

File No. 110771 Committee Item No. 3
 Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS
 AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date July 11, 2011

Board of Supervisors Meeting Date _____

Cmte Board

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
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| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
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OTHER (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>PUC Resolution No. 09-0229</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>MTA Resolution No. 09-043</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>PUC Resolution No. 09-0030</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>General Plan Referral, dtd 11/5/10</u> |
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Completed by: Alisa Somera Date July 8, 2011
 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.

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

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

15
16 WHEREAS, The City and County of San Francisco (City) owns certain real property
17 located on Phelan Avenue near Ocean Avenue, in San Francisco, California, and known as
18 Assessor's Block Number 3180, Lot 001 (City Property); and

19 WHEREAS, The San Francisco Public Utilities Commission (SFPUC) has jurisdiction over
20 a portion of the City Property that is comprised of approximately 6.21 acres, as depicted on a map
21 of the City Property (Project Map) on file with the Clerk of the Board of Supervisors in File No.
22 110771 and incorporated herein by reference (SFPUC Reservoir Property); and

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

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

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

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

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

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

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

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

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

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

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

10 WHEREAS, The Transfer MOU was approved by SFMTA's Board of Directors on March
11 17, 2009 through Resolution No. 09-043 and by SFPUC's Commission on February 10, 2009
12 through Resolution No. 09-0030 (Jurisdictional Transfer Resolutions). Copies of the Jurisdictional
13 Transfer Resolutions are on file with the Clerk of the Board of Supervisors in File No. 110771
14 and are incorporated herein by reference; and

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

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

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

9 WHEREAS, Under Motion No. 17774, the San Francisco Planning Commission (Planning
10 Commission) adopted the Balboa Park Station Area Plan Environmental Impact Report (SCH#
11 2006072114 (Plan EIR) pursuant to the requirements the California Environmental Quality Act,
12 California Public Resources Code Sections 21000 et seq. (CEQA), and the Guidelines for
13 Implementation of CEQA, 14 California Code of Regulations Sections 15000 et seq. (CEQA
14 Guidelines) on December 4, 2008, which certified the Plan EIR as complete along with other
15 required findings, and the Plan EIR contemplated, among other things, the jurisdictional transfer of
16 the SFMTA Property and the SFPUC Property and the Exchange; and

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

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

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

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

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

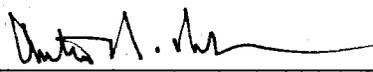
11 WHEREAS, In accordance with the recommendation of the Executive Director/CEO of the
12 SFMTA, the General Manager of SFPUC, and the Director of Property, the Board of Supervisors
13 hereby declares that the public interest or necessity will not be inconvenienced by the Exchange
14 or the jurisdictional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

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

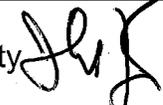
19 RESOLVED, That the Board of Supervisors hereby authorizes and directs the Director of
20 Property to transfer the SFMTA Property and the SFPUC Reservoir Property to College in
21 exchange for the College Property and to perform the other transactions described in the
22 Exchange Agreement; and, be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

1 FURTHER RESOLVED, That The Mayor, the Clerk of the Board of Supervisors, and
2 the Director of Property are each authorized and directed to enter to take any and all actions
3 which such party, in consultation with the City Attorney, determines are in the best interest of
4 the City, do not materially increase the obligations of the City or materially decrease the
5 benefits to the City, are necessary or advisable to consummate the performance of the
6 purposes and intent of this Resolution, and comply with all applicable laws, including the
7 City's Charter, including any modifications or amendments to the Exchange Agreement.
8

9 RECOMMENDED:

10
11 
12 _____
13 Nathaniel P. Ford Sr.
14 Executive Director/CEO,
15 San Francisco Municipal Transportation Agency

16
17 
18 _____
19 Ed Harrington
20 General Manager, SFPUC

21
22 
23 _____
24 Amy L. Brown
25 Director of Property 

26
27 
28 _____
29 Edwin M. Lee, Mayor



John Updike
Acting Director of Real Estate



June 21, 2011

Through Amy L. Brown, Acting City Administrator

Honorable Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, California 94102

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2011 JUN 21 PM 1:20
BY [Signature]

Re: Jurisdictional Transfer and Exchange of Property with the San Francisco Community College District - The Phelan Loop Development near Ocean Avenue

Dear Board Members:

Attached for your consideration is a proposed Resolution authorizing a jurisdictional transfer of property between the San Francisco Public Utilities Commission (SFPUC) and the San Francisco Municipal Transportation Agency (SFMTA), along with an exchange of property with the San Francisco Community College District (City College). Both of these actions will further elements of a mixed-use, transit oriented development project west of the intersection of Phelan Avenue and Ocean Avenue, within a portion of Lot 001 of Block 3180.

Specifically, the Resolution would authorize these aspects of the development project:

- A) A jurisdictional transfer of 5,835 square feet of land from the SFPUC to the SFMTA to facilitate the relocation of the Phelan Bus Loop; and
- B) A jurisdictional transfer of 6,264 square feet of land from the SFMTA to the SFPUC to facilitate a subsequent exchange between the SFPUC and City College; and
- C) An exchange of 6.21 acres of City-owned land along with the aforementioned 6,264 square foot parcel from the SFPUC to City College, in direct exchange for 6.60 acres of land from City College to SFPUC.

All of these transfers of property rights would occur at no cost to the parties involved, as even exchanges, and pursuant to a previously approved MOU between SFMTA and SFPUC, as well as previously approved Resolutions from the SFMTA Board of Directors and the SFPUC Commission. These actions are also consistent with the adopted Balboa Park Station Area Plan and associated Plan EIR. City College's Board of Trustees has also adopted a Resolution approving the exchange of property as described herein.

The Real Estate Division recommends approval of the Resolution, and requests that the item be heard at the Land Use and Economic Development Committee's next available meeting date. If you have any questions in this regard, please contact me at 554-9860, or Lisa Pagan of the Office of Economic and Workforce Development at 554-6936.

Respectfully,

A handwritten signature in black ink, appearing to read "John Updike", is written over the typed name. A long, thin, curved line extends from the top right of the signature across the page.

John Updike
Acting Director of Property

Attachments

c: Lisa Pagan, OEWD

PUBLIC UTILITIES COMMISSION

City and County of San Francisco

RESOLUTION NO. 08-0229

WHEREAS, The City and County of San Francisco owns certain real property under the jurisdiction of the San Francisco Public Utilities Commission ("SFPUC") in the City and County of San Francisco located on Phelan Avenue near Ocean Avenue, San Francisco, California, comprised of approximately 6.21 acres (the "SFPUC Property"); and

WHEREAS, San Francisco Community College ("College") owns that certain real property comprised of approximately 6.60 acres (the "College Property"); and

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

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

WHEREAS, For the actions contemplated herein, the SFPUC relies upon the Balboa Park Station Area Plan Environmental Impact Report (SCH# 2006072114) pursuant to the requirements the California Environmental Quality Act, California Public Resources Code Sections 21000 et seq. ("CEQA"), and the Guidelines for Implementation of CEQA, 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines"). On December 4, 2008, the San Francisco Planning Commission adopted Motion No. 17774 certifying this document as complete along with other required findings. On December 4, 2008, the Planning Commission also adopted Resolution No. 17775 approving environmental findings, including a statement of overriding benefits and a mitigation monitoring and reporting program. A copy of the Environmental Impact Report, the Planning Commission Motion, and the Planning Commission Resolution, including the environmental findings are on file with the SFPUC Commission Secretary and are incorporated herein by reference; now, therefore, be it

RESOLVED, The SFPUC, in accordance with CEQA, hereby adopts the San Francisco Planning Commission's Environmental Findings, including a statement of overriding benefits, as its own and adopts the following additional overriding benefits associated with the actions contemplated herein:

- 1) Increased water storage capacity.
- 2) Reservoir will serve as a buffer between high use college areas and quieter residential neighborhoods.

3) Campus expansion has far greater flexibility and layout after the swap given the public access off Phelan Drive and the proximity to the existing campus.

4) The provision of an expanded City College main campus that will provide affordable college, higher education and vocational training and other recreation and arts related amenities to San Francisco Residents. Improved campus facilities for San Francisco residents will include a 97,000 square foot classroom building to support the Community Health, Child Development and Teacher Preparation programs and a 117,000 square foot Performing Arts Center, a 20,000 square foot Gateway Center, which will include limited student services, a bookstore, and an Advanced Technology building. The site will accommodate two additional building sites and/or parking facilities.

5) Compliance with the following goals of the Balboa Park Station Area Plan:

OBJECTIVE 2: DEVELOP THE EAST BASIN OF THE RESERVOIR IN ACCORDANCE WITH THE NEEDS OF CITY COLLEGE BUT ACKNOWLEDGE ITS IMPORTANCE TO THE NEIGHBORHOOD AND THE CITY AS A WHOLE.

Policy 2.1: Encourage a "campus village" on the east basin.

OBJECTIVE 3: ENSURE THAT THE EAST BASIN OF THE RESERVOIR IS DEVELOPED IN A MANNER THAT EMBRACES THE SURROUNDING NEIGHBORHOOD.

Policy 3.1: Continue Phelan Loop Plaza with a central promenade.

Policy 3.2: Create a new east to west pedestrian pathway.

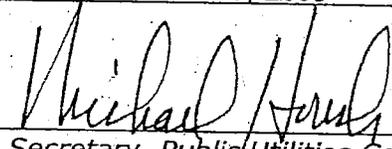
Policy 3.3: Create a strong system of streets and pathways and make sure new buildings are designed to address them.

