

File No. 110857

Committee Item No. 5

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date July 25, 2011

Board of Supervisors Meeting Date _____

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input checked="" 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) |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
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| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
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| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

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|-------------------------------------|--------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>DPW SUR Map No. 2011</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Conceptual Renovation Plan</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Environmental Review Determination, dtd 4/29/11</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>General Plan Referral Letter, dtd 8/11/11</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Easement Agreement</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>DPW Order</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

See Item 4
File 110855

Completed by: Alisa Somera Date July 22, 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 [Street Vacation Order and Jurisdictional Transfer - Mandan Avenue and a Portion of Cayuga
2 Avenue]

3 **Ordinance: 1) ordering the vacation of an approximately 8,490 square foot portion of**
4 **public right-of-way located on Cayuga Avenue, west of Naglee Avenue; 2) approving**
5 **the jurisdictional transfer of such portion of public right-of-way from the Department of**
6 **Public Works to the Recreation and Park Department; 3) approving the jurisdictional**
7 **transfer of Mandan Avenue and portion of Cayuga Avenue, previously vacated by**
8 **Board of Supervisors Resolution No. 5468, from the Department of Public Works to the**
9 **Recreation and Park Department; 4) adopting environmental findings and findings that**
10 **the actions contemplated herein are consistent with the City's General Plan and**
11 **Planning Code Section 101.1; and 5) authorizing official acts in connection with this**
12 **Ordinance.**

13 Note: Additions are *single-underline italics Times New Roman*;
14 deletions are *strikethrough italics Times New Roman*.
15 Board amendment additions are double underlined.
Board amendment deletions are ~~strikethrough normal~~.

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

17 Section 1. Findings

18 (a) On _____, 2011, the Board of Supervisors adopted Resolution
19 No. _____, a copy of which is on file with the Clerk of the Board of Supervisors in
20 File No. 110855, being a Resolution declaring its intention to order the vacation of a
21 portion of the public right-of-way located on Cayuga Avenue, west of Naglee Avenue (the
22 "Vacation Area"). The location and extent of the Vacation Area is shown on the Department
23 of Public Works' ("DPW") SUR Map No. 2011, dated March 17, 2011. A copy of this map is
24 on file with the Clerk of the Board of Supervisors in File No. 110857 and is
25 incorporated herein by reference.

1 (b) The Clerk of the Board of Supervisors did transmit to the Director of the
2 Department of Public Works a certified copy of the Resolution of Intention, and the Director of
3 the Department of Public Works did cause notice of adoption of such Resolution to be posted
4 and published in the manner required by law.

5 (c) When such matter was considered as scheduled by the Board of Supervisors at its
6 regular meeting held in the City Hall, San Francisco, on _____, 2011, beginning at
7 approximately _____ P.M., the Board heard all persons interested in such vacation.

8 (d) The Vacation Area is at Cayuga Park's southeastern border. Cayuga Park is a
9 126,990-square foot park generally bounded by Naglee Avenue to the northeast, Cayuga
10 Avenue and Alemany Boulevard to the southeast, Whipple Avenue to the southwest, and I-
11 280 to the northwest in the Outer Mission Neighborhood.

12 (e) The Recreation and Park Department crafted the Cayuga Park Renovation Plan.
13 The Renovation Plan involves incorporation of the 8,490-square foot Vacation Area into the
14 Park, transfer of the Vacation Area and the "paper" streets within the Park from the
15 Department of Public Works to Recreation and Park Department jurisdiction, demolition of the
16 existing clubhouse and construction of a new expanded clubhouse, new irrigation and
17 stormwater drainage systems to serve the field sports play area and other park facilities, tree
18 planting, and reorganizing park elements to switch locations of the existing children's play
19 area and basketball court. Copies of the Renovation Plan are on file with the Clerk of the
20 Board of Supervisors in File No. 110857 and are incorporated herein by reference.

21 (f) The vacation of the Vacation Area is necessary to implement the Renovation Plan
22 that will incorporate the dead-end section of Cayuga Avenue into the Park's open space to
23 provide additional community use of the Park.
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1 (g) The City Planning Department in a letter dated March 11, 2011, found that the
2 street vacation and other actions contemplated herein were consistent with the General Plan
3 and the eight priority policies of Planning Code Section 101.1. A copy of this letter is on file
4 with the Clerk of the Board of Supervisors in File No. 110857 and is incorporated by
5 reference as though fully set forth herein. The Board of Supervisors adopts as its own said
6 consistency findings.

7 (h) On April 29, 2011, the Planning Department determined that the Cayuga Park
8 Renovation was exempt under Categorical Exemption, Class 1, 3, and 4 in conformance with
9 the State CEQA Guidelines Sections 15301, 15303, and 15304. Said determination is on file
10 with the Clerk of the Board of Supervisors in File No. 110857 and is incorporated
11 herein by reference.

