

City and County of San Francisco

San Francisco Public Works



London N. Breed, Mayor
Mohammed Nuru, Director

GENERAL - DIRECTOR'S OFFICE
City Hall, Room 348
1 Dr. Carlton B. Goodlett Place, S.F., CA 94102
(415) 554-6920 ■ www.SFPublicWorks.org



Public Works Order No: 202368

The Tentative Map Application, received on August 23, 2017, together with subsequent supplemental data as requested by the City is approved subject to the following findings and conditions:

FINDINGS:

1. On November 2, 1998, the Board of Supervisors ("Board") adopted the Mission Bay South Redevelopment Plan ("Redevelopment Plan") pursuant to Ordinance No. 335-98, which is recorded as Document No. 98-G470337-00 in the Official Records of the City. The Redevelopment Plan was amended July 9, 2013, pursuant to Ordinance No. 143-13. The Redevelopment Plan included an approximately 0.3 acre portion of Seawall Lot 337, identified in the Redevelopment Plan as "P20."
2. On October 5, 2017, the Planning Commission certified the Final Environmental Impact Report for Seawall Lot 337 and Pier 48 Mixed-Use Project ("EIR"), prepared pursuant to the California Environmental Quality Act (Cal. Pub. Resources Code §§ 21000 et seq.; hereafter "CEQA") by Motion No. 20017 for the Seawall Lot 337 and Pier 48 Mixed-Use Project ("Project"), and approved CEQA findings and a Mitigation Monitoring Reporting Program pursuant to Motion No. 20018.
3. On October 17, 2017, the Successor Agency to the former Redevelopment Agency for the City and County of San Francisco, commonly known as the Office of Community Investment and Infrastructure, adopted Resolution No. 39-2017, which amended the Redevelopment Plan remove P20.
4. On January 30, 2018, the Port Commission, through Resolution No. 18-03, approved the Disposition and Development Agreement by and between the Port and SWL 337 Associates, LLC, concerning the development of the "Project Site" as defined in the DDA.
5. On February 13, 2018, the Board adopted Resolution No. 44-18, approving the Memorandum of Understanding Regarding Interagency Cooperation (Mission Rock Project at Seawall Lot 337 and Pier 48) by and between the City, acting by and through the Mayor, the Board, the City Administrator, the Director of Public Works, the San Francisco Municipal Transportation Agency, and the San Francisco Public Utilities Commission, and the Port.
6. On February 27, 2018, the Board of Supervisors adopted Ordinance No. 33-18 approving a Development Agreement for the Project between the City and County of San Francisco and SWL 337 Associates, LLC ("DA") and adopted the environmental findings set forth in Motion No.



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20019, on file with the Clerk of the Board of Supervisors No. 171313, and incorporated herein by reference.

7. On February 27, 2018 the Board adopted Resolution No. 42-18 authorizing the approval of the DDA.
8. On February 27, 2018 the Board adopted Ordinance No. 32-18 amending the Redevelopment Plan to remove the area formerly designated therein as P20 from the scope of the Redevelopment Plan. On March 6, 2018, the Mayor signed Ordinance No. 32-18 and the Redevelopment Plan amendments took effect ninety days after enactment of the ordinance.
9. On February 27, 2018, the Board adopted Ordinance No. 31-18, approving the Mission Rock Special Use District, Planning Code Section 249.80, which establishes zoning designations for the Property.
10. On January 9, 2019, Seawall Lot 337 Associates, LLC ("Subdivider") submitted an application requesting approval to subdivide the Project Site in two or more phases resulting in up to 160 lots, up to 1,950 residential condominium units and up to 240 commercial condominium units pursuant to Tentative Map No. 9443 (hereafter "Tentative Map").
11. The Tentative Map is subject to the mitigation measures adopted by the City and pursuant to Motion No. 20018.
12. In a letter dated October 10, 2019, the Planning Department determined that the Tentative Map, as conditioned below, (together with the design elements and improvements incorporated therein and authorized thereby), is consistent with the General Plan and Section 101.1 of the Planning Code.
13. The Planning Department, in a letter dated October 10, determined that under Government Code § 66412.3 and 66473.1 that:
 - (a) The Tentative Subdivision Map will facilitate the development of housing in the City by providing up to 1,950 residential units, enhancing the City's supply of housing. The design of the proposed subdivision will complement the existing neighborhood character and the development of housing will not adversely impact the City's fiscal and environmental resources for its residents.
 - (b) The design of the proposed subdivision will provide, to the extent feasible, future passive or natural heating or cooling opportunities in the subdivision. To the extent



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feasible, the site layout and alignment of streets provides for southern facing windows and orients the buildings to maximize solar gains.

14. On April 5, 2019, Subdivider submitted a written request for approval of various Design Modifications and Exceptions, as defined in the Subdivision Regulations, for alternative designs and relief from certain standard requirements from the Subdivision Regulations. The request was circulated by the Director to all affected City Agencies for review and comment. The Director held a public hearing on the proposed Design Modifications and Exceptions Request on August 7, 2019 and received no public comment, and the Director signed Public Works Order No. 202297 approving the Exceptions Request on November 27, 2019.
15. All governmental and utility agencies affected by the proposed development or expected to provide or approve water, sewage, streets, roads, or other essential facilities or services within the development, whose ability to provide those facilities and services may be significantly affected by the development, have been notified and given the opportunity to respond to the Application.
16. The Planning Department determined that none of the conditions that require denial of a tentative map under Government Code Sections 66474(a) through (g) exist with respect to the Tentative Map, as described in the Planning Department's letter of October 10, 2019. The Planning Department's findings with respect to Government Code Sections 66474(a) through (g) are incorporated herein by reference.
17. The Tentative Map satisfies the requirements or conditions imposed by the Subdivision Map Act, San Francisco Municipal Code, and the San Francisco Subdivision Regulations.
18. All testimony and materials, including, but not limited to, the DA, the DDA, and the staff reports, comments, responses, and other information from other concerned governmental agencies and utilities, and the information submitted by or on behalf of the Subdivider, and other comments, responses, and information provided in connection with this application have been considered, including any commentary received at the Director's hearing, held on August 7, 2019, and for which 10 days' notice was provided to owners and occupants within 300 feet of the subdivision, as well as by a newspaper of general circulation within the City and County of San Francisco.
19. As contemplated by Public Resources Code Section 21166 and Cal, Code Regs., tit. 14, § 15162, the Project was previously evaluated in the EIR, and no subsequent or supplemental environmental impact report is required for the Tentative Map because: (1) there are no substantial changes to the Project proposed by the Tentative Map which will require major



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revisions to the EIR due to new significant impacts; (2) no substantial changes have occurred with respect to the circumstances under which the Project is being undertaken which will require major revisions to the EIR due to new significant impacts or a substantial increase in the severity of previously identified impacts; and (3) there is no new information which was not known and could not have been known at the time the EIR was certified as complete that has become available and shows new significant impacts, an increase in the severity of a previously identified significant impact, or changes related to the feasibility of, or new mitigation measures and alternatives which would substantially reduce significant impacts and which were rejected.

20. Unless the timing to satisfy any condition included in this approval is otherwise specified, the Subdivider shall satisfy the condition upon the earlier to occur of the Subdivider's submission to Public Works of 100% improvement plan design, Public Works' approval of the public improvement agreement or its equivalent as specified in the San Francisco Subdivision Code, or the Subdivider's submission of Final Map Check print. Notwithstanding the above, if the Subdivider seeks a street improvement or excavation permit to perform construction of a discrete public improvement(s) or facility(ies) in advance of a public improvement agreement or its equivalent, then any condition pertaining to that public improvement or facility shall be satisfied prior to issuance of the street improvement or excavation permit.
21. All notes included on the map sheets of the Tentative Map are hereby adopted and incorporated by reference herein as findings by the Director. A copy of the map notes appearing on the Tentative Map is attached hereto as Attachment 1.
22. This approval shall be effective upon execution by the Director.

CONDITIONS:

PUBLIC WORKS – BUREAU OF STREETS AND MAPPING – PERMITS DIVISION

1. Subdivider shall be responsible for maintenance and liability of all Shared Public Ways proposed within the development consistent with the applicable Major Encroachment Permit.
2. A Major Encroachment Permit will be required for the private utilities located in the public right-of-way.
3. A Major Encroachment Permit will be required for all non-standard features proposed in the public right-of-way.



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Public Works Order No: 202368

4. Prior to each phased Final Map application (including Phase 1), Subdivider must demonstrate that the public infrastructures (streets, utilities) servicing the respective Phase is able to operate independently.
5. Subdivider shall obtain a Street Improvement Permit and Public Improvement Agreement for each map and corresponding Phase.
6. Prior to the first improvement plan approval, Subdivider shall demonstrate how the official grade of each proposed street complies with the Subdivision Regulations, including future elevation of the street, and curb heights.
7. Prior to the first improvement plan approval, Subdivider shall demonstrate the route of 48' kingpins heading into Pier 48 & 50 from the project are consistent with the truck turning templates included as Appendix D in the approved Mission Rock Project-wide Basis of Design Report.
8. Proposed Use of Lightweight Cellular Concrete is subject to the following conditions:
 - a. *Amendments to the Infrastructure Plan and the ICA (As Required)*. Prior to the approval of any permits to construct LCC Infrastructure (defined below), Subdivider shall propose and process amendments to the Infrastructure Plan, to the satisfaction of the Port, SFPUC, and Public Works (collectively, "Affected City Departments"), and any corresponding ICA amendments that may be required, to reflect the reasonableness and technical merit of the proposed use of lightweight cellular concrete ("LCC") at the Project Site. "LCC Infrastructure" shall mean the LCC, the at-grade and subsurface physical improvements and utility facilities to be constructed within parks, open space, and right-of-ways as part of the Project, including but not limited to improvements at interfaces between existing right-of-ways and new right-of-ways containing LCC, and at interfaces between LCC and fronting or adjacent lots.
 - b. *Technical Advisory Panel's Review and Analysis of LCC Infrastructure Designs*. Within 10 days of the issuance of these conditions, Subdivider shall submit designs of the LCC Infrastructure prepared by licensed civil and geotechnical engineers ("LCC Infrastructure Designs") to the Affected City Departments as specified in this condition. A three-member panel comprised of independent licensed professional civil and geotechnical engineers ("Technical Advisory Panel") selected by the City shall evaluate the technical merit, design assumptions, engineering studies, and engineering conclusions of the LCC Infrastructure Designs through an independent review process ("Technical Review")



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Public Works Order No: 202368

consistent with the requirements of this Section 8. Subdivider shall provide any additional information related to the design of the LCC Infrastructure if requested by the Technical Advisory Panel.

- i. No member of the Technical Advisory Panel shall be an employee, coworker, partner, or sub-consultant of the professional engineer or engineering firm whose design is being reviewed for the Project Site.
- ii. The Technical Advisory Panel shall evaluate the technical performance and safety of the LCC Infrastructure Designs based on criteria and variables identified by its members and the Affected City Departments including, but not limited to:
 1. the anticipated use of the public improvements located in and above LCC by property owners and users;
 2. anticipated routine maintenance and repair of, and excavation in streets containing LCC for roadway repair, utility services, and other purposes;
 3. the geologic, soils, and hydrology conditions of the Project site; and
 4. the anticipated infrastructure changes, variances, and performance at the Project boundaries.
- iii. The scope of the Technical Review shall also include, but not be limited to:
 1. Developing objective technical performance and safety criteria for the LCC Infrastructure, including but not limited to addressing the effects of settlement, uplift, and the rupture of a pipe embedded in LCC on the LCC Infrastructure ("Preliminary Performance Criteria"), based on well-established engineering principles, standards, and practices.
 2. Analyzing the LCC Infrastructure Designs for consistency with the Preliminary Performance Criteria and analyzing how the LCC Infrastructure will interact with building foundations and sub-structures such as stone columns and superstructures, including review of calculations and mathematical modeling for seismic response.



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Public Works Order No: 202368

3. Identifying additional data, design specifications, or design changes required to decrease the likelihood of subsidence, uplift, or failure of the LCC Infrastructure.
 4. Developing the parameters for and supervising the LCC Pilot (described below).
 5. Attending meetings with City or Subdivider meetings as needed and directed.
 6. Providing Technical Review letter(s) to the City per requirements identified by the Affected City Departments.
 7. Preparing required reports in connection with the items listed above.
- iv. The Technical Review shall include a report ("Technical Review Report") that summarizes the Technical Advisory Panel's findings concerning the items listed in Section 8(b)(iii)(1)-(7) (above), which shall establish the Preliminary Performance Criteria, and i) demonstrates to the City Engineer's satisfaction the reasonableness and technical merit of the LCC Infrastructure Designs; ii) recommends changes to the LCC Infrastructure Designs, if required; or iii) states that the LCC Infrastructure Designs, or any components of such designs, are unsafe or infeasible for the intended purpose and use. If the Technical Review concludes that the LCC Infrastructure Designs is unsafe or infeasible for the intended use, the LCC Infrastructure Designs shall be disapproved.
- c. *LCC Pilot Project.* As authorized by an Infrastructure Permitting Agreement issued by Public Works, Subdivider shall perform a pilot project to evaluate the LCC Infrastructure Design at the Project site ("LCC Pilot") based on the Technical Review under the supervision of the City, in consultation with the Technical Advisory Panel. The purpose of the LCC Pilot shall be to replicate Subdivider's intended use of LCC in the Project Site, including without limitation use of LCC at equivalent depths and the proposed encasing of subsurface utilities and an examination of how LCC performs in the event of the rupture of a pipe embedded in LCC.
- i. The pilot area shall be on the Project Site and include a minimum space of 25 feet by 25 feet, or larger at the recommendation of the Technical Advisory Panel.