Policy 3.4: Ensure parking facilities are well designed and not larger than necessary; and be it

FURTHER RESOLVED, That all actions authorized by this resolution and heretofore taken by any City official in connection with the Exchange and the Exchange Agreement are hereby ratified, approved and confirmed by this Commission; and be it

FURTHER RESOLVED, That the SFPUC hereby authorizes the General Manager of Public Utilities to request the Director of Property to prepare and submit legislation, on the recommendation of SFPUC, to the Board of Supervisors for its approval of said Exchange and Exchange Agreement and, if so approved, further authorizes the General Manager of Public Utilities or the City's Director of Property to execute the Exchange Agreement and any additional agreements necessary to effect the Exchange pursuant to the Exchange Agreement.

I hereby certify that the foregoing resolution was adopted by the Public Utilities Commission at its meeting of _____ / December 9, 2008



Secretary, Public Utilities Commission



CITY COLLEGE OF SAN FRANCISCO

50 PHELAN AVENUE • BOX E200 • SAN FRANCISCO, CA 94112 • 415. 239.3000

Tabled from the November 20, 2008 Board Meeting

DATE: December 18, 2008 **W1**
TO: Board of Trustees
FROM: Dr. Don Q. Griffin, Chancellor
Subject: **REAL ESTATE**
Authorization to Make Exchange of Real Property with the City and County of San Francisco, Subject to Completion of Certain Conditions
(Resolution No. 081218-W1)

BACKGROUND INFORMATION:

Proposed Exchange

The District owns the South Reservoir of the Balboa Reservoir property on Ocean Avenue, near Phelan Avenue, in the City and County of San Francisco ("City"). The City owns the North Reservoir of the Balboa Reservoir property, as well as the property on which the District operates its College Bookstore ("Bookstore Property"). All of the properties are part of the same legal parcel, Assessor's Block 3180, Lot 1. Exhibit A shows the current property configuration.

The District intends to convey the western portion of the South Reservoir to the City in exchange for the City's conveyance of the eastern portion of the North Reservoir and the Bookstore Property to the District. As a result of the proposed Exchange, the District would own the eastern portion of the Balboa Reservoir property and the City would own the western portion of the Balboa Reservoir property. As part of the Exchange, the District and the City also intend to enter certain new access and pipeline easements on the properties, and to terminate certain existing access and pipeline easements, and related agreements. Exhibit B shows the property configuration after the proposed Exchange. The land swap and related agreements are collectively referred to as the "Exchange."

District staff has negotiated with the City an agreement describing the terms and conditions of the proposed Exchange. If the Board of Trustees authorizes District staff to make the Exchange, then the San Francisco Public Utilities Commission, San Francisco Board of Supervisors and San Francisco Mayor would each consider approval of the Exchange.

BOARD OF TRUSTEES

LAWRENCE WONG ESQ., PRESIDENT • DR. NATALIE BERG, VICE PRESIDENT
DR. ANITA GRIER • MILTON MARKS III • JULIO J. RAMOS • JOHN RIZZO • RODEL E. RODIS
DIANA MUNOZ-VILLANUEVA, STUDENT TRUSTEE • DR. DON Q. GRIFFIN, INTERIM CHANCELLOR

Master Plan EIR

On June 10, 2004, the Board of Trustees adopted Resolutions Nos. 040610-S1 and 040610-S8, certifying an Environmental Impact Report (EIR) for the District Master Plan (State Clearinghouse #2003102086); approving the Master Plan; and adopting Findings (including a Statement of Overriding Considerations) and a Mitigation Monitoring Program, in accordance with the California Environmental Quality Act (CEQA), Public Resources Code sections 21000 *et seq.*, and its implementing regulations, California Code of Regulations, Title 14, sections 15000 *et seq.*

The Master Plan describes the long-term development of the District's campuses, with a particular emphasis on the Ocean Avenue ("Main") campus. The Master Plan includes, among other things, the Exchange; construction of new buildings on the Main campus; demolition of the berm between the North and South Reservoirs; construction of structured parking to provide additional spaces and to replace certain existing surface spaces; improvements to campus entrances on Ocean and Phelan Avenues; the proposed extension of Lee Avenue; and provision of vehicle, pedestrian and bicycle access and circulation improvements. (See, e.g., Master Plan Draft EIR pp. 2.0-2; 3.0-5 to 3.0-6; 4.3-35).

Authorization for staff to make the Exchange implements a component of the Master Plan.

The Master Plan EIR analyzed the potentially significant impacts of the Master Plan. Based on the certified Master Plan EIR, and the adopted Findings, Statement of Overriding Considerations, and Mitigation Monitoring Program, all of which are incorporated herein by reference in full, the District has determined, based on the review and recommendation of District staff (summarized in Exhibit C), that there are no changes in the project, changes in conditions, or new information, indicating that the project would result in a new or substantial increase in significant environmental impacts that were not already considered in the Master Plan EIR. Thus, no additional environmental documentation is required. (See Pub. Res. Code § 21166; 14 Cal. Code Regs. §§ 15162, 15163).

As a component of the Master Plan, the Exchange would comply with all of the applicable mitigation measures adopted by the District Board of Trustees with the Master Plan. (See Resolution No. 040610-S8).

Authority to Exchange Property

California Education Code sections 81430 *et seq.* authorizes the Board of Trustees to exchange real property that will not be needed for school classroom buildings with a local government, such as the City. The authorizing resolution must be adopted by unanimous vote of the Board. On June 12, 2008, the Board of Trustees adopted Resolution No. 080612-W1, finding that the portion of the District's property that it intends to convey to the City will not be needed by the

District for school classroom buildings and declaring its intent to make the Exchange. The District published notice of the proposed Board resolution authorizing the Exchange in a newspaper of general circulation once a week for three weeks prior to making the Exchange. No member of the public has commented on the proposed Exchange.

RECOMMENDATION:

RESOLVED: That the Board of Trustees determines, based on the review and recommendation of District staff, that no supplemental or subsequent environmental impact report (EIR) is needed pursuant to Public Resources Code section 21166, or California Code of Regulations, Title 14, sections 15162 or 15163, because since certification of the District Master Plan EIR (State Clearinghouse #2003102086):

A. There have not been any substantial changes to the project which require major revisions to the EIR due to involvement of new significant environmental effects or a substantial increase in the severity of effects identified as significant in the EIR; and

B. No substantial changes have occurred with respect to the circumstances under which the project is undertaken that will require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of effects identified as significant in the EIR; and

C. No new information of substantial importance has become available, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified, that shows any of the following:

1. That the project will have one or more significant effects not discussed previously in the EIR;

2. That significant effects previously examined will be substantially more severe than shown in the EIR;

3. That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project; or

4. That mitigation measures or alternatives which are considerably different from those analyzed in the EIR would substantially reduce one or more significant effects on the environment, but the District declines to adopt the mitigation measures or alternative.

FURTHER BE IT RESOLVED: That the Board of Trustees finds that the portion of the District's property that it intends to convey to the City pursuant to the Exchange will not be needed by the District for school classroom buildings.

FURTHER BE IT RESOLVED: That the Board of Trustees, after considering the EIR and all other information available to the College, authorizes the Chancellor, Vice Chancellor of Finance and Administration, and/or their designees to take all actions necessary to make the Exchange in the form attached, subject to and conditioned on approval of the Exchange by the San Francisco Public Utilities Commission (SFPUC), the San Francisco Board of Supervisors, and the San Francisco Mayor; an interdepartmental jurisdiction transfer of certain real property between the SFPUC and the San Francisco Municipal Transportation Agency; and a second reading of this resolution resulting in an affirmative vote of all the members of the Board.

Stephen Herman, Originator

Exhibit A

Map of Current Property Configuration

Exhibit B

Map of Property Configuration After Exchange

**Balboa Reservoir
 Land Exchange**
 (Map 4 of 4)
 Property Boundaries
 after Land Exchanges
 with MTA and CCSF

Legend

-  Public-Access Easement
-  SFPUC Easement to be Retained
-  SFPUC
-  San Francisco City College
-  MTA
-  SF Fire Department
-  SFPUC Existing Pipelines



Scale 1 : 3,600

1 inch = 300 feet



Date: 2/11/08

The City does not guarantee that the information is accurate or complete. The City provides this information on an "as is" basis and disclaims all warranties, express or implied, including but not limited to warranties of merchantability, fitness for a particular purpose and non-infringement. The City is not responsible for any damages arising from the use of data. Users should verify the information before making project commitments.

