

1 [Interdepartmental Jurisdictional Transfer of City Property - 25th, Illinois, Cesar Chavez, and  
2 Maryland Streets - \$29,700,000]

3 **Resolution approving the jurisdictional transfer of approximately 17 acres of City-**  
4 **owned real property comprised of portions of Assessor's Parcel Block Nos. 4297, 4298,**  
5 **4299, 4300, 4310, and 4313, and bounded by 25th, Illinois, Cesar Chavez, and Maryland**  
6 **Streets, in the City and County of San Francisco, from the Port Commission to the**  
7 **Municipal Transportation Agency for no additional consideration; and making findings**  
8 **of consistency with the General Plan, and the eight priority policies of Planning Code,**  
9 **Section 101.1.**

10  
11 WHEREAS, Pursuant to the Mission Bay Port Land Transfer Agreement, dated  
12 November 16, 1998, the San Francisco Port Commission ("Port") acquired a site commonly  
13 known as the Western Pacific Railroad Yard; and

14 WHEREAS, The Port and the San Francisco Municipal Transportation Agency  
15 ("SFMTA") entered into a Memorandum of Understanding dated as of January 25, 2001  
16 ("MOU"), a copy of which is on file with the Clerk of Board of Supervisors in File No. 170768  
17 and incorporated herein by reference, which granted the SFMTA the right to use a portion of  
18 the Western Pacific Railroad Yard, comprised of approximately 17 acres and bounded by  
19 25th, Illinois, Cesar Chavez, and Maryland Streets ("Property") for light rail vehicle storage,  
20 operations and maintenance facilities serving the 3rd Street Light Rail and for other incidental  
21 SFMTA operational needs ("Permitted Uses") in perpetuity for so long as the Property is used  
22 for the Permitted Uses; and

23 WHEREAS, On February 27, 2001, the Port Commission approved the MOU by  
24 Resolution No. 01-15, a copy of which is on file with the Clerk of Board of Supervisors in File  
25 No. 170768 and incorporated herein by reference; and

1           WHEREAS, On March 6, 2001, the SFMTA Board of Directors approved the MOU by  
2 Resolution No. 01-018, a copy of which is on file with the Clerk of Board of Supervisors in File  
3 No. 170768 and incorporated herein by reference; and

4           WHEREAS, The SFMTA used the Property to build the Muni Metro East Rail Facility,  
5 which houses operating and maintenance functions for Muni light rail vehicles and historic  
6 streetcars that are used or daily transit service; and

7           WHEREAS, The MOU requires the Port to seek the necessary approvals for a  
8 jurisdictional transfer of the Property to the SFMTA on the satisfaction of certain conditions,  
9 and interdepartmental transfers of City property must be approved by the Board of  
10 Supervisors; and

11           WHEREAS, As required under the MOU, the SFMTA paid the Port \$29,700,000 for the  
12 perpetual use (subject to satisfaction of conditions in the MOU) and future jurisdictional  
13 transfer of the Property (the "Transfer Price") in 2001, with \$25,700,000 of such amount  
14 representing the fair market value of the Property and \$4,000,000 of such amount was used  
15 by the Port to construct the Illinois Street Bridge over Islais Creek; and

16           WHEREAS, The jurisdictional transfer conditions in the MOU have been fully satisfied,  
17 and the Port and the SFMTA wish to pursue such jurisdictional transfer; and

18           WHEREAS, On June 6, 2017, the SFMTA Board of Directors adopted Resolution No.  
19 170606-072, which authorized the Director of Transportation to work with the City's Director of  
20 Property to seek the jurisdictional transfer of the Property to the SFMTA), a copy of which is  
21 on file with the Clerk of Board of Supervisors in File No. 170768 and incorporated herein by  
22 reference; and

23           WHEREAS, In accordance with Section 23.14 of the Administrative Code, the Director  
24 of Property has determined and reported to the Mayor that the Transfer Fee was the  
25 estimated fair market value of the Property for the perpetual use and future jurisdictional

1 transfer of the Property at the time it was paid by the SFMTA in 2001, as determined by an  
2 independent appraisal update dated August 15, 2000, and in his opinion, the Property can be  
3 used more advantageously by the SFMTA and has therefore recommended that the transfer  
4 be made in consideration of the SFMTA's payment of the Transfer Price in 2001; and