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**Public Works Order No: 202368**

- ii. Any changes to the Preliminary Performance Criteria identified as a result of the LCC Pilot shall be documented in an addendum to the Technical Review Report.
 - iii. If, as a result of the LCC Pilot, the Technical Advisory Panel recommends disapproval of LCC, Subdivider shall be responsible for removing all LCC installed on the Project Site.
- d. *City's Consideration of Performance Criteria.* If the Technical Review Report, and any addenda, demonstrate to the City Engineer's satisfaction the reasonableness and technical merit of the LCC Infrastructure Designs, the City Engineer, in consultation with the Affected City Departments, shall adopt a set of final performance criteria ("Approved Criteria") through a subsequent Public Works Order. If the Technical Review Report concludes that the LCC Infrastructure Designs are unsafe or infeasible for the intended use, the LCC Infrastructure Designs shall be disapproved.
- e. *Peer Review of any Permit to Construct LCC Infrastructure for Quality Assurance and Quality Control.* In consultation with the Affected City Departments, the City shall hire, at Subdivider's expense, an independent licensed civil engineer and an independent licensed geotechnical engineer (collectively, "Peer Reviewer") to perform quality assurance and quality control of the design and permitted construction, including the following tasks:
 - i. Reviewing the infrastructure permit plans and providing comments, suggested design changes and feedback regarding the LCC and how it interacts with the other infrastructure and the adjacent private improvements.
 - ii. As needed and directed, assisting in construction inspection and review of construction submittals as they relate to LCC.
- f. *Warranties.*
 - i. Subdivider shall provide an "Initial Warranty" that covers the failure of the LCC Infrastructure to meet the Approved Criteria and any defects in materials or workmanship (each failure or defect a "Failure") of the LCC Infrastructure for a period of two (2) years from the date of issuance of the last Notice of Completion for all LCC Infrastructure for the applicable Phase.
 - ii. Subdivider shall provide an "Extended Warranty" that covers all Failures of the LCC Infrastructure. Excluding any CFD funds, IFD funds, or insurance funds



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**Public Works Order No: 202368**

provided to repair the LCC Infrastructure due to insurable events, the Subdivider's liability under the Extended Warranty shall be in amounts equal to 10% of the total cost of materials and installation of the LCC Infrastructure ("Extended Warranty Amount") which shall be determined by reference to the greater of the approved cost estimates in the public improvement agreement or cost estimates for relevant LCC Infrastructure in the Phase budget approved by the Port Commission. The Extended Warranty shall extend for a period of three (3) years from the date of expiration of the Initial Warranty provided by Subdivider consistent with Section 8.f.i. ("Extended Warranty Period").

iii. In consultation with the City's Risk Manager and Port Director, Subdivider will implement a comprehensive insurance program, in excess of the minimum insurance requirements of the DDA, which will have coverage for various components of the project for a term of up to 10 years, depending on the specific policy. Should an insurable event occur which would cover in full or in part costs to repair the LCC Infrastructure, the following will occur: i) if cost exposure is to Subdivider, then Subdivider will make a claim and use funds resulting from the claim to cover its obligations in repairing the LCC Infrastructure, and ii) if cost exposure is to the City, then the City, as an additional named insured, may require the Subdivider to file a claim to cover the costs of repairing the LCC Infrastructure. All LCC Infrastructure repair costs covered by the insurance program, CFD funds, or IFD funds shall be in addition to and shall not count toward the Extended Warranty Amount.

g. *Performance Bond or Security.* To secure the Subdivider's obligation under the Extended Warranty, Subdivider shall provide security in a form approved by the City (i.e., a performance bond, letter of credit, cash, deed, or guaranty whereby Subdivider agrees to maintain a net worth) in an amount equivalent to the Extended Warranty Amount. If a Failure occurs during the Extended Warranty Period, Subdivider shall perform all repairs to the LCC Infrastructure or perform all replacement work necessary for the LCC Infrastructure to meet the Approved Criteria not to exceed the value of the Extended Warranty Amount. If Subdivider declines to immediately undertake such repairs, the City would be authorized to use the security to perform the repair work at the Subdivider's sole expense.

Notwithstanding anything to the contrary in this Section 8, if following acceptance of the LCC Infrastructure, a major seismic event or sea-level rise exceeding 66" is the



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**Public Works Order No: 202368**

proximate cause of damage to the LCC Infrastructure or LCC adjacent infrastructure, then (i) Subdivider shall not be obligated to fix damage to the accepted LCC Infrastructure and (ii) Subdivider shall still be entitled to construct LCC Improvements on phases of the Project, so long as such construction is in accordance with approved plans and specifications based on the Approved Criteria, other necessary life safety modifications, and other conditions to development including those set forth in this Section 8.

- h. *Public Improvement Agreement.* Subdivider shall execute a Public Improvement Agreement ("PIA") for any subdivision wherein the corresponding improvement plans incorporate LCC. The PIA shall address insurance requirements, Subdivider's implementation of the Extended Warranty, and any other terms reasonably required to satisfy this Section 8.
- i. *Master or Major Encroachment Permit.* The Subdivider/Master Association shall be the permittee of a project-wide Master Encroachment Permit or a discrete Major Encroachment Permit ("MEP") across all right-of-ways within the Project Site (the "PW Permit Area"), for a minimum period of 75 years. Key terms of the MEP include (as applicable):
 - i. The Subdivider shall be the initial permittee, and the MEP shall provide for the complete or partial assignment of the MEP to the Master Association.
 - ii. Permittee (i.e., Subdivider or the Master Association as assignee of the MEP as applicable) shall, at the request of any City agency performing excavation in the Permit Area, reimburse the City for City's backfilling of LCC, and restoration of the non-standard surface improvements above the LCC, subsequent to the excavation or removal of any LCC. Permittee shall provide a liaison to provide information and resources to non-City utility providers regarding LCC Work (as defined below).
 - iii. During the term of the DDA, the Permittee shall reimburse the City for collecting the Criteria Data described below and shall, at the request of the City or Master Association, meet with the City (and, at its option, the Master Association) every 5 years after completion of all LCC Infrastructure within the "Project" to provide information to the City that may facilitate the City's determination, in its sole discretion, whether any of the obligations of the Permittee as set forth in the MEP can be terminated.



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Public Works Order No: 202368

“Criteria Data” to be collected and considered by the City shall include:

1. Whether LCC use becomes a common alternative for public right-of-ways with underground infrastructure (whether in the City or in other localities) that are accepted by the applicable municipalities for maintenance and liability purposes, or whether a non-governmental entity is responsible for maintenance of and liability for LCC.
 2. Whether settlement within areas throughout the Project Site where LCC is used is within the acceptable rate of settlement.
 3. Whether there is any issue with the interface between LCC Infrastructure and (i) existing ROWs, (ii) fronting or adjacent development lots, or (iii) open space areas containing geofoam.
 4. Whether there is any issue with the stormwater, sewer, or water distribution pipes due to LCC.
 5. Whether there is any issue with street trees and landscaping in or above LCC.
 6. Whether City has the necessary equipment and staff with expertise in backfilling with LCC to perform backfilling within Mission Rock effectively.
- j. *Settlement Monitoring and Reporting.* With the Improvement Plans for LCC Infrastructure in each Phase, the Subdivider shall prepare and submit, for the Affected City Departments’ approval, a settlement monitoring plan providing for the monitoring of such improvements for a period of 10 years from the date of notice of completion for all LCC Infrastructure in the applicable phased Final Map. The Permittee shall be responsible for monitoring the settlement and uplift of the surface improvements, the LCC Infrastructure, and the utility facilities in the Project Site in accordance with the approved monitoring plan. Permittee shall retain monitoring data and every six (6) months or upon written request of the Affected City Departments, the Permittee shall provide a written report to the Affected City Departments detailing the results and the Subdivider will be obligated to remedy the failure subject to the relevant terms of paragraphs f and g.



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**Public Works Order No: 202368**

- k. *Technical and Operational Training; Equipment.* Subdivider shall, in cooperation with the Affected City Departments, develop draft guidelines for the on-site protection and preparation, installation, excavation, and removal of LCC, backfilling with LCC, and backfilling with non-LCC fill (together "LCC Work"), and other subject matter relevant to the City's use of LCC. At the request of the City, at the time of acceptance of the streets in the first phased Final Map, Subdivider shall provide the City with technical assistance on following the guidelines for LCC Work, including by providing an instructional seminar for City employees.
 - l. *Amendments to Codes and Regulations.* Subdivider working with the City, shall draft proposed amendments, if required, to the Public Works Code and corresponding Public Works regulations and the Port Code that will govern LCC Work, and shall work with the Affected City Departments to finalize such amendments and regulations for the consideration of the Board of Supervisors, the Public Works Director, the City Engineer, and the Chief Harbor Engineer.
 - m. *Recorded Notice.* Notice shall be recorded with respect to all lots adjacent to streets with LCC separately from the CC&Rs informing building and/or condominium owners of their responsibility for repair and liability for unsafe conditions in the sidewalk in accordance with Municipal Code provisions. The notice shall also include notice of financial responsibility for maintenance and repair of all flexible lateral connections.
 - n. *Phased Implementation/Approval.* If the LCC Infrastructure experiences any Failure within the first phased Final Map area and prior to the approval of Improvement Plans for right-of-way improvements or utility facilities in a subsequent phase, the City shall not be required to permit the use of LCC in a subsequent phase unless the Subdivider remediates the Failure and repairs all damage to any City facilities, including utility facilities, constructed above, within, or below the LCC caused by the Failure, and makes design and construction modifications necessary to avoid similar problems in the future, and the remediation solution is implemented for all subsequent phases, all to City Engineer's sole satisfaction. In the absence of any Failure in a previously constructed phased Final Map area, Public Works and SFPUC consent to the use of LCC as part of initial phased Final Map area and all subsequent phased Final Map areas.
9. Deferred laterals are not authorized unless the Director, with the written concurrence of SFPUC, approves a Design Modification or Exception. Such approval shall be subject to enhanced street and base restoration requirements.



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Public Works Order No: 202368

DEPARTMENT OF CITY PLANNING (DCP)

1. The subdivision and the Project are pursuant to the Planning Commission/BOS actions and are subject to the requirements and conditions thereto:
 - a. Adoption of CEQA Findings / Mitigation Monitoring Report (Planning Commission (CPC) Motion 20018)
 - b. Adoption of Map and Text Amendments creating the Mission Rock Special Use District – Planning Code Section 249.80 (CPC Motion 20019; BOS Ord. 31-18, File No. 170940)
 - c. Adoption of a Development Agreement between the City and County of San Francisco and Seawall Lot 337 Associates, LLC (CPC Resolution 20020; BOS Ord. 33-18, File No. 171313)
 - d. Adoption of Mission Rock Design Controls (CPC Motion No. 20021)

PORT OF SAN FRANCISCO (PORT)

1. Prior to submittal of a Final Map check print including Lots A, G, I or K, Subdivider shall designate each Lot or portion of Lot as "Open Space," consistent with the adopted Design Controls, for their respective proposed uses.
2. Prior to the approval of a related phased Final Map, Subdivider shall provide evidence of the state video franchise rights for each proposed telecommunications company identified in a Street Improvement Permit. In addition, the Subdivider shall provide a copy of the City issued Utilities Condition Permit as required under Section 11.9 of the Administration Code.
3. Subdivider shall delete references and requirements to FEMA in submissions of all phased Final Maps.
4. Subdivider shall not propose underground parking on Lot B accessed from Lot C or Lot D until Port agrees on the proposed configuration, utility relocations, and traffic studies associated with underground parking.
5. Prior to the approval of a first phased Final Map, Subdivider shall agree on form of license with the Port, including consideration for rent within the Port's rent parameter then in effect, for the proposed District Energy facilities or other private utilities or 3rd party service providers.



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Public Works Order No: 202368

6. On a related Phased Final Map for Lot 1, if Subdivider intends to use Lot A or Lot G for egress, Subdivider shall obtain egress rights from the Port prior to submitting the related Phase Final Map. The form of egress rights may be a letter from the Port subject to approval of a Site Permit for development on Lot A or Lot G.
7. Subdivider shall obtain a Lot Line Window Agreement consistent with Administrative Code Chapter 23 for any window openings closer to the common property line than permitted under the Building Code.
8. Prior to approval of a phased Final Map that includes any of Lots 1, G, 6, I or 12 (the "Yard Lots") Subdivider shall provide evidence of either (i) the removal of the subleases, structures and safe termination of utility systems encumbering the affected Yard Lots, or (ii) recordation of a lot-tie agreement or similar notice of special restrictions that requires the Yard Lots to be held as a single lot until such time as any subleases for existing structures are terminated, structures are removed, and utilities are safely terminated to the satisfaction of the Port. Evidence removing the structures may be by a Port Building Permit that has been inspected and signed-off as final.
9. Prior to approval of a Final Map, the Subdivider shall only include proposed street names or changes to existing street names which the Port has pre-approved. Port shall provide a letter to the Developer as evidence stating its pre-approval. Street name changes shall be subject to approval by the Board of Supervisors.
10. Prior to approval of each Phased Final Map, Subdivider shall apply the procedures contained in SFDBI Administrative Bulletin #35 for assigning street address ranges for each block within the Mission Rock Special Use District, or such other procedures as may be required by the San Francisco Public works Department, Bureau of Subdivision and Mapping Services ("BSM").
11. Subdivider's first Phased Final Map shall not be approved until written confirmation from the Port is made as to Subdivider's approach for complying with Health Code Article 12C. Furthermore, if the option for a district-scale blackwater or graywater system is pursued and will be non-publicly owned, then the system will require a separate license from the Port including consideration for rent, consistent with the Port's rent parameter then in effect.
12. Subdivider shall place a statement on a related Phased Final Maps restricting paseos from obstructions and encroachments to public utilities with awnings, overhangs, and other encroaching elements.
13. Prior to the approval of a related Phased Final Map, Subdivider must obtain a letter from the Port pre-approving a feasible ramp design between Lots B and C, and under Lot L.