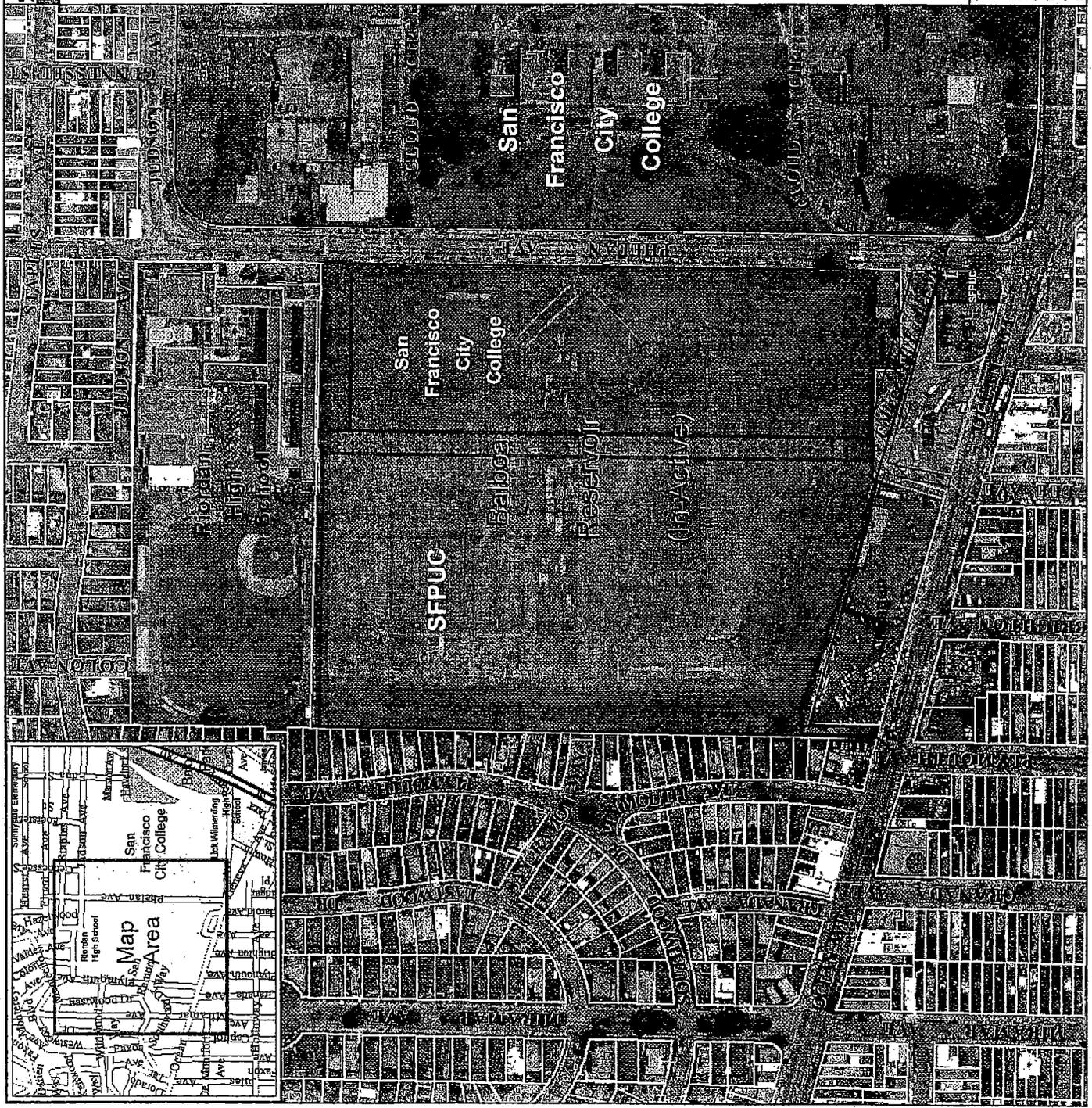


Exhibit C

To: Board of Trustees
Dr. Don Q. Griffin, Interim Chancellor

From: Peter Goldstein
James Blomquist
Stephen Herman

Date: November 14, 2008

Re: Proposed Exchange of Balboa Reservoir Property with the City and County of San Francisco; California Environmental Quality Act

The District intends to convey the western portion of the South Reservoir of the Balboa Reservoir Property to the City and County of San Francisco ("City"), in exchange for the City's conveyance of the eastern portion of the North Reservoir of the Balboa Reservoir Property and the Bookstore Property to the District. As part of the Exchange, the District and the City also intend to enter certain new access and pipeline easements on the properties; terminate certain existing access and pipeline easements and related agreements; and agree to certain other conditions on the properties. The proposed agreement is collectively referred to as the "Exchange."

The Board's authorization to make the Exchange would implement a component of the District's 2004 Master Plan. The District prepared a Draft Environmental Impact Report (EIR) and Final EIR for the Master Plan under the California Environmental Quality Act (CEQA). On June 10, 2004, the District certified the Final EIR and approved the Master Plan. See Resolution Nos. 040610-S1 and 040610-S8. The District's approval of the Master Plan included the adoption of Findings and Mitigation Measures (see Exhibit 1 to Resolution No. 040610-S8), and a Mitigation Monitoring and Reporting Program (see Exhibit 2 to Resolution No. 040610-S8).

District staff recommends that the District Board of Trustees conclude that the District does not need a supplemental or subsequent EIR in order to implement the Exchange because, since certification of the 2004 Master Plan EIR, there have not been any substantial changes which require major revisions to the EIR; no substantial changes have occurred with respect to the circumstances; and no new information of substantial importance has become available, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified.

In making this recommendation, District staff considered, among other things, the adopted Master Plan; the certified Master Plan EIR; the adopted Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program for the Master Plan; and

the information contained in this memorandum. In addition, District staff consulted with the City and County of San Francisco.

The following information is provided to the Trustees to document and support the proposed resolution authorizing the District to make the Exchange.

The Exchange would implement a component of the District's already-approved Master Plan

The Exchange is a component of the District's Master Plan. For example, the Master Plan explains that:

[The District] owns a large parcel west of Phelan Avenue. The South Balboa Reservoir, in combination with the San Francisco Public utilities Commission (PUC)-owned North Balboa Reservoir, are used for campus parking. Negotiations with the PUC are under way to reconfigure these reservoirs to allow for future campus expansion west for Phelan Avenue.

See Master Plan, p. 16; see also Master Plan, p. 24 (describes details of the Exchange); Master Plan Draft EIR, p. 3.0-14 (describes negotiations between District and PUC); Master Plan, pp. 68-69 (describes reconfiguration efforts); Master Plan, pp. 102, 103, 104, 109, 110 (describes future development on the reconfigured site).

The Exchange that is before the District now contains substantially the same terms and conditions as described in the Master Plan. Thus, the Board of Trustee's adoption of the resolution authorizing the District to make the Exchange would implement a component of the District's already-approved Master Plan.

The Master Plan and EIR for the Master Plan described the extension of Lee Avenue

The Master Plan and the EIR describe a proposed extension of Lee Avenue. In particular, the District adopted Mitigation Measure Traffic-9g, which states:

CCSF shall work with the City to extend Lee Avenue from Ocean Avenue to the Balboa Reservoir along the western edge of the reservoir development. This extension would provide a second exit onto Ocean Avenue.

See Exhibit 2 to Resolution No. 040610-S8, p. 8; Master Plan Draft EIR p. 4.3-35; Master Plan Final EIR, pp. 12.0-5, 12.0-13, 12.0-28.

The District adopted the Mitigation Measure to reduce traffic impacts. For example, the Master Plan approval documents explain that "[i]mpacts related to a single garage entrance on Phelan Avenue would be reduced through the extension of Lee Avenue to and through the reservoir" See Exhibit 1 to Resolution No. 040610-S8, p. 10. And the Master Plan Draft EIR provides that "[t]he extension of Lee Avenue into the reservoir would help to reduce traffic on Phelan Avenue and would reduce potential congestion related to use of the reservoir parking" See Master Plan Draft EIR, p. 4.3-36.

In addition to the express discussion of the Mitigation Measure, the Master Plan figures depict an extended Lee Avenue. See, e.g., Master Plan, pp. 71, 75, 83, 89. And the Master Plan describes a new vehicle access point to the Main Campus at the intersection of Ocean and Lee Avenues. See Master Plan, pp. 76, 82; see also Master Plan Draft EIR, p. 3.0-18.

The Master Plan EIR responded to comments on the extension of Lee Avenue

The District received four comments regarding Mitigation Measure Traffic 9-g and the extension of Lee Avenue in response to the Master Plan Draft EIR. See Milton Marks comment A-61; San Francisco Department of Parking and Traffic comment C-8; San Francisco Department of Parking and Traffic comment C-17; Edna James comment J-2. The Master Plan Final EIR addressed these comments and there was no challenge to the District's approval of the Master Plan and EIR.

Trustee Milton Marks comment A-61 asked:

Why is 'a future direct access to Ocean Avenue still considered speculative'? Is it because the College doesn't own the Phelan Loop? Couldn't we state a preference for direct access and work towards that?

In response, the Final EIR notes that Mitigation Measure Traffic 9-g *does* recommend that the District "work with the City to extend Lee Avenue from Ocean Avenue to the Balboa Reservoir along the western edge of the reservoir development. This extension would provide a second exit onto Ocean Avenue." The access was described as "speculative" to the extent that it involves property owned by the City and requires the cooperation of the City, but the District stated its intent to work cooperatively with the City in this regard.

San Francisco Department of Parking and Traffic comment C-8 stated:

The intersection of Ocean Avenue with Lee Avenue should also be evaluated, since page 66 of the Master Plan recommends that a Lee Avenue entrance be provided in the future.

And its comment C-17 stated:

Why isn't the extension of Lee Avenue into the reservoir parking area evaluated? The fact that Lee Avenue 'is not within the college's jurisdiction' should not prevent the evaluation of this element of the Master Plan. If this is a good idea, it should be evaluated. If it is a bad idea, it should be deleted from the Master Plan.

As described above, however, the Exchange, including the extension of Lee Avenue at the intersection of Ocean and Lee Avenue, *is* part of the Master Plan. The impacts of the Master Plan, including the extension of Lee Avenue, *were* evaluated in the Master Plan EIR.

Edna James comment J-2 stated:

City College should not extend Lee Avenue from Ocean Avenue to the Balboa Reservoir on the western edge of the reservoir development. The new City library to be built at Ocean and Plymouth Avenues will cause traffic congestion and annoyance to campus neighbors and could lead to hazardous conditions for vehicles and pedestrians. The close proximity of Phelan Avenue and Geneva Avenue entrances and exit to the campus will have a significant irreversible impact. City College should investigate a separate entry and exit to the campus from I280 between the Monterey and Ocean Avenue exits.

