis court, 2 basketball courts, multi-purpose sport court, in-kind • Repair/replace perimeter fencing in-kind •
Proposed Improvements to Park Structures
• Minor modifications to existing clubhouse restrooms (accessible from building exterior) to meet ADA standards.

8	Willie "Woo Woo" Wong Playground
AB 0225/018	23,976 sf

Existing Site Description:
This small mid-block park in Chinatown has access from Sacramento Street, Waverly Street, Clay Street and Hang Ah Alley. The park is located in Supervisorial District 3. It contains a clubhouse, sport courts and playgrounds. Site is owned by the Recreation and Park Department.

Proposed Improvements to Landscape Features

- Project improves site accessibility, perimeter / fencing, access routes including improvements to Hangah Street and Pagoda Place alleys.
- Site features to retain existing location and site configuration.
- Regrade, repave existing walkways
- Upgrade ramps, stairways to meet ADA standards
- Repair/replace retaining walls, fences as needed with in-kind
- Repair/repave sport courts & perimeter fencing
- Replace/repair playground equipment & provide surfaces to meet ADA standards

Proposed Improvements to Park Structures

- Project would renovate or demolish & replace the existing 3,600 SF clubhouse.
- If clubhouse demolished/replaced, provide additional open space features: picnic area, seating, sport court, covered open air pavilion.
- **Clubhouse Demolition/Construction would require separate General Plan Referral**

9	Allyne Park
AB 0544/003	41,000 sf

Existing Site Description:
Allyne Park is located at Gough and Green Streets in the Cow Hollow neighborhood, Supervisorial District 2. The park contains natural turf lawn areas, and a number of annual and perennial garden beds. The park contains clipped garden hedges, a mature tree canopy, with areas of the garden linked by brick paths, and garden benches distributed throughout the park. Site is owned by the Recreation and Park Department.

Proposed Improvements to Landscape Features

- All site features to retain their existing location and site configuration.
- reseed or re-sod natural lawn/turf areas
- Replace / upgrade irrigation system
- Regrade & repave existing brick walkways, as needed, to meet ADA standards
- Repair/replace fences, benches as needed with in-kind
- Repair/repave sport courts & perimeter fencing

Replace/repair playground equipment & provide surfaces to meet ADA standards

Proposed Improvements to Park Structures

- Provide screening for refuse storage area within existing green waste area and equipment storage

10	Angelo J. Rossi Playground
AB 1140A/001	3000,383 sf

Existing Site Description:
Rossi Playground is located in the Inner Richmond in Supervisorial District 1, and has access from Anza Street, Arguello Blvd. and Edwards Street. The park contains a large turf area for baseball and field sports, a playground, sport courts, and maintenance facility. Site is owned by the Recreation and Park Department.

Proposed Improvements to Landscape Features

- Site features to retain existing location and site configuration.
- Renovate turf fields: Regrade surface, replace irrigation system, and reseed or re-sod natural turf playfields
- Improve site and bldg entries, paths to meet ADA standards

Proposed Improvements to Park Structures

- Renovate the 13,500 sf pool building: retain current size and general configuration, exterior walls and overall massing in renovation; retain principal interior circulation patterns. Retain the openness of primary interior space & natatorium
- Repair roof, retain same roofline to retain current appearance
- Repair or replace pool building's electric, plumbing, mechanical, filtration systems
- Replace , waterproof and seal pool shell and liner, matching existing condition
- Provide ADA upgrades to access pool entries/exits; provide a lift at edge of pool;
- Exterior entry sequence and circulation patterns would be retained; a ramp may be added on the Arguello side to improve ADA access to the building entrance and connect to pathways; however, the existing stairways, main entrance and entry sequence would be retained.
- Structural/Seismic reinforcement would be additive, augmenting existing structural systems. Existing concrete and steel structure would remain visible; natatorium would remain open in character. Additional steel cross brace elements would be provided along side walls, reinforcing existing structural system.
- Where possible, repair rather than replace deteriorated features, finishes, etc., to match original; when not feasible, new materials should match original in material, design, texture and color;
- Repair/replace windows, (windows to be more transparent than current windows (most existing window panels are replacements) to more closely match the building's original appearance
- Seismically reinforce structure
- Renovate / replace existing 800 SF maintenance building and 200 sf container used to store equipment. Changes to the building location or footprint would be subject to a General Plan Referral and may require other review or authorization.

11	Balboa Park
AB 3179/011	1,056,856 sf

Existing Site Description:

Balboa Park is a large park, with frontage on Havelock Street, San Jose and Ocean Avenues, just east of Highway 280 and City College. It is located in Supervisorial Districts 11 (recently reconfigured). The park has multiple soccer and baseball fields, basketball courts, tennis courts, playgrounds, an indoor pool, and other recreational amenities. Site is owned by the Recreation and Park Department.

Proposed Improvements to Landscape Features

- Renovate Balboa Pool building, access routes to pool and adjacent amenities.
- Site features to retain existing location and site configuration.

Improvements to Park Structures

- Renovate Pool, retaining current size, overall configuration, exterior walls & massing and principal interior circulation patterns;
- Improve access routes to Balboa Pool, provide ADA to reach the pool main entrance/exit, provide a lift at the edge of the pool
- Retain openness of primary interior space, the natatorium
- Repair or replace building systems (electrical, plumbing, mechanical, filtration systems)
- Replace, waterproof & seal pool shell & liner
- Where possible, repair rather than replace deteriorated features, finishes, etc., to match original; when not feasible, new materials should match original in material, design, texture and color;
- Repair/replace windows, (windows would be more transparent than current windows (most existing windows panels are replacements) to more closely match building's original appearance
- Repair roof, retain same roofline to retain current appearance
- Structural/Seismic reinforcement would be additive, augmenting existing structural systems. Existing concrete and steel structure would remain visible; the natatorium would remain open in character. Additional steel cross brace elements would be added between the existing concrete frames along the sidewalls to provide additional structural reinforcement.
- Consider constructing an 800 SF expansion/ addition to the pool building on existing turf lawn area. The addition would be a single story multipurpose space for pool users, differentiated from but compatible with the existing structure. It would be sited adjacent to the building's west façade. **Note: the building addition would be subject to a General Plan Referral and may be subject to other review and authorization.**
- Retain existing main entry sequence and circulation. Consider adding an additional ramp to provide ADA access to the building on the northeast façade. Ramp design would be similar in appearance to the existing ramp structures.

12	Garfield Square
AB 6523/001	169,331 sf

Existing Park Description:

Garfield Square is located at Harrison and 26th Street in the Mission, in Supervisorial District 9. The park has a synthetic turf soccer field, natural turf lawn area, clubhouse and pool structure with an indoor pool, sport court, picnic area, natural turf lawn area and landscaping. Site is owned by the Recreation and Park Department.

Proposed Improvements to Landscape Features

- Improve park access, including in-kind repair or replacement of perimeter sidewalks, paths, fencing, and benches to meet ADA standards
- Repair or upgrade irrigation, as needed, with in-kind systems
- Repair and repave existing sport courts; repair/replace court perimeter fencing
- Possible clubhouse demolition & replacement by constructing a similar sized (3,000 SF) addition to the pool structure.
- Provide restrooms accessible from the exterior of the building for park use

If clubhouse is demolished, replace sport courts in the former building footprint

Proposed Improvements to Park Structures

- Renovate existing clubhouse /restroom structure; alternatively, consider demolition" of 3,000 SF clubhouse structure & replacement with similar sized (3,000 SF) addition to pool building
- In either alternative, provide restrooms accessible from the building exterior, designed to meet ADA standards
- Renovate Pool Building, retaining current size, overall configuration, exterior walls & massing and principal interior circulation
- Retain openness of primary interior space (natatorium)
- Repair or replace pool building systems, including electrical, plumbing, mechanical & pool filtration systems, retaining building systems at same locations to limit alterations to the building;
- Provide ADA access improvements to reach pools main entrance & provide a lift at pool edge
- Replace, waterproof & seal pool shell & liner
- Where possible, repair rather than replace deteriorated features, finishes, etc., to match original; when not feasible, new materials should match original in material, design, texture and color;
- Repair/replace windows, (windows would be more transparent than current windows (most existing windows panels are replacements) to more closely match building's original appearance
- Repair roof, retain same roofline to retain current appearance
- Structural/Seismic reinforcement would be additive, augmenting existing structural systems. Existing concrete and steel structure would remain visible; the natatorium would remain open in character. Additional steel cross brace elements would be added between the existing concrete frames along the sidewalls to provide additional structural reinforcement.
- If existing clubhouse is demolished, consider a 3,000 sf addition to pool as replacement; multi-purpose space and restrooms should be accessible to park users from exterior.
- **Building demolition, building construction/additions would be subject to separate General Plan Referral and may require other Planning Department review and authorization.**

13 – Margaret Hayward Park

AB 0759/001 264,750 sf

Existing Site Description:

Margaret Hayward Park is bounded by Gough St., Golden Gate Ave., Laguna, and Turk Streets in the Western Addition in Supervisorial District 6. The park has two clubhouses, a multi-purpose/storage building, tennis courts, paved multipurpose sport courts, a playground, and two softball fields with bleachers. Site is owned by the Recreation and Park Department. The City's Emergency Operations Center (EOC) is located on a parcel in the same Assessor's Block. Jefferson Square, a landscaped park of similar size, is located just north of Turk Street.

Proposed Improvements to Landscape Features

- Improve site pathways, sport courts, playfields, playgrounds
- In-kind repair / replacement to pathways throughout park to meet ADA standards.
- Resurface sport courts
- Replace lighting with in-kind
- Replace irrigation system and reseed or re-sod natural turf playfields - 2 softball fields
- Renovate or replace softball field bleachers (which also provide storage space with in-kind improvements.
- Replace softball playfield, & repair/replace irrigation.
- Replace/repair playground equipment & provide surfaces to meet ADA standards

Improvements to Park Structures

- Renovate the two clubhouses, and multi-purpose / storage building.
- Alternatively, demolish the three buildings and construct a single combined structure; demolition and construction of a single new structure
- **Building Demolition and building construction/additions would be subject to a separate General Plan Referral and may require other review and authorization.**
- Renovate or replace softball field bleachers. In either alternative, incorporate ADA access improvements and configure interior rooms and storage areas to provide additional storage space.
- Key decorative elements (decorative gates, stone veneer, concrete planters located at Turk Street Entrance would be retained.
- All improvements to meet ADA standards
- ~~Should footprint of bleachers be increased, project may be subject to a separate General Plan Referral~~ and may require other review and authorization.
- All improvements to meet ADA standards
- Should footprint of bleachers be increased, project may be subject to a separate General Plan Referral and may require other review and authorization.

14 Potrero Hill Playground AB 4163/001 455,000 sf
Existing Site Description: Potrero Hill Playground is located at 801 Arkansas Street, in Supervisorial District 10. The park includes lawn areas, picnic tables and seating, sport courts including basketball and tennis courts, multipurpose natural turf sport fields configured for softball, baseball and soccer, a recreation center/clubhouse and gymnasium complex, playground areas, park paths, and an off-leash dog area. The site slopes down to the east and north. Site is owned by the Recreation and Park Department.
Proposed Improvements to Landscape Features
• All site features to remain their existing location and site configuration. • Replace or upgrade irrigation system. • Regrade and renovate turf playfields; reseed or re-sod natural turf areas • Improve site in vicinity of the recreation center entrance, and pathways to meet ADA standards
Proposed Improvements to Park Structures
• The Recreation Center complex would retain current size, general configuration, exterior walls, overall massing and principal interior circulation patterns, • Existing building entry sequence and exterior access / circulation would be retained. • Structural/Seismic reinforcement would be additive, augmenting existing structural systems, rather than replacing them. In the gymnasium, the existing laminated wooden beams would be retained and remain visible and the gymnasium and auditorium spaces would remain open in feel and character. The existing laminated beams would be reinforced with new structural members that would match the structural elements in material, appearance, color and finish. • Repair or replace the building systems (electrical, plumbing, mechanical, etc. These systems would be retained in their current location to minimize intrusion into the main spaces, and limit alterations to the existing building fabric and use. The systems are located primarily in utility rooms not accessible to the public. • Where possible, repair rather than replace deteriorated features, finishes, etc., to match original; when not feasible, new materials should match original in material, design, texture and color. • Repair/replace windows: In the repair or replacement of glazing and window systems, new window panels would have a higher level of transparency than the current panels (most of which are not original) in order to more closely restore the building to its original appearance., as shown in the original architectural plans/documentation. Renovation would use glazing with wood and metal frames. • The rooflines of the Recreation Center complex, including the gymnasium's Quonset hut roof form (similar to a barrel vault) would be retained.

15 West Sunset Playground AB 2094/005 783,313 sf
Existing Site Description: West Sunset Playground has frontage on Ortega Street, Quintara Street and 45th Avenue in the West Sunset neighborhood, in Supervisorial District 4. It is immediately adjacent to both Sunset Elementary and AP Giannini Middle Schools. The park has a clubhouse, playground, sport courts and multiple baseball/softball fields. The Site is owned by the Recreation and Park Department
Proposed Improvements to Landscape Features
• All site features to retain their existing location and site configuration. • Site accessibility improvements to park perimeter and paths • In-kind repair and/or replacement of perimeter sidewalks, to meet current ADA standards • Repave sport courts, in-kind, and repair/replacement of perimeter fencing, as needed
Improvements to Park Structures
• In-kind repair and/or replacement of fencing, retaining walls, as needed • Renovate / repair the Bleacher seating. The Bleacher storage space, located beneath "Bleachers A" would be renovated and reconfigured to provide restrooms, administrative space for field management, and additional space for storage • **Demolition, building construction or additions would be subject to a separate General Plan Referral and may be subject to other review and authorization by the Planning Dept.**

16 Mountain Lake Park AB 1345/001 1,035,027 sf
Existing Site Description: • Mountain Lake Park is located at 1000 Lake Street, directly south and contiguous with the Presidio (NPS) property. It contains a lake, park pathways, a playground, tennis courts, and large natural turf lawn areas. Site is owned by the Recreation and Park Department.
Proposed Improvements to Landscape Features
• All site features to retain their existing location and site configuration. • Replace/repair playground equipment with in-kind & provide surfaces to meet ADA standards • Replace benches adjacent to playground with in kind, as needed
Improvements to Park Structures
• None

17	Moscone Recreation Center / East Playground
AB 0469/001	567,000 sf

Existing Site Description: Moscone Recreation Center is located between Laguna and Webster Streets, and Bay and Chestnut Streets in the Marina neighborhood. The park provides a mini golf driving range and putting greens, basketball courts, tennis courts, natural turf ball fields and lawn areas, children's play areas, a recreation center building and other amenities. Site is owned by the Recreation and Park Department.

Proposed Improvements to Landscape Features

- Project is limited to improvements at the East playground, located in the southeast quadrant of the site near the intersection of Chestnut and Laguna Streets.
- Replace existing playground in-kind, with similar play structures and equipment.
- Resurface playground to meet current ADA and safety standards
- Replace benches adjacent to playground with in-kind benches, as needed.
- All site features to retain their existing location and site configuration.

Proposed Improvements to Park Structures

- None

18	Joe DiMaggio / North Beach Playground
AB 0075/001	110,000 sf

Existing Site Description:

Joe DiMaggio Park / North Beach Playground was considered in **Planning Case No. 2008.0968ER** and is identified as a candidate site for funding by the Bond, if it is approved by SF Voters. The site is on the block bound by Lombard, Powell, Greenwich and Mason Streets. The park has a children's play area, tennis courts, bocce courts, an indoor pool and sports courts and other facilities.

Proposed Improvements to Landscape Features

The Bond would fund site improvements found in conformity with the General Plan in Case 2008.0968ER in Commission Motion 18323 on 4/21/2011. The area devoted to the park will be increased as a result of demolition and relocation of the North Beach Branch Library. The bond would fund improvements to the parks .

- Children's Play area,
- Tennis courts
- Park access improvements, paved play areas and pathways
- Providing landscaping and seating adjacent to the enlarged open space, provided on the site of the (existing) branch library and adjacent to the future North Beach Branch library in a portion of (vacated) mason Street between Lombard Street and Columbus Avenue.

Proposed Improvements to Park Structures

The project schedule would be coordinated with construction of the new North Beach Branch Library, after demolition of the existing branch library structure.

NOTE: THE FOLLOWING CANDIDATE SITES ARE INCLUDED FOR POTENTIAL BOND FUNDING

19	South Park
AB 3775/103	34,097 sq. ft.

Existing Site Description:
South Park is one of the early City's first parks. The park's oval shape was modeled after private squares established in London in the late 18th through the 19th century, and was similarly established to provide gated open space to the private homes constructed around the park. Subsequently acquired by the City in the late 19th Century for public use, South Park contains approximately 34,097 square feet and is primarily a grassy, landscaped park with perimeter tree plantings that is a South of Market focal point. The park contains two playgrounds, seating and picnic tables and pathways linking park elements. Site is owned by the Recreation and Park Department.

Proposed Improvements to Landscape Features

- All site features to retain their existing location and site configuration.
- Regrading (as necessary) and resurfacing asphalt paved pathways to meet ADA standards
- Replacement of playground equipment and playground surface to meet ADA standards
- Repair or replace irrigation and improve drainage, as needed
- Reseed or re-sod lawn areas, as needed.
- In-kind replacement of seating, tables and benches
- In-kind replacement of picnic areas
- In-kind replacement of fencing

Proposed Improvements to Park Structures

- None

20	Hyde and Turk Minipark
AB 0336/003	6,552 sq. ft.

Existing Site Description:
Hyde & Park Minipark is a small minipark located at the northwest corner of Turk and Hyde Street intersection. It has a small playground, landscaping, seating and open space amenities. Site is owned by the Recreation and Park Department

Proposed Improvements to Landscape Features

- All site features to retain their existing location and site configuration
- Replace playground equipment with in-kind improvements.
- Replace playground surface to meet ADA standards
- Improve park landscaping, as needed.
- Replace fencing with in-kind materials

Proposed Improvements to Park Structures

- None

ENVIRONMENTAL REVIEW

The Environmental Planning Section of the Planning Department determined that the San Francisco Recreation and park Department General Obligation Bond ("Bond") funds would be used to address improvement needs at park facilities. If passed by the electorate, the Bond would fund improvements to parks including playgrounds, recreation buildings, outdoor courts, fields, pathways, lawns, landscaped planted areas and other open space areas. The proposed Bond would provide two types of funding programs; a project-specific program, which was addressed in a Categorical Exemption certificate, and a city-wide funding program. On 4/30/2012, the Environmental Planning Division of the Department determined that the Bond is Categorical Exempt from Environmental Review, under Class 1 [State CEQA Guidelines Sections 15301(a).

In addition, on 5/14/2012, the Environmental Planning Division determined that the revised project, adding the two additional candidate sites for Bond funding - South Park and Hyde & Turk Minipark - is Categorically Exempt from Environmental Review, under Class 1 (Existing Facilities) CEQA State Guidelines Section 15301(a).

Improvements to the Joe DiMaggio Park / North Beach Playground (Block 0075/Lot 001) were not addressed in the Certificate of Determination of Exemption from Environmental Review. For purposes of the Bond measure related to Joe DiMaggio Playground, this referral also recognizes the North Beach Public Library and Joe DiMaggio Playground Master Plan and its associated Final Environmental Impact Report (State Clearinghouse Number 2009042130) as certified in Planning Commission Motion No. 18321. In Motion No. 18323, the Planning Commission considered these and related actions and adopted General Plan findings concerning aspect of the Master Plan project. These Motions, both adopted on April 21, 2011, are incorporated herein by reference.

ISSUES AND OTHER CONSIDERATIONS

- The Recreation and Open Space Element of the General Plan contains a policy that calls for the City to renovate and renew the City's parks and recreation facilities. The Bond would provide funds to do so.
- The Community Safety Element of the General Plan calls for the City to reduce potential seismic hazards in City-owned Buildings.
- The Recreation and Open Space Element also contains policies that call for the City to preserve existing public open space. The General Plan policy is to evaluate proposals to limit additions to recreation facilities to the existing building footprint and to that which can be accommodated on the site without negatively impacting the surrounding open space. Individual proposals to construct building additions or construct new buildings in parks would be subject to separate General Plan Referrals.

