

**CALENDAR ITEM
C82**

A	17	06/19/14 AD 557 W 26773 G.Kato
S	11	K.Colson

GENERAL LEASE - PUBLIC AGENCY USE

APPLICANT:

Office of Community Investment and Infrastructure
(Successor Agency to the San Francisco Redevelopment Agency)

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Candlestick Point, City and County of San Francisco.

AUTHORIZED USE:

Allow for water overflow to the Bay during 100-year storm/flood events.

LEASE TERM:

49 years, beginning June 19, 2014.

CONSIDERATION:

The public use and benefit; with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interest.

OTHER PERTINENT INFORMATION:

1. The Office of Community Investment and Infrastructure (OCII) is the successor agency to the San Francisco Redevelopment Agency.
2. In 2011, the Commission entered into two Agreements with the California Department of Parks and Recreation, the San Francisco Redevelopment Agency, the Port of San Francisco, and the City and County of San Francisco. The Agreements, "Hunters Point Shipyard/Candlestick Point Title Settlement, Public Trust Exchange and Boundary Line Agreement" (Trust Agreement) and the "Candlestick Point State Recreation Area Reconfiguration, Improvement and Transfer Agreement", involve lands within Candlestick Point and the former Hunters Point Naval Shipyard, City and County of San Francisco. (Calendar Item 67, April 6, 2011.)

CALENDAR ITEM NO. **C82** (CONT'D)

3. The proposed lease would allow water overflows across the lease area to the San Francisco Bay during 100-year storm/flood events. The lease area, as described on Exhibit A and shown on Exhibit B, is located within the Candlestick Point State Recreation Area and is currently under lease to California Department of Parks and Recreation. The California Department of Parks and Recreation have no objection to the proposed lease to OCII.
4. The storm water system in the Candlestick Point area will be designed to accommodate a 100-year storm/flood event. The applicant is seeking a right to use a parcel of unimproved land as a water overflow area to the San Francisco Bay. The use of the parcel would only be needed during emergency situations if the downstream storm line became plugged. The potential depth of flow in this area is approximately 10 inches, based on a relatively flat 0.2% average slope. The lease area is not improved with any structures and would be used to prevent damage to public and private property from an extraordinary storm event.
5. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300 and California Code of Regulations, Title 2, section 2905.

6. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

EXHIBITS:

- A. Land Description
- B. Site Location and Map

CALENDAR ITEM NO. **C82** (CONT'D)

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

SIGNIFICANT LANDS INVENTORY FINDING:

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370 et seq.

AUTHORIZATION:

Authorize issuance of a General Lease – Public Agency Use of the Office of Community Investment and Infrastructure, successor agency to the San Francisco Redevelopment Agency, for water overflow to the San Francisco Bay during 100-year storm/flood events beginning June 19, 2014, for a term of 49 years, as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; consideration being the public use and benefit with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interest.

EXHIBIT A

W26773

JUNE 17, 2014
JOB NO.: 1804-030

LEGAL DESCRIPTION
OVERLAND FLOW EASEMENT
CP STATE PARK SITE PUBLIC TRUST PARCEL 1
SAN FRANCISCO, CALIFORNIA

REAL PROPERTY, SITUATE IN THE INCORPORATED TERRITORY OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF "CP STATE PARK SITE PUBLIC TRUST PARCEL 1," AS SAID PUBLIC TRUST PARCEL IS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED _____, AS DOCUMENT NO. _____ OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN FRANCISCO COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A STRIP OF LAND THIRTY (30.00) FEET IN WIDTH, THE NORTHWESTERN LINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERN LINE OF CARROLL AVENUE (80 FEET WIDE), SAID POINT BEING NORTH 53°18'21" WEST (THE BEARING OF SAID NORTHEASTERN LINE BEING TAKEN AS NORTH 53°18'21" WEST FOR THE PURPOSE OF MAKING THIS DESCRIPTION) 226.66 FEET FROM THE SOUTHEASTERN LINE OF ARELIIOUS WALKER DRIVE (64 FEET WIDE);

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG A LINE PARALLEL WITH AND TWO HUNDRED TWENTY SIX AND 66/100 (226.66) FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTHEASTERN LINE OF ARELIIOUS WALKER DRIVE (64 FEET WIDE), NORTH 36°41'45" EAST 652.36 FEET TO A POINT ON THE SOUTHWESTERN LINE OF SAID PUBLIC TRUST PARCEL, SAID POINT BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID PARALLEL LINE, NORTH 36°41'45" EAST 154 FEET, MORE OR LESS TO A POINT ON THE SOUTHWESTERN BANK OF YOSEMITE SLOUGH, SAID POINT BEING ON THE NORTHEASTERN LINE OF SAID PUBLIC TRUST PARCEL.