In response, the Final EIR noted that Mitigation Measure Traffic 9-g is intended to reduce the traffic congestion and vehicle/pedestrian conflicts at Phelan Avenue. (The Final EIR also responded to Ms. James' other comments on traffic issues that were not related to Lee Avenue.)

The other public comments on traffic issues under the Master Plan related to the northeast corner of campus, not Lee Avenue

In response to the Draft EIR for the Master Plan, the District received comments from campus neighbors and others relating to neighborhood traffic issues. These comments, however, were in regard to traffic issues in the northeast side of campus, and particularly Havelock Street, Marston Street and Edna Street. See San Francisco Department of Parking and Traffic comment C-2; Sunnyside Neighborhood Association comment G-2, G-3 and G-8; Robin Levine comment H-5 and H-30 (comment of neighbor on northeast corner of campus, and comment re Marston); Rita Evans comment H-19 and H-20 (comment re Havelock); Rick Lopes comment H-25, H-26 and H-32 (comment re Havelock, Edna and Marston); Chris Coghlan comment H-33 (comment re Marston and Havelock); Eugene Moggia comment H-37 (comment re Havelock); Rita Evans comment I-2, I-3 and I-8 (comment re Havelock, Marston, Edna, Foerster, and Genessee). They were not in regard to Mitigation Measure Traffic 9-g and the Lee Avenue extension.

The District has not received any comments from the public regarding the District's intent to make the Exchange

As described above, the Exchange is part of the Master Plan and its EIR, and the public had the opportunity to comment on the Exchange as part of the Master Plan approval process.

In addition, the District notified the public of its intent to make the Exchange and/or provided opportunity for public comment regarding the Exchange at public meetings of the District Board of Trustees on June 12, 2008, August 28, 2008, and September 11, 2008. The District also notified the public of the Exchange by newspaper publication on September 8, September 15 and September 22, 2008. The District has not received any comments from members of the public.

The Exchange would provide access easements to both parties; the District has no discretion to convert the easements to a public road

Under the Exchange, the District would provide an east-west access easement to the City on the northern portion of the District's property. The City would provide a north-south access easement to the College on the western portion of the City's property.

Under the Exchange, the City would require the District to construct an accessway and sidewalks on the easements. The District has no discretion to make the accessway a public road and/or part of the City's public street system. Under the Exchange, the City has sole discretion to choose whether to convert the accessway into a public road that is part of the City's public street system in the future. The District has no information on whether the City would choose to exercise its discretion in the future.

The City's Draft Balboa Area Plan

The District adopted numerous mitigation measures described in the Master Plan EIR to reduce the Master Plan's potentially significant impacts to traffic, including Mitigation Measure Traffic 9-a through 9-i and Traffic 11-a through 11-c. See Master Plan Draft EIR pp. 4.3-34 to 4.3-36, 4.3-40; Master Plan Final EIR pp.12.0-12 to 12.0-13. Despite adoption of these mitigation measures, the District concluded that the Master Plan's traffic impact would remain significant and unavoidable and the Master Plan's cumulative traffic impact would remain significant and unavoidable. See Master Plan Draft EIR, p. 4.3-36. Among other things, the Master Plan EIR explained that implementation of certain mitigation measures were within the jurisdiction and control of either the State of California or the City, and so the District could not guarantee their implementation, and the actual effectiveness of certain measures could not be guaranteed. See Master Plan Draft EIR pp. 4.3-36, 4.3-40 to 4.3-41. The District adopted override findings as required under CEQA. See Resolution No. 040610-S8.

On September 21, 2007, the City released the Draft Balboa Park Station Area Plan EIR ("Balboa Project Draft EIR"). The document is not final and the EIR has not been certified.

The Balboa Project Draft EIR suggests that the Master Plan EIR Mitigation Measure Traffic 9-g either may not be implemented or would be conditioned. The Balboa Project Draft EIR suggests that the Master Plan EIR Mitigation Measure Traffic 9-c is on-going and so its efficacy may be uncertain. The Balboa Project Draft EIR suggests that Master Plan EIR Mitigation Measures Traffic 11-b and 11-c may be infeasible. Regardless of whether the City may determine that any particular mitigation measure may be effective or feasible, the Master Plan EIR's conclusion that the traffic impact of the Master Plan remains significant and unavoidable would not change.

The Balboa Project Draft EIR suggests that the Balboa Project may result in a significant cumulative traffic impact at the intersection of Phelan and Ocean Avenues, and that the significant impact may not be mitigated and may be unavoidable. The Balboa Project Draft EIR suggests this conclusion about the impacts of the Balboa Project on this intersection based on an analysis that is somewhat different from the analysis in the Master EIR for the Master Plan Project. Regardless of whether the City may use an alternative analytical route to reach the conclusion that certain cumulative traffic impacts of the Balboa Project on a particular intersection are significant and unavoidable, the Master Plan EIR's conclusion that

the traffic impact of the Master Plan Project remains significant and unavoidable would not change.

The Balboa Project Draft EIR suggests that the cumulative traffic impact of the Balboa Project at the intersection of Ocean Avenue and Junipero Serra Boulevard would be significant and unavoidable with or without the Balboa Project. The Master Plan EIR did not evaluate this intersection. There was no evidence before the District at the time of the EIR that the Master Plan would result in a significant impact to this intersection. There is no substantial changes to the circumstances or new information of substantial importance before the District that the Exchange would result in new significant impact to this intersection.

The Balboa Project Draft EIR suggests that the cumulative traffic impact of the Balboa Project at the intersection of Ocean Avenue and San Jose Avenue would be significant and unavoidable with or without the Balboa Project. The Master Plan EIR determined that the Master Plan, including the Exchange, would not result in any change in the existing Level of Service (LOS) at this intersection. See Master Plan EIR, pp. 4.3-24. There is no substantial changes to the circumstances or new information of substantial importance before the District that the Exchange would result in new significant impact to this intersection not previously discussed in the Master Plan EIR.

The Balboa Project Draft EIR suggests that the capacity of the K-Ingleside MUNI Metro line may be exceeded with or without the Balboa Project. The Master Plan EIR determined that the additional trips added by the Master Plan, including the Exchange, would not result in a significant impact to transit. See Master Plan Draft EIR, pp. 4.3-26. There is no substantial changes to the circumstances or new information of substantial importance before the District that the Exchange would result in new significant impact to the line not previously discussed in the Master Plan EIR.

The Master Plan EIR evaluated the potential impacts of the project on public services and utilities. See Master Plan Draft EIR, Section 4.6. The Master Plan EIR explained that the Exchange would not change the existing wastewater/storm water connections, collection system, or drainage system. See Master Plan Draft EIR, pp. 4.6-13 to 4.6-15. The Master Plan EIR found that the Master Plan, including the Exchange, would not result in a significant impact to the wastewater/storm water system during dry weather conditions, but that the Master Plan would result in a significant impact during a 5-year storm event and the cumulative impact of the Master Plan to the wastewater/storm water system in the area of the Main Campus would be significant. *Id.* The Master Plan EIR found that mitigation for the significant impact was outside of the District's jurisdiction/control and, as such, the significant impact would remain unmitigated. See Master Plan Draft EIR pp. 4.6-13 to 4.6-15, 4.6-20 to 4.6-21. The District adopted override findings as required under CEQA. See Resolution No. 040610-S8.

As a component of the Exchange, the District and the City would agree that the District would implement certain measures and practices to address storm water issues relating to any infrastructure constructed on the East Property. The storm water provisions would be a requirement of the quitclaim deed from the City to the District for the East Property; thus, the

obligation to implement these provisions would be mandatory and run with the land. These storm water provisions would reduce the storm water impacts of the Master Plan.

There is no required change to the conclusions in the Master Plan EIR.

SAN FRANCISCO
MUNICIPAL TRANSPORTATION AGENCY
BOARD OF DIRECTORS

09-043

RESOLUTION No. _____

WHEREAS, The City and County of San Francisco owns real property near the intersection of Phelan Avenue and Ocean Avenue, San Francisco, California (the "City Property");

WHEREAS, SFMTA has jurisdiction over a portion of the City Property comprised of approximately 6,264 square feet (the "SFMTA Portion"); and

WHEREAS, SFPUC has jurisdiction over a portion of the City Property comprised of approximately 5,835 square feet (the "SFPUC Portion"); and

WHEREAS, SFMTA wishes to construct a replacement bus loop and related improvements on the City Property (collectively, the "Replacement Bus Loop Improvements"), which will be partially located on the SFPUC Portion; and

WHEREAS, SFPUC wishes to acquire the SFMTA Portion to transfer to the San Francisco Community College District ("City College") as part of an Agreement for the Exchange and Conveyance of Real Estate between SFPUC and City College previously approved by the SFPUC on December 9, 2008, provided the City's Mayor and Board of Supervisors duly approve such agreement; and

WHEREAS, SFMTA is not actively using any portion of the SFMTA Portion and the SFPUC is only using the SFPUC Portion for the installation and operation of pipelines, as further described in that certain Memorandum of Understanding between SFMTA and SFPUC dated for references purposes as of February 13, 2007; and

WHEREAS, SFMTA wishes that jurisdiction of the SFMTA Portion be transferred to the SFPUC (the "SFMTA Jurisdictional Transfer") and the SFPUC wishes that jurisdiction of the SFPUC Portion be transferred to SFMTA (the "SFPUC Jurisdictional Transfer"), subject to the terms and conditions specified in a Memorandum of Understanding between SFMTA and SFPUC (the "Transfer MOU"); and