BASIS FOR RECOMMENDATION

- The Bond would provide funds that may be used to renovate the specific parks described in the Memorandum.

- The Bond would provide funds that could be used to renovate certain park elements at Recreation and Park Department park and open space sites throughout the City, including trails and landscape, children's playgrounds, etc., and could be used to fund reforestation efforts, water conservation efforts, among other programs, for which individual projects have not yet been identified. Specific projects may require separate review and approval.
- The Recreation and Park Department may be required to submit certain projects to the Planning Department for General Plan Referral analysis and consistency determination. These would generally include projects calling for building demolition, building additions, constructing new buildings, or making significant changes to park landscapes or uses.

GENERAL PLAN CONFORMITY RECOMMENDATION AND ANALYSIS

Based on a review of the application and analysis of the proposed Bond and the General Plan, the Planning Department finds that the proposed General Obligation Bond for renovation of Recreation and Park facilities would be, on balance, **in conformity** with the Priority Policies of Planning Code Section 101.1(b) and with the following Objectives and Policies of the General Plan, with the condition that some individual projects may require separate General Plan Referrals.

Note:
General Plan Objectives are shown in **BOLD UPPER CASE** font; Policies are in **Bold** font; staff comments are in *italic* font.

OBJECTIVE 2
DEVELOP AND MAINTAIN A DIVERSIFIED AND BALANCED CITYWIDE SYSTEM OF HIGH QUALITY PUBLIC OPEN SPACE.

POLICY 2.2
Preserve existing public open space.

San Francisco s public open space system is fairly extensive. It ranges from large parks to undeveloped street rights-of-way. Much of the system is park land and other public open space under the jurisdiction of the Recreation and Park Department. In addition to this land, a significant portion of the public open space in San Francisco is only informally part of the city s park and recreation system. This open space is held by a number of public agencies and is also either used for recreation or appreciated for its natural qualities, but is neither a public park nor a playground. Open Spaces in this second category include certain shoreline areas under the jurisdiction of the Port of San Francisco shown in Maps 4 - 9, certain reservoirs, grounds of public institutions, forts, land for slope and view protection, roadway landscaping, alleys, dedicated public walkways and undeveloped street rights-of-way. Open spaces such as these are a very important part of the city s open space system. They supplement playgrounds and parks and are a major visual asset.

Development sometimes threatens public open spaces regardless of whether or not it is a formal

part of the City' s park and open space system. While few public open spaces-have been lost in their entirety to other uses, almost all public open space at one time or another has been viewed as a source of vacant land for new construction. The shortage of vacant sites and the intensity of development in San Francisco produce pressures on the city s public open space. These same factors generate considerable demand for open space and leave few opportunities to expand the open space system. Consequently, it is essential that the City preserve the public open space
which remains.

Despite general agreement on the need to preserve public open space, over the years developments may indeed be proposed on public land designated as open space in this plan. It is anticipated that the most persuasive arguments in favor of development will be based on the "public value" of the proposed development. The public value will differ among proposals, and a determination, of this value as compared with the value of open space will be difficult. In order to assist in this determination, four types of potential development proposals have been identified. If proposals for these types of development occur, the following policies should be applied:

Proposals for nonrecreational uses in public parks and playgrounds may arise in the future. Some may be for public facilities such as parking garages, streets and buildings, and for private or semi-public facilities. Development of this kind in parks and playgrounds should, without exception, be prohibited.

Recreation and Cultural Buildings

Many San Francisco neighborhoods need more gymnasiums, swimming pools and other indoor facilities. Citywide recreation and cultural facilities also require new buildings and room to expand. The scarcity of sites and the high cost of land, together with the recreational nature of such facilities, make parks and playgrounds frequent candidates as sites for recreation and cultural buildings.

This situation is often in conflict with the need to retain outdoor open space. The value of parks and playgrounds in a highly developed city like San Francisco is immeasurable. San Francisco s neighborhoods are densely populated, and many residents have no access to open spaces other than that provided by the City. Even in those areas with private yards, city parks make neighborhoods more livable. San Francisco s parks and playgrounds are a great asset to the City. Building in them results in a loss of open space which can rarely be replaced.

The City s policy should be made clear: where new recreation and cultural buildings are needed they should be located outside of existing parks and playgrounds. When new indoor facilities are needed, the City should allocate funds for land acquisition as well as for construction. Outdoor space in parks and playgrounds should not be diminished except in a few unique cases such as the Zoo, which requires special indoor facilities, and John McLaren Park, which is underdeveloped and may provide a good site for new recreation facilities designed to relieve pressure on overused facilities.

This policy is not intended to disregard the importance of indoor recreation facilities. It is recognized that a properly balanced system combines both indoor and outdoor spaces and programs. San Franciscans,

however, should not be put in the position of developing indoor facilities at the expense of valuable outdoor open space and the amount of outdoor open space in parks and playgrounds should not have to be reduced in order to avoid buying land for new indoor recreation or cultural facilities.

Proposals for additions to existing recreation and cultural buildings in parks and playgrounds should be evaluated by the same process as that outlined below for supporting facilities. Additions to cultural and recreation facilities should be limited to the existing footprint and to that which can be accommodated on the site without creating a negative impact on the surrounding area by reason of excessive height and bulk. A goal of planning should be to limit the size of any necessary additions. Additions should be limited primarily to publicly accessible recreational and cultural uses, or facilities which directly support them. Alternative locations for non publicly accessible functions should be carefully explored. When additions are planned, careful planning should limit the size of the required enlargement.

Supporting Facilities

Many of the sites designated for open space in this plan are under the jurisdiction of public agencies other than the Recreation and Park Department and are intended primarily for public uses other than recreation. Here open space use is secondary to the prime use. Examples are: underdeveloped street rights-of-way, property on or adjacent to reservoirs and grounds of public institutions, and certain Port shoreline property shown in Maps 4-9.

In these cases it is anticipated that requests for supporting facilities of various types may arise. These proposed facilities may be necessary to perform the public function of the particular agency holding the land designated as open space. In order to provide a basis for a decision in these cases, the agency proposing the supporting facility should make public the following material:

- Information demonstrating that the facility proposed is necessary to provide the public service of the agency holding the site in question;
- Sufficient proof that alternative sites have been studied and that the proposed facility can be located only on the site in question;
- A study which assesses the effects of the proposed facility on the site in question and on the surrounding neighborhood.

Since the purpose of the policy is to preserve public open space, the city should not approve projects which are not demonstrated to be necessary by the information submitted, nor should it approve projects whose effects have not been thoroughly assessed. Approval should be based upon the information submitted and on conformity of the project with the General Plan. Upon approval, the city may request the agency to meet certain design criteria and performance standards which insure such conformity.

Comment: The bond would provide funds for renovation of park and open space under the jurisdiction of the Recreation and Park Departments, and would provide funds for renovating recreational buildings, constructing

additions to recreation buildings, and (potentially) demolishing/constructing new recreation buildings at the following parks:

- *Glen Canyon Park Rec Center (4,500 square foot addition)*
- *Willie "Woo Woo" Wong Playground (renovate or demolish and replace clubhouse)*
- *Balboa Park (800 square foot addition to Pool building)*
- *Garfield Square (Renovate or demolish Clubhouse and construct replacement/addition to Pool building)*
- *Margaret Hayward Playground (Renovate or demolition and replacement of 2 clubhouses, Storage Building)*

Proposals for constructing new buildings and building additions in public parks should be submitted to the Planning Department to determine whether they would be consistent with the referenced General Plan policy calling for the City to Preserve Existing Open Space. These projects would be subject to separate General Plan Referrals.

For purposes of the bond measure related to Joe DiMaggio Playground, this referral also recognizes the North Beach Public Library and Joe DiMaggio Playground Master Plan and its associated Final Environmental Impact Report (State Clearinghouse Number 2009042130) as certified in Planning Commission Motion No. 18321. In Motion No. 18323, the Planning Commission considered these and related actions and adopted General Plan findings concerning aspect of the Master Plan project. These Motions, both adopted on April 21, 2011, are incorporated herein by reference.

The Department has again considered the relevant objectives and policies of the General Plan in regard to the Joe DiMaggio Playground design as envisioned in the Master Plan. One policy of the Recreation and Open Space Element, Policy 2.2, deserves additional attention in light of the Playground design, which will convert the former site of the North Beach Library to open space use, reorganize and enhance existing park uses, improve the former Mason Street for passive and active recreational use, better integrate the new North Beach Branch Library, at 701 Lombard Street, into the park, and eliminate vehicular traffic between the new library and other park uses.

Objective 2 of the Recreation and Open Space Element is to "Develop and maintain a diversified and balanced citywide system of high quality public open space;" Policy 2.2 is to "Preserve existing public open space." The Department reads Policy 2.2 in the context of the Objective and Policy. Policy 2.2 contains general explanatory text and discussion under 4 headings: nonrecreational uses; recreational and cultural buildings; supporting facilities, and surplus property. The section relating to "nonrecreational uses" discusses nonrecreational uses in public parks and playgrounds that may arise in the future. However, the Joe DiMaggio Playground design does not involve a proposal to insert a new nonrecreational use where one never existed and at the expense of traditional open space, but rather it is a reorganization of existing uses, such as the North Beach Library, within an existing park. Further, the design envisioned in the Master Plan increases traditional open space uses, and therefore, fulfills Policy 2.2's general purpose to preserve public open space.

In addition, the Department's practice has been to apply the portion of Policy 2.2 addressing "recreation and cultural buildings" to any changes to existing structures in parks, including libraries. When reviewing such projects, the Planning Department, in accordance with the explanatory text of the General Plan, considers, among other issues, 3 factors: Is there (1) information "demonstrating that the facility proposed is necessary to provide the

public service of the agency holding the site in question," (2) "[s]ufficient proof that alternative sites have been studied and that the proposed facility can be located only on the site in question" and (3) "[a] study which assesses the effects of the proposed facility on the site in question and on the surrounding neighborhood." The Planning Department, for example, took this approach to analyze the Ortega Branch Library project in the West Sunset Playground that involved the demolition of the existing library and construction of a new library on a different portion of the park. Planning Department General Plan determination dated November 10, 2008 Case No. 2008.0434R. See also the Department's General Plan determination for Parkside Branch Library in McCoppin Square dated March 11, 2008, Case No. 2007.1468R. In the case of the North Beach Library and Joe DiMaggio Playground Master Plan, the Planning Department accounted for each of these factors - needs assessment, alternatives analysis, assessment of effects - which were thoroughly documented as part of the Final EIR and the administrative record for the project. This included the Planning Commission's adoption of environmental findings and its associated statement of overriding benefits in Motion No. 18322 (April 21, 2011), which is incorporated herein by reference. Finally, this approach is reflected in the Department's pending update to its Recreation and Open Space Element (initiation in Planning Commission Motion No. 18385, June 23, 2011), where certain uses in parks, such as libraries, are characterized as community recreation.

For the foregoing reasons, the Department finds and reaffirms that the design of the Joe DiMaggio Playground, is, on balance, consistent with the General Plan.

POLICY 2.6
Make open spaces accessible to people with special needs.

Comment: The proposed G.O. bond, if approved, would fund park improvements designed to meet current American with Disabilities Act (ADA) standards.

POLICY 2.9
Maintain and expand the urban forest.

Comment: Trees planted in parks and public open space, on city streets and on private property, collectively form the "urban forest." The urban forest contributes substantially to the quality of life in the city. The Recreation and Park Department plants and maintains the urban forest in City Parks and also maintains trees on some other public lands.

Many park trees have reached maturity, need care and management. Some trees need to be removed and parks reforested. This is particularly true in the city's older parks. The magnitude of this effort is beyond the current scope of existing tree maintenance programs and budgets and therefore needs a separate funding effort. The proposed Bond would fund improvements to the trees and landscape at the specific parks called out in the Bond. The Urban Forestry Program would also provide funds that would enable the Recreation and Park Department to better manage trees at other park sites that are under its jurisdiction.

POLICY 4.1
Make better use of existing facilities.

POLICY 4.3
Renovate and renew the City's parks and recreation facilities.

Comment: The Bond would provide funds to renovate parks described in the body of this General Plan Referral. The Bond would also provide funds for Citywide Programs that could be used to improve other parks under Recreation and Park ownership/jurisdiction. The Citywide Programs would provide funding for urban forestry projects, water conservation, park trails projects, neighborhood priority projects, among others, at parks throughout the City. The Bond, if approved, would be provide funds to renew City parks, including recreation buildings located in parks. Once renovated, these improvements would likely encourage greater use of the renovated parks. Some specific projects, including construction of new buildings and additions, would be subject to separate General Plan referral applications and may require other authorization or approval.

COMMUNITY SAFETY ELEMENT

OBJECTIVE 2
REDUCE STRUCTURAL AND NON-STRUCTURAL HAZARDS TO LIFE SAFETY, MINIMIZE PROPERTY DAMAGE AND RESULTING SOCIAL, CULTURAL AND ECONOMIC DISLOCATIONS RESULTING FROM FUTURE DISASTERS.

Comment: The bond, if approved, would provide funds to renovate or propose additions / replacement of recreation structures / buildings at Glen Canyon Park, Willie "Woo Woo" Wong Playground, Balboa Park, Garfield Square, Margaret Hayward Playground. Any new structures or additions would use current Building and Seismic Codes and Standards. This should help to reduce potential hazards to life safety. Demolition and construction of new buildings and additions would be subject to separate General Plan Referrals and may be subject to other review and authorization by the Planning Department.

POLICY 2.7
Abate structural and non-structural hazards in City-owned structures.

Both technical and financial resources are needed to repair and retrofit City-owned structures. The City shall utilize its capabilities to assess hazards and to create and implement bond and other funding opportunity and to carry out retrofit projects. A number of City buildings have already been structurally upgraded utilizing bond financing.

Comment: The proposed Bond, if approved, would provide funds for seismic retrofit of a number of recreation buildings, consistent with the referenced General Plan Objectives and Policies.

POLICY 2.8
Preserve, consistent with life safety considerations, the architectural character of buildings and structures important to the unique visual image of San Francisco, and increase the likelihood that architecturally and historically valuable structures will survive future earthquakes.

Comment: If the Bond is approved by SF Voters, individual projects that receive funding to seismically strengthen or retrofit n historic resource would incorporate measures to preserve existing historic design features and elements as well as to take measures to increase the building's chances of surviving future earthquakes.

ENVIRONMENTAL PROTECTION ELEMENT

POLICY 1.1
Conserve and protect the natural resources of San Francisco.

POLICY 1.3
Restore and replenish the supply of natural resources.

Comment: The bond would provide funds to renovate and restore park landscapes, provide funds for slope stabilization and erosion control and fund a citywide Urban Forestry Program, for which specific projects have not been identified. In addition to renovation of specific parks designated for bond funding, several of the Citywide Programs would direct funds to conserve and protect San Francisco's natural resources. Providing funds for a citywide Forestry Program, Landscape Restoration Program, Water Conservation Program, among others, would be consistent with the referenced policies.

URBAN DESIGN ELEMENT

POLICY 2.1
Preserve in their natural state the few remaining areas that have not been developed by man.

Comment: Some parks, including Glen Canyon Park, contain some areas with designated "Significant Natural Areas" that support native plant and animal communities. If are included in parks proposed to be renovated by the ballot initiative, such as areas within Glen Canyon Park, the Significant Natural Areas would not be changed or negatively affected.

POLICY 2.2
Limit improvements in other open spaces having an established sense of nature to those that are necessary, and unlikely to detract from the primary values of the open space.

The recreation and open space values of parks and other open and landscaped areas developed by man ought not to be reduced by unrelated or unnecessary construction. These resources are not expected to be increased substantially in future time, whereas the public need for them will surely grow.

Facilities placed in these areas should be of a public nature and should add to rather than decrease their recreation and open space values. Facilities that can be accommodated outside of established parks and open spaces should be placed at other appropriate locations. Where new facilities are necessary in these parks and open spaces, they should be sited in areas that are already partially developed in preference to areas with a greater sense of nature.

Through traffic, parking lots and major buildings should be kept out of established parks and open spaces where they would be detrimental to recreation and open space values. Parking garages and other facilities should not be placed beneath the surface in these areas unless the surface will retain its original contours and natural appearance. Realignment of existing trafficways in these areas should avoid destruction of natural features and should respect the natural topography with a minimum of cutting and filling. The net effect of any changes in parks and open spaces should be to enhance their visual qualities and beneficial public use.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

Comment: The Bond would provide funds to renovate certain specified parks and fund improvements at other parks (not yet identified) using Citywide Programs funds that would also be funded by the bond. The Bond includes funds for renovation, additions and demolition/reconstruction of recreation buildings. The Recreation and Park Department has had consultants prepare Draft Historic Resource Evaluation Reports for recreation structures located at Glen Canyon Park, and the structures at Margaret Hayward Playground, including the James P. Lang Field Bleachers and Clubhouse structures. The Draft Historic, Resource Evaluation Reports determined (1) that the Glen Canyon Park Recreation Center may be eligible for listing as an historic resource on the California Register of Historic Resources; (2) the James P. Lang Field bleachers at Margaret Hayward Playground do not appear to be eligible for listing as an historic resource on the California Register of Historic Resources; and (3) the Old Clubhouse building at Margaret S. Hayward Playground, and the Margaret S. Playground as a whole do not appear to be eligible for listing as historic resources on the California Register of Historic Resources.

RECOMMENDATION: The Bond is, on balance, **in-conformity** with the General Plan.

The following types of projects that may be funded by the Bond should be referred to the Planning Department to determine whether they require separate General Plan referral(s), pursuant to Section 4.105 of the Charter and Sections 2A.53 of the Administrative Code or other authorization:

- Demolition of buildings / structures
- Construction of new buildings / structures
- Additions to existing structures (enlargement)
- Significant changes to park landscapes or use

PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

Eight Priority Policies Findings

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

   The Bond would have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood.

   The Bond would have no adverse effect on the City's housing stock or on neighborhood character. Existing housing and neighborhood character would not be negatively affected. The proposed Bond, if approved, would provide funds for the renovation of specified parks and would fund programs that could be used to improve other parks that are part of the City's system of parks and open space resources. Specific projects funded by the Bond may be subject to separate review and authorization by the Planning Department.

3. That the City's supply of affordable housing be preserved and enhanced. *The Project is located outside of the City and County of San Francisco.*

   The Bond would have no adverse effect on the City's supply of affordable housing. Bond funding would be limited to improvement to Recreation and Park Department properties.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

   The Bond would not result in commuter traffic impeding MUNI's transit service, overburdening the streets or altering current neighborhood parking. During renovation of specific park sites, adjacent streets and parking may be affected, but any impact would be temporary and limited.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for residential employment and ownership in these sectors be enhanced.

   The Bond would not affect the existing economic base in this area.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

   The Bond would not adversely affect achieving the greatest possible preparedness against injury and loss of life in an earthquake. If approved, the Bond would provide a source of funds that would enable the City to renovate park recreation buildings and structures in City parks. All projects would be constructed pursuant to current building and seismic codes.

7. That landmarks and historic buildings be preserved.

   The Bond, if approved, would not affect landmarks or historic buildings. Renovation or changes to historic resources on park property would be subject to separate review and approval to ensure that historic resources are conserved. Specific projects, such as improvements to structures at Glen Canyon Park, including any changes to landmarks or buildings of historic significance, would be subject to separate authorization and approval

8. That our parks and open space and their access to sunlight and vistas be protected from development.

   The Bond would have no adverse effect on parks and open space or their access to sunlight and vistas. Individual projects that would demolish or replace park buildings or construct building additions to existing park structures would be subject to separate General Plan Referral(s) and/or other City authorization and approval.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DATE: May 10, 2012

TO: File

FROM: Shelley Caltagirone, Preservation Planner, NW

RE: Parks General Obligation Bond - South Park Project
Case No. 2011.1359E
Historic Resource Evaluation

This memo is an addendum to the Historic Resource Evaluation Response memo issued by the Planning Department on April 25, 2012 to analyze an additional element of the Parks General Obligation Bond Project. The project under review is the renovation of South Park, located on Lot 103 in Assessor's Block 3775 and bounded by South Park Avenue between 2nd and 3rd Streets. The park was evaluated in 2009 and found to be eligible for listing local designation as a contributing feature of the South Park Historic District. As such, South Park is considered a "Category A" property (Known Historical Resources) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures. The following excerpts are taken from the DPR 523D Form prepared by Page & Turnbull in June 2009.