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Public Works Order No: 202368

14. Subdivider shall maintain sufficient interim circulation access through Lot C to Lot L, until permanent access is provided from Long Bridge Street to Shared Public Way (Lots N, M, and a portion of Lot O).
15. Prior to an approval of a phased Final Map that includes Lot 13, the applicant for such phased Final Map shall obtain an approval from the Port for the Pier 48 Rehabilitation Plan pursuant to the DDA. The Plan shall outline all infrastructure improvements necessary to serve future use of Pier 48 structure. Infrastructure improvements shall include replacing below deck utilities with new utilities above-deck.
16. Prior to approval of a related phased Final Map, Subdivider shall provide evidence of SFFD's satisfaction that emergency access to the Fire Station on Mission Rock Street is maintained with respect to the proposed garage ingress, egress & queuing into Lot 4, Lot 5, and Lot 14.
17. On related improvement plans, Subdivider shall reasonably accommodate Port maintenance vehicles for the purposes of maintaining Port-owned storm water control features within China Basin Park and other open spaces
18. The Mission Rock Design Controls include certain requirements relating to the development of Lot A; these include Section 3.2.2 (required structures), Section 3.2.6 (park utilities), Section 3.2.8 (park promenade), Section 3.8.2 (utilities for kiosks and park structures) and Section 3.8.4 (truck access), collectively, the "China Basin Park Design Controls." Prior to approval of a phased Final Map Application for Lot A, Subdivider shall provide a memorandum demonstrating to the Port's satisfaction when and how the China Park Design Controls will be implemented (e.g., through the process described in Section 12.5 of the DDA or otherwise) and obtain the Port's written concurrence that the process described in the memorandum is satisfactory to ensure the timely implementation of the China Basin Park Design Controls.
19. Subdivider shall not seek approval of a phased final map, including but not limited to a final condominium subdivision map, without the prior approval of the Port.
20. All Port comments on existing conditions, existing tenant rights, and existing utility systems attached to these Conditions of Approval as Appendix B, must be addressed by the Subdivider to the satisfaction of the Port prior to submission of a Final Map Check print.



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Public Works Order No: 202368

SAN FRANCISCO PUBLIC UTILITIES COMMISSION (SFPUC) – GENERAL MANAGER’S OFFICE

1. Prior to submission of a final map application, Subdivider must address all SFPUC technical comments provided by SFPUC in the Housing Decision Memo from Derek Adams, dated May 14, 2019.
2. On the earlier of submittal of any Final Map application that includes Lot T or K or improvement plans that include permanent improvements on Lot T or Lot K, the Subdivider shall provide a plan for infrastructure settlement mitigation, including geotechnical reports, construction details and post-construction monitoring.
3. Utility Plans & Sections provided with this Tentative Map are schematic only, final pipe layout and construction details shall be as approved by the SFPUC during detailed design. Subdivider shall obtain SFPUC approval of pipe layout and construction details prior to issuance of each applicable improvement permit.
4. Prior to the first Phased Final Map application, the Subdivider must obtain SFPUC’s approval of a Maintenance Matrix for the entire Project, which defines the ownership and maintenance party for facility categories and segments within the site that will be maintained by SFPUC after acceptance by the City.
5. Prior to approval of any phased Final Map, Subdivider shall obtain an agreement between the Port and SFPUC granting the SFPUC all necessary land rights within the phased Final Map area, including for any facilities outside public rights-of-way that SFPUC agrees to own, at no cost to the SFPUC, including rent, licensing fees or other ongoing costs. If the Port does not grant the necessary rights to the SFPUC, Subdivider may need to submit a new tentative map addressing changed utility layouts.
6. By approving this tentative subdivision map, City does not approve any SFPUC-owned utility piping outside of the public right-of-way. At earlier of phased Final Map application or SFPUC review of Street Improvement Plans within the phased Final Map area, the Subdivider shall clearly identify any utilities proposed to be located outside of the public right-of-way within such phased Final Map and finalize future ownership with the SFPUC, Port, and Public Works. If the SFPUC agrees to accept pipes outside of the public right-of-way, the minimum width required to allow maintenance, access, and protection of the facilities is 25 feet.
7. Prior to each phased Final Map application, the Subdivider must provide an approved construction design for the infrastructure which includes construction plans and details for all



City and County of San Francisco

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**Public Works Order No: 202368**

meters, vaults and pull-boxes, showing how adequate drainage will be provided through LCC to the satisfaction of the utility owner.

8. Subdivider shall not include Note 3 on Sheet C7 in any Final Map.
9. Proposed future storm drain outfall at Channel Wharf (Channel Wharf Outfall) will be accepted by the SFPUC as part of the phased Final Map within the Project for which it is first required (currently anticipated to be Phase 4 as shown on the Tentative Map) only if it meets all SFPUC design and access standards and subject to reasonable permitting efforts. Until the proposed outfall is accepted by the SFPUC, the existing "Pier 48.5 Marginal Wharf Outfall" (Existing Outfall) will continue to operate under Port jurisdiction and ownership. New upstream storm drainage infrastructure will be installed in Phases 2 and 3 of the Project and will convey flows to the Existing 30-inch Port outfall in advance of the permitting and acceptance of the proposed SFPUC Channel Wharf Outfall and will be owned by the Port in the interim condition. Subject to the terms of an MOU between the Port and SFPUC, said proposed upstream phased storm drain infrastructure may be maintained by the SFPUC, such that upon construction and acceptance by the SFPUC of the Channel Wharf Outfall in a later phase of the Project, ownership and acceptance of upstream storm drainage infrastructure will be transferred from the Port to the SFPUC. Subdivider shall not submit Phase 2 street improvement plans or a Phase 2 Final Map prior to execution of an agreement between the Port and the SFPUC as described in this condition.
10. Prior to submittal by the Subdivider of the initial set of plans for each Street Improvement Permit, the Subdivider shall provide written confirmation that designs match those in Master Utility Plans (including associated sewer, water, storm drain and electrical power analysis, hydraulic and hydrologic modeling) or the Subdivider shall provide replacement modeling at the time of design package submittal.
11. Sheet C17 Conceptual Phasing Plan - Where Street Improvement Plans for a particular Final Map provide for the improvement of a portion of a street that is to be further extended or completed in a future phased Final Map, utilities for such streets shall be connected to the City systems in the street and where feasible, installed or be stubbed out at a point just outside the improved portion of the street prior to completion of the street base and surfacing of the improved area so to avoid trenching of the accepted street at a future date.



City and County of San Francisco

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Public Works Order No: 202368

SFPUC - WATER ENTERPRISE

1. Landscape Irrigation - Subdivider shall comply with San Francisco's Water Efficient Irrigation Ordinance, adopted as Chapter 63 of the San Francisco Administrative Code and the SFPUC Rules & Regulations Regarding Water Service to Customers. Subdivider shall obtain SFPUC's review and approval of the Project's landscape and irrigation plans prior to installation.
2. Water Fixture Efficiency - Subdivider shall comply with the San Francisco Commercial or Residential Water Conservation Ordinance (San Francisco Building Code Chapter 13A and San Francisco Housing Code Chapters 12 and 12A). Additionally, please refer to Chapter 4 of the San Francisco Plumbing Code which sets maximum flow rates for plumbing fixtures such as water closets, urinals, showerheads and faucet aerators.
3. Recycled Water Use - Subdivider shall comply with San Francisco's Recycled (or Reclaimed) Water Use Ordinance, adopted as Article 22 of the San Francisco Public Works Code. The Project shall include all necessary plumbing for the use of recycled water for non-potable applications including, but not limited to, toilet flushing and irrigation. In a mixed-used residential building where a recycled water system is installed, any restaurant or other retail food-handling establishment must be supplied by a separate potable water system to ensure public health and safety. Please refer to our web page (www.sfwater.org/RWreqs) and contact SFPUC for more information. Subdivider shall obtain the SFPUC's City Distribution Division and the Department of Building Inspection's Plumbing Division review of all technical aspects of the water and recycled water infrastructure (mains, piping, valves, etc.) during the street improvement and building permit process, as applicable.
4. On-site Non-potable Water - Subdivider shall comply with San Francisco's Mandatory Use of Alternate Water Supplies in New Construction Ordinance, adopted as Chapter 12C of the San Francisco Health and Safety Code. Please refer to www.sfwater.org/np and contact SFPUC for requirements.
5. Non-potable Water Use for Soil Compaction and Dust Control – Subdivider shall comply with CCSF Ordinance 175-91 which restricts the use of potable water for soil compaction and dust control activities undertaken in conjunction with any construction or demolition project occurring within the boundaries of San Francisco, unless permission is obtained from San Francisco Public Utilities Commission (SFPUC). Non-potable water must be used for soil compaction and dust control activities during project construction or demolition. Recycled water



City and County of San Francisco

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**Public Works Order No: 202368**

is available from the SFPUC for dust control on roads and streets. However, per State regulations, recycled water cannot be used for demolition, pressure washing, or dust control through aerial spraying. The SFPUC operates a recycled water truck-fill station at the Southeast Water Pollution Control Plant that provides recycled water for these activities at no charge. For more information please contact (415) 695-7378.

6. Residential Water Submetering - Subdivider shall comply with residential water submetering requirements set forth in the California Water Code (Division 1, Chapter 8, Article 5, Section 537-537.5) by Senate Bill 7 and enforced in San Francisco by the SFPUC. New construction of a multi-family residential structure or mixed-use residential and commercial structure must indicate on its site plans that each dwelling unit will be submetered as a condition of the site permit and water service. The SFPUC will review plans for compliance only for projects that apply for a site permit from the Port of San Francisco and for new water service from SFPUC after January 1, 2018.

SFPUC - WATER DISTRIBUTION, CITY DISTRIBUTION DIVISION (CDD)

1. Relocation of existing infrastructure and phased construction of new infrastructure is subject to hydraulic analysis to ensure adequate flows and pressures are provided for existing domestic and fire water services along Terry Francois Blvd. Hydraulic analysis is also required to ensure any new or existing low-pressure fire hydrants meet required LOS flows and pressures. Prior to approval of street improvement plans, the Subdivider shall obtain SFPUC approval of hydraulic analysis showing that the existing and proposed fire and domestic flows can be met.
2. Subdivider shall not remove existing hydrants or install new hydrants without written approval from the San Francisco Fire Department, prior to issuance of Improvement Permit.
3. To ensure the welfare and safety of people and structures in the City and County of San Francisco, Subdivider shall design all applicable water facilities, including potable, fire-suppression, and non-potable water systems, to conform to the current SFPUC City Distribution Division (CDD) and San Francisco Fire Department (SFFD) standards and practices. These include, but are not limited to, the following:
 - a. CDD Standard Specifications for the Installation of Ductile Iron Water Mains 16-Inches and Smaller (December 2016 or Latest Revision);
 - b. CDD Standard Plans (December 2016 or Latest Revision);
 - c. SFPUC Asset Protection Standards (May 2017 or Latest Revision);



City and County of San Francisco

San Francisco Public Works



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Public Works Order No: 202368

- d. SFPUC Rules and Regulations Governing Water Service to Customers (September 2016);
 - e. San Francisco Fire Code (2016);
 - f. California Safe Drinking Water Act; and
 - g. California Code of Regulations Titles 17 and 22
4. In addition to conforming to pertinent SFPUC, CDD and SFFD standards, a hydraulic analysis will be required to confirm adequacy of water distribution system for both potable, non-potable and fire use prior to approval of applicable street improvement plans. If current distribution system pressures and flows are inadequate, the Subdivider will be responsible for any water distribution system improvements required to meet the proposed Project's water demands. Additionally, Subdivider shall pay a capacity fee for the entire Project. To initiate this process, please contact the SFPUC Customer Service Bureau at 415-551-2900.

SFPUC – WASTEWATER ENTERPRISE

1. The Subdivider shall remove, to the satisfaction of the Director of Public Works, any abandoned private sanitary or storm sewer pipe or infrastructure that will ultimately be within the public right-of-way to a depth equal to proposed utilities in Project plans. Subdivider shall cause such removal obligations to be reflected in the earlier of the applicable PIA or street improvement permit to the extent necessary and practicable.
2. Subdivider shall own and maintain private storm drain pipes, force mains, and private stormwater treatment lift stations associated with the function and operation of the centralized treatment facilities proposed within Mission Rock Square and China Basin Park. Bio-retention facilities and like stormwater treatment infrastructure to be offered for SFPUC acceptance must be located within the public ROW.
3. Prior to approval of the Phase 1 BOD, Subdivider shall propose an alternative solution for routing of the SFPUC storm drain pipe through new China Basin Park down Exposition to Third Street for review by the SFPUC. The SFPUC will consider the opportunities and constraints associated with both the proposed alignment in China Basin Park as shown on the Project BOD and the alternative solution discussed in this condition. Upon completion of said review, the SFPUC will confer with the Developer on a proposed solution that is mutually acceptable to the affected parties and does not require revisions to the development parcel areas, or rights-of-way dimensions.



City and County of San Francisco

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Public Works Order No: 202368

4. Prior to SFPUC's approval of the initial detailed design package for the Phase 1 Street Improvement Permit, the Subdivider will finalize master plan conceptual design to SFPUC's satisfaction as to the location of the sanitary sewer in Long Bridge Street and Shared Public Way, as well as the location of the sanitary sewer pump station.
5. Subdivider shall not request acceptance of new permanent infrastructure that relies on existing Port-owned, or project-constructed temporary infrastructure unless the City approves a Design Modification Request, Exception, or Variance to the San Francisco Subdivision Regulations. Any such approved Design Modification, Exception, or Variance as related to the use of temporary infrastructure shall require the Subdivider to bond for the construction of the permanent infrastructure and the removal of the temporary infrastructure and be responsible for the maintenance of this temporary infrastructure and all upstream infrastructure that relies on it.
6. Prior to City approval of any street improvement or excavation permit involving the Phase 1 sanitary sewer, the Subdivider shall submit 100% improvement plans to SFPUC for review for the required sanitary sewer pump station and force main needed to convey flows to existing sanitary sewer in 3rd Street. Subdivider also shall bond for the pump station in the Phase I PIA.
7. The Subdivider shall submit for SFPUC review and approval a construction settlement monitoring program for the existing and proposed infrastructure in or adjacent to the area depicted on any applicable phased Final Map. The settlement monitoring program must be approved by the SFPUC and in place prior to commencement of construction pursuant to the phased Final Map. During construction and the acceptance process, the Subdivider shall be responsible for regularly supplying the SFPUC Collections System Division with the settlement monitoring records as outlined in the final approved settlement monitoring program.
8. Subdivider shall submit a pre- and post-construction video inspection of all existing sewers that will be connected to or potentially impacted by the Project. The pre- and post-construction video inspection shall be submitted to the SFPUC Collections System Division (CSD) within 6 months prior to a request for Notice of Completion. CSD will determine whether any construction activities have negatively impacted the existing sewers and the Subdivider shall be responsible for all damage to the existing sewers caused by the construction of the Project.
9. Subdivider shall not request a Notice of Completion (NOC) on any utility facility that does not operate as part of a complete system. This requires the construction of permanent infrastructure or an allowance for use of temporary infrastructure where the City grants an exception.