WHEREAS, The City's Director of Property has notified SFMTA and SFPUC that the fair market value of the SFMTA Portion is considered to be equivalent to the fair market value of the SFPUC Portion; and

WHEREAS, SFMTA and the SFPUC agree that the consummation of the SFMTA Jurisdictional Transfer and the SFPUC Jurisdictional Transfer (together, the "Transfers") shall be sufficient consideration for their agreement to the Transfers; and

WHEREAS, For the actions contemplated herein, the SFPUC relies upon the Balboa Park Station Area Plan Environmental Impact Report (SCH# 2006072114) pursuant to the requirements the California Environmental Quality Act, California Public Resources Code Sections 21000 et seq. ("CEQA"), and the Guidelines for Implementation of CEQA, 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines"). On December

4, 2008, the San Francisco Planning Commission adopted Motion No. 17774 certifying this document as complete along with other required findings. On December 4, 2008, the Planning Commission also adopted Resolution No. 17775 approving environmental findings, including a statement of overriding benefits and a mitigation monitoring and reporting program. A copy of the Environmental Impact Report, the Planning Commission Motion, and the Planning Commission Resolution, including the environmental findings are on file with the SFMTA Board Secretary and are incorporated herein by reference; now, therefore, be it

RESOLVED, That the San Francisco Transportation Municipal Transportation Agency Board of Directors hereby authorizes the Executive Director/CEO of the SFMTA to execute a Memorandum of Understanding between the SFMTA and the SFPUC (the "Transfer MOU") and any additional agreements necessary to effect the transfer of jurisdiction from the SFMTA to the SFPUC of a 6,264 square foot portion of the City Property and from the SFPUC to the SFMTA of a 5,835 square foot portion of the City Property, both located near the intersection of Phelan Avenue and Ocean Avenue in San Francisco, California, and to request the City's Director of Property to prepare and submit legislation, on the recommendation of the SFMTA, to the Board of Supervisors for its approval of these transfers; and be it

FURTHER RESOLVED, That all actions authorized by this resolution and heretofore taken by any City official in connection with the Transfer MOU are hereby ratified, approved and confirmed by the San Francisco Municipal Transportation Agency Board of Directors; and be it

FURTHER RESOLVED, That the SFMTA, in accordance with CEQA, hereby adopts the San Francisco Planning Commission's Environmental Findings, including its statement of overriding benefits, as its own.

I certify that the foregoing resolution was adopted by the San Francisco Municipal Transportation Agency Board of Directors at its meeting of MAR 17 2009

R. Boomer

Secretary to the Board of Directors
San Francisco Municipal Transportation Agency

PUBLIC UTILITIES COMMISSION

City and County of San Francisco

RESOLUTION NO. 09-0030

WHEREAS, The City, under the jurisdiction of the SFPUC owns real property near the intersection of Phelan Avenue and Ocean Avenue, San Francisco, California comprised of approximately 5,835 square feet (the "SFPUC Parcel"); and

WHEREAS, MTA has jurisdiction over real property near the intersection of Phelan Avenue and Ocean Avenue, San Francisco, California comprised of approximately 6,264 square feet (the "MTA Parcel"); and

WHEREAS, MTA wishes to construct a replacement bus loop and related improvements on the Property (collectively, the "Replacement Bus Loop Improvements"), which will be partially located on the SFPUC Parcel; and

WHEREAS, The SFPUC wishes to acquire the MTA Parcel and in turn transfer said parcel to the San Francisco Community College District ("College") as part of the Balboa Reservoir Property Exchange Agreement previously approved by the SFPUC on December 9, 2008 provided the City's Mayor and Board of Supervisors duly approve the exchange; and

WHEREAS, MTA is not actively using any portion of the MTA Parcel and the SFPUC is only using the SFPUC Parcel for the installation and operation of pipelines, as further described in that certain Memorandum of Understanding between MTA and SFPUC dated for references purposes as of February 13, 2007; and

WHEREAS, MTA wishes that jurisdiction of the MTA Parcel be transferred to the SFPUC (the "MTA Jurisdictional Transfer") and the SFPUC wishes that jurisdiction of the SFPUC Parcel be transferred to MTA (the "SFPUC Jurisdictional Transfer"), subject to the terms and conditions specified in this MOU; and

WHEREAS, The City's Director of Property has notified MTA and SFPUC that the fair market value of the MTA Parcel is considered to be equivalent to the fair market value of the SFPUC Parcel; and

WHEREAS, MTA and the SFPUC agree that the consummation of the Jurisdictional Transfer shall be sufficient consideration for their agreement to the Jurisdictional Transfer; and

WHEREAS, For the actions contemplated herein, the SFPUC relies upon the Balboa Park Station Area Plan Environmental Impact Report (SCH# 2006072114) pursuant to the requirements the California Environmental Quality Act, California Public Resources Code Sections 21000 et seq. ("CEQA"), and the Guidelines for Implementation of CEQA, 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines"). On December 4, 2008, the San Francisco Planning Commission adopted Motion No. 17774 certifying this document as complete along with other required findings. On December 4, 2008, the Planning Commission also adopted Resolution No. 17775 approving environmental findings, including a statement of overriding benefits and a mitigation monitoring and reporting program. A copy of the Environmental Impact Report, the Planning Commission Motion, and the Planning Commission Resolution, including the environmental findings are on file with the SFPUC Commission Secretary and are incorporated herein by reference; now, therefore, be it

RESOLVED, The SFPUC, in accordance with CEQA, hereby adopts the San Francisco Planning Commission's Environmental Findings, including a statement of overriding benefits, as its own and adopts the following additional overriding benefits associated with the actions contemplated herein:

- 1) Increased water storage capacity.
- 2) Reservoir will serve as a buffer between high use college areas and quieter residential neighborhoods.
- 3) Campus expansion has far greater flexibility and layout after the swap given the public access off Phelan Drive and the proximity to the existing campus.
- 4) The provision of an expanded City College main campus that will provide affordable college, higher education and vocational training and other recreation and arts related amenities to San Francisco Residents. Improved campus facilities for San Francisco residents will include a 97,000 square foot classroom building to support the Community Health, Child Development and Teacher Preparation programs and a 117,000 square foot Performing Arts Center, a 20,000 square foot Gateway Center, which will include limited student services, a bookstore, and an Advanced Technology building. The site will accommodate two additional building sites and/or parking facilities.
- 5) Compliance with the following goals of the Balboa Park Station Area Plan:

OBJECTIVE 2: DEVELOP THE EAST BASIN OF THE RESERVOIR IN ACCORDANCE WITH THE NEEDS OF CITY COLLEGE BUT ACKNOWLEDGE ITS IMPORTANCE TO THE NEIGHBORHOOD AND THE CITY AS A WHOLE.

Policy 2.1: Encourage a "campus village" on the east basin.

OBJECTIVE 3: ENSURE THAT THE EAST BASIN OF THE RESERVOIR IS DEVELOPED IN A MANNER THAT EMBRACES THE SURROUNDING NEIGHBORHOOD.

Policy 3.1: Continue Phelan Loop Plaza with a central promenade.

Policy 3.2: Create a new east to west pedestrian pathway.

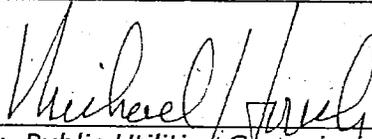
Policy 3.3: Create a strong system of streets and pathways and make sure new buildings are designed to address them.

Policy 3.4: Ensure parking facilities are well designed and not larger than necessary.; and be it

FURTHER RESOLVED, That all actions authorized by this resolution and heretofore taken by any City official in connection with the MOU are hereby ratified, approved and confirmed by this Commission; and be it

FURTHER RESOLVED, That the SFPUC hereby authorizes the General Manager of Public Utilities to request the Director of Property to prepare and submit legislation, on the recommendation of SFPUC, to the Board of Supervisors for its approval of said MOU for the Jurisdictional Transfers between MTA and the SFPUC and, if so approved, further authorizes the General Manager of Public Utilities or the City's Director of Property to execute the MOU and any additional agreements necessary to effect the MOU for the jurisdictional transfers.

I hereby certify that the foregoing resolution was adopted by the Public Utilities Commission at its meeting of February 10, 2009



Secretary, Public Utilities Commission



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: Nov. 5, 2010
Case No.: Case No. 2010.0975R
Phelan Avenue --Vacate Right-Of-Way, sale of public property, jurisdictional transfer of public property, grant easements, approve land exchanges between several Agencies of the City and County of San Francisco, and between the City and County of San Francisco and the San Francisco Community College District

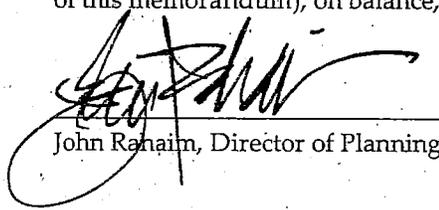
Block/Lot No.: Block 3180, Lot 001

Project Sponsor: Ms. Amy Brown
Director of Real Estate
San Francisco Real Estate Division
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102

Applicant: Same as Above

Staff Contact: Kate McGee -- (415) 558-6367
Kate.mcgee@sfgov.org

Recommendation: Finding the Project (Vacation of public ROW, sale, jurisdictional transfer of public property, easements and land exchanges) described in the body of this memorandum), on balance, in conformity with the General Plan

Recommended By: 
John Ranaim, Director of Planning

PROJECT DESCRIPTION

The Project involves a number of property transactions related to City-owned property on Phelan Avenue on property also known as the "Phelan Loop," and as the "affordable housing site", as well as on the adjacent Balboa Reservoir. The Project will help to implement plans approved as part of the Balboa Park Station Area Plan (Planning Case 2004.1059EMTUZ) approved by Planning Commission Res. No. 17776. The Project includes the following actions:

1. Vacation of 17,050 square feet of City-owned property and jurisdictional transfer of said property from DPW to MTA;

**GENERAL PLAN REFERRAL
PHELAN AVENUE – VACATION, SALE AND EXCHANGE OF PUBLIC
PROPERTY RELATED TO THE BALBOA PARK STATION AREA PLAN**

CASE NO. 2010.0975R

2. Sale of 25,601 square feet of City-owned property to the San Francisco Redevelopment Agency (SFRA) for \$4,056,580, its appraised value, to be developed by the SFRA as affordable housing (which shall be subject to a separate General Plan Referral application).
3. Grant of pedestrian easement and emergency fire apparatus easement to facilitate said housing development;
4. Jurisdictional transfer of 6,264 square feet of land from the Metropolitan Transportation Agency (MTA) to the San Francisco Public Utilities Commission (SFPUC) and 5,835 square feet of land from SFPUC to MTA;
5. Even exchange of property between City (SFPUC) and SF Community College District.