> *The Historic District includes a total of thirty-four buildings and thirty-seven parcels. There are twenty-four contributing resources: twenty-three buildings and the park. The remaining thirteen properties are non-contributing. The South Park Historic District generally conforms to the block bounded by Taber Place to the northwest, 2nd Street to the northeast, Varney Place to the southeast, and 3rd Street to the southwest. It is situated just south of Rincon Hill and a block south of the I-80 approach to the San Francisco-Oakland Bay Bridge.*
>
> *Designed in 1854, South Park is an ovoid open space measuring 550 feet long and 75 feet wide, and tapering at either end. It is oriented northeast-southwest, following the diagonal street pattern of the South of Market area. The park may be loosely described as oval-shaped or lozenge-shaped, but in fact, it features long, straight sides with rounded ends. Its shape and relationship to the surrounding buildings resembles Louisburg Square on Beacon Hill in Boston (developed in the 1840s), though Louisburg Square is only about 200 feet long and 45 feet wide. South Park is bordered by a high, non-original, concrete curb. The outer edges of the park are ringed with shrubs and trees, including poplars and elms. The center space contains a lush lawn. Paved paths ring and criss-cross the park. Wood benches are placed at intervals along the paths. Additional benches and wood picnic tables are located at the center of the park, amidst a cluster of trees and plaza, and two playgrounds with climbing structures and sand are positioned in the northern and southern halves.*
>
> *The period of significance for related important events (National Register Criterion A) is 1854 to 1935, while the period of significance for important architectural trends of the extant resources (National Register Criterion C) is 1906 to 1935. Within the broader period of time, the most pronounced periods of construction occurred from 1854 to about 1869 (of those resources, only the*

park remains), 1906 to 1913, and 1920 to 1925. The Historic District's periods of significance end at 1935 because by this time, South Park was largely built out and development nearly halted. Only two buildings were constructed between 1935 and 1959, which at the present time (2009) is the fifty-year mark that qualifies buildings as historic resources. The ending date of 1935 also corresponds to the general drop-off in development in the South of Market area as a whole, which is reflected in the end dates of the locally- and National Register-designated South End Historic District, the potential South End Historic District Addition, and the potential Western SoMa Light Industrial and Residential Historic District. The South Park Historic District contains twenty-four contributing properties and fourteen non-contributing properties.

The proposed project would include the following work: improvements to the asphalt-paved pathways to meet current ADA standards, maintaining the current configuration and materials while slightly modifying grade; in-kind replacement of site seating, tables, and fencing; replacement of playground equipment and surface materials in order to meet current ADA and safety standards; replacement of natural lawn with seed and/or sod. All features in the sites are expected to remain in their current locations and configuration. The Recreation and Park Department will consult with the Environmental Planning Division and Preservation staff of the Planning Department during the design stage of each project to verify the consistency of the project proposals with the applicable project descriptions and assumptions.

The work consists of in-kind replacement of primarily non-historic features of the park, including the seating, tables, fencing, and playground equipment. While it is unknown if the current pathway alignment dates from the period of significance for the historic district, the path alignment would not be altered and the grade would only be minimally altered. In sum, the work would result in no significant change in the appearance of the park and would have no impact to the overall character of the South Park Historic District. Therefore, the project would not cause any significant adverse impacts to known or potential historic resources.

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HYDE & TURK MINI PARK
Block 0336/ Lot 003

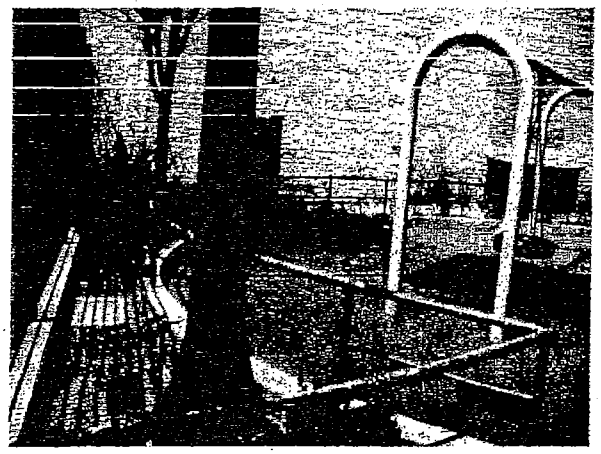
Existing Site Description

Hyde & Turk Mini Park is located at 201 Hyde Street. The park is approximately 6,552 square feet and has a playground, landscaping, and related amenities. This site is owned by the San Francisco Recreation and Parks Department.

Proposed Project Scope

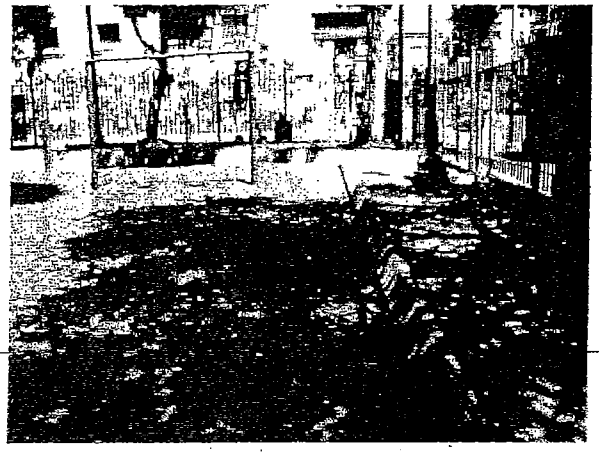
The proposed project would include improvements to the site playground, landscaping, and fencing. The existing playground would be replaced in-kind and new surface materials would be included in order to meet current ADA standards. The proposed site work would also involve improvements to access where needed in order to meet current ADA standards as well as provide improvements to existing planting areas, in-kind and as needed. All features in the site are expected to remain in their current locations and configuration.

SITE PHOTOS: HYDE & TURK MINI PARK

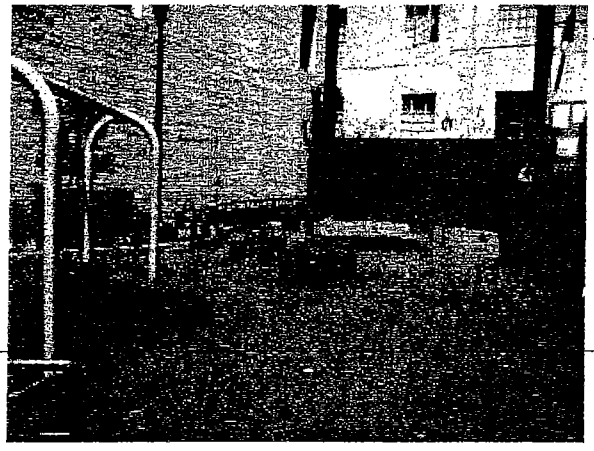


Fencing and Plantings

Children's Play Area Equipment



Children's Play Area Equipment



Children's Play Area Equipment

SITE MAP: HYDE & TURK MINI PARK

Main access point

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.:	2011.1359E
Project Title:	**Recreation & Park Department 2012 General Obligation Bond**
Zoning:	P (Public)
Block/Lot:	Various
Project Sponsor	Karen Mauney-Brodek, Recreation & Park Department (RPD) (415) 575-5601
Staff Contact:	Brett Bollinger – (415) 575-9024 Brett.Bollinger@sfgov.org

PROJECT DESCRIPTION:

San Francisco Recreation and Park Department (RPD) General Obligation Bond ("Bond") funds would be used to address improvement needs at park facilities. If passed by the electorate, the General Obligation Bond would fund improvements to parks including playgrounds, recreation buildings, outdoor courts, fields, pathways, lawns, landscaped planted areas and other open space areas. The proposed Bond involves two types of funding programs; a project–specific program, which is addressed in this Categorical Exemption certificate and a city-wide funding program, which is exempt from environmental review by statute (see Remarks).

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Sections 15301(a]

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Environmental Review Officer

4/30/12
Date

cc: Project Sponsor
Supervisor Mar, District 1
Supervisor Farrell, District 2
Supervisor Chiu, District 3
Supervisor Chu, District 4
Supervisor Olague, District 5
Supervisor Kim, District 6
Supervisor Elsbernd, District 7
Supervisor Weiner, District 8
Supervisor Campos, District 9
Supervisor Cohen, District 10
Supervisor Avalos, District 11

REMARKS:

Project-Specific Program: The Recreation and Park Department General Obligation Bond ("Project") implementation of the proposed site-specific projects would involve repairs and improvements to following 17 parks throughout the City and County of San Francisco:

1. Christopher Playground
2. Douglass Playground
3. Excelsior Playground
4. Gilman Playground
5. Glen Canyon Park
6. Golden Gate Heights Park
7. Richmond Playground
8. Willie "Woo Woo" Wong Playground
9. Allyne Park
10. Angelo J. Rossi Playground
11. Balboa Park
12. Garfield Square
13. Margaret Hayward Playground
14. Potrero Hill Playground
15. West Sunset Playground
16. Mountain Lake Park
17. Moscone Recreation Center/East Playground

The Recreation and Park Department would consult with Environmental Planning and Preservation staff of the Planning Department during the design stage of each park project to verify the consistency of the project proposals with the applicable project descriptions and assumptions.

The Project would also fund renovation and reorganization of the Joe DiMaggio Park/North Beach Playground (Block 0075/Lot 001). An Environmental Impact Report was prepared for this project (Planning Department Case No 2008.0968E) and certified by the Planning Commission in April 2011. Improvements at this site are not addressed in this Certificate of Determination.

City-Wide Funding Program: Also included as part of the proposed Bond, the City-Wide Funding Program involves the establishment of funding for park and open space improvements on property owned or managed by the Recreation and Parks Department.

The following city-wide funding programs are proposed for inclusion in the Bond.

- Funding for a community opportunity program: This program would allow for communities to nominate parks for improvements.
- Funding for a forestry program: This program would remove, prune and replace hazardous trees in our park system.
- Funding for a trail improvements, landscape restoration, and pathway program: This program would improve trails, pathways and landscapes in the City's park system.
- Funding for a replacement of dilapidated children's play areas program: This program would renovate dilapidated children's play areas and their related features.
- ~~Funding for a water conservation program: This program would make improvements to irrigation~~ systems improvements and other water conservation projects.
- Funding for a leveraging resources program: This program would provide matching and other funding for not-yet-identified projects.
- Funding for a citywide resources and larger parks program: This program would provide funding for projects in larger parks such as McLaren Park (including adjacent parks), Golden Gate Park, Lake Merced or other city parks.

None of these funding programs would involve a commitment of the Bond proceeds to a particular project at a particular site. Instead, the Bond provides a financing mechanism to fund projects that meet

the general criteria stated above. Specific projects would be determined, reviewed and funded under these programs after the Bond is passed.

For CEQA compliance, the City-Wide Funding Program was evaluated separately from the Project-Specific Program and was determined that the statutory exemption provided under CEQA Guidelines Section 15273: Rates, Tolls, Fares, and Charges would apply.[1]

Project-Specific Program Project Descriptions

The following are the proposed project descriptions for each individual park under the Project-Specific Program:

Christopher Playground

Block 7521/Lot 007

The proposed project would include improvements to the site pathways, tennis courts, baseball field, exterior clubhouse restrooms, and playground. The proposed site work would involve slight re-grading of the pathways in order to meet current ADA standards, as well as repaving of the existing tennis courts. The softball field would be replaced with seed and/or sod and re-graded, and the irrigation system would be replaced. The existing field backstop would also be replaced in order to meet current ADA standards. The proposed project would also provide in-kind replacement of seating, pedestrian lighting, picnic areas, and signage. The existing clubhouse restrooms would receive minor modifications to meet current ADA standards, and the existing playground would be replaced and new surface materials would be included in order to meet current ADA and safety standards. All proposed improvements to park features are expected to remain in their current locations and configuration. None of the proposed improvements would occur inside of the adjacent Glen Canyon Park Natural Areas.

Douglass Playground

Block 7500/Lot 001

The proposed project includes improvements to the dog play area, sport courts, accessibility for ADA access, playground and exterior clubhouse restrooms. The proposed site work involves replacement of the natural lawn in the dog play area and lawn areas in the lower level with new seed and/or sod. The sport courts would be repaved, and park accessibility would be improved for ADA access. The proposed project would also provide in-kind replacement of site benches, picnic tables, paving and fencing, and the existing playground would be replaced with new play equipment and appropriate surface materials to meet ADA and safety standards. Improvements to slope stabilization and erosion control would also be made. The existing clubhouse restrooms would receive minor modifications to meet current ADA standards. All features on the site would be expected to remain in their current locations and configuration.

Excelsior Playground

Block 6088/Lot 008

The proposed project includes improvements to the site perimeter, landscaping, natural turf, sport courts, and exterior clubhouse restrooms. The proposed site work involves overall site accessibility improvements to the park perimeter which include in-kind repair and/or replacement of the sidewalk,

[1] On file and available for public review at the San Francisco Planning Department, 1650 Mission Street, Fourth Floor, as part of project file 2011.1359E.

fencing, and retaining walls to meet current ADA standards. The site landscaping would be replaced in-kind as necessary. The natural turf would be replaced with new seed and/or sod and the irrigation system would be upgraded. The site's seating would be replaced in-kind and some playground elements would be repaired or replaced as needed to meet ADA and safety standards. The existing sport courts would be repaved as well as repairs to their surrounding fencing, as needed. The exterior facing restrooms would receive minor modifications to meet current ADA standards. All features in the site are expected to remain in their current locations and configuration.

Gilman Playground
Block 4963/Lot 003
The proposed project includes improvements to the playfield, basketball courts, lighting, picnic area, playground, and minor improvements to the exterior restrooms. The proposed site work involves in-kind repairs and/or replacement to landscaping, pathways, and fencing throughout site as needed. The softball field would be replaced with seed and/or sod, and the irrigation system would be replaced. The existing basketball court would be resurfaced and the lighting would be replaced in-kind. The proposed project would also provide in-kind replacement of site picnic tables and benches. The existing playground would be replaced and new surface materials would be included in order to meet current ADA standards. The exterior facing restrooms would receive minor modifications to meet current ADA standards. All features in the site would be expected to remain in their current locations and configuration.

Glen Canyon Park
Block 7560/Lot 002
The park's natural turf fields and lawn areas would be repaired and/or replaced with seed and/ or sod. Minor grading, irrigation and drainage repair would be performed. There would also be in-kind replacement of the backstop, fencing, and benches around the ball fields. The ball fields would remain approximately the same size and footprint. None of the improvements or construction would occur inside of designated Natural Areas as identified in the Significant Natural Resource Areas Management Plan.

The project would also include the renovation of the existing Glen Canyon Park's Recreation Center, as described below:

- The Recreation Center would retain its overall configuration, circulation, and massing in the renovation.
- The historic character of the Recreation Center would be retained through the preservation of its character-defining features, which include the following: complex massing, high roofs, chimneys, multi-lite steel sash windows, gymnasium and large, multi-purpose auditorium.
- All deteriorated historical features would be repaired with in-kind materials, rather than replaced, if possible.
- Rooflines and appearance would remain the same for the gymnasium and auditorium space and the connecting smaller spaces and hallways.
- The repair or replacement of the building systems (electrical, plumbing, and mechanical) would be done in their current locations to minimize visual intrusion on the main spaces and limit alteration of existing fabric. Most of these locations are in non-visible utility rooms.
- The openness of primary interior spaces (auditorium/multipurpose room and gymnasium) would be retained. Where possible and feasible, repair of deteriorated features such as finishes and materials would be done. In other areas, replacement of the materials due to rot or other degradation may be

necessary. Where new materials are provided, they would match the original materials in design, color, material and texture.

- In the repair or replacement of glazing and windows, new windows would have a higher level of transparency than the current panels in order to restore more of the building's original appearance (Original documentation is extant to show existing glazing patterns and materials).
- Any structural seismic reinforcement would be additive, and augment existing steel, wood and concrete structural systems rather than replacing them. The existing structural systems would remain visible and the gymnasium and auditorium spaces would remain open in feel and character. These additions would match the existing structural system in material, appearance and character.

The project would also include two new additions totaling approximately 4,500 sf to provide more classroom space and gymnasium seating, as described below:

- The proposed additions would both be differentiated from and compatible with the historic materials and features of the recreation center. Materials include wood, glass, metal and concrete, all of which are used in the current structure. The multi-purpose classroom additions would be glass, steel and concrete structures, clearly different than the existing, with different but compatible roof lines. One of the new additions would have a green roof.
- The two multi-purpose classroom additions, each approximately 1900 sf, would attach to the existing structure at two distinct areas on secondary facades and would not block existing windows. Approximately 400 sf of existing wall materials would be removed to attach the additions to the existing building.
- The gym seating addition would remove approximately 400 sf of the northern wall of the gym but would not affect the existing windows. The gym addition would be approximately 700 sf.
- All of the additions would be 10'-15' in height, much lower than the gym auditorium roof lines, which are approximately 50' in height. The height of the building additions would be similar to the height of the minor connecting hallways and rooms between the gym and the auditorium, which range from 10'-20' in height.
- The existing exterior entry sequence and circulation would remain.
- The two main entries and entry sequence would remain as currently configured.

Golden Gate Heights Park
Block 2132A/Lot 001

The proposed project includes improvements to the lawn, accessibility, tennis courts, and playground. The proposed site work involves replacement of the existing natural lawn with seed and/or sod within the existing boundaries, tree pruning and hazard related pruning, removal and/or replacement, as well as replacement and/or upgrades to the irrigation system. Existing site paving, fencing, trail and site access would be improved as necessary to meet current ADA standards. The tennis courts would be repaved as well as repairs to their surrounding fencing, and the existing playground would be replaced and new safety surface materials would be included in order to meet current ADA and safety standards. All features in the site are expected to remain in their current locations and configuration. None of the improvements would occur inside of designated Natural Areas as defined in the Significant Natural Resource Areas Management Plan.

Richmond Playground
Block 1378/Lot 007

The proposed project would include improvements to accessibility and site furnishings, sport courts, playground and exterior clubhouse restrooms. The proposed site work involves improvements to site

pathways to meet current ADA standards. The proposed project would also provide garbage and recycling storage enclosure, and in-kind repair and/or replacement of benches and drinking fountains. The existing sport courts would be repaved, and repairs to their surrounding fencing would be made as needed and in-kind. The playground would be replaced and new surface materials would be included in order to meet current ADA and safety standards. The clubhouse exterior-facing restrooms would receive minor modifications to meet current ADA standards. All features on the site are expected to remain in their current locations and configuration.

Willie "Woo Woo" Wong Playground
Block 0225/Lot 018

The proposed project includes improvements to site accessibility, site perimeter, access routes (including the adjacent alley which runs from Sacramento Street to Clay Street), sport courts, playground and clubhouse. The proposed site work involves re-grading and re-paving existing walkways, and upgrades to ramps and stairways to meet current ADA standards. Site fencing and retaining walls would be repaired and/or replaced as needed and in-kind. The existing sport courts would be repaved, and repairs to their surrounding fencing would be made as needed and in-kind. The playground would be replaced and repaired as needed and new surface materials would be included in order to meet current ADA and safety standards. The proposal would also renovate, remove or replace existing clubhouse. If removed, additional open space features would be provided such as picnic area, seating, sport court, or a covered open air pavilion. All work proposed is confined to existing constructed site features such as playground, courts, and building structures. Excavation required would work in areas and at depths that were previously excavated at original construction.

Allyne Park
Block 0544/Lot 003

The proposed project would include improvements to the natural lawn areas, site pathways, and site amenities. The proposed site work involves replacing the natural lawn areas with seed and/or sod, and replacing the irrigation system. The proposed site work also involve slight re-grading of the pathways where needed in order to meet current ADA standards. The proposed project would also provide in-kind replacement of site seating and fencing, and would add a separate and distinct garbage storage area within current green waste area and equipment storage. All features on the site are expected to remain in their current locations and configuration.