City and County of San Francisco

San Francisco Public Works



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**Public Works Order No: 202368**

10. The Subdivider, prior to a request for a Notice of Completion, shall provide sewer testing and inspection data to SFPUC, including air test and CCTV inspection, consistent with associated Street Improvement Plans and Specifications and Engineering Standard Specifications of San Francisco Public Works. Where testing data (i) pre-dates subsequent construction in or immediately adjacent to the sewer of interest, or (ii) pre-dates the request for a Notice of Completion by more than six months, the Subdivider will be required to provide current testing and inspection data and videos in conjunction with request for Notice of Completion.
11. Construction activities such as pile driving, compaction, pipe jacking and large excavations can damage SFPUC WWE assets. If these activities take place, Subdivider shall monitor for vibration and settlement of SFPUC WWE assets. A monitoring plan shall be submitted to SFPUC for review and approval prior to obtaining a Street Improvement Permit.
12. Prior to any construction using special foundations such as tie-backs, pressure grout / soil stabilization, etc., that encroach into public rights of way, Subdivider shall provide SFPUC pre-construction CCTV inspection of SFPUC WWE assets. Following such construction, Subdivider shall provide SFPUC post-construction CCTV inspection of SFPUC WWE assets to ensure no impact from the work.
13. Subdivider shall submit all pre- and post-construction inspection videos in PACP format, or then current CSD standard at the time of submittal, for SFPUC WWE review. Subdivider shall coordinate with SFPUC for field witness of CCTV and testing.
14. Any proposed increase in wastewater or stormwater demand from a parcel shall be submitted to the SFPUC for review and approval including but not limited to: expansion of property, change in usage, addition of units, etc. Documentation of increases in demand shall be submitted prior to submission of related Street Improvement Plans. The capacity of the sewer system will need to be analyzed to ensure that it can accommodate the flows. The Subdivider has the option of providing the analysis, or SFPUC can provide the analysis. If the Subdivider undertakes the analysis, such analysis is subject to SFPUC WWE review and approval. If SFPUC performs the analysis, the developer shall reimburse the SFPUC for personnel time. Additional mitigation will be required from the Subdivider if capacity is insufficient. Final approved demands shall be documented and submitted to SFPUC prior to approval of the Street Improvement Plans.
15. Subdivider shall not put dewatering discharge in the sewer system without SFPUC WWE review and approval.



City and County of San Francisco

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Public Works Order No: 202368

16. Subdivider shall not reuse existing laterals that directly connect to a SFPUC main. All SFPUC lateral connections shall be new and replaced to current SFPUC standards, regardless of as-found condition.
17. All underground basements shall have a detailed permanent dewatering plan including but not limited to water quality, estimated flow, etc. which must be submitted with the applicable Building Permit.
18. A construction work plan shall be submitted in writing for approval from the SFPUC-WWE. The work plan shall consist at minimum of a detailed construction schedule and decommissioning sequencing of the existing sewer main in the easement.
19. Subdivider shall notify SFPUC-WWE prior to commencement of any construction activities.
20. SFPUC-WWE shall provide final approval to authorize decommissioning of any existing sewer facility operated by the SFPUC.
21. Subdivider shall air test all newly installed sewers according to SFPUC standards within 6 months prior to a request for a Notice of Completion. Subdivider shall coordinate with SFPUC staff for field witness of testing. SFPUC standards can be obtained prior to construction.
22. Subdivider shall comply with the current SFPUC Stormwater Management Requirements and the Subdivider must submit a Stormwater Control Plan as follows:
 - a. For Street improvement plans with proposed Stormwater BMPs in the rights-of-way, such as Shared Public Way, a Preliminary SCP will be submitted with the first street improvement plan submittal. The Final SCP must be approved prior to issuance of the street improvement permit.
 - b. For Open Space or Park improvement plans that include centralized treatment BMPs, a preliminary SCP must be submitted no later than with Schematic Design Application for the Park or Open Space in which the local or centralized BMPs are located, and be approved by SFPUC prior to issuance of any street improvement permit included within the phased drainage management area which relies on centralized treatment. The Final SCP for centralized BMPs within a Park or Open Space shall be approved prior to permit issuance for construction of the associated Park or Open Space in which the local or centralized stormwater treatment BMPs are located.



City and County of San Francisco

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Public Works Order No: 202368

SFPUC POWER ENTERPRISE - HETCH HETCHY POWER

1. Prior to July 31, 2019, unless an extension is granted by the SFPUC General Manager, Subdivider shall enter into an Electric Service Agreement (ESA) with SFPUC.

SAN FRANCISCO FIRE DEPARTMENT (SFFD)

1. Fire Apparatus Access Road
 - a. If designs are not consistent with the information shown on SFFD Mission Rock Project Wide BOD Consent – Condition 1 Figure 2.0, dated April 1, 2019, Subdivider must provide an updated street width and fire access zone exhibit for SFFD review and approval, subject to the 2015 CCSF Subdivision Regulations. Exhibit shall include information on building heights, building types and occupancy classifications.
 - b. The fire access road shall continue for at least the entire frontage of the building, directly adjacent to the main building access.
 - c. Fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building. Provide more details on the plans showing fire apparatus access road shall extend to within 150 feet of all portions of the exterior walls.
 - d. Show unobstructed clear width of not less than (20) feet fire access road between Lot 1 & Lot 6 and between Lot 6 & Lot 12.
2. Dead-end streets longer than 150 feet, as measured from the throat of the intersection, must provide a sufficient turnaround to the satisfaction of the SFFD.
 - a. The SFFD has determined an 80-foot turnaround and a 40-foot radius to be sufficient.
 - b. Please provide 80-foot turnaround for each dead-end street longer than 150 feet.
 - c. Show unobstructed clear width of not less than (20) feet fire access road between Lot 1 & Lot 6 and between Lot 6 & Lot 12.
 - d. Show unobstructed clear width of not less than (20) feet fire access road at Sheet# C10 street section # 10 and Sheet # C 11 street section # 13.



City and County of San Francisco

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Public Works Order No: 202368

3. Streets width needed to accommodate fire truck turn of 90-degrees shall be designed Latest Vehicle Templates developed by MTA. Truck may encroach onto oncoming traffic lane however, must provide 7-ft. minimum refuge area for oncoming traffic.
 - a. Provide fire truck turning movements (turning templates) at all the intersections. Fire truck turning studies shall maintain a minimum 7 feet refuge between the truck and the adjacent curb, except for 2-inch maximum height mountable curbs per CCSF Subdivision Regulation Section XII.B.3, which are considered part of the clear width of the travel way for fire access, or parking lane throughout the turning movement of the truck at all intersections.
4. Provide Fire Call Boxes. Distribution and location to be approved by SFFD and Department of Technology.
5. Hydrants shall be located at intersections, readily accessible and visible. Any additional hydrants per code can be placed mid-block. Hydrants shall be located within 2 feet from curb and have 5 feet clearance around them. A clear path from staged engine to hydrant shall be 10 feet.
 - a. Provide the fire flow required for the building per CFC appendix B & C and the fire flow available.
 - b. Show at the Civil plans Sheet# C7 the lay-out of the hydrants' location and the coverage area per each hydrant and hydrants spacing per CFC appendix B & C.
 - c. Provide low pressure hydrants within 100 feet distance to any Building Fire Department Connection (FDC).
6. Show the AWSS system on the Street Improvement permit set consistent with conditions 2 and 3 of Attachment 1 of the "SFFD Consent to Mission Rock Project-Wide Basis of Design (BOD) Report, Version Dated February 15, 2019," dated April 1, 2019. Please coordinate with support services fire department.
7. If designs are not consistent with the information shown on SFFD Mission Rock Project Wide BOD Consent – Condition 1 Figure 2.0, dated April 1, 2019, Subdivider shall demonstrate to the SFFD's satisfaction sufficient fire access to buildings adjacent to open spaces (including Lot A) consistent with the 2015 CCSF Subdivision Regulations.

SAN FRANCISCO MUNICIPAL TRANSPORTATION AGENCY (SFMTA)

1. All construction shall be in accordance with the SFMTA Regulations for Working in San Francisco Streets (Blue Books, January 2012, 8th Edition with updated contact information as of 2016, or



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Public Works Order No: 202368

any successor version of this document) and the California Manual of Uniform Traffic Control Devices. When applying for a Public Works Street space permit for any work on the sidewalk or roadway, construction plans shall be presented to SFMTA Transportation Engineering staff for review and approval.

2. The SFMTA retains authority over curb use for any portion of any street that is City (as opposed to Port-or-project) owned. The Port shall confer with the SFMTA on curb use designation to ensure consistency with City curb use policy.
3. Permit shall be acquired through the City's Interdepartmental Staff Committee of Traffic and Transportation (ISCOTT) process for scheduled events or temporary programming that require closing Project streets to non-emergency vehicle traffic for pedestrian safety. Loading /service alleys that serve as drop-off zones during such events shall be provided in a manner acceptable to the SFMTA.
4. The Port and Developer shall comply with all SFMTA construction routing and interim traffic routing guidelines.
5. All stop signs on city streets will require legislation from SFMTA Board. Traffic calming measures may also require SFMTA Board and/or public hearing.
6. The Subdivider shall work with the SFMTA to ensure continued and uninterrupted Muni service to the Project Site during all phases of vacation, demolition, and construction.
7. Other: Please ensure that all items shown on maps with abbreviations are included in the map key.

OFFICE OF THE CITY ATTORNEY

1. Prior to City issuing any street improvement or excavation permit for a discrete public improvement or facility or the Subdivider's submission of 100% improvement plans, whichever first occurs, Subdivider shall provide a Utility Acceptance Plan and Maintenance Matrix showing which facilities are intended to remain private and which will be offered for City acceptance as well as designating the responsible party for maintenance.
2. If the Subdivider seeks a street improvement or excavation permit to perform construction of a discrete public improvement(s) or facility (ies) in advance of a public improvement agreement or its equivalent, then any condition pertaining to that public improvement or facility shall be satisfied prior to issuance of the street improvement or excavation permit and the Subdivider



City and County of San Francisco

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Public Works Order No: 202368

shall satisfy all requirements of the San Francisco Subdivision Regulations applicable to construction of public improvements in advance of a final map.

3. Prior to action by Public Works on the tentative map, Subdivider shall submit the CEQA mitigation monitoring and reporting program or an equivalent document that shows which mitigation measures are associated with any approvals or authorizations related to the area subject to the subdivision map, e.g., public improvement plans, street improvement or excavation permits, public improvement agreement, Final Map check print(s). As part of the Subdividers submission of any subdivision related materials for City approvals or authorizations, Subdivider shall show with specificity how the mitigation measures applicable to that authorization or approval are or will be addressed.
4. In accordance with the Subdivision Regulations, the Subdivider, as part of the Final Map check print submission, shall prepare a tracking spreadsheet addressing each condition of approval, the date each was satisfied, and the method of satisfaction.

PUBLIC WORKS - BUREAU OF STREET USE AND MAPPING – DIVISION OF SURVEYING AND MAPPING

1. Prior to submitting a phased Final Map or Street Improvement Plans, a Port approved Project Phasing Plan must be submitted to Public Works for review and approval.
2. Subdivider shall submit Final Map applications in accordance with the Project Phasing Plan as approved by the Port and Public Works.
3. Any final map submitted must be in substantial conformance with tentative subdivision map ("Tentative Map") and the number of vertical subdivisions ("Vertical Lots") and residential and commercial condominiums shall not exceed the maximum numbers identified for each lot on the Tentative Map.
4. In connection with the Tentative Map, Subdivider is authorized to file a second final subdivision map for the sole purpose to further subdivide a residential Vertical Lot in order to create internal boundaries between below market rate residential dwellings and the rest of the residential vertical lot in conformance with the approved Tentative Map. This second final subdivision map may not otherwise make any changes to the envelope of the existing Vertical Lot.



City and County of San Francisco

San Francisco Public Works



London N. Breed, Mayor
Mohammed Nuru, Director

GENERAL - DIRECTOR'S OFFICE
City Hall, Room 348
1 Dr. Carlton B. Goodlett Place, S.F., CA 94102
(415) 554-6920 ■ www.SFPublicWorks.org



Public Works Order No: 202368

- a. The Final Maps identified in this note are to be recorded within the earlier of, any certificate to occupy, or 3 years after the recording of the first final map containing the subject lot.
 - b. Subdivider shall file a new tentative map for any mapping actions in excess of those authorized in this condition.
5. The Final Map title block shall indicate this project as: A # Lot Subdivision, # Vertical Subdivision, # Residential and # Commercial Mixed-Use New Condominium Project, being a Merger and Subdivision of The Certain Real Property Described in that/those Certain (*Provide vesting document name, document number and recording information. For subdivision maps, include book and page of recordation.*)
 6. The recording information of all the Notice of Special Restrictions affecting the property shall be referenced on Final Map 9443, and a note added: "this subdivision is subject to the terms and conditions" of said recorded document.
 7. The exterior Subdivision boundary shall be monumented to the satisfaction of the City and County Surveyor and in accordance with Appendix A of the 2015 CCSF Subdivision Regulations. Along right of way lines, provide monumentation on a six (6) foot offset line at each property corner extended. Reference set monumentation on the Final Map as appropriate or show monumentation TO BE SET at each location noted above. If monuments are shown "TO BE SET" on the final map, then the following note shall be included on the map: Monuments shown on this map "To Be Set" shall be set no later than xx/xx/20xx.
 8. The Final Maps shall tie to and have as Basis of Bearing, the *City and County of San Francisco 2013 High Precision Network* (CS-13 and VD-13). CAD Polygons of the new Lots shall be provided to the Public Works along with or prior to the Mylar Submittal. The Subdivider shall include notes on the improvement plans including sufficient CS-13 and VD-13 information to facilitate the conversion of the horizontal and vertical datum in the future.
 9. CAD Polygons of all associated parcels shall be provided along with each Final Map Mylar submittal.
 10. Proposed Street CAD centerline segments shall be provided prior to earlier of issuing a street improvement permit, or submittal of a final map check print.
 11. Subdivider shall make all reasonable efforts to avoid the need for Lot Line Adjustments prior to recordation of the final phased Final Map and shall not submit an application for a Lot Line



City and County of San Francisco

San Francisco Public Works



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**Public Works Order No: 202368**

Adjustment prior to informing the City and County Surveyor and disclosing any required relocation of existing utilities, infrastructure, or easements necessitated by the Proposed Lot Line Adjustment. Any application for a Lot Line Adjustment shall demonstrate to the City's satisfaction how the parcels resulting from the Lot Line Adjustment would conform to the General Plan, the Mission Rock Special Use District or other applicable special area plan, and any applicable zoning and Building Code requirements, and would not conflict with the Subdivision Map Act. Upon Subdivider's submittal of a Lot Line Adjustment application, no subsequent Lot Line Adjustment application shall be accepted prior to the approval of the previously submitted Lot Line Adjustment application and recordation of the deeds resulting from that Lot Line Adjustment. Subdivider shall prepay the real property taxes prior to the approval of the lot line adjustment, and facilitate the relocation of existing utilities, infrastructure, or easements necessitated by the proposed Lot Line Adjustment.