Please note: This General Plan Referral is limited to review of the above referenced property transactions, in order to implement elements of the Balboa Park Station Area Plan. In the future, specific implementation elements of the Balboa Park Station Area Plan may be subject to separate General Plan Referral applications. These may include, but not limited to: (a) changes to public streets, sidewalks and transit routes; (b) changes to open space, buildings or structures owned by the City and County; (c) changes in the use of property owned by the City and County; (d) property subdivisions; (e) public housing or publicly assisted private housing; (f) Redevelopment Project Plans; (g) other matters that may be subject to approval by the Board of Supervisors:

SITE DESCRIPTION AND PRESENT USE

The property subject to this General Plan Referral application is located on the north side of Ocean Avenue between Phelan Avenue and the soon to be constructed Lee Avenue (extended north across Ocean). The property is owned by multiple city agencies, including the MTA, the Fire Department, and the SFPUC. Presently, the MTA uses a portion of this parcel as a turn around and station for its buses. It also provides a resting stop for bus drivers. The parcel also houses the area's local fire station.

The subject property also includes the Balboa Reservoir, located directly north and adjacent to the above-mentioned parcel. The Balboa Reservoir is divided equally into two parts, one part owned by the SFPUC, and the other part owned by City College (CCSF).

GENERAL PLAN DETERMINATION FOR THE PHELAN AVENUE PROJECT

The proposed vacation, sale of and jurisdictional transfer of City-owned property, as well as approval of said property easements described in the current application (Case 2010.0975R) were included as part of the Balboa Park Station Area Plan approved by the Planning Commission in earlier actions.

Consequently, the Department relies upon the General Plan and Planning Code Section 101.1 findings in Planning Commission Resolution No. 17776 for purposes of the actions described herein. Further, the Department performed additional General Plan and Planning Code Section 101.1 analyzes for these actions. This analysis is attachment A to this letter.

**GENERAL PLAN REFERRAL
PHELAN AVENUE – VACATION, SALE AND EXCHANGE OF PUBLIC
PROPERTY RELATED TO THE BALBOA PARK STATION AREA PLAN**

CASE NO. 2010.0975R

ENVIRONMENTAL REVIEW

In approving the sale of the Housing Parcel pursuant to the Purchase Agreement, the SFMTA's Board of Directors relied on the FEIR and adopted the Planning Commission's environmental findings, Statement of Overriding Considerations and Mitigation Monitoring Program as its own and adopted additional findings that there was no new information requiring subsequent environmental analysis in Resolution No. 09-196 on November 17, 2009, a copy of which is on file with the Clerk of the Board of Supervisors.

The Major Environmental Analysis section of the Planning Department completed Environmental Analysis of the Balboa Park Final Environmental Impact Report (FEIR) as part of Case no. 2004.1059EMTZU. The FEIR included analysis of regulatory and physical aspects of the Plan, including the sale of land, jurisdictional property transfers, land exchanges, and the vacation of land as it pertained to the reconfiguration of the Phelan Loop and the development an affordable housing project on said property. The Final Environmental Impact Report for the Balboa Park Station Area Plan (FEIR) was prepared pursuant to the California Environmental Quality Act and was certified as adequate, accurate and objective in the following actions:

- Planning Commission Motion No. 17774 on December 4, 2008, adopted the Balboa Park Station Area Plan Environmental Impact Report pursuant to the requirements the California Environmental Quality Act, California Public Resources Code Section 21000 et seq. (CEQA), and the Guidelines for Implementation of CEQA, 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") on December 4, 2008, which certified the Plan EIR as complete along with other required findings, and the Plan EIR contemplated, among other things, the jurisdictional transfer of the SFMTA Property and the SFPUC Property, the Exchange, and the development of the Project at the Housing Parcel;
- Planning Commission Motion No. 17775 on December 4, 2008, adopting environmental findings pursuant to the California Environmental Quality Act (CEQA) and a Statement of Overriding Considerations for significant and unavoidable transportation and historical resources impacts, and established a Mitigation Monitoring Program that attaches mitigation measures and improvement measures identified in the FEIR, all pursuant to Motion No. 17774 on December 4, 2008;
- The Board of Supervisors approved Ordinance No. 60-09 to adopt the Plan and, as part of that action, also adopted the environmental findings of the Planning Commission as its own, April 7, 2009.

The Balboa Park Station Area Plan and implementation of the Plan were analyzed as part of the FEIR certified by the Planning Commission and affirmed by the Board of Supervisors. The Major Environmental Analysis Section of the Department determined that the subject Project (the summary vacation of property, jurisdictional transfer and sale of City-owned property for affordable housing purposes, grant of pedestrian easement and emergency fire apparatus easement to facilitate said housing development, and exchange of property) were analyzed in the earlier actions, are non-physical events. As a result, the Mayor Environmental Analysis Section determines that no further CEQA review is required for the projects discussed herein as there has been no changes that would trigger the need for subsequent environmental review. The Planning Commission and Board of Supervisors actions related

**GENERAL PLAN REFERRAL
PHELAN AVENUE – VACATION, SALE AND EXCHANGE OF PUBLIC
PROPERTY RELATED TO THE BALBOA PARK STATION AREA PLAN**

CASE NO. 2010.0975R

to the environmental review process specified above are incorporated herein by reference for this purpose.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Balboa Park Station Area Plan planning process built on existing General Plan policies. The "Project" includes actions needed to occur in order to implement a portion of the Balboa Park Station Area Plan. Analysis of applicable General Plan Objectives and Policies has determined that the proposed action is, on balance, **in-conformity** with the General Plan. The "Project" helps to implement many of the concepts outlined in the General Plan, especially the Residence, Housing, Air Quality, Urban Design, Transportation, Commerce and Industry, Recreation and Open Space, and Air Quality Elements. The Balboa Park Station Area Plan formulates directive policies with specific consideration for the neighborhood conditions of the Balboa Park Station Area Plan. The "Project" aims to help implement a number of these policies. Below are specific policies and objectives that support the proposed actions.

The Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 as described in the body of this letter and is, on balance, **in-conformity** with the following Objectives and Policies of the General Plan:

Note: GENERAL PLAN ELEMENTS are listed in BOLD UPPER CASE FONT; General Plan Objectives and Policies are in Bold Font; staff comments are in italic font.

2004 HOUSING ELEMENT

OBJECTIVE 1 TO PROVIDE NEW HOUSING, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING, IN APPROPRIATE LOCATIONS WHICH MEETS IDENTIFIED HOUSING NEEDS AND TAKES INTO ACCOUNT THE DEMAND FOR AFFORDABLE HOUSING CREATED BY EMPLOYMENT DEMAND.

POLICY 1.2

Encourage housing development, particularly affordable housing, in neighborhood commercial areas without displacing existing jobs, particularly blue-collar jobs or discouraging new employment opportunities.

OBJECTIVE 4

SUPPORT AFFORDABLE HOUSING PRODUCTION BY INCREASING SITE AVAILABILITY AND CAPACITY.

POLICY 4.1:

Actively identify and pursue opportunity sites for permanently affordable housing.

Comment: The "Project" (sale of property owned by the City to the Redevelopment Agency, and grant pedestrian easement and emergency fire apparatus easement to facilitate said housing development) identifies the subject property and helps to implement the development of affordable housing located at the subject site. This is consistent

**GENERAL PLAN REFERRAL
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with the Balboa Park Station Area Plan which contains policies and calls for land use controls that would encourage new, well-designed housing development that conserves neighborhood character; retains and enhances existing housing; provide opportunities for higher density housing near transit; gives first consideration to the development of affordable housing on publicly-owned sites; and reduces the cost of building housing through various strategies such as unbundling parking requirements from housing. In addition, the proposed controls and policies would increase the housing supply without overcrowding or adversely affecting the prevailing character of the existing neighborhood.

URBAN DESIGN ELEMENT

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

POLICY 4.11

Make use of street space and other unused public areas for recreation, particularly in dense neighborhoods, such as those close to downtown, where land for traditional open spaces is more difficult to assemble.

Comment: The "Project" (the vacation of property and jurisdictional transfer of said property from DPW to MTA; transfer of land from MTA to SFPUC and from SFPUC to MTA; exchange of land between SFPUC and CCSF) promotes the enhancement of underutilized public areas and helps to increase opportunities for open spaces.