12 (i) In DPW Order No. _____, dated _____, 2011, the Director of the
13 Department of Public Works ("DPW Director") determined: (1) the Vacation Area is
14 unnecessary for the City's present or prospective public street, sidewalk, and service
15 easement purposes; (2) jurisdictional transfer of the Vacation Area and paper street portions
16 of Cayuga and Mandan Avenues from the Department of Public Works to the Recreation and
17 Park Department at no cost, subject to certain conditions, is a policy matter for the Board; (3)
18 there are no physical public or private utilities affected by the vacation of the Vacation Area
19 except as stated below; (4) the Recreation and Park Department is working with the San
20 Francisco Public Utilities Commission ("PUC") to develop a Memorandum of Agreement
21 concerning PUC access to and maintenance of sewer utilities in Cayuga Avenue; and (5) the
22 vacation is subject to the creation of private easements for sewer later connections to 5
23 properties backing on to the Vacation Area as described further herein. A copy of the DPW
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1 Order is on file with the Clerk of the Board of Supervisors in File No. 110857 and is
2 incorporated herein by reference.

3 (j) As part of this vacation action, the DPW Director recognizes that private sewer
4 laterals exist within the Vacation Area and the PUC has sewer utilities in the Vacation Area
5 and in the paper street portion of Cayuga Avenue currently within the boundaries of Cayuga
6 Park. The DPW Director recommends that the street vacation should be subject to: (1)
7 approval of private easements to the five properties bordering on Cayuga Avenue for access
8 to and maintenance of their sewer laterals and (2) establishment of a Memorandum of
9 Agreement between the PUC and Recreation and Park Department for access to and
10 maintenance of PUC utilities in the former and existing portions of Cayuga Avenue that will be
11 within Cayuga Park. A copy of a draft easement for the private sewer laterals is on file with
12 the Clerk of the Board of Supervisors in File No. 110857 and is incorporated herein
13 by reference.

14 (k) The DPW Director recommends that the public interest, convenience, and
15 necessity require that, except as specifically provided above, no other easements or other
16 rights should be reserved for any public or private utilities or facilities that are in place in such
17 Vacation Area and that any rights based upon any such public or private utilities or facilities
18 should be extinguished.

19 (l) The DPW Director also recommends that the vacation of the Vacation Area should
20 be conditioned upon the following restriction: the Vacation Area can be used only to fulfill the
21 mandate of the City's 2008 "Clean and Safe" Park Bond for Cayuga Park.

22 (m) Pursuant to the California Streets and Highways Code Section 892, the DPW
23 Director also finds that the Vacation Area is currently not necessary for non-motorized
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1 transportation, though the Vacation Area, once incorporated into Cayuga Park, would be
2 available for non-motorized transportation.

3 (n) The Board of Supervisors adopts as its own, the recommendations of the Director
4 of the Department of Public Works as set forth in DPW Order No. _____ concerning the
5 vacation of the Vacation Area and other actions in furtherance thereof.

6 (o) The vacation of the Vacation Area is being taken pursuant to California Streets and
7 Highways Code Sections 8300 et seq. and Public Works Code Section 787(a).

8 (p) From all the evidence submitted at the public hearing noticed in the Resolution No.
9 _____ and the associated materials on file with the Clerk of the Board in File No.
10 110855, the Board of Supervisors finds that the Vacation Area, as described in SUR
11 Map No. 2011, is unnecessary for present or prospective public use, subject to the conditions
12 described in this Ordinance.

13 (q) With the exception of the private easements for sewer laterals and the
14 Memorandum between the PUC and Recreation and Park Department for PUC utilities, the
15 public interest, convenience and necessity require that no other easements or other rights be
16 reserved for any public or private utilities or facilities that are in place in the Vacation Area and
17 that any rights based upon any such public or private utilities or facilities are extinguished.

18 (r) The public interest and convenience require that the vacation be done as declared
19 in this Ordinance.

20 (s) On _____, 2011, the Recreation and Park Commission adopted
21 Resolution No. _____, a copy which is on file with the Clerk of the Board in File
22 No. _____, recommending that the Board of Supervisors approve the jurisdictional transfer
23 of the Vacation Area and the Transfer Area, as described below, to the Recreation and Park
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1 Department. A copy of this Resolution is on file with the Clerk of the Board of Supervisors in
2 File No. _____ and is incorporated herein by reference.

3 Section 2. Except as set forth in Section 3 below, the Vacation Area, as shown on
4 SUR Map No. 2011, is hereby ordered vacated and pursuant to California Streets and
5 Highways Code Sections 8300 et seq. and Public Works Code Section 787(a).

