

MUNICIPAL TRANSPORTATION AGENCY  
BOARD OF DIRECTORS  
CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION No. 12-109

WHEREAS, The San Francisco Municipal Transportation Agency (SFMTA) and Port of San Francisco (Port) entered into a Memorandum of Understanding (MOU – Port Reference M-13828), as amended, for the use of approximately 13 acres of property on Pier 70 through July 31, 2015, subject to any exercise of an early termination right by Port or SFMTA; and

WHEREAS, In concert with the Port's intention of developing the Pier 70 area into a mixed use opportunity area as highlighted in the Port's Waterfront Land Use Plan and the Port's Pier 70 Area Preferred Master Plan, the SFMTA has been searching for an equivalent-sized site to house its towed car operations; and

WHEREAS, The SFMTA negotiated an Industrial Lease with a First Right of Negotiation for Purchase (Lease) with Prologis, L.P. (Prologis) for a 12.72 acre site located at 2650 Bayshore Blvd., Daly City (Premises), for SFMTA's towed car operations, storage and other transit-related uses; and

WHEREAS, The Lease has an initial lease term of 20 years, with two five-year options to extend, and the Premises includes 255,420 rentable square feet of building, of which approximately two-thirds is warehouse and one-third is office, plus 320 exterior parking spaces, with monthly base rent starting at \$204,136.85 (\$0.80/s.f. per month) or \$2,449,642 per year; and


WHEREAS, The Daly City Planning Commission, acting as a lead agency under the California Environmental Quality Act (CEQA), issued a negative declaration for the proposed uses for the SFMTA (CEQA Findings); Daly City Council approved, and the City's Planning Department concurred with, the CEQA Findings; and

WHEREAS, The SFMTA Board of Directors is relying on the CEQA Findings in its consideration of the requested approval of the Lease; and now, therefore be it

RESOLVED, That the SFMTA Board of Directors hereby adopts and incorporates herein by this reference the CEQA Findings as its own and authorizes the Director of Transportation to execute an Industrial Lease with a First Right of Negotiation to Purchase (Lease) between Prologis L.P., a Delaware limited partnership (Prologis), as landlord, and the SFMTA as tenant, for certain premises at 2650 Bayshore Boulevard, Daly City, California (Premises), for the SFMTA towed car operations, and for other SFMTA facilities, storage and uses, with an initial 20-year term that commences on the full execution of the Lease, plus two five-year extension options; and be it

FURTHER RESOLVED, That the SFMTA Board of Directors authorizes the Director of Transportation to submit the Lease to the Board of Supervisors and the Mayor for approval.

I certify that the foregoing resolution was adopted by the Municipal Transportation Agency Board of Directors at its meeting of August 21, 2012.



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Secretary to the Board of Directors  
San Francisco Municipal Transportation Agency