5 WHEREAS, In accordance with the provisions of Section 23.15 of the Administrative  
6 Code, the Mayor agrees the Property can be used more advantageously by the SFMTA and  
7 recommends that the Board of Supervisors approve the jurisdictional transfer of the Property  
8 to the SFMTA in consideration of its payment of the Transfer Price to the Port in 2001 and  
9 satisfaction of certain other conditions described in the MOU; and

10 WHEREAS, Under Section 15(b) of the MOU, if this Board approves of the  
11 jurisdictional transfer of the Property to the SFMTA, the Director of Property will record a  
12 Declaration of Maritime and Industrial Uses, a copy of which is on file with the Clerk of Board  
13 of Supervisors in File No. 170768 and incorporated herein by reference, in the Official  
14 Records of San Francisco County; and

15 WHEREAS, The proposed jurisdictional transfer of the Property is not subject to  
16 Chapter 23A of the Administrative Code because it is not "surplus property" as defined in  
17 Section 23A.4 of the Administrative Code; and

18 WHEREAS, Because the Transfer Price was established and paid, and the MOU was  
19 approved by the SFMTA's Board of Directors and the Port Commission, in 2001, the Director  
20 of Property does not need to obtain an "appraisal" or "appraisal review" (both as defined in  
21 Section 23.2 of the Administrative Code) for the Property as required under Section 23.14 of  
22 the Administrative Code, as such requirement became effective on July 24, 2016; and

23 WHEREAS, On May 9, 2017, the SFMTA, under authority delegated by the Planning  
24 Department, determined that the jurisdictional transfer of the Property is not a "project" under  
25

1 the California Environmental Quality Act pursuant to Title 14 of the California Code of  
2 Regulations Sections 15060(c) and 15378(b)); and

3 WHEREAS, On May 14, 2002, the City Planning Department issued a letter regarding  
4 the MUNI Metro East Light Rail Vehicle Maintenance and Operations Facility, finding the  
5 project and associated street vacations, on balance, in conformity with the General Plan and  
6 the Eight Priority Policies of Planning Code Section 101.1, in Case No. 96.281R, a copy of  
7 which is on file with the Clerk of Board of Supervisors in File No. 170768 and  
8 incorporated herein by reference; now, therefore, be it

9 RESOLVED, In accordance with Section 23.16 of the Administrative Code, this Board  
10 of Supervisors determines that the Property can be used more advantageously by the  
11 SFMTA; and be it

12 FURTHER RESOLVED, That this Board of Supervisors hereby finds that the  
13 jurisdictional transfer is consistent with the General Plan and the Eight Priority Policies of City  
14 Planning Code Section 101.1 for the same reasons as set forth in the City Planning  
15 Department letter of May 14, 2002, and hereby incorporates such findings by reference as  
16 though fully set forth in this Resolution; and be it

17 FURTHER RESOLVED, That jurisdiction of the Property is hereby transferred to the  
18 SFMTA on the terms of the MOU.

19  
20 RECOMMENDED:

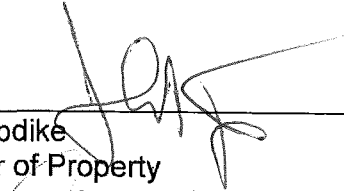
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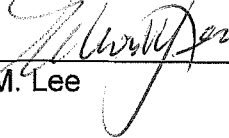
22 Edward Reiskin  
23 Director of Transportation, SFMTA

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25 Elaine Forbes  
Executive Director, San Francisco Port Commission

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John Updike  
Director of Property

  
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Edwin M. Lee  
Mayor



City and County of San Francisco

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

Tails  
Resolution

File Number: 170768

Date Passed: July 18, 2017

Resolution approving the jurisdictional transfer of approximately 17 acres of City-owned real property comprised of portions of Assessor's Parcel Block Nos. 4297, 4298, 4299, 4300, 4310, and 4313, and bounded by 25th, Illinois, Cesar Chavez, and Maryland Streets, in the City and County of San Francisco, from the Port Commission to the Municipal Transportation Agency for no additional consideration; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

July 10, 2017 Land Use and Transportation Committee - RECOMMENDED

July 18, 2017 Board of Supervisors - ADOPTED

Ayes: 11 - Breed, Cohen, Farrell, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Tang and Yee

File No. 170768

I hereby certify that the foregoing Resolution was ADOPTED on 7/18/2017 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo  
Clerk of the Board

  
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Mayor

\_\_\_\_\_  
Date Approved