Angelo J. Rossi Playground
Block 1140A/Lot 001

The proposed project would include improvements to pool building, maintenance storage facility, playfields, and improved park accessibility to meet ADA standards. The proposed site work would include upgrades to pool building which include plumbing, mechanical, and electrical systems. The degraded roof element would be replaced in-kind, and interior partitions in staff and restroom areas would be adjusted to meet current ADA standards. The playfields would be replaced with seed and/or sod and re-graded, and the irrigation system would be replaced. All features in the site are expected to remain in their current locations and configuration.

The renovations of the pool and building would be proposed as follows:

- The pool would retain its current size, general configuration, principal interior circulation patterns, exterior walls, and overall massing in the renovation.
- The openness of the primary interior space, the natatorium, would be retained.

- The repair or replacement of the building systems (electrical, plumbing, mechanical, and filtration) would be done in their current locations in order to minimize visual intrusion on the main natatorium space and limit alteration of existing fabric. Most of these locations are in non-visible utility rooms.
- Pool shell and liner would be replaced, waterproofed, and sealed to match existing.
- ADA upgrades needed to reach the pool entrance or exits, or to provide a lift at the edge of the pool, would be done in a consolidated area to minimize removal of existing materials.
- Where possible and feasible, repair of deteriorated features such as finishes and materials would be done; in other areas, replacement of the materials due to rot or other degradation may be necessary. Where new materials are provided, they will match the original materials in material, design, color, and texture.
- In the repair or replacement of glazing and windows, new windows would have a higher level of transparency than the current panels (most of which are not original) in order to restore more of the building's original appearance (Original documentation is extant to show existing glazing patterns and materials). The renovation would use glazing with wood and metal frames.
- Rooflines would remain the same and maintain the same appearance.
- Any structural/seismic reinforcement would be additive, and augment existing structural systems rather than replacing them. The work would include adding steel plates to the existing roof diagram, which would be attached to the existing ceiling and painted to match the ceiling. The existing structural systems (concrete and steel system) would remain visible and the natatorium would remain open in feel and character. Along the side walls, individual steel cross braces elements of 4"x6" in thickness would be added between the concrete frames to provide additional reinforcement to the existing structural system.
- The existing exterior entry sequence and circulation would remain the same. Additional ADA access may be added to from the main entry area, with the addition of a ramp along the side of Arguello Street, connecting to entry pathways but the existing stairs, main entry and entry sequence would remain.

Balboa Park
Block 3179/Lot 011

The proposed project would include renovations to the pool, surrounding access routes, and related adjacent amenities. The proposed site work includes improvements to mechanical, electrical and pool equipment; renovation to path of travel within and directly adjacent to pool building to meet current ADA accessibility standards; and a possible addition of 800 square foot multiuse space on the northwest side of building on existing un-programmed lawn space. All features on the site are expected to remain in their current locations and configuration.

The renovations of the pool and building would be proposed as follows:

- The pool would retain its current size, general configuration, principal interior circulation patterns, exterior walls, and overall massing in the renovation.
- The openness of the primary interior space, the natatorium, would be retained.
- The repair or replacement of the building systems (electrical, plumbing, mechanical, and filtration) would be done in their current locations in order to minimize visual intrusion on the main natatorium space and limit alteration of existing fabric. Most of these locations are in non-visible utility rooms.
- Pool shell and liner would be replaced, waterproofed, and sealed to match existing.

- ADA upgrades needed to reach the pool entrance or exits, or to provide a lift at the edge of the pool, would be done in a consolidated area to minimize removal of existing materials.
- Where possible and feasible, repair of deteriorated features such as finishes and materials would be done; in other areas, replacement of the materials due to rot or other degradation may be necessary. Where new materials are provided, they would match the original materials in material, design, color, and texture.
- In the repair or replacement of glazing and windows, new windows would have a higher level of transparency than the current panels (most of which are not original) in order to restore more of the building's original appearance (Original documentation is extant to show existing glazing patterns and materials). The renovation would use glazing with wood and metal frames.
- Rooflines would remain the same and maintain the same appearance.
- Any structural/seismic reinforcement would be additive, and augment existing structural systems rather than replacing them. The work would include adding steel plates to the existing roof diagram, which would be attached to the existing ceiling and painted to match the ceiling. The existing structural systems (concrete and steel system) would remain visible and the natatorium would remain open in feel and character. Along the side walls, individual steel cross brace elements of 4"x6" in thickness would be added between the concrete frames to provide additional reinforcement to the existing structural system.
- A single-level addition of approximately 800 sf of multi-purpose space for pool users is proposed. This new space would be differentiated from the existing structure, yet compatible. It would be placed adjacent to the west façade (a secondary elevation) and attach in one location with a 8' long glass hyphen connector to limit the loss of existing materials and clearly delineate new from old. The opening to the main pool space would be limited to one opening within an area of 12'x10' (120 sf) where the original materials of the west façade would be removed (concrete wall, there are no windows in the area of where the proposed would connect).
- The addition would be one level, with a roof line about 12' above the existing level of the main floor. This would be considerably lower than the existing roofline height of the main natatorium space, which is approximately 30' in height from the main first floor slab. This would also be lower than the approximately 20' tall entry structure. The addition would use a combination of concrete, wood, metal, and glass to reference design elements of the existing building, but not duplicate its design. The addition would have a roof lower than the natatorium's roof and would be relatively small compared to the large main natatorium structure to protect the integrity of the property and its environment.
- No work on the concrete planter attached to the southwest corner of pool building is included in the project scope.
- The existing exterior entry sequence and circulation and ramp would remain. One additional ramp designed to be similar in appearance would be added behind the right ramp, which would provide ADA access and connect to the main entry exterior platform and main entry door to the facility.

Garfield Square
Block 6523/Lot 001

The proposed project would include improvements to the park's perimeter, pathways, site amenities, sport courts, and pool and clubhouse complex. The proposed site work involves overall site accessibility improvements to the park perimeter which include in-kind repair and/or replacement of the sidewalk, pathways, and benches to meet current ADA standards. Irrigation replacements and/or upgrades would be made as necessary and in-kind. The existing sport courts would be repaved in-kind as well as repairs to their surrounding fencing, as needed. The site project may include demolition of the existing clubhouse

and restroom buildings and construction of an approximately 3,000 sf addition that would include restrooms accessible from the exterior of the building for park use. The existing sports courts would be replaced in this scenario.

The renovations of the pool and clubhouse would be proposed as follows:

- The pool would retain its current size, general configuration, principal interior circulation patterns, exterior walls, and overall massing in the renovation.
- The openness of the primary interior space, the natatorium, would be retained.
- The repair or replacement of the building systems (electrical, plumbing, mechanical, and filtration) would be done in their current locations in order to minimize visual intrusion on the main natatorium space and limit alteration of existing fabric. Most of these locations are in non-visible utility rooms.
- Pool shell and liner would be replaced, waterproofed, and sealed to match existing.
- ADA upgrades needed to reach the pool entrance or exits, or to provide a lift at the edge of the pool, would be done in a consolidated area to minimize removal of existing materials.
- Where possible and feasible, repair of deteriorated features such as finishes and materials would be done, in other areas, replacement of the materials due to rot or other degradation may be necessary. Where new materials are provided, they would match the original materials in material, design, color, and texture.
- In the repair or replacement of glazing and windows, new windows would have a higher level of transparency than the current panels (most of which are not original) in order to restore more of the building's original appearance (Original documentation is extant to show existing glazing patterns and materials). The renovation would use glazing with wood and metal frames.
- Rooflines would remain the same and maintain the same appearance.
- Any structural/seismic reinforcement would be additive, and augment existing structural systems rather than replacing them. The work would include adding steel plates to the existing roof diagram, which would be attached to the existing ceiling and painted to match the ceiling. The existing structural systems (concrete and steel system) would remain visible and the natatorium would remain open in feel and character. Along the side walls, individual steel cross brace elements of 4"x6" in thickness would be added between the concrete frames to provide additional reinforcement to the existing structural system.
- A single-level addition to the pool of approximately 3,000 sf of multi-purpose space is proposed. This new space would be differentiated from the existing structure, yet compatible with the existing design. It would be placed adjacent to the west façade and attached in two locations where there are current door openings with two 8' long glass hyphen connectors, limiting the loss of existing materials and clearly delineating the new construction from the old. The openings to the main natatorium space would be limited to two openings of 12'x10', resulting in the removal of a total of 240 sf of the existing wall materials at the west façade.
- The addition would be one level, with a roof line about 12' above the existing level of the main floor. This would be considerably lower than the existing roofline height of the main pool space, which is approximately 30 feet in height from grade. This would also be lower or similar to the 12'-14' height of the entry portion of the pool structure. The addition would use a combination of concrete, wood, metal, and glass to reference design elements of the existing building, but not duplicate its design. The addition would have a roof lower than the natatorium's roof and would be relatively small compared to the large main pool structure to protect the integrity of the property and its environment.
- The existing exterior entry sequence and circulation would remain the same.

Margaret Hayward Playground
Block 0759/Lot 001
The proposed project would include improvements to the site pathways, sport courts, playfields, playground, and recreational buildings. The proposed building -related work includes renovation of both clubhouses, the multipurpose/storage building, or replacement of the three structures with a combined facility of same size.

The bleachers would be renovated or replaced in-kind. If renovated, the bleachers would be renovated for ADA access and the interior rooms and storage areas would be re-configured for additional storage purposes. Key decorative elements would be retained: decorative gates, stone veneer, concrete planters (Turk Street Entrance), and accessibility upgrades consolidated to minimize alteration of historic fabric. Any additional storage adjacent to current building would be subordinate in design (ornamentation, materials, color) to existing structure. If replaced, the bleachers would be replaced with a similar bleachers and storage structure.

The proposed site work involves in-kind repairs and/or replacement to pathways throughout site as needed to meet current ADA standards. The sport courts would be resurfaced and the lighting would be replaced in-kind. The playfields would be replaced with seed and/or sod, and the irrigation system would be replaced. The existing playground would be replaced and new surface materials would be included in order to meet current ADA standards.

Potrero Hill Playground
Block 4163/Lot 001
The proposed project would include improvements to the existing clubhouse and immediately surrounding areas to meet current code and ADA standards, as well as improvements to the playfields. The proposed site work involves repair and/or upgrading of electrical, plumbing, and mechanical building systems to meet current code. The playfields would be replaced with seed and/or sod and re-graded, and the irrigation system would be replaced. All work is confined to existing footprint. Excavation required would occur in areas and at depths that were previously excavated at original construction. All improvements to park features are expected to remain in their current locations and configuration.

The renovations of the recreation center would be proposed as follows:

- The facility would retain its current size, general configuration, principal interior circulation patterns, exterior walls, and overall massing in the renovation.
- The openness of primary interior spaces (auditorium/multipurpose room and gymnasium) would be retained.
- The repair or replacement of the building systems (electrical, plumbing, and mechanical) would be done in their current locations to minimize visual intrusion on the main spaces and limit alteration of existing fabric. Most of these locations are in non-visible utility rooms.
- Where possible and feasible, repair of deteriorated features such as finishes and materials would be done. In other areas, replacement of the materials due to rot or other degradation maybe necessary. Where new materials are provided, they would match the original materials in design, color, material and texture.
- In the repair or replacement of glazing and windows, new windows would have a higher level of transparency than the current panels (most of which are not original) in order to restore more of the

building's original appearance (Original documentation is extant to show existing glazing patterns and materials). The renovation would use glazing with wood and metal frames.
- Rooflines and the domed gym roof would remain the same and maintain the same appearance.
- Proposed structural seismic reinforcement would be additive, and augment existing structural systems rather than replacing them. The existing structural systems would remain visible and the gymnasium and auditorium spaces would remain open in feel and character. The structural work would add additional wooden beams alongside the existing wooden beams which run the length of the half dome ceiling on the interior. These would match the existing structural system in material, appearance and character.
- The existing exterior entry sequence and circulation would remain.

West Sunset Playground
Block 2094/Lot 005
The proposed project includes certain improvements to the plantings, retaining walls, lighting, bleachers, and sports courts, as described in further detail below. The proposed site work involves overall site accessibility improvements to the park perimeter and paths which include in-kind repair and/or replacement of the sidewalk, fencing, and retaining walls to meet current ADA standards. The existing sport courts would be repaved in-kind and their surrounding fencing would be repaired, as needed. The field and court lighting would be replaced in-kind and as-needed. The playfields would be replaced with seed and/or sod and re-graded, and the irrigation system would be replaced. The bleacher seating would be renovated and repaired. The bleachers storage would be renovated to provide additional storage, restrooms and administrative space for field management. All improvements to park features are expected to remain in their current locations and configuration.

Mountain Lake Park
Block 1345/Lot 001
The proposed project would include improvements to the playground. The existing playground would be replaced in-kind and new surface materials would be included in order to meet current ADA standards. The proposed project would also provide replacement of adjacent playground benches, in-kind and as needed. All park features would remain in their current locations and configuration.

Moscone Recreation Center/East Playground
Block 0469/Lot 001
The proposed project would include improvements to the East playground, near the corner of Chestnut and Laguna Streets. The existing playground would be replaced in-kind and new surface materials would be included in order to meet current ADA standards. The proposed project would also provide replacement of adjacent playground benches, in-kind and as needed. All park features would remain in their current locations and configuration.

CEQA ARCHEOLOGICAL RESOURCE(S) EVALUATION

No recorded archaeological sites are located on or near the project sites and none are expected to occur in the location of the proposed ground disturbance for the various park projects. Soil disturbance resulting from the proposed project would require excavation below the existing ground surface (bgs) for the various project elements. The Planning Department reviewed all proposed park projects for impacts to archeological resources and determined that no CEQA-significant archeological resources are expected within project-affected soils.[2]

CEQA HISTORICAL RESOURCE(S) EVALUATION

As noted in a memorandum dated April 25, 2012[3] prepared to assess the potential impacts of the Project on historical resources, the Project involves repairs and improvements to 17 parks and open spaces throughout the City and County of San Francisco (see properties listed under Category B and C Properties below). Of these sites, none (0) contain known historic resources, thirteen (13) contain age-eligible buildings, structures or features that have not yet been evaluated for historical significance, and four (4) contain buildings, structures or features that are less than 50 years in age and are not eligible for listing on the California Register of Historic Resources (CRHR).

Category A Properties:
None of the park properties have been previously evaluated and found to be eligible for listing in the California Register of Historic Places. There are no buildings, structures or features considered "Category A" properties (Known Historical Resources) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Category B Properties:
The following thirteen (13) properties are not included in any historic resource surveys or listed in any local, state or national registries. These buildings are considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to their age (constructed prior to 1962).[4]

- Angelo Rossi Park (1140A/001) – Park created 1933; Pool constructed 1956
- Balboa Park (3179/011) – Park created 1854; Pool constructed 1956; Stadium constructed 1957
- Douglas Playground (7500/001) – Clubhouse constructed 1920-1930
- Excelsior Playground (6088/008) – Clubhouse constructed 1927
- Garfield Square (6523/001) – Park created 1881; Pool constructed 1956; Clubhouse constructed 1966
- Glen Canyon Park (7560/002) – Recreation Center constructed 1938
- Golden Gate Heights Park (2132A/001) – Date unknown
- Margaret Hayward Park/James P. Lang Field (0759/001) – Park created 1922; Old Clubhouse constructed 1918; Bleachers constructed 1954
- Moscone Recreation Center/East Playground (0469/001) – Park created circa 1860; Playground constructed circa 1960

[2] Archeological Response for SF RPD 2012 General Obligation Bond, Memorandum from Don Lewis/Randall Dean, Environmental Planning, April 23, 2012. This document is available for public review at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2011.1359E.

[3] Historic Resource Evaluation Response Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Environmental Planner, issued April 25, 2012. A copy of this memorandum is attached.

[4] All dates provided by the Recreation and Parks Department.

- Mountain Lake Park (1345/001) – Park created circa 1867; Playground constructed circa 1960
- Potrero Hill Park (4163/001) – Park created 1926; Recreation Center constructed 1949
- Richmond Playground (1378/007) – Clubhouse constructed 1950
- West Sunset Playground (2094/005) – Bleachers, Clubhouse, and Restroom building constructed 1953

Category C Properties:
The following four (4) properties have either been affirmatively determined not to be historical resources due to their age (less than 50 years of age) or are properties for which the City has no information indicating that the property qualifies as an historical resource.

- Allyne Park (0544/003) – Park created circa 1965
- Christopher Playground (7521/007) – Clubhouse constructed 1969
- Gilman Playground (4963/003) – Clubhouse constructed 1969
- Willie "Woo Woo" Wong Playground (0225/018) – Clubhouse constructed 1977

Planning Department staff has determined that eleven (11) of the thirteen (13) Category B properties under the current environmental review application do not require an evaluation of historical significance per the Planning Department's CEQA review procedures, as the proposed work at these sites would not result in any substantial changes in the appearance of the buildings, structures or features located at the park sites. Since there is no potential for an adverse impact to potential historic resources in these locations, evaluations of historical significance are not necessary at this time. Such evaluations are only required per the Department's CEQA review policy when there is a potential risk to an identified or potential historic resource. The remaining two (2) Category B properties have been evaluated for historical significance as the work proposed in these areas involves possible demolition and could result in substantial changes to these sites. The properties are:

- Glen Canyon Park – Recreation Center [5]
- Margaret S. Hayward Playground/James P. Lang Field – Old Clubhouse and Bleachers [6]

Based on information in the Planning Department's files and provided by the project sponsor, both sites are historically significant per one or more of the California Register criteria.

Glen Canyon Park Glen Canyon Recreation Center, completed in 1938, was evaluated for historical significance by Carey & Company in August 2011 and determined to be eligible for listing in the CRHR as an individual resource under Criteria 1/A and 3/C for its association with the San Francisco Recreation Commission's 1930s expansion of the City's recreation facilities and implementation of New Deal programs. The clubhouse is also the work of master architect William G. Merchant. The center has undergone few modifications and appears to retain its integrity. No other historic resources have been identified at the Glen Canyon Park site.

The character-defining features of Glen Canyon Park Recreation Center include the following:

- Complex massing
- High roof forms

[5] Carey & Co, Inc. *Historic Resources Evaluation, Glen Park Recreation Center,* August 29, 2011 and on file and available for public review at the San Francisco Planning Department, 1650 Mission Street, Fourth Floor, as part of project file 2011.1359E.

[6] Hahn, Sara, Garavaglia Architecture Inc. *Historic Resources Evaluation, Margaret S. Hayward Playground Old Clubhouse and James P. Lang Field Bleachers,* April 12, 2012 and on file and available for public review at the San Francisco Planning Department, 1650 Mission Street, Fourth Floor, as part of project file 2011.1359E.

- Multi-lite steel casement windows
- L-shaped plan and partially enclosed courtyard, gymnasium, and auditorium
- Chimneys

Glen Canyon Park Recreation Center retains a high level of integrity in location, setting, association, feeling, design, materials, and workmanship, having undergone few alterations since its construction.

Margaret S. Hayward Playground Clubhouse and James P. Lang Field Bleachers, completed in 1918 and 1954 respectively, were both evaluated for historical significance by Sara Hahn, Garavaglia Architecture, Inc. in April 2012. Hahn determined that the overall site, including both the Margaret S. Hayward Playground and James P. Lang Field, would be eligible for listing on the CRHR as a cultural landscape under Criterion 1/A for its association with the 'reform park' playground movement that became popular in the nation at the turn of the 20th century. The Old Clubhouse was built during the period of development and would contribute to the site's historical significance if the site retained its integrity (see below). The Field Bleachers, however, date from the post-war period and do not contribute to the site's historical significance and do not qualify as individual resources outside of the 'reform park' context. Therefore, only the Old Clubhouse is potentially eligible for listing on the CRHR as a contributing resource to the Margaret S. Hayward Playground, but would not be eligible as an individual resource.

Margaret S. Hayward Playground does not retain integrity having undergone significant alterations in its original layout, architectural features, topography, and circulation patterns. Therefore, neither the playground nor the Old Clubhouse building is eligible for listing on the CRHR.