12. The "Lot Information" Table on each Final Map shall include the following information: Lot Number, Area, Assessor's Parcel Number, Use.
13. Subdivider shall be solely responsible for the proper protection, referencing, and replacement of existing survey markers and control monuments throughout the project area and adjacent affected neighborhoods until the project streets are accepted by the City.
14. Upon installation, monument locations shall be submitted to the City and County Surveyor for official naming and inclusion in the City's records. Lost, destroyed and/or replaced survey control and monumentation shall be done in compliance the PLS Act and coordinated with the City and County Surveyor. Failure to comply with the provisions shall cause the County Surveyor to perform any required obligations under the Surveyor's Act. If the County Surveyor performs any such required obligations, the County Surveyor may recover such costs and expenses, including any attorney's fees, for such performances from the Subdivider.
15. The Final Map Owner's Statement shall provide for all offers of dedication and easement designations.
16. Subdivider shall provide a Certificate of Improvement Agreement on the face of the Final Map.
17. Prior to the approval of the Final Map, Subdivider shall provide a copy of the corporate resolution indicating authorized signatures on behalf of the corporation.
18. Approved Improvement Plans of a Public Improvement Agreement are required prior to Public Works approving any Final Map related to this Tentative Map, or amendments hereto.



City and County of San Francisco

San Francisco Public Works



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London N. Breed, Mayor
Mohammed Nuru, Director

Public Works Order No: 202368

- 19. Easement Agreements shall be required for any public easements offered on the Final Map related to this Tentative Map. No easement shall take effect until the recordation of said Easement Agreement. No easements not previously shown and approved on the Tentative Map shall be offered to or accepted by the City.
- 20. All Easement Agreements, Offers of Dedication, Offers of Improvements, Grant Deeds or any other documents shall be executed by Subdivider and submitted to Public Works prior to approval of the Final Map or Improvement Plans, whichever comes first, unless otherwise approved by the City. Review of the documents by the Director and City Attorney shall be concurrent with review and approval of the Public Improvement Agreement.
- 21. Consistent with the Subdivision Regulations, Subdivider shall not request a Notice of Completion (NOC) on any portion of a street other than full, complete and functional street, except that NOC for LCC-related improvements shall be subject to the Public Works – Bureau of Streets and Mapping – Permits Division conditions for LCC.

All provisions of the CCSF Subdivision Code, CCSF Subdivision Regulations, CCSF Mapping Standards, CA Subdivision Map Act, and CA Professional Land Surveyors Act shall be complied with.

X

DocuSigned by:

Bruce Storrs

97ABC41507B0494...

Storrs, Bruce
City and County Surveyor

X

DocuSigned by:

Nuru, Mohammed

81145AB17F474FA...

Nuru, Mohammed
Director



San Francisco Public Works

Making San Francisco a beautiful, livable, vibrant, and sustainable city.

TENTATIVE FINAL MAP 9443

A SUBDIVISION OF A PORTION OF PARCEL "A", AS SAID PARCEL IS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK "W" OF MAPS, PAGES 66 THROUGH 72, OFFICIAL RECORDS AND AS PARCEL "A" IS FURTHER DESCRIBED IN THAT DOCUMENT RECORDED MAY 14, 1976, IN BOOK C169, PAGE 573, OFFICIAL RECORDS, THE MISSION ROCK PROJECT BOUNDARY BEING DESCRIBED IN THAT CERTAIN DEVELOPMENT AGREEMENT RECORDED AUGUST 17, 2018, DOCUMENT NO. 2018-K656938, OFFICIAL RECORDS, THE PROJECT BEING SUBDIVIDED INTO 34 LOTS, A MAXIMUM OF 126 VERTICAL LOTS AND AUTHORIZING A MAXIMUM OF 1950 RESIDENTIAL CONDOMINIUM UNITS AND 240 COMMERCIAL CONDOMINIUM UNITS.

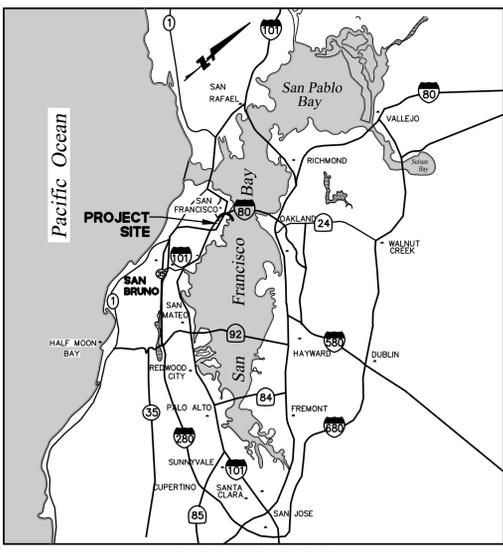
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

LEGEND

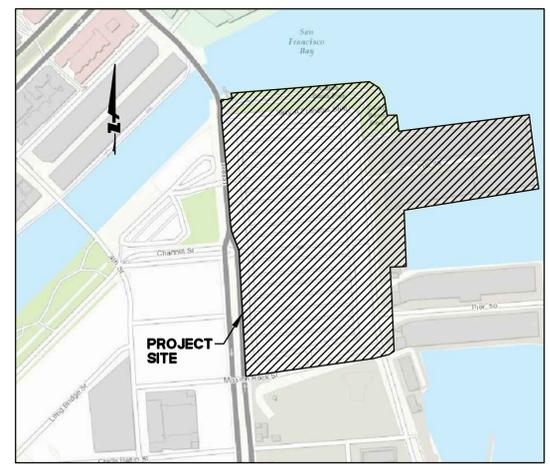
	PROPOSED	EXISTING
PROPERTY LINE	---	---
CENTERLINE	---	---
EASEMENT	---	---
CONTOUR LINE	10 PR GAS	10 EX G
GAS LINE	---	---
COMBINED SEWER	---	EX 3'x3' BRICK SEWER
STORM DRAIN LINE	---	---
SANITARY SEWER LINE	SS PR EL SS	EX EL
ELECTRIC	W	EX 10" W
LOW PRESSURE WATER	---	20" HPW
AUXILIARY WATER SUPPLY SYSTEM	PR TEL	EX TELE
TELEPHONE	PR CATV	
CABLE TV		
CATCH BASIN		
CLEANOUT		
FIRE HYDRANT		
COMBINED SEWER MANHOLE		
SPOT ELEVATION		
FOUND SURVEY MONUMENT		
WATER VALVE		
FIRE SERVICE BACK FLOW PREVENTER		
DOMESTIC WATER METER		
PARKING METER		

ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊙	AT	PR, (P)	PROPOSED
AB	AGGREGATE BASE	PRUE	PRIVATE UTILITY EASEMENT
AC	ASPHALT CONCRETE	PUE	PUBLIC UTILITY EASEMENT
APN	ASSESSOR'S PARCEL NUMBER	R	RADIUS
AWSS	AUXILIARY WATER SUPPLY SYSTEM	RCP	REINFORCED CONCRETE PIPE
BFP	BACK FLOW PREVENTER	REF	REFERENCE
BLDG	BUILDING	RIM	RIM ELEVATION
BO	BLOW OFF	ROW	RIGHT OF WAY
CATV	CABLE TELEVISION	RW	RECYCLED WATER
CB	CATCH BASIN	S'LY	SOUTHERLY
C&G	CURB AND GUTTER	SB	SIGNAL BOX
CL	CENTERLINE	SD	STORM DRAIN
CO	CORNER	SDE	STORM DRAIN EASEMENT
CSF	COUNTY OF SAN FRANCISCO	SF	SQUARE FEET, SAN FRANCISCO
DC	DECOMPOSED GRANITE	SF PORT	SAN FRANCISCO PORT AUTHORITY
DIA	DIAMETER	SFPUC	SAN FRANCISCO PUBLIC UTILITY COMMISSION
DOC	DOCUMENT	SFPWD	SAN FRANCISCO WATER DEPARTMENT
D/W	DRIVEWAY	SL	STREET LIGHT
E'LY	EASTERLY	SLB	STREET LIGHT BOX
E, EL, ELEC	ELECTRICAL	SLZ	STREET LIFE ZONE
EB, EVT	ELECTRICAL BOX, ELECTRICAL VAULT	SS	SANITARY SEWER
ESMT	EASEMENT	SSCO	SANITARY SEWER CLEAN OUT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SWE	SIDEWALK EASEMENT
EX, (E)	EXISTING	S/W	SIDEWALK
EX#	EXCEPTION NUMBER	TB	TELEPHONE BOX
FAB	FIRE ALARM BOX	TC	TOP OF CURB
FC	FACE OF CURB	TEL	TELEPHONE
FDC	FIRE DEPARTMENT CONNECTION	TMH	TELEPHONE MANHOLE
FF	FINISHED FLOOR	TS	TRAFFIC SIGNAL
FH	FIRE HYDRANT	TW	TRAVEL WAY
FS	FIRE SERVICE	TYP	TYPICAL
FW	FIRE WATER	UB	UTILITY BOX
G	GAS	UGEE	UNDERGROUND ELECTRICAL EASEMENT
GB	GRADE BREAK	UPRR	UNION PACIFIC RAILROAD
GFF	GARAGE FINISHED FLOOR	VT	VAULT
HC	HANDICAP	VC	VERTICAL CURB
HP	HIGH POINT	VG	VALLEY GUTTER
HV	HIGH VOLTAGE	WLY	WESTERLY
INV	INVERT	W, WL	DOMESTIC WATER, WATERLINE
JPB	JOINT POWERS BOARD	WB	WATER BOX
L	LENGTH	WM	WATER METER
LP	LOW POINT	WMB	WATER METER BOX
L/S	LANDSCAPING	WV	WATER VALVE
MAX	MAXIMUM	TEL	TELEPHONE
MECH	MECHANICAL	TMH	TELEPHONE MANHOLE
MH	MANHOLE	TS	TRAFFIC SIGNAL
MIN	MINIMUM	TW	TRAVEL WAY
MON	MONUMENT	TYP	TYPICAL
N'LY	NORTHERLY	UB	UTILITY BOX
OC	ON CENTER	UGEE	UNDERGROUND ELECTRICAL EASEMENT
P/AE	PUBLIC ACCESS EASEMENT	UPRR	UNION PACIFIC RAILROAD
P/L	PROPERTY LINE	VT	VAULT
PIV	POST INDICATOR VALVE	VC	VERTICAL CURB
PKNG	PARKING	VG	VALLEY GUTTER
PM	PARKING METER	WLY	WESTERLY
		W, WL	DOMESTIC WATER, WATERLINE
		WB	WATER BOX
		WDT	WHOLESALE DISTRIBUTION TARIFF
		WM	WATER METER
		WMB	WATER METER BOX
		WV	WATER VALVE



VICINITY MAP NTS



LOCATION MAP NTS

TABLE 1-A: MISSION ROCK PROPOSED CONDOMINIUM AND VERTICAL LOTS

LOT NUMBER	ACREAGE	PERMITTED USES	MAXIMUM NUMBER RESIDENTIAL CONDOMINIUM UNITS PER LOT	TOTAL COMMERCIAL CONDOMINIUM UNITS PER LOT	VERTICAL LOTS
1	0.96	MIXED-USE	400	20	9
2	0.93	MIXED-USE	0	20	9
3	0.90	MIXED-USE	160	20	9
4	0.44	MIXED-USE	300	20	9
5	0.88	MIXED-USE	0	10	9
6	0.76	MIXED-USE	0	20	9
7	0.58	MIXED-USE	350	20	9
8	0.58	MIXED-USE	70	20	9
9	0.72	MIXED-USE	250	20	9
10	0.75	MIXED-USE	250	20	9
11	0.72	MIXED-USE	250	20	9
12	0.41	MIXED-USE	200	20	9
13	6.02	COMMERCIAL	0	0	0
14	0.88	MIXED-USE	0	10	9
A	4.27	OPEN SPACE	0	0	0
B	1.11	OPEN SPACE; PARKING	0	0	3
C	0.27	OPEN SPACE; PARKING	0	0	3
E	0.48	OPEN SPACE	0	0	0
F	0.25	PUBLIC STREET	0	0	0
G	0.28	PUBLIC STREET	0	0	0
H	0.34	PUBLIC STREET	0	0	0
I	0.21	PUBLIC STREET	0	0	0
J	0.27	PUBLIC STREET	0	0	0
K	0.28	PUBLIC STREET	0	0	0
L	0.41	PUBLIC STREET	0	0	0
M	0.32	PUBLIC STREET	0	0	0
N	0.23	PUBLIC STREET	0	0	0
O	0.42	PUBLIC STREET	0	0	0
P	0.32	PUBLIC STREET	0	0	0
Q	0.19	PUBLIC STREET	0	0	0
R	0.32	PUBLIC STREET	0	0	0
S	0.41	PUBLIC STREET	0	0	0
T	1.40	PUBLIC STREET	0	0	0
			1950**	240	126

*MIXED-USE MAY INCLUDE RESIDENTIAL, COMMERCIAL, HOTEL, RETAIL, ACTIVE USES, PRODUCTION, PARKING OR DISTRICT-SERVING UTILITIES, AS DEFINED IN THE MISSION ROCK SPECIAL USE DISTRICT.
 **SEE NOTE 11 OF SHEET 00.1 REGARDING THE MAXIMUM NUMBER OF RESIDENTIAL CONDOMINIUM UNITS THAT MAY BE APPROVED THROUGH PHASED FINAL MAPS.