6 Section 3. The vacation of the Vacation Area is conditioned upon the following
7 restrictions: (a) that the Vacation Area can be used only to fulfill the mandate of the City's
8 2009 "Clean and Safe" Park Bond for Cayuga Park, (b) approval of private easements for
9 sewer laterals for 5 properties with sewer facilities in the Vacation Area, and (c) establishment
10 of a Memorandum of Agreement between the PUC and Recreation and Park Department
11 concerning access to and maintenance of PUC facilities in the Vacation Area and in former
12 Cayuga Avenue. For purposes of (b) above, the Board of Supervisors hereby approves the
13 sewer lateral easements in substantially the form on file with the Clerk of the Board of
14 Supervisors and hereby delegates to the Director of Property the authority to complete, sign,
15 and record the easements on behalf of the City.

16 Section 4. Transfer of Formerly Vacated Portions of Mandan and Cayuga Avenues
17 and the Vacation Area. (a) On May 6, 1946, the Board of Supervisors adopted Resolution
18 No. 5468, a copy of which is on file with the Clerk of the Board of Supervisors in File No.
19 110857, being a Resolution declaring the vacation of a portion of the public right-of-way
20 located on Mandan Avenue and a portion of Cayuga Avenue (the "Transfer Area"). The
21 location and extent of the Transfer Area is shown on the Department of Public Works' SUR
22 Map No. 2011.

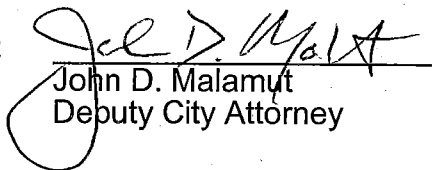
23 (b) The Board of Supervisors hereby determines that the Vacation Area and Transfer
24 Area can be used most advantageously by the Recreation and Park Department and
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1 therefore approves the transfer of jurisdiction of the Vacation Area and Transfer Area from
2 DPW to the Recreation and Park Department at no cost, subject to use restrictions specified
3 above.

4 Section 5. All actions heretofore taken by the officers of the City with respect to this
5 Ordinance are hereby approved, confirmed and ratified, and the Mayor, Clerk of the Board,
6 Director of the Division of Real Estate, County Surveyor, and DPW Director are hereby
7 authorized and directed to take any and all actions which they or the City Attorney may deem
8 necessary or advisable in order to effectuate the purpose and intent of this Ordinance
9 (including, without limitation, finalizing, signing, and recording the private easements for sewer
10 laterals; the finalization of the jurisdictional transfers for the Vacation Area and the Transfer
11 Area, the filing of the Ordinance in the Official Records of the City and County of San
12 Francisco; and confirmation of satisfaction of any of the conditions to the effectiveness of the
13 vacation of the Vacation Area hereunder and execution and delivery of any evidence of the
14 same, which shall be conclusive as to the satisfaction of such conditions upon signature by
15 any such City official or his or her designee).

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

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21 By:


John D. Malamut
Deputy City Attorney

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Mayor Lee
BOARD OF SUPERVISORS

LEGISLATIVE DIGEST

[Street Vacation Order and Jurisdictional Transfer - Mandan Avenue and a Portion of Cayuga Avenue]

Ordinance ordering the vacation of an approximately 8,490 square foot portion of public right-of-way located on Cayuga Avenue, west of Naglee Avenue; approving the jurisdictional transfer of such portion of public right-of-way from the Department of Public Works to the Recreation and Park Department; approving the jurisdictional transfer of Mandan Avenue and portion of Cayuga Avenue, previously vacated by Board of Supervisors Resolution No. 5468, from the Department of Public Works to the Recreation and Park Department; adopting environmental findings and findings that the actions contemplated herein are consistent with the City's General Plan and Planning Code Section 101.1; and authorizing official acts in connection with this Ordinance.

Existing Law

California Streets and Highways Code Sections 8300 et seq. and Public Works Code Section 787(a) govern the process for the vacation of streets.

Amendments to Current Law

This legislation would vacate a dead-end portion of Cayuga Avenue west of Naglee Avenue for purposes of the Cayuga Park Renovation Plan, subject to certain conditions, and approve an interdepartmental transfer of the underlying property and previously vacated portions of Mandan and Cayuga Avenues within the existing Cayuga Park from the jurisdiction of the Department of Public Works (DPW) to the Recreation and Park Department. The conditions include: (a) that the vacated street area can be used only to fulfill the mandate of the City's 2009 "Clean and Safe" Park Bond for Cayuga Park, (b) approval of private easements for sewer laterals for 5 properties with sewer facilities in the street vacation area, and (c) establishment of a Memorandum of Agreement between the PUC and Recreation and Park Department concerning access to and maintenance of PUC facilities in the Vacation Area and in former Cayuga Avenue. The Ordinance would adopt the determination of the DPW Director along with a map showing the area to be vacated, approve the private easements for sewer laterals, and authorize related official acts. This legislation also would make certain findings related to the legislation, including findings concerning the street vacation, environmental findings, and findings that the legislation is consistent with the General Plan and the priority policy of the Planning Code Section 101.1.

Background

This Ordinance will facilitate improvements associated with the Cayuga Park Renovation Plan.