Historical Project Evaluation

The Parks General Obligation Bond Project can be divided into four (4) basic scopes of work:

Safety and ADA Upgrades – For projects falling under this scope of work, all features in the sites are expected to remain in their current locations and configuration. The projects would include in part or whole, the following work: improvements to the site pathways to meet current ADA standards; re-paving of sports courts; re-grading and seeding of lawn and natural turf areas; replacement of the irrigation system; in-kind replacement of site seating, pedestrian lighting, picnic areas, fencing, and signage; minor modification of restrooms to meet current ADA standards; replacement of playground equipment and surface materials in order to meet current ADA and safety standards; replacement of natural lawn with seed and/or sod; in-kind replacement of windows to match the original configuration, materials, and details; in-kind replacement of deteriorated roofing systems; and, reinforcement of existing structural systems for seismic stability.

- Allyne Park
- Angelo Rossi Pool
- Christopher Playground
- Douglass Playground
- Excelsior Playground
- Gilman Playground
- Golden Gate Heights Park
- Mountain Lake Park
- Moscone Recreation Center/East Playground
- Potrero Hill Park
- Richmond Playground
- West Sunset Playground

Rehabilitation with Multiple Additions - Rehabilitation with Minor Addition – In addition to safety and ADA upgrades, these projects include minor building additions at the secondary facades of the pool buildings. The following two (2) sites are proposed to undergo this scope of work as detailed below:

- Balboa Park
- Garfield Square

Rehabilitation with Multiple Additions – In addition to safety and ADA upgrades, the **Glen Canyon Park** project includes multiple additions.

Demolition – The projects in this scope of work would include the possible demolition and/or replacement of select buildings, structures or features in addition to safety and ADA upgrades (described above) for the following three (3) sites:

- Garfield Square – Clubhouse
- Margaret S. Hayward Playground/James P. Lang Field – Old Clubhouse and Bleachers
- Willie "Woo Woo" Wong Playground - Clubhouse

The proposed scopes of work listed below would not have a significant impact on any historic resources; including Glen Canyon Park Recreation Center which is the single (1) identified historic resource under the current Environmental Evaluation, or on the eleven (11) unevaluated properties that are considered potential historic resources for the purposes of this review.

Safety and ADA Upgrades/Rehabilitation with Minor Addition – The work outlined under the Safety and ADA Upgrade and Rehabilitation with Minor Addition scopes of work would affect eleven (11) potential historic resources and three (3) properties that have been found not to be historic resources. The work would not result in any substantial change in the appearance of the buildings, structures, or features at the park sites; therefore, it was determined that there will be no potential for significant adverse impact to known or potential historic resources.

Rehabilitation with Multiple Additions - The work outlined under the *Rehabilitation with Multiple Additions* scope of work would affect the single identified historic resource, the Glen Canyon Recreation Center. Staff has reviewed the proposal and found that the work would be in keeping with the *Secretary of the Interior Standards* for the Rehabilitation of historic resources and would, therefore, have no significant adverse impact to the historic resources. An analysis of the project scopes per the applicable Standards is listed below:

> *Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
>
> The proposed projects would maintain the park and recreation uses of the properties and would retain their distinctive materials, features, spaces, and spatial relationships through appropriate repairs and in-kind replacement.
>
> *Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
>
> The historic character of the sites would be retained and preserved through the careful preservation and retention of all distinctive features, spaces, and spatial relationships that characterize the property. No character-defining features or materials are proposed for alteration or removal.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
The projects would not add new exterior features to the sites or alter the facades in a way that would create a false sense of historical development.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the properties would be preserved.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
The proposed project will repair rather than replace deteriorated features or replace in-kind features that have deteriorated beyond repair.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
The proposed new additions would be contemporary in their materials and design to differentiate the new work from the old and would be subordinate to the historic building in terms of siting, height, and massing so that they do not detract from the character-defining features of the resource.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
The proposed additions would attach to the historic building at secondary facades and with minimal removal of historic material so that in the event that the additions are removed in the future, the area could be restored without harming the form and integrity of the historic building.

Demolition – Selective demolition is proposed for the four (4) buildings/structures at three (3) sites: the Old Clubhouse and the Field Bleachers at Margaret S. Hayward Playground/James P. Lang Field, the Clubhouse at Garfield Square' and the Clubhouse at Willie "Woo Woo" Wong Playground. As noted above, the Margaret S. Hayward Playground/James P. Lang Field structures are not eligible for listing on the CRHR. The clubhouses at Garfield Square and Willie "Woo Woo" Wong Playground were constructed in 1966 and 1977 respectively and are not age-eligible for listing on the CRHR. Therefore, the work would have no impact to historic resources.

Conclusions

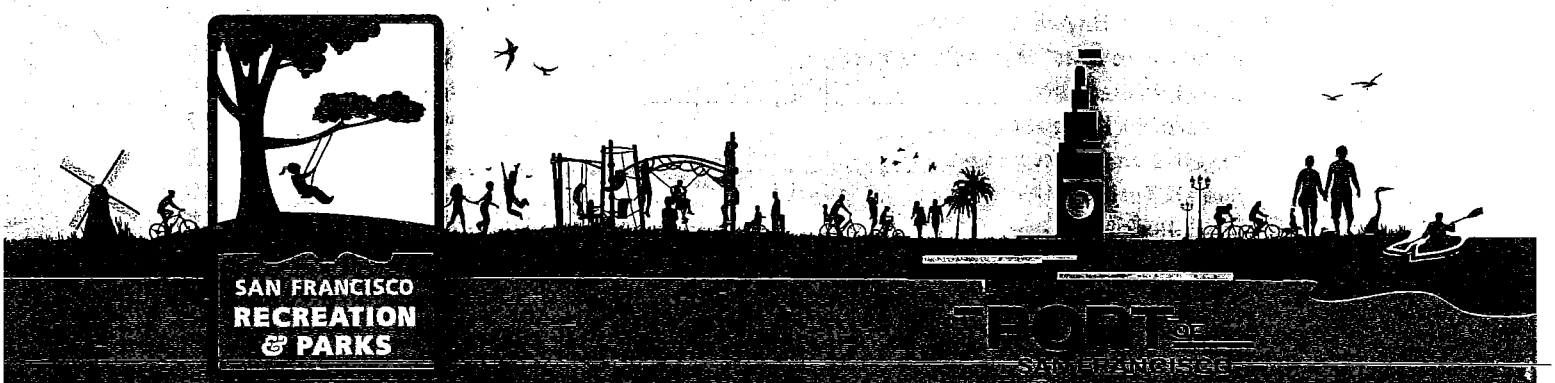
CEQA State Guidelines Section 15301(a), or Class 1, provides an exemption from environmental review for interior and exterior alterations to an existing park structure and/or park configuration, including demolition of small structures. Therefore, the proposed implementation of the Recreation and Park Department 2012 Bond Project-Specific Program would be exempt under Class 1.

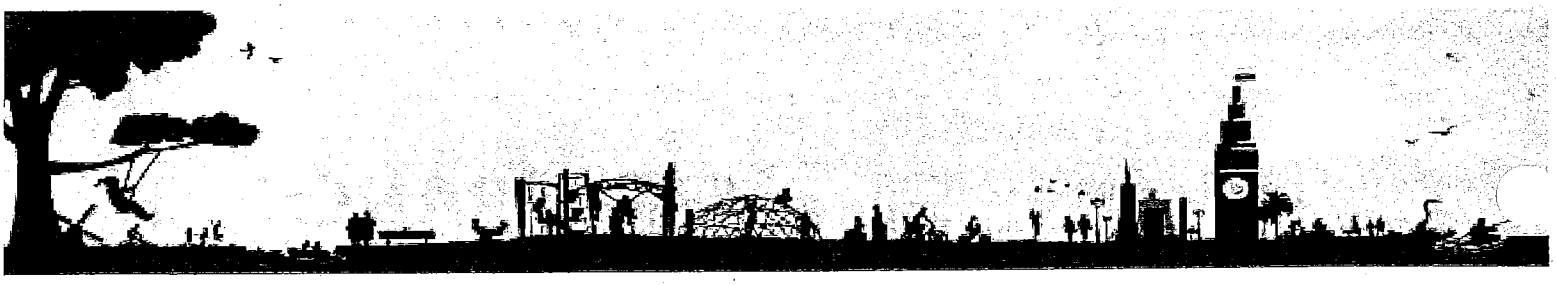
CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. As described above, each individual park project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

Document is available at the Clerk's Office Room 244, City Hall

SAN FRANCISCO CLEAN & SAFE NEIGHBORHOOD PARKS BOND





San Francisco Clean and Safe Neighborhood Parks Bond

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BOARD of SUPERVISORS

City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Mario Yedidia, Director, Youth Commission

FROM: Alisa Miller, Clerk, Government Audit and Oversight Committee
Board of Supervisors

DATE: May 23, 2012

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS

The Board of Supervisors has received the following proposed legislation, which is being referred to the Youth Commission, per Charter Section 4.124, for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

File No. 120525

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, November 6, 2012, for the purpose of submitting to the voters of the City and County of San Francisco a proposition to incur the following bonded debt of the City and County: $195,000,000 for the construction, reconstruction, renovation, demolition, environmental remediation and/or improvement of park, open space, and recreation facilities and all other structures, improvements, and related costs necessary or convenient for the foregoing purposes and paying all other costs necessary and convenient for effectuating those purposes; authorizing landlords to pass-through 50% of the resulting property tax increase to residential tenants in accordance with Chapter 37 of the San Francisco Administrative Code; finding that the estimated cost of such proposed project is and will be too great to be paid out of the ordinary annual income and revenue of the City and County and will require expenditures greater than the amount allowed therefore by the annual tax levy; reciting the estimated cost of such proposed project; fixing the date of election and the manner of holding such election and the procedure for voting for or against the proposition; fixing the maximum rate of interest on such bonds and providing for the levy and collection of taxes to pay both principal and interest thereof; prescribing notice to be given of such election; making environmental findings and findings of consistency with the General Plan; consolidating the special

election with the general election; establishing the election precincts, voting places and officers for the election; waiving the word limitation on ballot propositions imposed by San Francisco Municipal Elections Code Section 510; complying with Section 53410 of the California Government Code; incorporating the provisions of the San Francisco Administrative Code, Sections 5.30 - 5.36; and waiving the time requirements specified in Section 2.34 of the San Francisco Administrative Code.

Please return this cover sheet with the Commission's response to me at the Office of the Clerk of the Board, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

****

RESPONSE FROM YOUTH COMMISSION **Date:** _____

____ **No Comment**

____ **Recommendation Attached**

_____

Chairperson, Youth Commission

GAD Committee
File # 120525

Lake Mac Nab Water Fall
And
Cleaning Project Description:

From: Belles Yelda
426 Cambridge Street
San Francisco, CA 94134
Phone # 415-2392332
Cell # 415-656-7293

Date: 6/11/12

Rec'd in Committee
6/14/12
RC

To. Honorable Supervisors
JOHN AVALOS. (415) 554-6975 Fax: (415) 554-6979
MALIA COHEN. (415) 554-7670 Fax: (415) 554-7674

This lake is located in Mc Laren Park close to the Club House at Lewis Sutter Play ground. It has an area 76,426 SF a parameter of 1,056 linear feet and 2 ½ to 3 feet dept of water. It is home for various species of birds, ducks coot, fish, turtles, and also a place for walkers who walk around the lake. The clubhouse been used for seniors citizen's bingo in the morning, and the afternoon school children come for educational purposes. All together this facility need improvement. There are potholes on the asphalted road going to the clubhouse. The lake is covered with algae and at the bottom there is one foot of sediment, this has been a costly Maintenance problem as long as I can remember. Every 5 years so the Rec. and Park has emptied million gallons of water in order to clean the sludge without solving the main cause of the problem. I as a retired Civil Engineer, a neighbor and a senior member of the Friend of Mc Laren Park together with two members 6 years ago took measurements, and did a survey and I prepared design drawings for the waterfall on the existing inlet ditch, which is located on steep slope, where most erosion is caused by winter storm runoff with high velocity. These drawings were submitted three times to the Rec. and Park authority and last time to Eric Zckler and Rosey Jencks SF PUC. Every time we were told there are no budgets. This waterfall design as shown on the drawings has a pump to circulate the lake's water by pumping it on top 30 feet high. Then by constructing 12 steps each 10'x10' wide and flat slope at 2 feet rises. This type of waterfall construction is known to prevent not only the erosion also aired the water that reduce the algae and reduce the storm runoff velocity, and sediment will be prevented to travel to the lake. The pumps will have an automatic timing and shutoff valves.

The electricity will be provided by the required solar panels that will be installed on the circular roof of the Club House. (By others.)

Cleaning Mac Nab Lake:

1. We need to empty the 1.5 million gallons of water by irrigating the lawns around.
2. Clear 7,657 CY of sludge and hull out to A designated area in Mc Laren Park.
3. Place 76,426 Sq feet plastic liner 20 mill thick at the bottom area to prevent the vegetation from growing.
4. Place 4" gravel (945 CY) over the plastic liner.

I am hoping You our District Supervisors at this time will take actions to improve our park and approve the budget for this project which is long over due.

Respectfully.

Belles Yelda

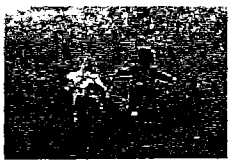
Belles Yelda

San Francisco Forest Alliance

Preserving Public Parks for the Public

Ax "Natural Areas Program"






The Natural Areas Program (NAP) claims 1/3 of city-managed park land.
NAP repeatedly destroys healthy, self-sustaining trees and plants, replacing them with native plants that require constant care, huge amounts of pesticides, and ongoing taxpayer funds.




Costs Millions per Year of Scarce Park Funds

Fells 18,500+ Trees

Initial NAP Tree Cutting Plans

1,600 Mount Davidson
809 McLaren Park
511 Bayview Park
140 Interior Greenbelt
134 Lake Merced
120 Glen Canyon Park
82 Golden Gate Park
15,000 Sharp Park

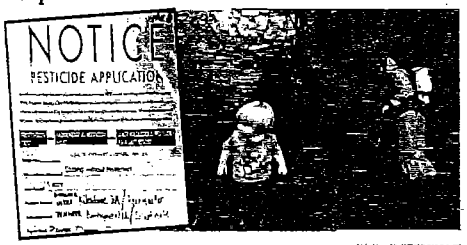
Plus More....

Tree Benefits

- Remove air pollutants
- Absorb carbon dioxide and release oxygen
- Reduce global warming
- Increase property values
- Buffer city sounds, sights, and wind
- Manage storm water runoff
- Provide wildlife habitat

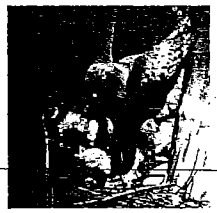
Herbicides, Closures, & Habitat Loss

Uses more of the most toxic herbicides than any other comparable park department.



Closes 10 miles (25%) of trails and discourages people from leaving the trail.

Calls dogs "invasive" and closes 15% of dog play area plus allows closure of up to 80%.



Sprays and removes non-natives used by existing wildlife for food, shelter, and nesting areas.

Visit www.SFForest.net

SPEAK UP NOW!

Oppose all programs and bonds that destroy healthy trees, spray dangerous herbicides, disrupt healthy ecosystems that support hundreds of species, and restrict access to our city parks.

Sign the Petition
Contact SF Politicians

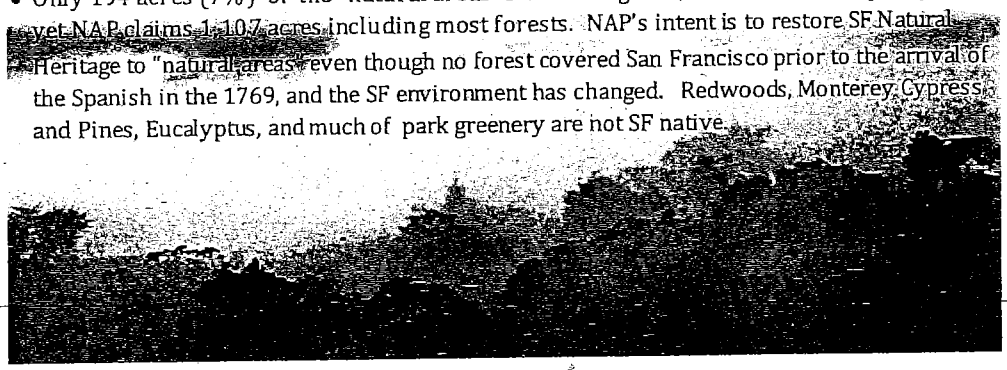
Sign Up for Action Notices
Volunteer / Get Involved
Tell Your Friends

- Per the 2011 draft environmental impact review (EIR) of the NAP plan, the **"Maintenance" alternative is the "Environmentally Superior" alternative** not the Natural Areas Program (NAP) plan. Public comments overwhelming opposed the NAP plan.

- NAP's $1.7 million operating budget keeps growing, while other essential services are being cut. Other NAP costs are also hidden within millions for bond projects coded as "trails", "habitat restoration", and "forestry" and in volunteer programs.

- SF forests trap moisture from the summer fog and create "cloud forest" type environments with almost no risk of fire.

- Only 194 acres (7%) of the "natural areas" has endangered, sensitive, or unique species, yet NAP claims 1,107 acres including most forests. NAP's intent is to restore SF Natural Heritage to "natural areas" even though no forest covered San Francisco prior to the arrival of the Spanish in the 1769, and the SF environment has changed. Redwoods, Monterey Cypress, and Pines, Eucalyptus, and much of park greenery are not SF native.



GAO
Item 2 + 3
File Nos. 120525 & 120531
Rec'd in Committee
6/14/12
PC

Save Mount Sutro Forest
Saving the Mt Sutro Open Space Reserve

Native Restorations Don't "Restore" Anything – Professor Arthur Shapiro

Posted on October 15, 2011

We are reprinting, with permission, Professor Shapiro's comments on the Draft Environmental Impact Report on the Significant Natural Areas Program. It was first published on Death of a Million Trees.

Mission blue butterfly Wikimedia Commons

With permission and in its entirety we are publishing the ***comment of Arthur M. Shapiro.*** *He is* ***Distinguished Professor of Evolution and Ecology at UC Davis and a renowned expert on the butterflies of California.*** *We hope that you will take his credentials into consideration as you read his opinion of native plant restorations in general and the Natural Areas Program in San Francisco in particular. We hope that Professor Shapiro's comment will inspire you to write your own comment by the deadline, which has been extended to October 31, 2011. Details about how to submit your comment are available* ***here.***

****

October 6, 2011

Mr. Bill Wycko

San Francisco Planning Department

Re: DRAFT EIR, NATURAL AREAS PROGRAM

Dear Mr. Wycko:

Consistent with the policy of the University of California, I wish to state at the outset that the opinions stated in this letter are my own and should not be construed as being those of the Regents, the University of California, or any administrative entity thereof. My affiliation is presented for purposes of identification only. However, my academic qualifications are relevant to what I am about to say. I am a professional ecologist (B.A. University of Pennsylvania, Ph.D. Cornell University) and have been on the faculty of U.C. Davis since 1971, where I have taught General Ecology, Evolutionary Ecology, Community Ecology, Philosophy of Biology, Biogeography, ropical Ecology, Paleoecology, Global Change, Chemical Ecology, and Principles of Systematics. I have trained some 15 Ph.D.s, many of whom are now tenured faculty at institutions including the University of

Massachusetts, University of Tennessee, University of Nevada-Reno, Texas State University, and Long Beach State University, and some of whom are now in government agencies or in private consulting or industry. I am an or the author of some 350 scientific publications and reviews. The point is that I do have the *bona fides* to say what I am about to say.

At a time when public funds are exceedingly scarce and strict prioritization is mandatory, I am frankly appalled that San Francisco is considering major expenditures directed toward so-called "restoration ecology." "Restoration ecology" is a euphemism for a kind of gardening informed by an almost cultish veneration of the "native" and abhorrence of the naturalized, which is commonly characterized as "invasive." Let me make this clear: ***neither "restoration" nor conservation can be mandated by science—only informed by it.*** The decision of what actions to take may be motivated by many things, including politics, esthetics, economics and even religion, but it cannot be science-driven.