PROJECT INFORMATION

OWNER: CITY AND COUNTY OF SAN FRANCISCO, A CHARTER CITY AND COUNTY, IN TRUST, PORT OF SAN FRANCISCO PIER ONE, THE EMBARCADERO SAN FRANCISCO, CA 94111
 PHONE: (415) 274-0453
 CONTACT: PHIL WILLIAMSON

SUBDIVIDER: SEAWALL LOT 337 ASSOCIATES, LLC
 24 WILLIE MAYS PLAZA
 SAN FRANCISCO, CA 94134
 PHONE: (415) 972-1760
 CONTACT: JULIAN PANCOAST

CIVIL ENGINEER: BKF ENGINEERS
 859 HARRISON STREET, SUITE 600
 SAN FRANCISCO, CA 94111
 PHONE: (650) 482-6300
 CONTACT: JAMES DALLOSTA

LAND SURVEYOR: MARTIN M. RON ASSOCIATES
 150 CALIFORNIA STREET, SUITE 200
 SAN FRANCISCO, CA 94107
 PHONE: (415) 543-4500
 CONTACT: BEN RON

ASSESSOR'S PARCEL NO.: 8719-006, 9900-048, 9900-062

EXISTING LAND USE: COMMERCIAL/INDUSTRIAL
EXISTING ZONING: THE SUBDIVISION IS WITHIN THE MISSION ROCK SPECIAL USE DISTRICT (PLANNING CODE 249.80, APPROVED MARCH 6, 2018 MISSION ROCK SUD), WHICH ESTABLISHES ZONING DESIGNATIONS WITHIN THE SUBDIVISION, INCLUDING THE HIGH-RETAIL ZONE, PARKFRONT ZONE, WORKING WATERFRONT ZONE, AND NEIGHBORHOOD STREET ZONE. THIS SUBDIVISION IS WITHIN THE MISSION ROCK HEIGHT AND BULK DISTRICT (PLANNING CODE § 291) WHICH ESTABLISHES MAXIMUM BUILDING HEIGHTS RANGING FROM 40 FEET TO 240 FEET.

PROPOSED LAND USE: MIX OF RESIDENTIAL, RETAIL, COMMERCIAL, HOTEL, PARK/OPEN SPACE, AND OTHER USES CONSISTENT WITH THE MISSION ROCK SUD AS IT MAY BE AMENDED FROM TIME TO TIME

LAND AREA: 27.84 ACRES

UTILITY INFORMATION

STORM DRAIN (SEPARATED): SFPURT & SFPUC
 SANITARY SEWER: SFPURT & SFPUC
 WATER: SFPUC
 NON-POTABLE WATER: SFPUC
 AWSS & FIRE PROTECTION: SFPUC
 POWER: SFPUC
 GAS: PG&E
 TELEPHONE/CABLE: ATT & OTHERS
 DISTRICT ENERGY: PRIVATE ENTITY

SHEET INDEX

SHEET NO	DESCRIPTION
C0	TITLE SHEET
C0.1	NOTES SHEET
C0.2	VERTICAL PARCELIZATION
C1	BOUNDARY SURVEY
C2	BOUNDARY SURVEY
C3	EXISTING CONDITIONS PLAN
C4	DISPOSITION PLAN
C5	PROPOSED PARCELIZATION PLAN
C6	PROPOSED GRADING PLAN
C7	PROPOSED UTILITY PLAN
C8	TYPICAL PUBLIC STREET & UTILITY CROSS SECTIONS
C9	TYPICAL PUBLIC STREET & UTILITY CROSS SECTIONS
C10	TYPICAL PUBLIC STREET & UTILITY CROSS SECTIONS
C11	TYPICAL PUBLIC STREET & UTILITY CROSS SECTIONS
C12	TYPICAL PUBLIC STREET & UTILITY CROSS SECTIONS
C13	TYPICAL PUBLIC STREET & UTILITY CROSS SECTIONS
C14	TYPICAL PUBLIC STREET CROSS SECTIONS
C15	TYPICAL PUBLIC STREET CROSS SECTIONS
C16	TYPICAL PUBLIC STREET CROSS SECTIONS
C17	CONCEPTUAL PHASING PLAN

BASIS OF BEARINGS

THE BASIS OF BEARINGS SHOWN HEREON IS THE 3RD STREET MONUMENT LINE AT BEARING S31°0'56"E PER "AMENDED RECORD OF SURVEY MAP (Y MAPS 62-82) OF MISSION BAY".

BENCHMARK

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM THE "PRIMARY MISSION BAY BENCHMARK"; A CROW CUT ON THE OUTER RIM OF A CATCH BASIN AT THE SOUTHWEST CORNER OF 3RD AND BRANNAN STREETS, ELEVATION 111.64 FEET. ELEVATIONS ARE BASED ON MISSION BAY DATUM WHICH IS 100 FEET ABOVE OLD CITY OF SAN FRANCISCO DATUM AND 88.68 FEET ABOVE THE SAN FRANCISCO VERTICAL DATUM 13.

ENGINEER'S STATEMENT

THIS TENTATIVE MAP SUBMITTAL HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

James W. Dallosta Jr. 1/9/19
 JAMES W. DALLOSTA JR. DATE
 SENIOR ASSOCIATE/ VICE PRESIDENT
 BKF ENGINEERS
 R.C.E. 72339



155 CALIFORNIA ST. STE. 650
 SAN FRANCISCO, CA 94111
 415/930-7900
 415/930-7949 (FAX)

BKF
 ENGINEERS / SURVEYORS / PLANNERS

MISSION ROCK PROJECT
 TENTATIVE FINAL MAP 9443
 TITLE SHEET
 SAN FRANCISCO COUNTY
 CITY OF SAN FRANCISCO

Date	Scale	Design	Drawn	Approved	Job No.
1/9/2019	AS SHOWN	JWD	LBG/CHF	inf	20080006

Revisions

Sheet Number: **CO**

SHEET 1 OF 20

DRAWING NAME: \\BKF-01\vo\A\2008\080006\Mission Rock\ENG\VTM\Plotted Sheets\00 SWPRTS.dwg
 PLOT DATE: 01-09-19 PLOTTED BY: Tell

MAP & DOCUMENT REFERENCES

- [1] CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NUMBERS 319 & 322 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [2] "AMENDED RECORD OF SURVEY MAP (Y MAPS 62-82) OF MISSION BAY" RECORDED JUNE 3, 1999 IN BOOK 2 OF MAPS AT PAGES 74-94, SAN FRANCISCO COUNTY RECORDS.
- [3] "PARCEL MAP OF PACIFIC BELL PARK" RECORDED NOVEMBER 18, 1997 IN BOOK 43 OF PARCEL MAPS AT PAGES 128-129, SAN FRANCISCO COUNTY RECORDS.
- [4] "MAP OF MISSION BAY" RECORDED JULY 19, 1999 IN BOOK 2 OF MAPS AT PAGES 97-119, SAN FRANCISCO COUNTY RECORDS.
- [5] THAT CERTAIN FINAL MAP RECORDED MAY 31, 2005 IN BOOK BB OF MAPS AT PAGES 6-10, SAN FRANCISCO COUNTY RECORDS.
- [6] RECORD OF SURVEY NO. 6907 RECORDED SEPTEMBER 27, 2012 IN BOOK EE OF SURVEY MAPS, AT PAGES 47-48, SAN FRANCISCO COUNTY RECORDS.
- [7] SAN FRANCISCO PORT COMMISSION SURVEY "C" DATED AUGUST 5, 1971, DRAWING NO. 8127-416-1.
- [8] FINAL MAP TRACT NO. 3936 RECORDED FEBRUARY 22, 2006 IN BOOK BB OF MAPS, AT PAGES 54-58, SAN FRANCISCO COUNTY RECORDS.
- [9] FINAL MAP NO. 4343 RECORDED APRIL 9, 2011 IN BOOK DD OF MAPS, AT PAGES 116-121, SAN FRANCISCO COUNTY RECORDS.
- [10] "OUTCLAIM DEED WITH RESERVATION OF USES" RECORDED JULY 19, 1999, DOCUMENT NO. 99-0622164, OFFICIAL RECORDS. NOTE: MINERAL RIGHTS IN TRUST PARCEL 5 ARE EXCEPTED.
- [11] THAT CERTAIN DOCUMENT RECORDED MAY 14, 1976 IN BOOK C169, PAGE 573, OFFICIAL RECORDS.

LEGEND

MEAS.	MEASURED	MISSION ROCK PROJECT BOUNDARY LINE
CONC.	CONCRETE	WATERFRONT LINE
BLDG.	BUILDING	MONUMENT LINE
P.M.	PARCEL MAPS	LOT LINE/RIGHT OF WAY LINE
MON.	MONUMENT	BUILDING LINE
(R)	RADIAL	PORT JURISDICTION LINE
APN	ASSESSOR'S PARCEL NUMBER	
AB	ASSESSOR'S BLOCK	
R/W	RIGHT OF WAY	
EX.	TITLE REPORT EXCEPTION	
TPOB	TRUE POINT OF BEGINNING	
POC	POINT OF COMMENCEMENT	

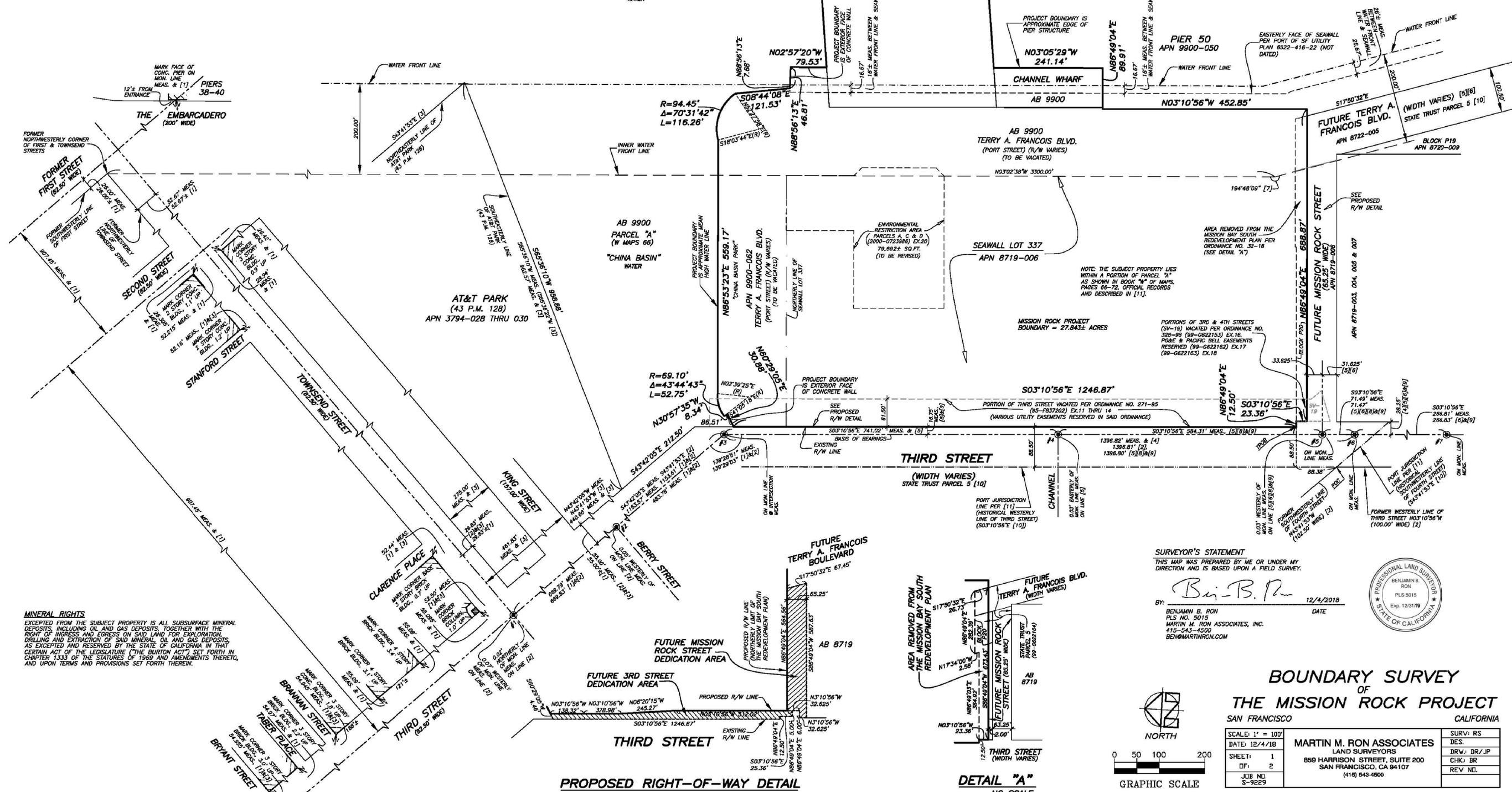
BASIS OF BEARINGS

THE BASIS OF BEARINGS SHOWN HEREON IS THE 3RD STREET MONUMENT LINE AT BEARING S3°10'56"E PER "AMENDED RECORD OF SURVEY MAP (Y MAPS 62-82) OF MISSION BAY." [2]

NOTE

DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

MONUMENT TABLE	
MONUMENT	DESCRIPTION
#1	PUNCH IN 2.5" BRASS DISC IN MONUMENT WELL
#2	PUNCH IN 2.5" BRASS DISC IN MONUMENT WELL
#3	PUNCH IN 2.5" BRASS DISC IN MONUMENT WELL
#4	PUNCH IN 2.5" BRASS DISC IN MONUMENT WELL
#5	PUNCH IN 2.5" BRASS DISC IN MONUMENT WELL
#6	PUNCH IN 2.5" BRASS DISC IN MONUMENT WELL
#7	PUNCH IN 2.5" BRASS DISC IN MONUMENT WELL



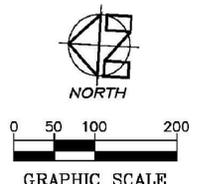
MINERAL RIGHTS
 EXCEPTED FROM THE SUBJECT PROPERTY IS ALL SUBSURFACE MINERAL DEPOSITS, INCLUDING OIL AND GAS DEPOSITS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS ON SAID LAND FOR EXPLORATION, DRILLING AND EXTRACTION OF SAID MINERAL, OIL AND GAS DEPOSITS, AS EXCEPTED AND RESERVED BY THE STATE OF CALIFORNIA IN THAT CERTAIN ACT OF THE LEGISLATURE (THE BURTON ACT) SET FORTH IN CHAPTER 1333 OF THE STATUTES OF 1969 AND AMENDMENTS THEREOF, AND UPON TERMS AND PROVISIONS SET FORTH THEREIN.