TRANSPORTATION ELEMENT

POLICY 1.3

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

Comment: The "Project" (the vacation of property and jurisdictional transfer of said property from DPW to MTA; transfer of land from MTA to SFPUC and from SFPUC to MTA; exchange of land between SFPUC and CCSF) helps to implement the reconfiguration of the existing bus loop, known as the "Phelan Loop."

OBJECTIVE 2

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

POLICY 2.4

Organize the transportation system to reinforce community identity, improve linkages among interrelated activities and provide focus for community activities.

Comment: The "Project" (the vacation of property and jurisdictional transfer of said property from DPW to MTA; transfer of land from MTA to SFPUC and from SFPUC to MTA; exchange of land between SFPUC and CCSF) helps to implement the reconfiguration of the existing bus loop, known as the "Phelan Loop." A reconfigured

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Phelan Loop will help to reinforce community identity, provide an opportunity for a new open space in the area, and improve linkages between CCSF and the Ocean Avenue Neighborhood Commercial District.

OBJECTIVE 23

IMPROVE THE CITY'S PEDESTRIAN CIRCULATION SYSTEM TO PROVIDE FOR EFFICIENT, PLEASANT, AND SAFE MOVEMENT.

Comment: A key strategy of the Balboa Park Station Area Plan is to capitalize on the availability of transit and improve non-auto modes of travel in the neighborhoods. The "Project" supports improvements to the existing transit infrastructure and encourages a number of proposed improvements to the pedestrian realm.

COMMERCE AND INDUSTRY ELEMENT

POLICY 6.2

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to economic and technological innovation in the marketplace and society.

POLICY 6.3

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

Comment: The "Project" supports the creation of new housing units in the Ocean Avenue Neighborhood Commercial District which require some of the referenced property transactions. These transactions are intended to allow future construction of retail development along Ocean Avenue. Approval of the Project is intended to provide for increased retail uses along this corridor and allowing the expansion of the customer base for neighborhood serving businesses.

RECREATION AND OPEN SPACE ELEMENT

OBJECTIVE 4

PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

Policy 4.2: Maximize joint use of other properties and facilities.

Policy 4.7: Provide open space to serve neighborhood commercial districts:

Comment: The Project encourages the implementation of a public plaza which could provide an active, passive, and informal gathering place. This plaza would be easily accessible and located in order to best serve the surrounding neighborhoods, the Ocean Avenue Neighborhood Commercial District, the students at City College, and the transit users' needs.

AIR QUALITY ELEMENT

OBJECTIVE 3

DECREASE THE AIR QUALITY IMPACTS OF DEVELOPMENT BY COORDINATION OF LAND USE AND TRANSPORTATION DECISIONS.

POLICY 3.2

Encourage mixed land use development near transit lines and provide retail and other types of service oriented uses within walking distance to minimize automobile dependent development.

POLICY 3.4

Continue past efforts and existing policies to promote new residential development in and close to the downtown area and other centers of employment, to reduce the number of auto commute trips to the city and to improve the housing/job balance within the city.

Comment: The "Project" lowers negative impacts on air quality by encouraging the use of transit, improving the quality of open space and proposing transit improvements. The "Project" encourages new development in areas that are well served by transit.

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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 limited to the vacation of public ROW; the sale, and jurisdictional transfer of public property; easements; and land exchanges; and is necessary for implementation of the adopted Balboa Park Station Area Plan. Other elements of the Balboa Park Station Area Plan may be subject to separate other General Plan referrals. The current 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 project has the potential to enhance the 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 neighborhoods.

The Project has the potential to add to the City's housing stock and build on existing neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced.

The Project has the potential to enhance the City's supply of affordable housing.

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

The Project has the potential to help enhance Muni service.

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 resident employment and ownership in these sectors be enhanced.

The Project would not affect the industrial or service sectors or future opportunities for resident employment or ownership in these sectors.

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

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The Project would not negatively affect preparedness against injury and loss of life in an earthquake and would comply with applicable safety standards.

7. That landmarks and historic buildings be preserved.

The Project would not affect any landmark or historic buildings.

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

The Project has the potential to contribute to the implementation of a new public plaza.

RECOMMENDATION:

Finding the Project, on balance, in-conformity with the General Plan. Implementation of the Balboa Park Station Area Plan may be subject to separate General Plan Referrals.

Attachments:

1. Map of area and proposed requests

cc:

Lisa Pagan, OEWD

Taylor Emerson, Real Estate

John Updike, Real Estate ✓

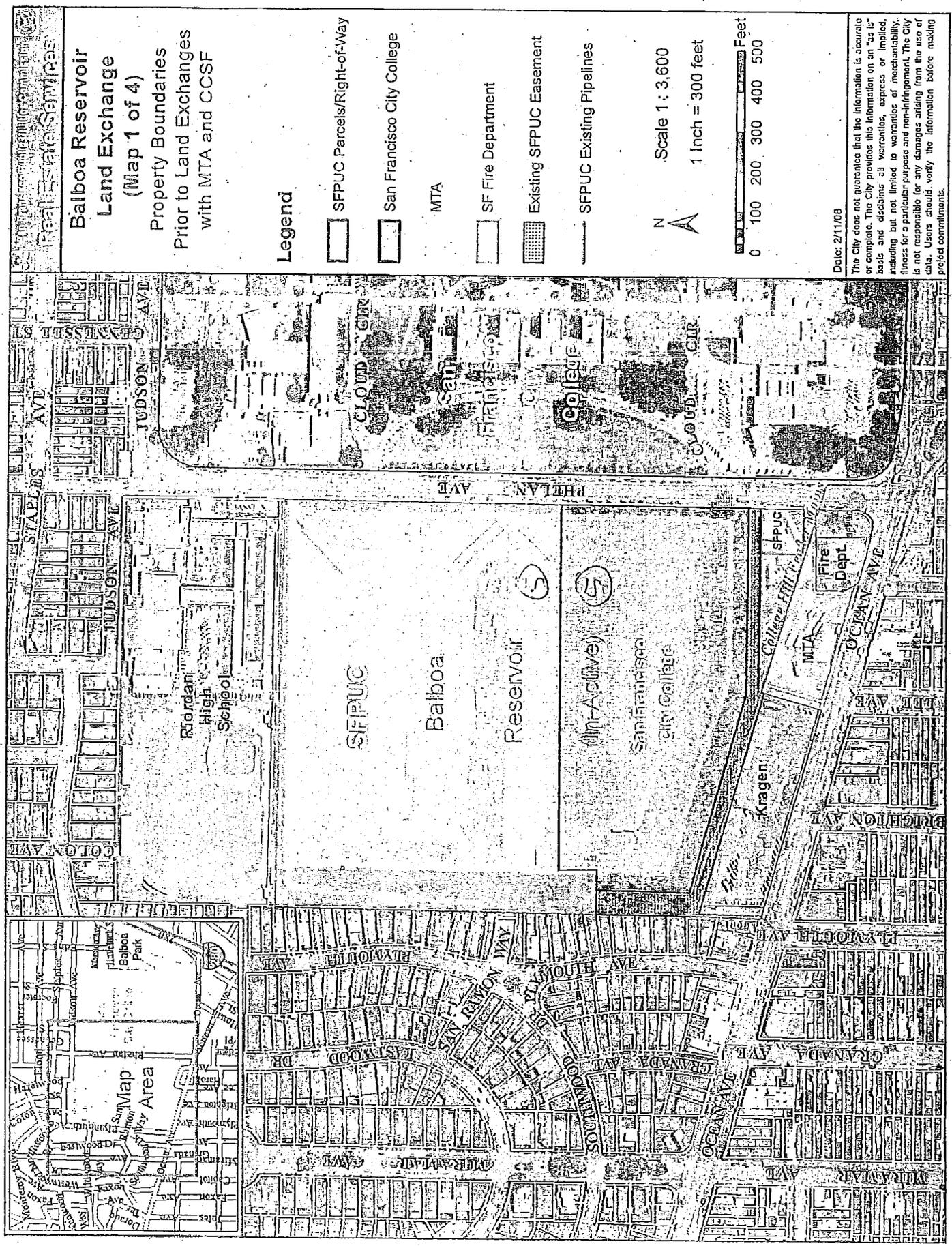
John Malamut, City Attorney

Kate McGee, Planning Dept

Attachment: Map of area and proposed requests

LEGEND

1. Vacation of 17,050 square feet of City-owned property and jurisdictional transfer of said property from DPW to MTA;
2. Sale of 25,601 square feet of City-owned property to the San Francisco Redevelopment Agency (SFRA) for \$4,056,580, its appraised value, to be developed by the SFRA as affordable housing (which shall be subject to a separate General Plan Referral application).
3. Grant of pedestrian easement and emergency fire apparatus easement to facilitate said housing development;
4. Jurisdictional transfer of 6,264 square feet of land from the Metropolitan Transportation Agency (MTA) to the San Francisco Public Utilities Commission (SFPUC) and 5,835 square feet of land from SFPUC to MTA;
5. Even exchange of property between City (SFPUC) and SF Community College District.

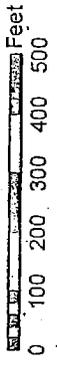


**Balboa Reservoir
Land Exchange
(Map 1 of 4)**
Property Boundaries
Prior to Land Exchanges
with MTA and CCSF

Legend

-  SFPUC Parcels/Right-of-Way
-  San Francisco City College
-  MTA
-  SF Fire Department
-  Existing SFPUC Easement
-  SFPUC Existing Pipelines

Scale 1 : 3,600
1 Inch = 300 feet



Date: 2/11/08

The City does not guarantee that the information is accurate or complete. The City provides this information on an "as is" basis and declines all warranties, express or implied, including but not limited to warranties of merchantability, fitness for a particular purpose and non-infringement. The City is not responsible for any damages arising from the use of this data. Users should verify the information before making project commitments.