In the case of "restoration ecology," the goal is the creation of a simulacrum of what is believed to have been present at some (essentially arbitrary) point in the past. I say a simulacrum, because almost always there are no studies of what was actually there from a functional standpoint; usually there are no studies at all beyond the merely (and superficially) descriptive. Whatever the reason for desiring to create such a simulacrum, it must be recognized that it is just as much a garden as any home rock garden and will almost never be capable of being self-sustaining without constant maintenance; it is ***not going to be a "natural," self-regulating ecosystem***. The reason for that is that the ground rules today are not those that obtained when the prototype is thought to have existed. The context has changed; the climate has changed; the pool of potential colonizing species has changed, often drastically. Attempts to "restore" prairie in the upper Midwest in the face of European Blackthorn invasion have proven Sisyphean. And they are the norm, not the exception.

The creation of small, easily managed, and educational simulacra of presumed pre-European vegetation on San Francisco public lands is a thoroughly worthwhile and, to me, desirable project. ***Wholesale habitat conversion is not.***

A significant reaction against the excesses of the "native plant movement" is setting up within the profession of ecology, and there has been a recent spate of articles arguing that hostility to "invasives" has gone too far—that many exotic species are providing valuable ecological services and that, as in cases I have studied and published on, in the altered context of our so-called "Anthropocene Epoch" such services are not merely valuable but ***essential***. This is a letter, not a monograph, but I would be glad to expand on this point if asked to do so.

I am an evolutionary ecologist, housed in a Department of Evolution and Ecology. The two should be joined at the proverbial hip. Existing ecological communities are freeze-frames from a very long movie. They have not existed for eternity, and many have existed only a few thousand years. There is nothing intrinsically sacred about interspecific associations. ***Ecological change is the norm, not the exception***. Species and communities come and go. The ideology (or is it faith?) that informs "restoration ecology" basically seeks to deny evolution and prohibit change. But change will happen in any case, and it is foolish to squander scarce resources in pursuit of what are ideological, not scientific, goals with no practical benefit to anyone and only

psychological "benefits" to their adherents.

If that were the only argument, perhaps it could be rebutted effectively. But the proposed wholesale habitat conversion advocated here does serious ***harm,*** both locally (in terms of community enjoyment of public resources) and globally (in terms of carbon balance-urban forests sequester lots of carbon; artificial grasslands do not). At both levels, wholesale tree removal, except for reasons of public safety, is sheer folly. Aging, decrepit, unstable Monterey Pines and Monterey Cypresses are unquestionably a potential hazard. Removing them for that reason is a very different matter from removing them to actualize someone's dream of a pristine San Francisco (that probably never existed).

Sociologists and social psychologists talk about the "idealization of the underclass," the "noble savage" concept, and other terms referring to the guilt-driven self-hatred that infects many members of society. Feeling the moral onus of consumption and luxury, people idolize that which they conceive as pure and untainted. That may be a helpful personal catharsis. It is not a basis for public policy.

Many years ago I co-hosted John Harper, a distinguished British plant ecologist, on his visit to Davis. We took him on a field trip up I-80. On the way up several students began apologizing for the extent to which the Valley and foothill landscapes were dominated by naturalized exotic weeds, mainly Mediterranean annual grasses. Finally Harper couldn't take it any more. "Why do you insist on treating this as a calamity, rather than a vast evolutionary opportunity?" he asked. Those of us who know the detailed history of vegetation for the past few million years—particularly since the end of Pleistocene glaciation—understand this. "Restoration ecology" is owing the sea.

Get real.

Sincerely,

Arthur M. Shapiro

Distinguished Professor of Evolution and Ecology

Share this: Facebook 1 Twitter Reddit +1 0 Pinterest Tumblr Press This StumbleUpon Print Email More

This entry was posted in Environment, nativism, Natural areas Program and tagged EIR, Environmental Impact Report, native plants, Natural Areas Program, unscientific. Bookmark the permalink.

One Response to *Native Restorations Don't "Restore" Anything – Professor Arthur Shapiro*

Pingback: *Professor Arthur Shapiro Comments on the Environmental Impact Report of the Natural Areas Program in San Francisco « Coyote Yipps*

Tree Fall Fatalities are Rare

- *The Myth: Eucs Fall on People*
- Reality: *All* Tree Fall Fatalities are Rare
  - In 1995-2007 there were 407 tree-fall deaths nationwide. (*Shmidlin, 2008*), averaging **34** per year. Lightning kills **62** people annually. (*National Storm Service data, 1998-08 data*)
  - California: 5 fatalities in 10 year, caused by:
    - Oak: (2010, 2011)
    - American Elm: (2010)
    - Redwood: (2008)
    - Monterey Pine (dead): (2003)

Euc Forests are Bio-diverse

Myth: Eucalyptus poisons the soil, nothing else can grow there.

- In fact, in San Franciso, eucalyptus forests have a lush understory as these pictures show.
- Many trees, including oaks, are allelopathic to certain species of plants. (*Lodhi, 1976; Djurdevic et al, 2005*)
- Eucalyptus forest have as much biodiversity as oak forests. (*Sax, 2002*)

Eucs Are Less of a Fire Hazard

- *Myth: Eucalyptus is a fire Hazard*

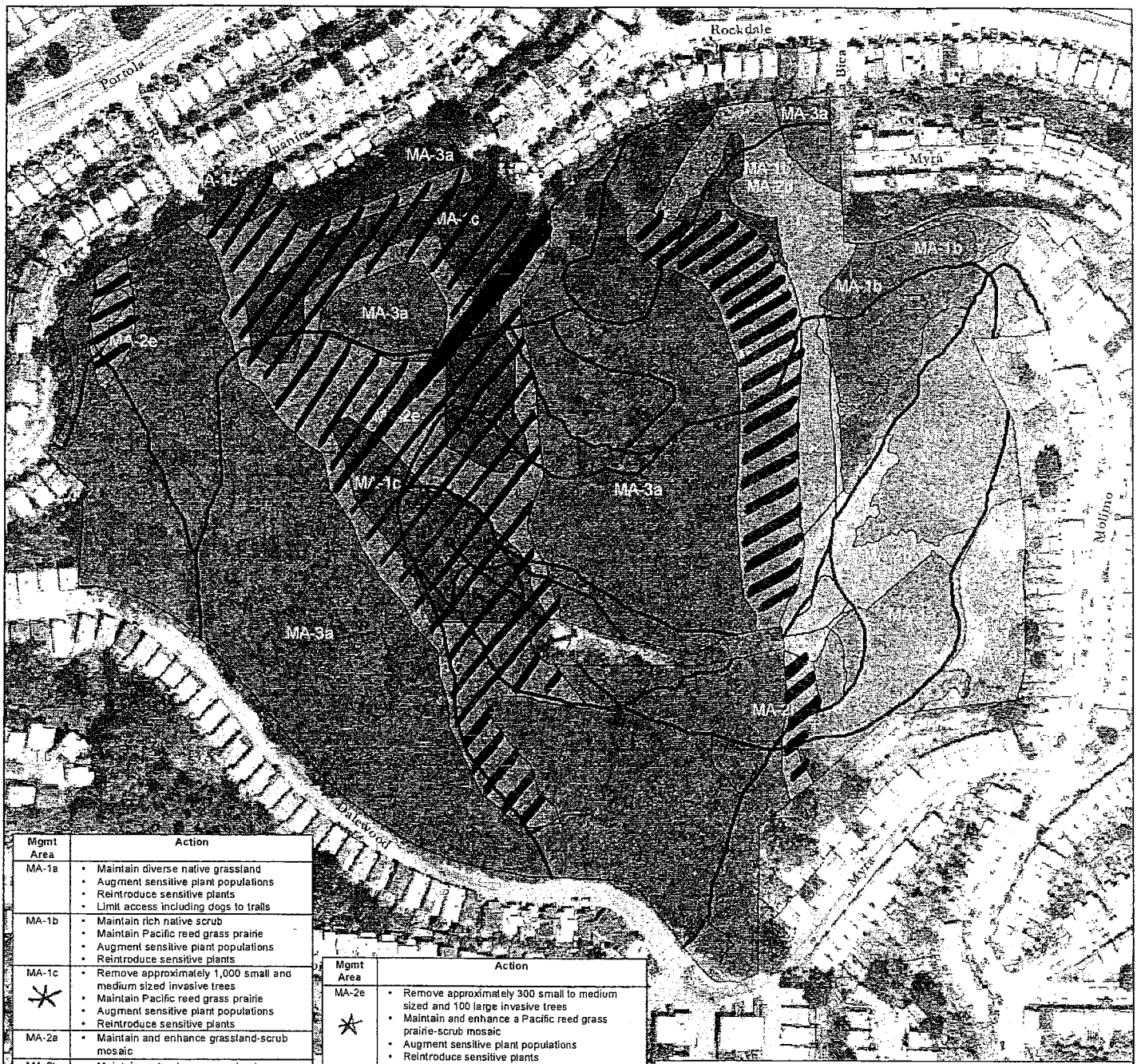
- **San Francisco is in the fog belt**. Eucalyptus harvests moisture from fog, so forested areas remain wet through the summer. **CALFIRE** considers all of San Francisco a "Moderate" fire risk, **its lowest rating**.

- A 3-month daily log of Sutro Forest in Fall 2009 (the "fire season") yielded only 10 days when the forest was not watered by fog or rain.

- "Native" grasses, scrub more flammable than any tree. Grass fires ignite more easily, move faster.

- Angel Island example: no wild-land fires while covered with eucalyptus trees. After trees felled in 1996, several fires culminating in the 2008 fire covering half the island.

- Eucalyptus is not as flammable as it's made out to be.
- This NYTimes picture shows the aftermath of the Scripps Ranch fire, San Diego.)
- Houses burned, the eucs standing right there did not.
- The city wanted to cut down the eucs... but the residents, including those who lost their homes, objected. This picture suggests why.



Mgmt Area	Action
MA-1a	• Maintain diverse native grassland • Augment sensitive plant populations • Reintroduce sensitive plants • Limit access including dogs to trails
MA-1b	• Maintain rich native scrub • Maintain Pacific reed grass prairie • Augment sensitive plant populations • Reintroduce sensitive plants
MA-1c	• Remove approximately 1,000 small and medium sized invasive trees • Maintain Pacific reed grass prairie • Augment sensitive plant populations • Reintroduce sensitive plants
MA-2a	• Maintain and enhance grassland-scrub mosaic
MA-2b	• Maintain and enhance grassland
MA-2c	• Remove approximately 200 invasive trees • Maintain and enhance structurally diverse cypress and oak trees, native berry-producing scrub, and Pacific reed grass prairie • Augment sensitive plant populations • Reintroduce sensitive plants • Limit access including dogs to trails
MA-2d	• Maintain and enhance a elderberry scrub-Pacific reed grass mosaic • Augment sensitive plant populations • Limit access including dogs to trails

Mgmt Area	Action
MA-2e	• Remove approximately 300 small to medium sized and 100 large invasive trees • Maintain and enhance a Pacific reed grass prairie-scrub mosaic • Augment sensitive plant populations • Reintroduce sensitive plants • Consider creating spring box for wildlife
MA-3a	• Maintain and enhance urban forest

Natural Area Wide Management Actions

- Reduce and contain herbaceous and woody weeds
- No invasive tree removal unless specified above
- Prevent recruitment of invasive trees unless specified above
- Total trails to remain: 12,589 linear-feet
- Provide access on designated trails only
- Social trails subject to closure
- Total invasive trees to remove: 1,600; Total invasive trees to remain: 9,400
- Implement erosion control as required (GR-12)
- Implement wildlife enhancements as appropriate

Management Areas

- management area 1
- management area 2
- management area 3

Trails

- primary
- secondary
- proposed

EIP

Source: Management areas and trails data collected by San Francisco Department of Recreation and Park Natural Areas Program (NAP), 2005; trails data digitized by San Francisco State University Institute for GISc (SFSUGIS), 2005; streets data excerpted from Environmental Systems Research Institute (ESRI), Inc.'s StreetMap 2000 data copyright ESRI 1998-2001; aerial photography San Francisco Department of Public Works, 2002, Orthophoto - San Francisco - 1-foot resolution - 2001; all data are in California State Plane Zone III projection, NAD 1983; map produced using ArcGIS 9.0 software by ESRI.

Map created May 29, 2005 by Debra Dwyer, San Francisco State University, Institute for Geographic Information Science (SFSU IGIS); revised August 22, 2005.

N

0 75 150 300

Feet

FIGURE 6.2 - 5

MANAGEMENT AREAS AND TRAIL PLAN

Mt. Davidson

Significant Natural Resource Areas Management Plan

San Francisco, California

Amendment offered by Supervisor Wiener

FILE NO. 120525 ORDINANCE NO.

rec'd in committee 6/21/12 PC

[San Francisco Clean and Safe Neighborhood Parks General Obligation Bond Election]

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, November 6, 2012, for the purpose of submitting to the voters of the City and County of San Francisco a proposition to incur the following bonded debt of the City and County: One Hundred and Ninety-Five Million Dollars ($195,000,000) for the construction, reconstruction, renovation, demolition, environmental remediation and/or improvement of park, open space, and recreation facilities and all other structures, improvements, and related costs necessary or convenient for the foregoing purposes and paying all other costs necessary and convenient for effectuating those purposes; authorizing landlords to pass-through fifty percent (50%) of the resulting property tax increase to residential tenants in accordance with Chapter 37 of the San Francisco Administrative Code; finding that the estimated cost of such proposed project is and will be too great to be paid out of the ordinary annual income and revenue of the City and County and will require expenditures greater than the amount allowed therefore by the annual tax levy; reciting the estimated cost of such proposed project; fixing the date of election and the manner of holding such election and the procedure for voting for or against the proposition; fixing the maximum rate of interest on such bonds and providing for the levy and collection of taxes to pay both principal and interest thereof; prescribing notice to be given of such election; making environmental findings and findings of consistency with the General Plan; consolidating the special election with the general election; establishing the election precincts, voting places and officers for the election; waiving the word limitation on ballot propositions imposed by San Francisco Municipal Elections Code Section 510; complying with Section 53410 of the

California Government Code; incorporating the provisions of the San Francisco Administrative Code, Sections 5.30 – 5.36; and waiving the time requirements specified in Section 2.34 of the San Francisco Administrative Code.

NOTE: Additions are *single-underline italics Times New Roman*; deletions are ~~*strike-through italics Times New Roman*~~. Board amendment additions are double-underlined; Board amendment deletions are ~~strikethrough normal~~.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

A. City and County of San Francisco ("City") staff has identified several park, open space, and recreation improvement projects to address public safety hazards, improve disabled access, improve water quality in the Bay and enhance the condition of neighborhood and waterfront park facilities and lands, and other issues facing the City's park system.

B. This Board of Supervisors (this "Board") now wishes to describe the terms of a ballot measure seeking approval for the issuance of a general obligation bond (the "Bond") to finance all or a portion of the projects described above.

Section 2. A special election is hereby called and ordered to be held in the City on Tuesday, the 6th day of November, 2012, for the purpose of submitting to the electors of the City a proposition to incur bonded indebtedness of the City for the project hereinafter described in the amount and for the purposes stated:

"SAN FRANCISCO CLEAN AND SAFE NEIGHBORHOOD PARKS BOND. $195,000,000 of bonded indebtedness to fund certain costs associated with improving the safety and quality of neighborhood parks across the City and waterfront open spaces, enhancing water quality and cleaning up environmental contamination along the Bay, replacing unsafe playgrounds,

fixing restrooms, improving access for the disabled, and ensuring the seismic safety of park and recreation facilities under the jurisdiction of, or maintained by, the Recreation and Park Commission or the jurisdiction of the Port Commission or any other projects, sites or properties otherwise specified herein, and all other structures, improvements and related costs necessary or convenient for the foregoing purpose and paying other costs necessary and convenient for effectuating those purposes, including costs connected with or incidental to the authorization, issuance and sale of the bonds."

The Bond also authorizes landlords to pass-through to residential tenants in units subject to Chapter 37 of the San Francisco Administrative Code (the "Residential Stabilization and Arbitration Ordinance") 50% of the increase in the real property taxes attributable to the cost of the repayment of the bonds.

The special election hereby called and ordered shall be referred to herein as the "Bond Special Election."

Section 3. Proposed Projects.

The capital projects and related activities eligible for financing under this Bond (the "Projects") include the construction, reconstruction, renovation, demolition, environmental remediation and/or improvement of park, open space, and recreation facilities, under the jurisdiction of, or maintained by, the Recreation and Park Commission or the Port Commission or any other projects, sites or properties otherwise specified herein and all works, property and structures necessary or convenient for the foregoing purposes, as summarized and further described in the subsections below.

All expenditures of bond funds shall be made in accordance with applicable Federal, State, and local laws governing the management and expenditure of bond proceeds, including those governing the expenditure of bond proceeds on capital projects. To the extent permitted by law, the City shall ensure that contracts funded with the proceeds of

bonds are administered in accordance with S.F. Administrative Code 6.22(G), the City's local hiring policy. This Bond finances both specific projects at specified locations and also sets up a funding mechanism to be used for certain kinds of work, where specific projects at specified locations will be determined following a design and planning process. Except for those Projects specifically identified under the Neighborhood Parks Repairs and Renovations, Section 3A, the remainder of the financing program set forth in this Bond is excluded from the California Environmental Quality Act ("CEQA"), as described below. The proposed program can be summarized as follows:

A. Neighborhood Park Repairs and Renovations =	$98,805,000
B. Waterfront Park Repairs, Renovations, and Development =	$34,500,000
C. Failing Playgrounds =	$15,500,000
D. Citywide Parks =	$21,000,000
E. Water Conservation =	$5,000,000
F. Park Trail Reconstruction =	$4,000,000
G. Community Opportunity Fund =	$12,000,000
H. Park Forestry =	$4,000,000
I. Citizens' Oversight Committee Audits=	$195,000
Total Bond Funding =	$195,000,000

A. NEIGHBORHOOD PARK REPAIRS AND RENOVATIONS (approximately $99 million). The City plans to pursue neighborhood park projects to be financed by the Bonds with the goal of improving the access of residents of the City to safe and high quality parks and recreation facilities. The City has identified the following projects (the "Identified Projects") for funding from the proceeds of the proposed Bonds. In connection with Section 3A.7., the Board of Supervisors, in Motion No. 11-91, affirmed certification of the North Beach Public Library and Joe DiMaggio Playground Master Plan Project Final

Environmental Impact Report (State Clearinghouse Number 2009042130) and, in Ordinance No. 102-11, adopted CEQA findings related to approvals in furtherance of the abovementioned Master Plan. For purposes of this Ordinance, the Board relies on said actions and their supporting documents, including the Master Plan, copies of which are in Clerk of the Board of Supervisors File Nos. 110615 and 110312, respectively, and incorporates these documents by reference. In addition and upon approval of the voters voting on this proposition, this Ordinance shall specifically authorize the design, uses, and facilities contained in the Master Plan, including relocation of the new North Beach Public Library to Assessor's Block 74, Lot 01, a parcel within the Master Plan site, as approved in Recreation and Park Commission Resolution No. 1104-023. Said Resolution is incorporated herein by reference and is subject, without limitation, to revision by the Recreation and Park Commission in its sole discretion. The other Identified Projects set forth in this Section 3A have been determined to be categorically exempt under CEQA as set forth in the Planning Department's memoranda dated April 30, 2012 and May 14, 2012, which determination is hereby affirmed by this Board.

1. Angelo J. Rossi Playground
2. Balboa Park
3. Garfield Square
4. George Christopher Playground
5. Gilman Playground
6. Glen Canyon Park
7. Hyde/Turk Mini Park
8. Joe DiMaggio Playground
9. Margaret S. Hayward Playground
10. Moscone Recreation Center

11. Mountain Lake Park

12. Potrero Hill Recreation Center

13. South Park

14. West Sunset Playground

15. Willie "Woo Woo" Wong Playground

B. WATERFRONT PARK REPAIRS, RENOVATIONS, and DEVELOPMENT (approximately $34.5 million). The City plans to construct, repair, demolish, replace, remediate, and seismically upgrade structures and areas along the City's waterfront to create waterfront parks and open space and improve water quality in various neighborhoods on property under the jurisdiction of the Port Commission, with the goal of providing safe and high quality parks, open space, recreation facilities, nature restoration, and improved management of stormwater runoff to the Bay. Specific projects will be developed in various locations along the City's waterfront, but the Port has not yet determined the scope of, or how Bond proceeds would be allocated to, some of the specific projects. The use of Bond proceeds to finance any such project will be subject to approval of the City's Board of Supervisors upon completion of identification, planning and design of proposed projects and completion of required environmental review under CEQA. Some waterfront parks that could be financed under this section following further public review and comment, and completion of environmental review under CEQA, may include but are not limited to:

1. Islais Creek

2. Warm Water Cove

3. Northeast Wharf Plaza and Pier 27-29 Tip

4. Agua Vista Park

5. Pier 43 Plaza

6. Pier 70 Parks

C. FAILING PLAYGROUNDS ($15.5 million). A portion of the proceeds of the proposed bond shall be used to construct, reconstruct, and rehabilitate failing, dilapidated, and outdated playground equipment and play facilities, and related amenities, in the City's neighborhood parks on property under the jurisdiction of the Recreation and Park Commission. After identification and development of specific projects, environmental review required under CEQA will be completed.