SURVEYOR'S STATEMENT
 THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY.
 BY: *Ben B. Ron* 12/4/2018
 BENJAMIN B. RON
 PLS. NO. 5015
 MARTIN M. RON ASSOCIATES, INC.
 415-543-4500
 BEN@MARTINRON.COM



BOUNDARY SURVEY OF THE MISSION ROCK PROJECT
 SAN FRANCISCO CALIFORNIA

SCALE: 1" = 100'	DATE: 12/4/18	MARTIN M. RON ASSOCIATES LAND SURVEYORS 859 HARRISON STREET, SUITE 200 SAN FRANCISCO, CA 94107 (415) 543-4500	SURV. RS
SHEET: 1	OF: 2		DES.
JOB NO. S-9229			DR./JP
			CHK: BR
			REV: ND



PROPOSED RIGHT-OF-WAY DETAIL NO SCALE

DETAIL "A" NO SCALE

155 CALIFORNIA ST., STE. 650
 SAN FRANCISCO, CA 94111
 415/830-7900
 415/830-7949 (FAX)

BKF
 ENGINEERS/SURVEYORS/PLANNERS

MISSION ROCK PROJECT
 TENTATIVE FINAL MAP 9443
 BOUNDARY SURVEY
 SAN FRANCISCO COUNTY
 CITY OF SAN FRANCISCO

Date	1/8/2019	No.	
Scale	AS SHOWN	Revisions	
Design			
Drawn			
Approved	MD		
Job No	20080006		
Sheet Number:			

LEGAL DESCRIPTION

"MISSION ROCK PROJECT BOUNDARY"

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "A", AS SAID PARCEL IS SHOWN ON THAT MAP ENTITLED, "MAP OF LANDS TRANSFERRED IN TRUST TO THE CITY AND COUNTY OF SAN FRANCISCO", FILED IN BOOK "M" OF MAPS, PAGES 66 THROUGH 72, INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND AS PARCEL "A" IS FURTHER DESCRIBED IN THAT DOCUMENT RECORDED MAY 14, 1976, IN BOOK C169, PAGE 573, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE FORMER WESTERLY LINE OF THIRD STREET (100.00 FEET WIDE) WITH THE FORMER SOUTHWESTERLY LINE OF FOURTH STREET (102.50 FEET WIDE), AS SAID STREET LINES ARE SHOWN ON THAT CERTAIN MAP ENTITLED "AMENDED RECORD OF SURVEY MAP OF MISSION BAY" RECORDED JUNE 3, 1999, IN BOOK "Z" OF MAPS AT PAGES 74-94 INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO; THENCE ALONG THE PROLONGATION OF SAID LINE OF THIRD STREET N03°10'56"W 88.38 FEET; THENCE N86°49'04"E 88.50 FEET TO AN ANGLE POINT IN THE CURRENT EASTERLY LINE OF THIRD STREET; SAID ANGLE POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY LINE OF THIRD STREET N03°10'56"W 1246.87 FEET; THENCE N80°29'05"E 30.88 FEET; THENCE N03°10'56"W 6.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS S41°05'18"E 69.10 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43°44'43", AN ARC LENGTH OF 52.75 FEET; THENCE N85°33'23"E 539.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS S18°03'44"E 94.45 FEET; THENCE EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 70°31'42", AN ARC LENGTH OF 116.26 FEET; THENCE S08°44'08"E 121.53 FEET; THENCE N82°56'35"E 602.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS S26°27'39"W 18.66 FEET; THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 64°51'25", AN ARC LENGTH OF 21.12 FEET; THENCE S07°00'11"E 351.44 FEET; THENCE S82°56'35"W 636.37 FEET; THENCE S03°05'29"E 241.14 FEET; THENCE S86°49'04"W 69.91 FEET; THENCE S03°10'56"E 452.85 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF FUTURE MISSION ROCK STREET (65.25 FEET WIDE); THENCE ALONG SAID EASTERLY PROLONGATION AND ALONG SAID NORTHERLY LINE OF FUTURE MISSION ROCK STREET S86°49'04"W 688.81 FEET TO THE EASTERLY LINE OF THIRD STREET; THENCE ALONG SAID EASTERLY LINE OF THIRD STREET N03°10'56"W 23.36 FEET TO AN ANGLE POINT THEREIN; THENCE ALONG SAID EASTERLY LINE OF THIRD STREET S86°49'04"W 12.50 FEET TO THE TRUE POINT OF BEGINNING.

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIPTION IS THE THIRD STREET MONUMENT LINE TAKEN TO BE N03°10'56"W AS SHOWN ON THAT CERTAIN "FINAL MAP" FILED FOR RECORD ON MAY 31, 2005, IN BOOK 86 OF MAPS, AT PAGES 6-10 INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.

EXCEPTING THEREFROM, ALL SUBSURFACE MINERAL DEPOSITS, INCLUDING OIL AND GAS DEPOSITS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS ON SAID LAND FOR EXPLORATION, DRILLING AND EXTRACTION OF SUCH MINERAL, OIL AND GAS DEPOSITS, AS EXCEPTED AND RESERVED BY THE STATE OF CALIFORNIA IN THAT CERTAIN ACT OF THE LEGISLATURE ("THE BURTON ACT") SET FORTH IN CHAPTER 1333 OF THE STATUTES OF 1968 AND AMENDMENTS THERETO, AND UPON TERMS AND PROVISIONS SET FORTH THEREIN.

AND FURTHER EXCEPTING THEREFROM:

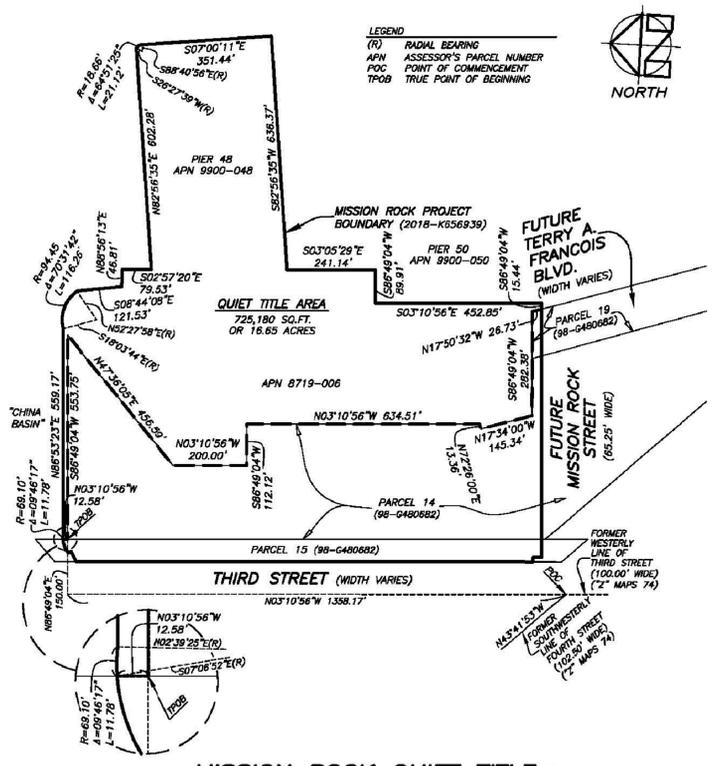
UNTO THE STATE OF CALIFORNIA, ITS SUCCESSORS, AND ASSIGNS, FOREVER, ALL MINERALS AND MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREFTER DISCOVERED IN THE HERINAFTER DESCRIBED PORTION OF THE ABOVE DESCRIBED REAL PROPERTY INCLUDING, BUT NOT LIMITED TO, OIL AND GAS AND RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE, AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF THOSE MINERALS BY ANY MEANS OR METHODS SUITABLE TO THE STATE OF CALIFORNIA OR TO ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE LANDS CONVEYED AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF THE LANDS CONVEYED, OR TO INTERFERE WITH THE USE THEREOF BY THE CITY AND COUNTY OF SAN FRANCISCO, ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT THE STATE OF CALIFORNIA, ITS SUCCESSORS AND ASSIGNS, WITHOUT THE PRIOR WRITTEN PERMISSION OF THE CITY AND COUNTY OF SAN FRANCISCO, ITS SUCCESSORS AND ASSIGNS, SHALL NOT CONDUCT ANY MINING ACTIVITIES OF ANY NATURE WHATSOEVER ABOVE A PLANE FIVE HUNDRED FEET (500') BELOW THE SURFACE OF THE HERINAFTER DESCRIBED PORTION OF THE ABOVE DESCRIBED REAL PROPERTY, AS RESERVED IN THAT CERTAIN PATENT FROM THE STATE OF CALIFORNIA TO THE CITY AND COUNTY OF SAN FRANCISCO, A CHARTER CITY AND COUNTY, RECORDED JULY 19, 1999, IN REEL 14429, IMAGE 818, AS INSTRUMENT NO. G622166, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, AND AS SET FORTH IN CHAPTER 1143, STATUTES OF 1991, AND AMENDMENTS THERETO UPON THE TERMS AND PROVISIONS SET FORTH THEREIN SUCH PORTION OF THE ABOVE DESCRIBED REAL PROPERTY.

SURVEY REFERENCE

CHICAGO TITLE COMPANY PRELIMINARY REPORT-AMENDMENT B, NO. 15605701-156-TM1-JM DATED SEPTEMBER 4, 2018.

THE FOLLOWING ARE PERTINENT EXCEPTIONS TO TITLE WITHIN THE ABOVE REFERENCED PRELIMINARY REPORT:

- 7. ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT ANY PORTION OF SAID LAND WAS NOT TIDE OR SUBMERGED LAND SUBJECT TO DISPOSITION BY THE STATE OF CALIFORNIA ON THE EFFECTIVE DATE OF THE LEGISLATIVE GRANT OF SUCH LAND TO THE CITY AND COUNTY OF SAN FRANCISCO OR THAT ANY PORTION THEREOF HAS CEASED TO BE TIDE OR SUBMERGED LAND BY NATURAL CAUSES AND IMPERCEPTIBLE DEGREES.
- 8. RIGHTS AND EASEMENTS FOR COMMERCE, NAVIGATION AND FISHERY.
- 9. "AGREEMENT RELATING TO TRANSFER OF THE PORT OF SAN FRANCISCO FROM THE STATE OF CALIFORNIA TO THE CITY AND COUNTY OF SAN FRANCISCO" RECORDED JANUARY 30, 1969 IN BOOK B3GB, PAGE 686, OFFICIAL RECORDS AND AS MAY BE FURTHER MODIFIED.
- 10. ANY RIGHT OR INTEREST OF PERSONS, KNOWN OR UNKNOWN, WHO CLAIM OR MAY CLAIM ADVERSELY TO THE VESTED OWNERS HEREIN BY REASON OF THE RECORD TITLE TO SAID PROPERTY NOT HAVING BEEN ESTABLISHED AND QUIETED UNDER THE PROVISIONS OF THE "DESTROYED LAND RECORDS RELIEF ACT OF 1906, AS AMENDED", COMMON KNOWN AS THE "MCENERNEY ACT". REFERENCE IS MADE TO PARCELS 14, 15 AND 19 AS DESCRIBED IN THAT CERTAIN "DEED QUIETING TITLE" RECORDED DECEMBER 11, 1998, DOCUMENT NO. 98-6480882, OFFICIAL RECORDS, PLOTTED HEREON
- 11. THRU 14, EASEMENTS RESERVED BY THE CITY AND COUNTY OF SAN FRANCISCO WATER DEPARTMENT, CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF ELECTRICITY, PG&E AND PACIFIC BELL WITHIN THAT CERTAIN DOCUMENT THAT ORDERS A VACATION OF A PORTION OF THIRD STREET PER ORDINANCE NO. 271-95, RECORDED AUGUST 24, 1995, DOCUMENT NO. 95-F837202, OFFICIAL RECORDS, PLOTTED HEREON
- 15. "SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION - PERMIT NO. 4-97" RECORDED OCTOBER 23, 1997, DOCUMENT NO. 1997-G249361, OFFICIAL RECORDS.
- 16. PACIFIC BELL AND PG&E EASEMENTS RESERVED IN THE DOCUMENT ENTITLED "STREET VACATION ORDINANCE NO. 328-98" RECORDED JULY 19, 1999, DOCUMENT NO. 99-G622153, OFFICIAL RECORDS, PLOTTED HEREON
- 17. AN EASEMENT IN FAVOR OF PG&E WITHIN VACATION PARCEL SV-19 AS DESCRIBED IN THAT CERTAIN INSTRUMENT RECORDED JULY 19, 1999, DOCUMENT NO. 99-G622162, OFFICIAL RECORDS, PLOTTED HEREON
- 18. AN EASEMENT IN FAVOR OF PACIFIC BELL WITHIN VACATION PARCEL SV-19 AS DESCRIBED IN THAT CERTAIN INSTRUMENT RECORDED JULY 19, 1999, DOCUMENT NO. 99-G622163, OFFICIAL RECORDS, PLOTTED HEREON
- 19. "AGREEMENT FOR MUTUAL RELEASE AND COVENANT NOT TO SUE FOR PROPERTY TO BE PURCHASED BY: CAPELLUS DEVELOPMENT CORP. FROM PORT COMMISSION OF THE CITY AND COUNTY OF SAN FRANCISCO" RECORDED SEPTEMBER 2, 1999, DOCUMENT NO. 99-6647957, OFFICIAL RECORDS.
- 20. "COVENANT TO RESTRICT USE OF PROPERTY ENVIRONMENTAL RESTRICTION" RECORDED JANUARY 27, 2000, DOCUMENT NO. 2000-6723986, OFFICIAL RECORDS, PLOTTED HEREON
- 21. "COVENANT AND ENVIRONMENTAL RESTRICTION ON PROPERTY" RECORDED MARCH 21, 2000, DOCUMENT NO. 2000-6748551, OFFICIAL RECORDS, AFFECTS PARCEL 120
- 22. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS STREET ENCROACHMENT AGREEMENT" RECORDED MAY 15, 2000, DOCUMENT NO. 2000-6773008, OFFICIAL RECORDS, A REVOCABLE LICENSE FOR THE INSTALLATION AND OPERATION OF A PRIVATE SEWER SYSTEM ALONG 4TH AND PORTIONS OF 3RD STREET.
- 23. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "OFFER OF DEDICATION (STREET PURPOSES)" RECORDED OCTOBER 11, 2001, DOCUMENT NO. 2001-1037879, OFFICIAL RECORDS. NOTE: CAPELLUS DEVELOPMENT CORPORATION WAS NOT THE FEE TITLE OWNER OF THE AREA OFFERED FOR DEDICATION.
- 24. "SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION - PERMIT NO. M201404200 RECORDED AUGUST 4, 2015, DOCUMENT NO. 2015-K105732, OFFICIAL RECORDS.
- 25. "DISPOSITION AND DEVELOPMENT AGREEMENT" RECORDED AUGUST 17, 2018, DOCUMENT NO. 2018-K656936, OFFICIAL RECORDS.
- 26. "DEVELOPMENT AGREEMENT" RECORDED AUGUST 17, 2018, DOCUMENT NO. 2018-K656935, OFFICIAL RECORDS.
- 27. "MEMORANDUM OF MASTER LEASE" BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO, OPERATING BY AND THROUGH THE SAN FRANCISCO PORT COMMISSION AND SEMALL LOT 337 ASSOCIATES LLC, RECORDED AUGUST 17, 2018, DOCUMENT NO. 2018-K656941, OFFICIAL RECORDS.
- 28. "SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION PERMIT NO. 2017.004.00" RECORDED AUGUST 17, 2018, DOCUMENT NO. 2018-K656942, OFFICIAL RECORDS.
- 29. COVENANT PERTAINING TO PUBLIC ACCESS REQUIRED BY THE BAY CONSERVATION AND DEVELOPMENT AGREEMENT, A STATE AGENCY, PURSUANT TO PERMIT NO. 10-97.