Baiboa Reservoir Land Exchange (Map 2 of 4)

Municipal Transportation Agency
and SFPUC Land Exchange

Legend

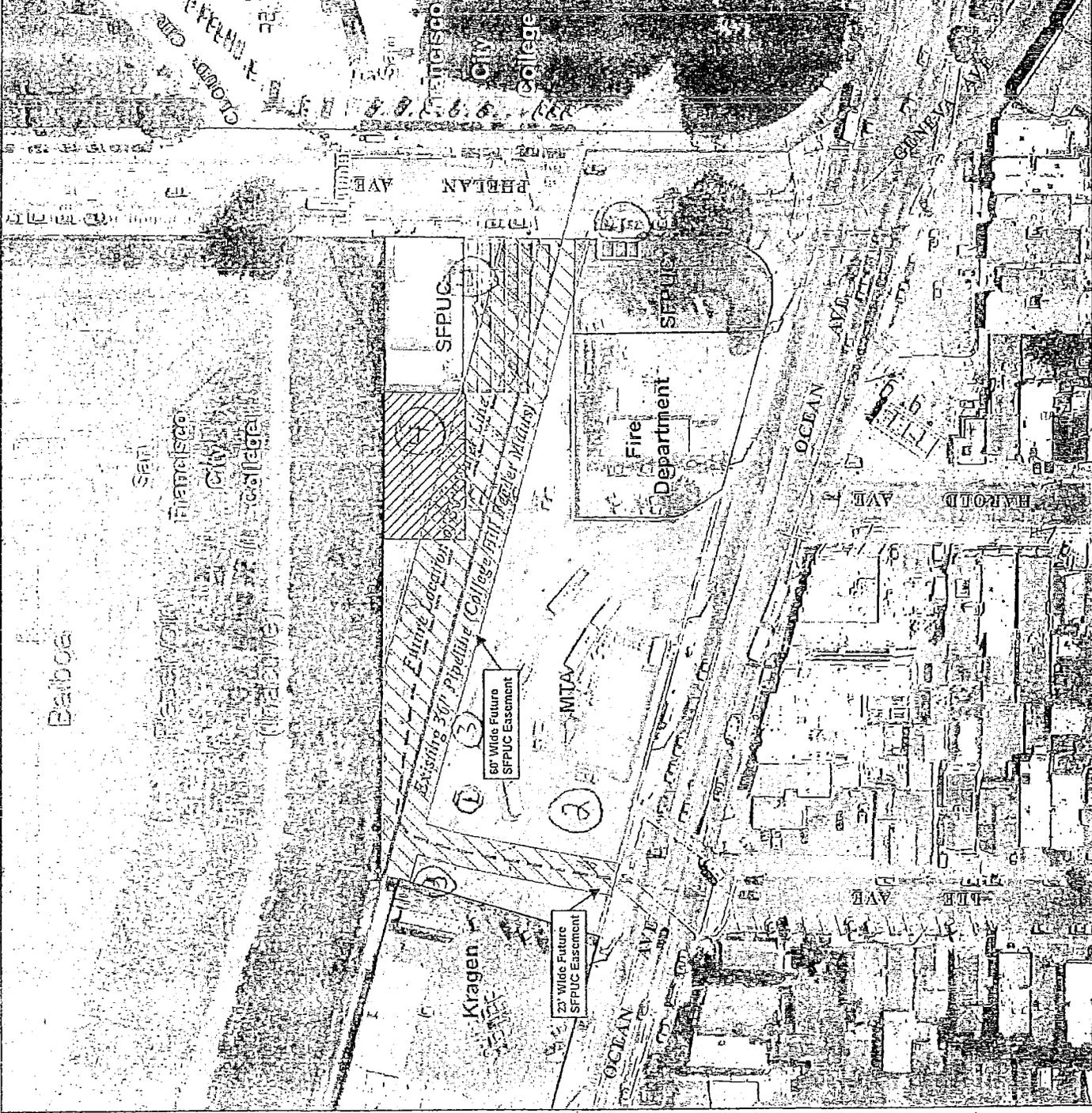
-  Area of Easement to be Granted to SFPUC by MTA and to be Reserved by SFPUC
-  MTA Fee Owned Property to be Transferred to SFPUC
-  SFPUC Fee Owned Property to be Transferred to MTA
-  SFPUC
-  San Francisco City College
-  MTA
-  SF Fire Department
-  SFPUC Existing Pipelines
-  SFPUC Future Pipeline

Scale 1 : 1,200
1 Inch = 100 feet




Date: 2/11/08

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FORM SFEC-126:
NOTIFICATION OF CONTRACT APPROVAL
(S.F. Campaign and Governmental Conduct Code § 1.126)

City Elective Officer Information (Please print clearly.)	
Name of City elective officer(s): Members, Board of Supervisors	City elective office(s) held: Members, Board of Supervisors
Contractor Information (Please print clearly.)	
Name of contractor: San Francisco Community College District	
Please list the names of (1) members of the contractor's board of directors; (2) the contractor's chief executive officer, chief financial officer and chief operating officer; (3) any person who has an ownership of 20 percent or more in the contractor; (4) any subcontractor listed in the bid or contract; and (5) any political committee sponsored or controlled by the contractor. Use additional pages as necessary. See Attached.	
Contractor address: 50 Phelan Avenue, S194, San Francisco, CA 94112	
Date that contract was approved: (By the SF Board of Supervisors)	Amount of contract: Even Exchange of Property (\$0)
Describe the nature of the contract that was approved: Even Exchange of Real Property	
Comments:	

This contract was approved by (check applicable):

the City elective officer(s) identified on this form

a board on which the City elective officer(s) serves: San Francisco Board of Supervisors
Print Name of Board

the board of a state agency (Health Authority, Housing Authority Commission, Industrial Development Authority Board, Parking Authority, Redevelopment Agency Commission, Relocation Appeals Board, Treasure Island Development Authority) on which an appointee of the City elective officer(s) identified on this form sits

Print Name of Board

Filer Information (Please print clearly.)	
Name of filer: Angela Calvillo, Clerk of the Board	Contact telephone number: (415) 554-5184
Address: City Hall, Room 244, 1 Dr. Carlton B. Goodlett Pl., San Francisco, CA 94102	E-mail: Board.of.Supervisors@sfgov.org

Signature of City Elective Officer (if submitted by City elective officer)

Date Signed

Signature of Board Secretary or Clerk (if submitted by Board Secretary or Clerk)

Date Signed



FACT SHEET

50 PHELAN AVENUE • S194 • SAN FRANCISCO, CA 94112 • 415.239.3680 • FAX 415.452.5150
<http://www.ccsf.edu/about-city-college/administration/chancellors-office.html>



Dr. Don Q. Griffin
Chancellor

Dr. Don Q. Griffin was appointed Chancellor of City College of San Francisco on December 18, 2008. He was Interim Chancellor from March 1, 2008.

Dr. Griffin has 39 years of service at CCSF both as an Instructor and an Administrator. Before becoming Interim Chancellor Dr. Griffin served simultaneously as Vice Chancellor of Academic Affairs and Vice Chancellor of Student Development, having been promoted from Dean of Instruction. Prior to becoming an Administrator he was chair of the Department of Behavioral Sciences where he taught from 1969 to 1996.

As Interim Chancellor, he provided decisive and stabilizing leadership

to close the budget gap this year and next year with collaboratively developed solutions that require tough choices and spending reductions while aiming above all to preserve talented personnel and valuable services. In addition, he has called for a plan to address long term fiscal stability and intensify fundraising requirements.

As Vice Chancellor of Academic Affairs, Dr. Griffin increased full-time positions to a record number, managed fiscal crises, led the division in WASC accreditation process, and managed an extensive Program Review process. As Vice Chancellor for Student Development, he restructured that Division including Counseling, Retention Programs, Outreach, Matriculation, and Admissions and Records operations, thus increasing student access, retention, and success. For example, during the time financial aid awards more than doubled because of the re-engineering of the Financial Aid Office.

Preceding his work at City College Dr. Griffin was a Lecturer in the Department of Education, and

Assistant Director for the Special Admissions Program in the Psychology Department at San Francisco State University.

Dr. Griffin has been a licensed Psychologist in the State of California since 1982. He was recognized with an Outstanding Service Award by the Veterans Administration for his work as a Psychologist in the Veterans Affairs hospitals in the East Bay, and for his community work during the Loma Prieta earthquake of 1989.

Active in civic and professional organizations Dr. Griffin was appointed to the Association of Community College Trustees (ACCT) Advisory Committee of Presidents. He is member of the President's Roundtable of African American CEO's, and member of the American Psychological Association. Dr. Griffin was awarded a Ph.D. in Psychology from the University of California in Berkeley where he also earned his bachelor's degree in Psychology. He achieved his master's degree in Psychology from San Francisco State University.

September 2009

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Peter Goldstein

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Initial salary schedules for academic employees
Operation of the Staff Development Office

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Director**

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Payroll Operations (Academic & Classified)
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B601 3047

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Budgeting
Account's Payable

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Mail Services
Bookstore
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Real Estate
Bursar
Parking Fund
Lab Aid Funds
Procurement

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**Mia Nguyen
Associate Director**

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Contract compliance
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