

1 [Findings of Fiscal Feasibility - Marina Improvement and Remediation]

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3 **Resolution adopting findings that the Marina Improvement and Remediation Project is**  
4 **fiscally feasible and responsible under Administrative Code, Chapter 29.**

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6 WHEREAS, Chapter 29 of the Administrative Code requires the Board of Supervisors  
7 ("Board") to determine whether certain project plans proposed by a City department are  
8 fiscally feasible and responsible, prior to environmental review under the California  
9 Environmental Quality Act; and

10 WHEREAS, By Resolution No. 93-21 and based on records in Board File No. 210067,  
11 which are incorporated herein by this reference, the Board previously approved a settlement  
12 agreement settling the City's claims against Pacific Gas & Electric Company (PG&E)  
13 concerning environmental pollution at the Marina East Harbor ("Settlement Agreement").  
14 Pursuant to the Settlement Agreement, the City agreed to dismiss its claims against PG&E;  
15 the parties agreed to a cost-sharing agreement whereby PG&E and City will cooperate on the  
16 environmental cleanup and reconstruction of the Marina Yacht Harbor; PG&E agreed to pay  
17 up to \$190 million toward such cleanup and reconstruction; and the City agreed to repay  
18 PG&E up to \$29.4 million over 30 years solely out of Marina revenues; and

19 WHEREAS, Pursuant to the Settlement Agreement, the Recreation and Park  
20 Department has worked with PG&E on the development of a project to be submitted to the  
21 Planning Department for environmental review; and

22 WHEREAS, The Recreation and Park Department is considering the Marina  
23 Improvement and Remediation Project ("Marina Project" or "Project") to implement the  
24 concepts contained in the Settlement Agreement; and

1 WHEREAS, Implementation and construction of the Marina Project will cost in excess  
2 of \$25 million, and those project costs will be financed with more than \$1 million of City funds  
3 in the form of Marina revenue, and therefore the provisions of Chapter 29 apply to the project;  
4 and

5 WHEREAS, By Ordinance No. 035-24 and based on records in Board File No. 231191,  
6 which are incorporated herein by this reference, the Board previously approved an ordinance  
7 prohibiting the Recreation and Park Department and Planning Department from performing  
8 environmental review of, or otherwise implementing, a project to clean up and reconstruct the  
9 Marina Yacht Harbor in such a manner that would extend the West Harbor Marina by more  
10 than 150 feet from its current boundary; and

11 WHEREAS, By Ordinance No. 293-24 and based on records in Board File No. 240189,  
12 which are incorporated herein by this reference, the Board previously approved an ordinance  
13 amending the Park Code to raise the fees for various goods and services at the Marina Small  
14 Craft Harbor; and

15 WHEREAS, The records in Board File No. 240189 and the other aforementioned Board  
16 Files contain the information that is required to be submitted to the Board by Chapter 29,  
17 including, but not limited to, a report from the Budget Analyst containing a detailed description  
18 of the project, information on the purpose of the project, and funding sources for the project,  
19 which documents are incorporated herein by this reference; and

20 WHEREAS, Since the preparation of the documents in File No. 240189, the Recreation  
21 and Park Department has prepared an updated analysis of a fee structure to support the  
22 City's repayment to PG&E of its portion of the Project costs pursuant to the Settlement  
23 Agreement, and has prepared a fiscal plan for the Project including its estimated costs, which  
24 documents are contained in Board File No. 250048 and incorporated herein by this reference;  
25 and

1 WHEREAS, The Project will repair, replace and upgrade facilities that are in poor  
2 condition to provide a safer, more up-to-date Marina with a longer useful life, and improved  
3 facilities to better serve Marina users and the general public; and

4 WHEREAS, Consistent with terms in the Settlement Agreement, the Project will result  
5 in the East Harbor slips being comparable to those in the West Harbor, eliminating the basis  
6 for differences in berthing rates between East and West Harbor slip holders and allowing for  
7 consistent rates across the entire Marina Small Craft Harbor; and

8 WHEREAS, The estimated cost of the proposed Marina Project is \$188 million; and

9 WHEREAS, The Marina Project would have substantial direct and indirect financial  
10 benefits to the City, including utilization of PG&E funds available under the Settlement  
11 Agreement; revenues to be generated by the proposed Project; increased property values for  
12 surrounding businesses and residential properties; increase in commerce for local merchants;  
13 and decreased spending on healthcare due to having accessible open space that leads to  
14 improved physical and mental health for San Francisco residents; and

15 WHEREAS, The Project would lead to decreased long-term operation and  
16 maintenance costs, due to updated facilities and infrastructure and the construction of a  
17 breakwater to reduce sedimentation in the entry channel of the West Harbor; and

18 WHEREAS, It is appropriate to further evaluate and perform environmental review on  
19 the proposed Marina Project; and

20 WHEREAS, The Recreation and Park Department desires to promptly complete  
21 environmental review of the project; now, therefore, be it

22 RESOLVED, That the Board of Supervisors finds that, based on the prior Budget  
23 Analyst's report and other documents in File Nos. 210067, 231191, and 240189, and the  
24 updated fiscal plan and other relevant documents in File No. 250048, the Marina Project is  
25

1 fiscally feasible and responsible in accordance with Administrative Code Chapter 29; and, be  
2 it

3 FURTHER RESOLVED, That, pursuant to San Francisco Administrative Code, Chapter  
4 29, the Planning Department may undertake environmental review of the proposed Marina  
5 Project as required by Administrative Code, Chapter 31, and CEQA.

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**City and County of San Francisco**  
**Tails**  
**Resolution**

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

**File Number:** 250048

**Date Passed:** March 25, 2025

Resolution adopting findings that the Marina Improvement and Remediation Project is fiscally feasible and responsible under Administrative Code, Chapter 29.

February 05, 2025 Budget and Finance Committee - CONTINUED

March 19, 2025 Budget and Finance Committee - RECOMMENDED

March 25, 2025 Board of Supervisors - ADOPTED

Ayes: 9 - Chan, Chen, Dorsey, Engardio, Fielder, Mahmood, Mandelman, Melgar and Sherrill

Excused: 2 - Sauter and Walton

File No. 250048

**I hereby certify that the foregoing  
Resolution was ADOPTED on 3/25/2025 by  
the Board of Supervisors of the City and  
County of San Francisco.**

**f Angela Galvillo**  
Clerk of the Board

**Daniel Lurie**  
Mayor

**4.4.2025**

**Date Approved**