THE SIDELINES OF SAID STRIP OF LAND ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE ON SAID SOUTHWESTERN LINE OF SAID PUBLIC TRUST PARCEL AND SAID SOUTHWESTERN BANK OF YOSEMITE SLOUGH.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

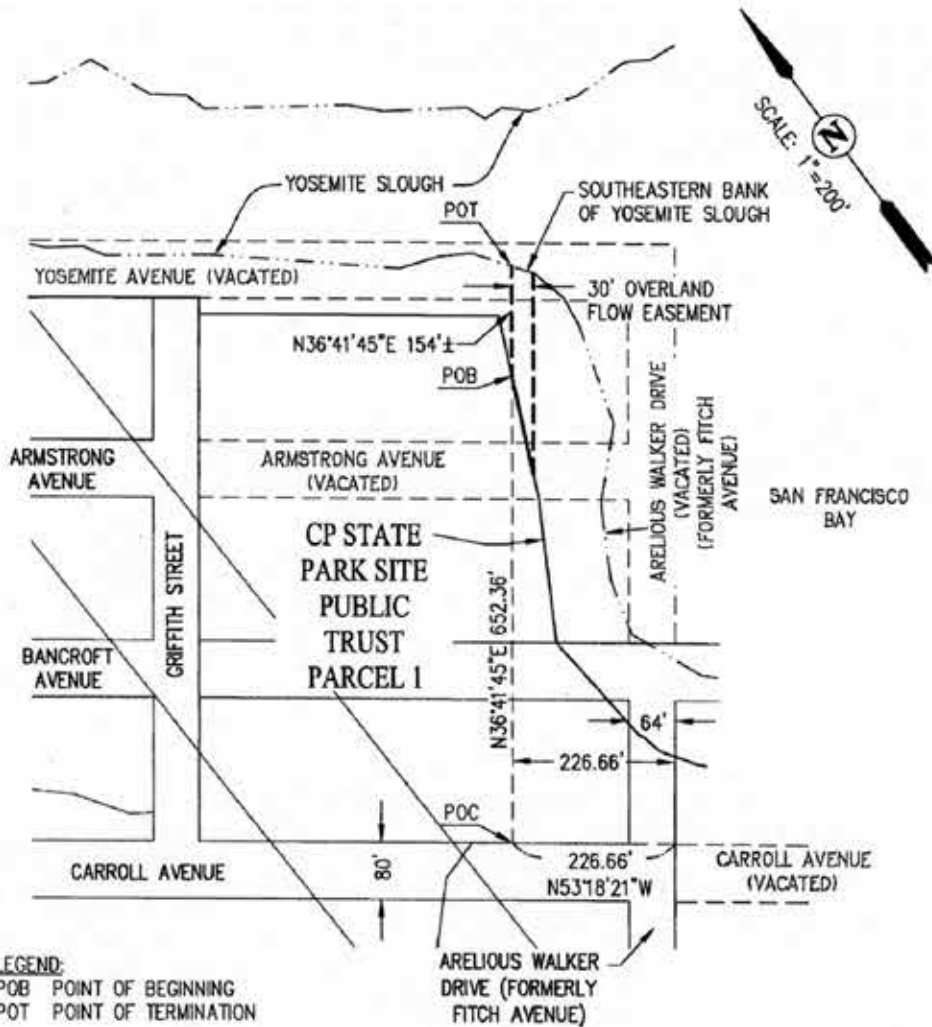
END OF DESCRIPTION



Christopher S. Harmison
CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176

NO SCALE

SITE



OVERLAND FLOW EASEMENT

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

W26773
 OFFICE OF COMMUNITY
 INVESTMENT &
 INFRASTRUCTURE
 GENERAL LEASE -
 PUBLIC AGENCY USE SAN
 FRANCISCO COUNTY



JAK 6/17/14

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.