D. CITYWIDE PARKS ($21 million). A portion of the proceeds of the proposed bond shall be used to improve a variety of activities in Citywide Parks, including $9 million in Golden Gate Park, $2 million in Lake Merced Park and all adjacent public rights-of-way, and $10 million in John McLaren Park and those properties contiguous to it under the Recreation and Park Commission's jurisdiction. After identification and development of specific projects, environmental review required under CEQA will be completed.

E. WATER CONSERVATION ($5 million). A portion of the proceeds of the proposed bond shall be used to construct, reconstruct, or improve irrigation equipment, drainage, water delivery and/or storage facilities, and related amenities in park areas throughout the City on property under the jurisdiction of the Recreation and Park Commission. The proposed expenditures for this purpose are intended to enhance water conservation and reduce irrigation needs by modernizing irrigation systems. After identification and development of specific projects, environmental review required under CEQA will be completed.

F. TRAILS RECONSTRUCTION ($4 million). A portion of the proceeds of the proposed bond shall be used to repair and reconstruct park nature trails, pathways, and connectivity in ~~the City's parks and open space properties under the jurisdiction of, or maintenance responsibility of, the Recreation and Park Commission~~ Golden Gate Park and

John McLaren Park. After identification and development of specific projects, environmental review required under CEQA will be completed.

G. COMMUNITY OPPORTUNITY FUND ($12.0 million). A portion of the proceeds of the proposed bond shall be used to create a program for the purpose of completing community-nominated projects. Community resources, including, but not limited to, in-kind contributions, sweat equity, and non-City funds, applied to a park, recreation or open space improvement project on property under the jurisdiction of the Recreation and Park Commission from non-City sources, can be matched by Bond proceeds. After identification and development of specific projects, environmental review required under CEQA will be completed.

H. PARK FORESTRY ($4.0 million). A portion of the proceeds of the proposed bond shall be used to plan and perform park reforestation, including tree removal, tree planting and other measures, to sustain the health of the forest on property under the jurisdiction of the Recreation and Park Commission. After identification and development of specific projects, environmental review required under CEQA will be completed.

I. CITIZENS' OVERSIGHT COMMITTEE AUDITS ($0.195 million). A portion of the proceeds of the proposed bond shall be used to perform audits of the bond program, as further described below in Section 14.

Section 4. Bond Program Accountability.

The proposed bond program shall operate under the following administrative rules and shall be governed according to the following principles:

A. OVERSIGHT. Pursuant to S.F. Administrative Code §5.31, the Citizens' General Obligation Bond Oversight Committee shall conduct an annual review of bond spending, and shall provide an annual report on the management of the program to the Mayor, Board of Supervisors, the Recreation and Park Commission and the Port Commission. To the

extent permitted by law, one-tenth of one percent (0.1%) of the gross proceeds of the Bonds shall be deposited in a fund established by the Controller's Office and appropriated by the Board of Supervisors at the direction of the Citizens' General Obligation Bond Oversight Committee to cover the costs of this committee and this review process.

B. COMMITMENT TO PROJECTS; SEVERABILITY. The proposed Bond proceeds shall be used towards completion of the projects described in Section 3 above. $1 million of the funds specified in Section 3, Subsection G, above, and $500,000 of the funds specified in Section 3, Subsection H, above, shall be set aside as a reserve (the "Reserve") and shall not be spent until all of the contracts have been awarded for the Identified Projects in Section 3, Subsection A. In the event that any of the Identified Projects cannot be completed due to lack of funds, funds from the Reserve shall be used to complete any such Identified Project. Should all projects described be completed under budget, unused bond proceeds shall be applied to other projects within any project category as approved by the Recreation and Park Commission and/or Port Commission, as applicable. In the event any provision of this Bond, including but not limited to any of the Identified Projects, is held invalid, such invalidity shall not affect any other provisions of this Bond that can be given effect without the provision held invalid, and to this end the provisions of this Bond are severable. Should the City be able to cure such invalidity in accordance with applicable law, Bond proceeds may be expended to address such provision or Identified Projects. Bond proceeds allocated herein to any project or purpose that is held to be invalid may be expended on any other project or purpose specified herein, as approved by the Recreation and Park Commission and/or the Port Commission as applicable.

C. PROGRAM TRANSPARENCY. The annual report of the Citizens' General Obligation Bond Oversight Committee shall be made available on the Controller's website. Additionally, the Recreation and Park Commission shall hold regular public hearings, not

less than quarterly, to review the implementation of the bond program. Annually, the Recreation and Park Commission and the Port Commission shall hold a meeting to review their respective capital plans. Additionally, the Capital Planning Committee shall hold a public review of the program not less than once a year.

Section 5. The estimated cost of the bond financed portion of the project described in Section 2 hereof was fixed by the Board of Supervisors of the City (the "Board of Supervisors") by the following resolution and in the amount specified below:

Resolution No. _____, $195,000,000.

Such resolution was passed by two-thirds or more of the Board of Supervisors and approved by the Mayor of the City (the "Mayor"). In such resolution it was recited and found that the sum of money specified is too great to be paid out of the ordinary annual income and revenue of the City in addition to the other annual expenses thereof or other funds derived from taxes levied for those purposes and will require expenditures greater than the amount allowed therefor by the annual tax levy.

The method and manner of payment of the estimated costs described herein are by the issuance of bonds of the City not exceeding the principal amount specified.

Such estimate of costs as set forth in such resolution is hereby adopted and determined to be the estimated cost of such bond financed improvements and financing, as designed to date.

Section 6. The Bond Special Election shall be held and conducted and the votes thereafter received and canvassed, and the returns thereof made and the results thereof ascertained, determined and declared as herein provided and in all particulars not herein recited such election shall be held according to the laws of the State of California and the Charter of the City (the "Charter") and any regulations adopted pursuant thereto, providing

for and governing elections in the City, and the polls for such election shall be and remain open during the time required by such laws and regulations.

Section 7. The Bond Special Election is hereby consolidated with the General Election scheduled to be held in the City on Tuesday, November 6, 2012. The voting precincts, polling places and officers of election for the November 6, 2012 General Election are hereby adopted, established, designated and named, respectively, as the voting precincts, polling places and officers of election for the Bond Special Election hereby called, and reference is hereby made to the notice of election setting forth the voting precincts, polling places and officers of election for the November 6, 2012 General Election by the Director of Elections to be published in the official newspaper of the City on the date required under the laws of the State of California.

Section 8. The ballots to be used at the Bond Special Election shall be the ballots to be used at the November 6, 2012 General Election. The word limit for ballot propositions imposed by San Francisco Municipal Elections Code Section 510 is hereby waived. On the ballots to be used at the Bond Special Election, in addition to any other matter required by law to be printed thereon, shall appear the following as a separate proposition:

"SAN FRANCISCO CLEAN AND SAFE NEIGHBORHOOD PARKS BOND, To improve the safety and quality of neighborhood parks across the city and waterfront open spaces, enhance water quality and clean up environmental contamination along the Bay, replace unsafe playgrounds, fix restrooms, improve access for the disabled, and ensure the seismic safety of park and recreation facilities, shall the City and County of San Francisco issue $195 million dollars in General Obligation bonds, subject to independent oversight and regular audits?"

Each voter to vote in favor of the issuance of the foregoing bond proposition shall mark the ballot in the location corresponding to a "YES" vote for the proposition, and to vote

against the proposition shall mark the ballot in the location corresponding to a "NO" vote for the proposition.

Section 9. If at the Bond Special Election it shall appear that two-thirds of all the voters voting on the proposition voted in favor of and authorized the incurring of bonded indebtedness for the purposes set forth in such proposition, then such proposition shall have been accepted by the electors, and bonds authorized thereby shall be issued upon the order of the Board of Supervisors. Such bonds shall bear interest at a rate not exceeding applicable legal limits.

The votes cast for and against the proposition shall be counted separately and when two-thirds of the qualified electors, voting on the proposition, vote in favor thereof, the proposition shall be deemed adopted.

Section 10. For the purpose of paying the principal and interest on the bonds, the Board of Supervisors shall, at the time of fixing the general tax levy and in the manner for such general tax levy provided, levy and collect annually each year until such bonds are paid, or until there is a sum in the Treasury of said City, or other account held on behalf of the Treasurer of said City, set apart for that purpose to meet all sums coming due for the principal and interest on the bonds, a tax sufficient to pay the annual interest on such bonds as the same becomes due and also such part of the principal thereof as shall become due before the proceeds of a tax levied at the time for making the next general tax levy can be made available for the payment of such principal.

Section 11. This ordinance shall be published in accordance with any state law requirements, and such publication shall constitute notice of the Bond Special Election and no other notice of the Bond Special Election hereby called need be given.

Section 12. The Board of Supervisors, having reviewed the proposed legislation, finds, affirms and declares (i) that in regard to the Joe DiMaggio Playground (as defined in

Section 3A.7. of this Ordinance), the Board of Supervisors, in Motion No. 11-91, affirmed certification of the North Beach Public Library and Joe DiMaggio Playground Master Plan Project Final Environmental Impact Report (State Clearinghouse Number 2009042130) and, in Ordinance No. 102-11, adopted CEQA findings related to approvals in furtherance of the abovementioned Master Plan; (ii) the other Identified Projects are categorically exempt from CEQA as described in the memoranda dated April 30, 2012 and May 14, 2012 from the Planning Department, (iii) that the remainder of the proposed Project is excluded from CEQA because the program is not defined as a "project" under CEQA Guidelines section 15378(b)(4), but is the creation of a government funding mechanism that does not involve any commitment to any specific project, (iv) that the proposed Project is in conformity with the priority policies of Section 101.1(b) of the City Planning Code and, (iv) in accordance with Section 2A.53(f) of the City Administrative Code, that the proposed Project is consistent with the City's General Plan, and hereby adopts the findings of the City Planning Department, as set forth in the General Plan Referral Reports, dated May 31, 2012 and June 20, 2012, and incorporates said findings by reference. For purposes of Section 12(i), the Board relies on the abovementioned Motion and Ordinance and their supporting documents, copies of which are in Clerk of the Board of Supervisors File Nos. 110615 and 110312, respectively, and incorporates these documents by reference.

Section 13. Pursuant to Section 53410 of the California Government Code, the bonds shall be for the specific purpose authorized herein and the proceeds of such bonds will be applied only to the Project described herein. The City will comply with the requirements of Sections 53410(c) and 53410(d) of the California Government Code.

Section 14. The Bonds are subject to, and incorporate by reference, the applicable provisions of San Francisco Administrative Code Sections 5.30 – 5.36 (the "Citizens' General Obligation Bond Oversight Committee"). Pursuant to Section 5.31 of the Citizens'

General Obligation Bond Oversight Committee, to the extent permitted by law, one-tenth of one percent (0.1%) of the gross proceeds of the Bonds shall be deposited in a fund established by the Controller's Office and appropriated by the Board of Supervisors at the direction of the Citizens' General Obligation Bond Oversight Committee to cover the costs of said committee.

Section 15. The time requirements specified in Section 2.34 of the San Francisco Administrative Code are hereby waived.

Section 16. The appropriate officers, employees, representatives and agents of the City are hereby authorized and directed to do everything necessary or desirable to accomplish the calling and holding of the Bond Special Election, and to otherwise carry out the provisions of this ordinance.

Section 17. Documents referenced herein are on file with the Clerk of the Board of Supervisors in File No. , which is hereby declared to be a part of this ordinance as if set forth fully herein.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: _____
KENNETH DAVID ROUX
Deputy City Attorney

FILE NO. ORDINANCE NO.

[San Francisco Clean and Safe Neighborhood Parks General Obligation Bond Election]

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, November 6, 2012, for the purpose of submitting to the voters of the City and County of San Francisco a proposition to incur the following bonded debt of the City and County: One Hundred and Ninety-Five Million Dollars ($195,000,000) for the construction, reconstruction, renovation, demolition, environmental remediation and/or improvement of park, open space, and recreation facilities and all other structures, improvements, and related costs necessary or convenient for the foregoing purposes and paying all other costs necessary and convenient for effectuating those purposes; authorizing landlords to pass-through fifty percent (50%) of the resulting property tax increase to residential tenants in accordance with Chapter 37 of the San Francisco Administrative Code; finding that the estimated cost of such proposed project is and will be too great to be paid out of the ordinary annual income and revenue of the City and County and will require expenditures greater than the amount allowed therefore by the annual tax levy; reciting the estimated cost of such proposed project; fixing the date of election and the manner of holding such election and the procedure for voting for or against the proposition; fixing the maximum rate of interest on such bonds and providing for the levy and collection of taxes to pay both principal and interest thereof; prescribing notice to be given of such election; making environmental findings and findings of consistency with the General Plan; consolidating the special election with the general election; establishing the election precincts, voting places and officers for the election; waiving the word limitation on ballot propositions imposed by San Francisco Municipal Elections Code Section 510; complying with Section 53410 of the

California Government Code; incorporating the provisions of the San Francisco Administrative Code, Sections 5.30 – 5.36; and waiving the time requirements specified in Section 2.34 of the San Francisco Administrative Code.

NOTE: Additions are *single-underline italics Times New Roman*; deletions are ~~*strike-through italics Times New Roman*~~. Board amendment additions are double-underlined; Board amendment deletions are ~~strikethrough normal~~.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

A. City and County of San Francisco ("City") staff has identified several park, open space, and recreation improvement projects to address public safety hazards, improve disabled access, improve water quality in the Bay and enhance the condition of neighborhood and waterfront park facilities and lands, and other issues facing the City's park system.

B. This Board of Supervisors (this "Board") now wishes to describe the terms of a ballot measure seeking approval for the issuance of a general obligation bond (the "Bond") to finance all or a portion of the projects described above.

Section 2. A special election is hereby called and ordered to be held in the City on Tuesday, the 6th day of November, 2012, for the purpose of submitting to the electors of the City a proposition to incur bonded indebtedness of the City for the project hereinafter described in the amount and for the purposes stated:

"SAN FRANCISCO CLEAN AND SAFE NEIGHBORHOOD PARKS BOND. $195,000,000 of bonded indebtedness to fund certain costs associated with improving the safety and quality of neighborhood parks across the City and waterfront open spaces, enhancing water quality and cleaning up environmental contamination along the Bay, replacing unsafe playgrounds,

FILE NO. 120525 ORDINANCE NO.

[General Obligation Bond Election - San Francisco Clean and Safe Neighborhood Parks - $195,000,000]

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, November 6, 2012, for the purpose of submitting to the voters of the City and County of San Francisco a proposition to incur the following bonded debt of the City and County: $195,000,000 for the construction, reconstruction, renovation, demolition, environmental remediation and/or improvement of park, open space, and recreation facilities and all other structures, improvements, and related costs necessary or convenient for the foregoing purposes and paying all other costs necessary and convenient for effectuating those purposes; authorizing landlords to pass-through 50% of the resulting property tax increase to residential tenants in accordance with Chapter 37 of the San Francisco Administrative Code; finding that the estimated cost of such proposed project is and will be too great to be paid out of the ordinary annual income and revenue of the City and County and will require expenditures greater than the amount allowed therefore by the annual tax levy; reciting the estimated cost of such proposed project; fixing the date of election and the manner of holding such election and the procedure for voting for or against the proposition; fixing the maximum rate of interest on such bonds and providing for the levy and collection of taxes to pay both principal and interest thereof; prescribing notice to be given of such election; making environmental findings and findings of consistency with the General Plan; consolidating the special election with the general election; establishing the election precincts, voting places and officers for the election; waiving the word limitation on ballot propositions imposed by San Francisco Municipal Elections Code Section 510; complying with Section 53410 of the California Government Code; incorporating the

Mayor Lee, Supervisors Chu, Mar, Farrell, Chiu, Elsbernd, Weiner, Campos, Cohen, Kim, Olague
BOARD OF SUPERVISORS

provisions of the San Francisco Administrative Code, Sections 5.30 – 5.36; and waiving the time requirements specified in Section 2.34 of the San Francisco Administrative Code.

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A. City and County of San Francisco ("City") staff has identified several park, open space, and recreation improvement projects to address public safety hazards, improve disabled access, improve water quality in the Bay and enhance the condition of neighborhood and waterfront park facilities and lands, and other issues facing the City's park system.

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The Bond also authorizes landlords to pass-through to residential tenants in units subject to Chapter 37 of the San Francisco Administrative Code (the "Residential Stabilization and Arbitration Ordinance") 50% of the increase in the real property taxes attributable to the cost of the repayment of the bonds.

The special election hereby called and ordered shall be referred to herein as the "Bond Special Election."

Section 3. Proposed Projects.

The capital projects and related activities eligible for financing under this Bond (the "Projects") include the construction, reconstruction, renovation, demolition, environmental remediation and/or improvement of park, open space, and recreation facilities, under the jurisdiction of or maintained by the Recreation and Parks Commission or the Port Commission or any other projects, sites or properties otherwise specified herein and all works, property and structures necessary or convenient for the foregoing purposes, as summarized and further described in the subsections below.

All expenditures of bond funds shall be made in accordance with applicable Federal, State, and local laws governing the management and expenditure of bond proceeds, including those governing the expenditure of bond proceeds on capital projects. To the extent permitted by law, the City shall ensure that contracts funded with the proceeds of

bonds are administered in accordance with S.F. Administrative Code 6.22(G), the City's local hiring policy. This Bond finances both specific projects at specified locations and also sets up a funding mechanism to be used for certain kinds of work, where specific projects at specified locations will be determined following a design and planning process. Except for those Projects specifically identified under the Neighborhood Parks Repairs and Renovations, Section 3A, the remainder of the financing program set forth in this Bond is excluded from the California Environmental Quality Act ("CEQA"), as described below. The proposed program can be summarized as follows:

A. Neighborhood Park Repairs and Renovations =	$98,805,000
B. Waterfront Park Repairs, Renovations, and Development =	$34,500,000
C. Failing Playgrounds =	$15,500,000
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E. Water Conservation =	$5,000,000
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G. Community Opportunity Fund =	$12,000,000
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I. Citizens' Oversight Committee Audits=	$195,000
Total Bond Funding =	$195,000,000

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Environmental Impact Report (State Clearinghouse Number 2009042130) and, in Ordinance No. 102-11, adopted CEQA findings related to approvals in furtherance of the abovementioned Master Plan. For purposes of this Ordinance, the Board relies on said actions and their supporting documents, including the Master Plan, copies of which are in Clerk of the Board of Supervisors File Nos. 110615 and 110312, respectively, and incorporates these documents by reference. In addition and upon approval of the voters voting on this proposition, this Ordinance shall specifically authorize the design, uses, and facilities contained in the Master Plan, including relocation of the new North Beach Public Library to Assessor's Block 74, Lot 01, a parcel within the Master Plan site, as approved in Recreation and Park Commission Resolution No. 1104-023. Said Resolution is incorporated herein by reference and is subject, without limitation, to revision by the Recreation and Park Commission in its sole discretion. The other Identified Projects set forth in this Section 3A have been determined to be categorically exempt under CEQA as set forth in the Planning Department's memoranda dated April 30, 2012 and May 14, 2012, which determination is hereby affirmed by this Board.

1. Angelo J. Rossi Playground
2. Balboa Park
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15. Willie "Woo Woo" Wong Playground

B. WATERFRONT PARK REPAIRS, RENOVATIONS, and DEVELOPMENT (approximately $34.5 million). The City plans to construct, repair, demolish, replace, remediate, and seismically upgrade structures and areas along the City's waterfront to create waterfront parks and open space and improve water quality in various neighborhoods on property under the jurisdiction of the Port Commission, with the goal of providing safe and high quality parks, open space, recreation facilities, nature restoration, and improved management of stormwater runoff to the Bay. Specific projects will be developed in various locations along the City's waterfront, but the Port has not yet determined the scope of, or how Bond proceeds would be allocated to, some of the specific projects. The use of Bond proceeds to finance any such project will be subject to approval of the City's Board of Supervisors upon completion of identification, planning and design of proposed projects and completion of required environmental review under CEQA. Some waterfront parks that could be financed under this section following further public review and comment, and completion of environmental review under CEQA, may include but are not limited to:

1. Islais Creek

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D. CITYWIDE PARKS ($21 million). A portion of the proceeds of the proposed bond shall be used to improve a variety of activities in Citywide Parks, including $9 million in Golden Gate Park, $2 million in Lake Merced Park and all adjacent public rights-of-way, and $10 million in John McLaren Park and those properties contiguous to it under the Recreation and Park Commission's jurisdiction. After identification and development of specific projects, environmental review required under CEQA will be completed.

E. WATER CONSERVATION ($5 million). A portion of the proceeds of the proposed bond shall be used to construct, reconstruct, or improve irrigation equipment, drainage, water delivery and/or storage facilities, and related amenities in park areas throughout the City on property under the jurisdiction of the Recreation and Park Commission. The proposed expenditures for this purpose are intended to enhance water conservation and reduce irrigation needs by modernizing irrigation systems. After identification and development of specific projects, environmental review required under CEQA will be completed.

F. TRAILS RECONSTRUCTION ($4 million). A portion of the proceeds of the proposed bond shall be used to repair and reconstruct park nature trails, pathways, and connectivity in the City's parks and open space properties under the jurisdiction of, or maintenance responsibility of, the Recreation and Park Commission. After identification and

development of specific projects, environmental review required under CEQA will be completed.

G. COMMUNITY OPPORTUNITY FUND ($12.0 million). A portion of the proceeds of the proposed bond shall be used to create a program for the purpose of completing community-nominated projects. Community resources, including, but not limited to, in-kind contributions, sweat equity, and non-City funds, applied to a park, recreation or open space improvement project on property under the jurisdiction of the Recreation and Park Commission from non-City sources, can be matched by Bond proceeds. After identification and development of specific projects, environmental review required under CEQA will be completed.

H. PARK FORESTRY ($4.0 million). A portion of the proceeds of the proposed bond shall be used to plan and perform park reforestation, including tree removal, tree planting and other measures, to sustain the health of the forest on property under the jurisdiction of the Recreation and Park Commission. After identification and development of specific projects, environmental review required under CEQA will be completed.

I. CITIZENS' OVERSIGHT COMMITTEE AUDITS ($0.195 million). A portion of the proceeds of the proposed bond shall be used to perform audits of the bond program, as further described below in Section 14.

Section 4. Bond Program Accountability.

The proposed bond program shall operate under the following administrative rules and shall be governed according to the following principles:

A. OVERSIGHT. Pursuant to S.F. Administrative Code §5.31, the Citizens' General Obligation Bond Oversight Committee shall conduct an annual review of bond spending, and shall provide an annual report on the management of the program to the Mayor, Board of Supervisors, the Recreation and Park Commission and the Port Commission. To the

extent permitted by law, one-tenth of one percent (0.1%) of the gross proceeds of the Bonds shall be deposited in a fund established by the Controller's Office and appropriated by the Board of Supervisors at the direction of the Citizens' General Obligation Bond Oversight Committee to cover the costs of this committee and this review process.

B. COMMITMENT TO PROJECTS; SEVERABILITY. The proposed Bond proceeds shall be used towards completion of the projects described in Section 3 above. $1 million of the funds specified in Section 3, Subsection G, above, and $500,000 of the funds specified in Section 3, Subsection H, above, shall be set aside as a reserve (the "Reserve") and shall not be spent until all of the contracts have been awarded for the Identified Projects in Section 3, Subsection A. In the event that any of the Identified Projects cannot be completed due to lack of funds, funds from the Reserve shall be used to complete any such Identified Project. Should all projects described be completed under budget, unused bond proceeds shall be applied to other projects within any project category as approved by the Recreation and Parks Commission and/or Port Commission, as applicable. In the event any provision of this Bond, including but not limited to any of the Identified Projects, is held invalid, such invalidity shall not affect any other provisions of this Bond that can be given effect without the provision held invalid, and to this end the provisions of this Bond are severable. Should the City be able to cure such invalidity in accordance with applicable law, Bond proceeds may be expended to address such provision or Identified Projects. Bond proceeds allocated herein to any project or purpose that is held to be invalid may be expended on any other project or purpose specified herein, as approved by the Recreation and Parks Commission and/or the Port Commission as applicable.

C. PROGRAM TRANSPARENCY. The annual report of the Citizens' General Obligation Bond Oversight Committee shall be made available on the Controller's website. Additionally, the Recreation and Park Commission shall hold regular public hearings, not

less than quarterly, to review the implementation of the bond program. Annually, the Recreation and Park Commission and the Port Commission shall hold a meeting to review their respective capital plans. Additionally, the Capital Planning Committee shall hold a public review of the program not less than once a year.

Section 5. The estimated cost of the bond financed portion of the project described in Section 2 hereof was fixed by the Board of Supervisors of the City (the "Board of Supervisors") by the following resolution and in the amount specified below:

Resolution No. _____, $195,000,000.

Such resolution was passed by two-thirds or more of the Board of Supervisors and approved by the Mayor of the City (the "Mayor"). In such resolution it was recited and found that the sum of money specified is too great to be paid out of the ordinary annual income and revenue of the City in addition to the other annual expenses thereof or other funds derived from taxes levied for those purposes and will require expenditures greater than the amount allowed therefor by the annual tax levy.

The method and manner of payment of the estimated costs described herein are by the issuance of bonds of the City not exceeding the principal amount specified.

Such estimate of costs as set forth in such resolution is hereby adopted and determined to be the estimated cost of such bond financed improvements and financing, as designed to date.

Section 6. The Bond Special Election shall be held and conducted and the votes thereafter received and canvassed, and the returns thereof made and the results thereof ascertained, determined and declared as herein provided and in all particulars not herein recited such election shall be held according to the laws of the State of California and the Charter of the City (the "Charter") and any regulations adopted pursuant thereto, providing

for and governing elections in the City, and the polls for such election shall be and remain open during the time required by such laws and regulations.

Section 7. The Bond Special Election is hereby consolidated with the General Election scheduled to be held in the City on Tuesday, November 6, 2012. The voting precincts, polling places and officers of election for the November 6, 2012 General Election are hereby adopted, established, designated and named, respectively, as the voting precincts, polling places and officers of election for the Bond Special Election hereby called, and reference is hereby made to the notice of election setting forth the voting precincts, polling places and officers of election for the November 6, 2012 General Election by the Director of Elections to be published in the official newspaper of the City on the date required under the laws of the State of California.

Section 8. The ballots to be used at the Bond Special Election shall be the ballots to be used at the November 6, 2012 General Election. The word limit for ballot propositions imposed by San Francisco Municipal Elections Code Section 510 is hereby waived. On the ballots to be used at the Bond Special Election, in addition to any other matter required by law to be printed thereon, shall appear the following as a separate proposition:

"SAN FRANCISCO CLEAN AND SAFE NEIGHBORHOOD PARKS BOND, To improve the safety and quality of neighborhood parks across the city and waterfront open spaces, enhance water quality and clean up environmental contamination along the Bay, replace unsafe playgrounds, fix restrooms, improve access for the disabled, and ensure the seismic safety of park and recreation facilities, shall the City and County of San Francisco issue $195 million dollars in General Obligation bonds, subject to independent oversight and regular audits?"

Each voter to vote in favor of the issuance of the foregoing bond proposition shall mark the ballot in the location corresponding to a "YES" vote for the proposition, and to vote

against the proposition shall mark the ballot in the location corresponding to a "NO" vote for the proposition.

Section 9. If at the Bond Special Election it shall appear that two-thirds of all the voters voting on the proposition voted in favor of and authorized the incurring of bonded indebtedness for the purposes set forth in such proposition, then such proposition shall have been accepted by the electors, and bonds authorized thereby shall be issued upon the order of the Board of Supervisors. Such bonds shall bear interest at a rate not exceeding applicable legal limits.

The votes cast for and against the proposition shall be counted separately and when two-thirds of the qualified electors, voting on the proposition, vote in favor thereof, the proposition shall be deemed adopted.

Section 10. For the purpose of paying the principal and interest on the bonds, the Board of Supervisors shall, at the time of fixing the general tax levy and in the manner for such general tax levy provided, levy and collect annually each year until such bonds are paid, or until there is a sum in the Treasury of said City, or other account held on behalf of the Treasurer of said City, set apart for that purpose to meet all sums coming due for the principal and interest on the bonds, a tax sufficient to pay the annual interest on such bonds as the same becomes due and also such part of the principal thereof as shall become due before the proceeds of a tax levied at the time for making the next general tax levy can be made available for the payment of such principal.

Section 11. This ordinance shall be published in accordance with any state law requirements, and such publication shall constitute notice of the Bond Special Election and no other notice of the Bond Special Election hereby called need be given.

Section 12. The Board of Supervisors, having reviewed the proposed legislation, finds, affirms and declares (i) that in regard to the Joe DiMaggio Playground (as defined in

Section 3A.7. of this Ordinance), the Board of Supervisors, in Motion No. 11-91, affirmed certification of the North Beach Public Library and Joe DiMaggio Playground Master Plan Project Final Environmental Impact Report (State Clearinghouse Number 2009042130) and, in Ordinance No. 102-11, adopted CEQA findings related to approvals in furtherance of the abovementioned Master Plan; (ii) the other Identified Projects are categorically exempt from CEQA as described in the memoranda dated April 30, 2012 and May 14, 2012 from the Planning Department, (iii) that the remainder of the proposed Project is excluded from CEQA because the program is not defined as a "project" under CEQA Guidelines section 15378(b)(4), but is the creation of a government funding mechanism that does not involve any commitment to any specific project, (iv) that the proposed Project is in conformity with the priority policies of Section 101.1(b) of the City Planning Code and, (iv) in accordance with Section 2A.53(f) of the City Administrative Code, that the proposed Project is consistent with the City's General Plan, and hereby adopts the findings of the City Planning Department, as set forth in the General Plan Referral Report, dated June 20, 2012, and incorporates said findings by reference. For purposes of Section 12(i), the Board relies on the abovementioned Motion and Ordinance and their supporting documents, copies of which are in Clerk of the Board of Supervisors File Nos. 110615 and 110312, respectively, and incorporates these documents by reference.

Section 13. Pursuant to Section 53410 of the California Government Code, the bonds shall be for the specific purpose authorized herein and the proceeds of such bonds will be applied only to the Project described herein. The City will comply with the requirements of Sections 53410(c) and 53410(d) of the California Government Code.

Section 14. The Bonds are subject to, and incorporate by reference, the applicable provisions of San Francisco Administrative Code Sections 5.30 – 5.36 (the "Citizens' General Obligation Bond Oversight Committee"). Pursuant to Section 5.31 of the Citizens'

General Obligation Bond Oversight Committee, to the extent permitted by law, one-tenth of one percent (0.1%) of the gross proceeds of the Bonds shall be deposited in a fund established by the Controller's Office and appropriated by the Board of Supervisors at the direction of the Citizens' General Obligation Bond Oversight Committee to cover the costs of said committee.

Section 15. The time requirements specified in Section 2.34 of the San Francisco Administrative Code are hereby waived.

Section 16. The appropriate officers, employees, representatives and agents of the City are hereby authorized and directed to do everything necessary or desirable to accomplish the calling and holding of the Bond Special Election, and to otherwise carry out the provisions of this ordinance.

Section 17. Documents referenced herein are on file with the Clerk of the Board of Supervisors in File No. 120525, which is hereby declared to be a part of this ordinance as if set forth fully herein.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: Kenneth David Roux
KENNETH DAVID ROUX
Deputy City Attorney

FILE NO. ORDINANCE NO.

[San Francisco Clean and Safe Neighborhood Parks General Obligation Bond Election]

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, November 6, 2012, for the purpose of submitting to the voters of the City and County of San Francisco a proposition to incur the following bonded debt of the City and County: One Hundred and Ninety-Five Million Dollars ($195,000,000) for the construction, reconstruction, renovation, demolition, environmental remediation and/or improvement of park, open space, and recreation facilities and all other structures, improvements, and related costs necessary or convenient for the foregoing purposes and paying all other costs necessary and convenient for effectuating those purposes; authorizing landlords to pass-through fifty percent (50%) of the resulting property tax increase to residential tenants in accordance with Chapter 37 of the San Francisco Administrative Code; finding that the estimated cost of such proposed project is and will be too great to be paid out of the ordinary annual income and revenue of the City and County and will require expenditures greater than the amount allowed therefore by the annual tax levy; reciting the estimated cost of such proposed project; fixing the date of election and the manner of holding such election and the procedure for voting for or against the proposition; fixing the maximum rate of interest on such bonds and providing for the levy and collection of taxes to pay both principal and interest thereof; prescribing notice to be given of such election; making environmental findings and findings of consistency with the General Plan; consolidating the special election with the general election; establishing the election precincts, voting places and officers for the election; waiving the word limitation on ballot propositions imposed by San Francisco Municipal Elections Code Section 510; complying with Section 53410 of the

California Government Code; incorporating the provisions of the San Francisco Administrative Code, Sections 5.30 – 5.36; and waiving the time requirements specified in Section 2.34 of the San Francisco Administrative Code.

NOTE: Additions are *single-underline italics Times New Roman*; deletions are ~~*strike-through italics Times New Roman*~~. Board amendment additions are double-underlined; Board amendment deletions are ~~strikethrough normal~~.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

A. City and County of San Francisco ("City") staff has identified several park, open space, and recreation improvement projects to address public safety hazards, improve disabled access, improve water quality in the Bay and enhance the condition of neighborhood and waterfront park facilities and lands, and other issues facing the City's park system.

B. This Board of Supervisors (this "Board") now wishes to describe the terms of a ballot measure seeking approval for the issuance of a general obligation bond (the "Bond") to finance all or a portion of the projects described above.

Section 2. A special election is hereby called and ordered to be held in the City on Tuesday, the 6th day of November, 2012, for the purpose of submitting to the electors of the City a proposition to incur bonded indebtedness of the City for the project hereinafter described in the amount and for the purposes stated:

"SAN FRANCISCO CLEAN AND SAFE NEIGHBORHOOD PARKS BOND. $195,000,000 of bonded indebtedness to fund certain costs associated with improving the safety and quality of neighborhood parks across the City and waterfront open spaces, enhancing water quality and cleaning up environmental contamination along the Bay, replacing unsafe playgrounds,

Youth Commission
City Hall ~ Room 345
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4532

(415) 554-6446
(415) 554-6140 FAX
www.sfgov.org/youth_commission

YOUTH COMMISSION

MEMORANDUM

TO: Honorable Mayor Edwin M. Lee
Honorable Members, Board of Supervisors

CC: Angela Calvillo, Clerk of the Board
Phil Ginsburg, General Manager, Recreation and Parks Department
Monique Moyer, Executive Director, Port of San Francisco
William P. Siffermann, Chief Probation Officer, Juvenile Probation Department
Jason Elliott, Mayor's Liaison to the Board of Supervisors
Nicole Wheaton, Commissions and Appointments, Mayor's Office

FROM: Youth Commission

DATE: May 29, 2012

RE: Youth Commission position on Board of Supervisors' file no. 120525 General Obligation Bond Election - San Francisco Clean and Safe Neighborhood Parks - $195,000,000

At our regularly scheduled meeting of May 21, 2012 the Youth Commission voted unanimously to support this proposed ordinance. The Youth Commission also unanimously adopted the following three motions regarding this legislation:

The Youth Commission urges the Mayor and the Board of Supervisors to prioritize finding capital monies for making the necessary improvements to the Juvenile Probation Department's Juvenile Justice Center such that San Francisco youth can regularly utilize its recreation areas.

The Youth Commission urges the Mayor and the Board of Supervisors to prioritize finding monies in future budget years for operational purposes at the Recreation and Parks Department (RPD) such that existing and renovated RPD facilities can be fully staffed to benefit San Francisco's young people.

The Youth Commission calls on the Mayor and the Board of Supervisors to work with the Recreation and Parks Department to further prioritize the needs of underserved communities in the bond schedule decision-making process.

OFFICE OF THE MAYOR
SAN FRANCISCO

EDWIN M. LEE
MAYOR

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
MAY 15 PM 2:12

TO: Angela Calvillo, Clerk of the Board of Supervisors

FROM: Mayor Edwin M. Lee

RE: San Francisco Clean and Safe Neighborhood Parks General Obligation Bond Election

DATE: May 15, 2012

Attached for introduction to the Board of Supervisors is the ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, November 6, 2012, for the purpose of submitting to the voters of the City and County of San Francisco a proposition to incur the following bonded debt of the City and County: One Hundred and Ninety-Five Million Dollars ($195,000,000) for the construction, reconstruction, renovation, demolition, environmental remediation and/or improvement of park, open space, and recreation facilities and all other structures, improvements, and related costs necessary or convenient for the foregoing purposes and paying all other costs necessary and convenient for effectuating those purposes; authorizing landlords to pass-through fifty percent (50%) of the resulting property tax increase to residential tenants in accordance with Chapter 37 of the San Francisco Administrative Code; finding that the estimated cost of such proposed project is and will be too great to be paid out of the ordinary annual income and revenue of the City and County and will require expenditures greater than the amount allowed therefore by the annual tax levy; reciting the estimated cost of such proposed project; fixing the date of election and the manner of holding such election and the procedure for voting for or against the proposition; fixing the maximum rate of interest on such bonds and providing for the levy and collection of taxes to pay both principal and interest thereof; prescribing notice to be given of such election; making environmental findings and findings of consistency with the General Plan; consolidating the special election with the general election; establishing the election precincts, voting places and officers for the election; waiving the word limitation on ballot propositions imposed by San Francisco Municipal Elections Code Section 510; complying with Section 53410 of the California Government Code; incorporating the provisions of the San Francisco Administrative Code, Sections 5.30 – 5.36; and waiving the time requirements specified in Section 2.34 of the San Francisco Administrative Code.

Please note this item is cosponsored by Supervisors Chu, Mar, Farrell, Chiu, Elsbernd, Wiener, Campos, Cohen, Kim, and Olague.

I request that this item be calendared in Government Audit and Oversight Committee on June 21st, 2012.

Should you have any questions, please contact Jason Elliott (415) 554-5105.

1 DR. CARLTON B. GOODLETT PLACE, ROOM 200
SAN FRANCISCO, CALIFORNIA 94102-4681
TELEPHONE: (415) 554-6141

120525

cc. Supervisor Carmen Chu
Supervisor Eric Mar
Supervisor Mark Farrell
Supervisor David Chiu
Supervisor Sean Elsbernd
Supervisor Scott Wiener
Supervisor David Campos
Supervisor Malia Cohen
Supervisor Jane Kim
Supervisor Christina Olague

File No. 120525 Committee Item No. 2
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Government Audit and Oversight **Date** June 14, 2012

Board of Supervisors Meeting **Date** _____

Cmte	Board	
☐	☐	Motion
☐	☐	Resolution
☒	☐	Ordinance
☒	☐	Legislative Digest
☐	☐	Budget and Legislative Analyst Report
☐	☐	Legislative Analyst Report
☐	☐	Youth Commission Report
☐	☐	Introduction Form (for hearings)
☒	☐	Department/Agency Cover Letter and/or Report
☐	☐	MOU
☐	☐	Grant Information Form
☐	☐	Grant Budget
☐	☐	Subcontract Budget
☐	☐	Contract/Agreement
☐	☐	Form 126 – Ethics Commission
☐	☐	Award Letter
☐	☐	Application
☐	☐	Public Correspondence

OTHER **(Use back side if additional space is needed)**

* ☒	☐	General Plan Referral Addendum
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Completed by: Alisa Miller **Date** June 8, 2012
Completed by: _____ **Date** _____

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document can be found in the file.