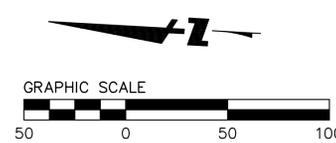
MISSION ROCK QUIET TITLE EX.10
NO SCALE
(JUDGMENT TO BE RECORDED)



BOUNDARY SURVEY
OF
THE MISSION ROCK PROJECT
SAN FRANCISCO CALIFORNIA

SCALE: 1" = 100'	MARTIN M. RON ASSOCIATES LAND SURVEYORS 859 HARRISON STREET, SUITE 200 SAN FRANCISCO, CA 94107 (415) 543-6500	SURV: RS
DATE: 12/4/18		DES.
SHEET: 2		DRW: DR/JP
DF: 2		CHK: BR
JOB NO. S-9229		REV. NO.

Date	1/8/2019	No.	
Scale	AS SHOWN		
Design			
Drawn			
Approved	MM		
Job No	20080006		



PIER 48 PARCEL
APN 9900-048
6.04 ACRES

PIER 50
APN 9900-050

CHANNEL WHARF
0.48 ACRES

DEVELOPMENT PARCEL
APN 8719-006
21.33 ACRES

PARCEL "A"
(W MAPS 66)

"CHINA BASIN"
WATER

TERRY A FRANCOIS BLVD
(WIDTH VARIES)

THIRD STREET
(WIDTH VARIES)

MISSION ROCK STREET
(65'± WIDE)

L=52.75'
R=69.09'
Δ=43°44'43"

EX 61.50' PUE TO
BE VACATED

S30°57'35"E
8.34'

S60°29'05"W
30.88'

NOTES

- EXISTING SITE IMPROVEMENTS WILL BE DEMOLISHED AS NEEDED TO SUPPORT DEVELOPMENT OF THE SITE.

DRAWING NAME: \\BKF\... Mission Rock\ENGV\TM\Plotted Sheets\03 SWEXCOND.dwg
PLOT DATE: 01-07-19 PLOTTED BY: fell

155 CALIFORNIA ST., STE. 650
SAN FRANCISCO, CA 94111
415/830-7900
415/830-7949 (FAX)



MISSION ROCK PROJECT
TENTATIVE FINAL MAP 9443
EXISTING CONDITIONS PLAN

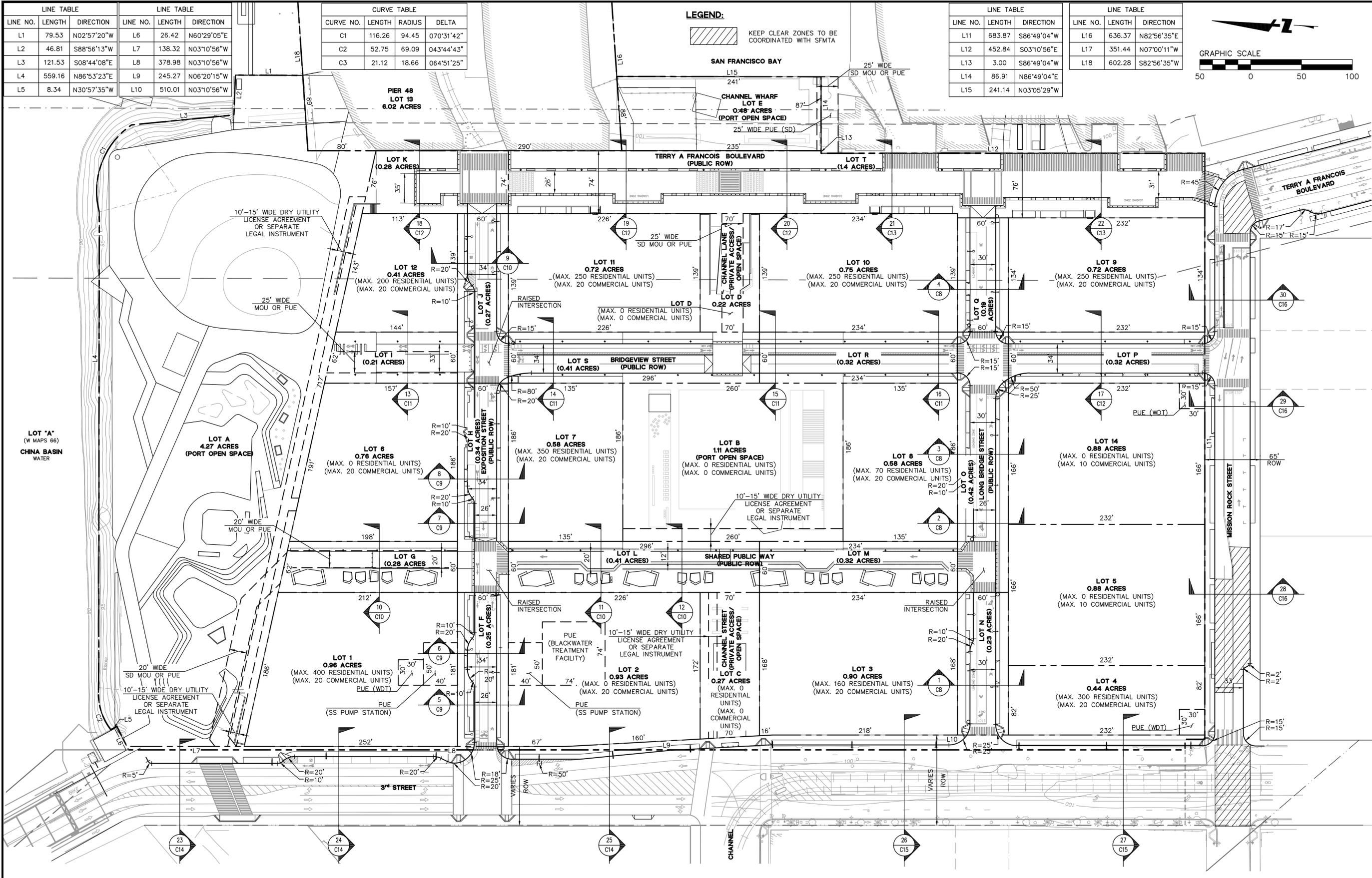
CITY OF SAN FRANCISCO
SAN FRANCISCO COUNTY

No.	Revisions

Date	1/8/2019
Scale	AS SHOWN
Design	JWD
Drawn	LBB/CHF
Approved	inf
Job No	2008006
Sheet Number:	

C3 SHEET 6 OF 20





LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	79.53	N02°57'20"W
L2	46.81	S88°56'13"W
L3	121.53	S08°44'08"E
L4	559.16	N86°53'23"E
L5	8.34	N30°57'35"W

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L6	26.42	N60°29'05"E
L7	138.32	N03°10'56"W
L8	378.98	N03°10'56"W
L9	245.27	N06°20'15"W
L10	510.01	N03°10'56"W

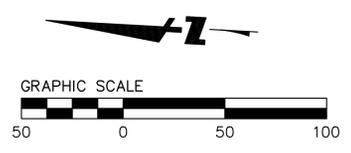
CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	116.26	94.45	070°31'42"
C2	52.75	69.09	043°44'43"
C3	21.12	18.66	064°51'25"

LEGEND:



LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L11	683.87	S86°49'04"W
L12	452.84	S03°10'56"E
L13	3.00	S86°49'04"W
L14	86.91	N86°49'04"E
L15	241.14	N03°05'29"W

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L16	636.37	N82°56'35"E
L17	351.44	N07°00'11"W
L18	602.28	S82°56'35"W



NOTES:

- THE ALIGNMENT OF STREETS SHOWN HEREON MAY BE ADJUSTED IF NECESSARY AT FINAL MAP PROVIDED SUCH ALIGNMENTS STILL SUBSTANTIALLY CONFORM TO THIS TENTATIVE MAP.
- RESIDENTIAL CONDOMINIUM UNITS AND COMMERCIAL CONDOMINIUM UNITS SHOWN ON EACH LOT ON THIS MAP ARE THE MAXIMUM NUMBER OF UNITS THAT MAY BE APPROVED FOR THE SUBJECT LOT PURSUANT TO ANY PHASED FINAL MAP. SUBDIVIDER SHALL NOT REQUEST, AND THE CITY SHALL NOT APPROVE, ANY PHASED FINAL MAP THAT WOULD AUTHORIZE CONDOMINIUM UNITS IN EXCESS OF THE MAXIMUM NUMBER OF UNITS AUTHORIZED HEREON FOR A GIVEN LOT, OR, WITH RESPECT TO THE SUBDIVISION, EXCEED THE 1,950 TOTAL AUTHORIZED DWELLING UNITS OR 240 COMMERCIAL CONDOMINIUM UNITS.
- THIS TENTATIVE MAP IS FOR RESIDENTIAL CONDOMINIUM, MIXED-USE CONDOMINIUMS AND COMMERCIAL CONDOMINIUM PURPOSES. THIS MAP IS ALSO FOR RESIDENTIAL APARTMENTS, TOWNHOMES, COMMERCIAL, AND ALL OTHER USES PERMITTED WITHIN THE MISSION ROCK SUD AS IT MAY BE AMENDED FROM TIME TO TIME. PHASED FINAL MAPS PROCESSED AND APPROVED PURSUANT TO THIS MAP MAY ALSO INCLUDE SUBDIVISIONS OF VERTICAL LOTS.
- WHERE MIXED USES OR INCLUSIONARY BELOW-MARKET RATE HOUSING UNITS ARE PERMITTED OR REQUIRED ON A LOT WITHIN THIS SUBDIVISION PURSUANT TO THE MISSION ROCK SUD, THIS TENTATIVE MAP AUTHORIZES PHASED FINAL MAPS THAT VERTICALLY SUBDIVIDE AIR SPACE INTO SEPARATE VERTICAL LOTS SHOWN ON THE FINAL MAP TO ACCOMMODATE SEPARATE FINANCING OR OWNERSHIP OR SEPARATE USES (OR AFFORDABILITY LEVELS) OR PORTIONS THEREOF WITHIN A BUILDING SUBJECT TO THE RECORDING OF ANY REQUIRED RECIPROCAL EASEMENT AGREEMENTS OR SIMILAR INSTRUMENTS REQUIRED TO RENDER SUCH VERTICAL LOTS CONSISTENT WITH APPLICABLE REQUIREMENTS. SEE NOTE 1 ON SHEET CO.2.
- A COVENANT TO RESTRICT USE OF PROPERTY / ENVIRONMENTAL RESTRICTION (COVENANT) IMPOSED BY THE DEPARTMENT OF TOXIC SUBSTANCES CONTROL (DTSC) AND RECORDED ON JANUARY 27, 2000 AS DOCUMENT NO. 00-G723986 IN THE OFFICIAL RECORDS AFFECTS ALL OR A PORTION OF LOTS 6, 7, 11, 12, A, H, I, J, AND S ON THIS TENTATIVE MAP. SUBDIVIDER, OWNER, AND DTSC ARE NEGOTIATING CHANGES TO THIS COVENANT CONCURRENTLY WITH THE PROCESSING OF THIS TENTATIVE MAP. NO FINAL MAP SHALL BE APPROVED AND RECORDED ON LOTS 6, 7, 11, 12, A, H, I, J, AND S UNTIL AN ALTERNATIVE, AMENDED, AND/OR REPLACEMENT COVENANT THAT ALLOWS DEVELOPMENT AND USE CONSISTENT WITH THE MISSION ROCK SUD HAS BEEN APPROVED BY DTSC AND RECORDED, UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF PUBLIC WORKS AFTER CONSULTATION WITH AFFECTED CITY AGENCIES.

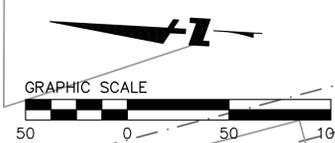
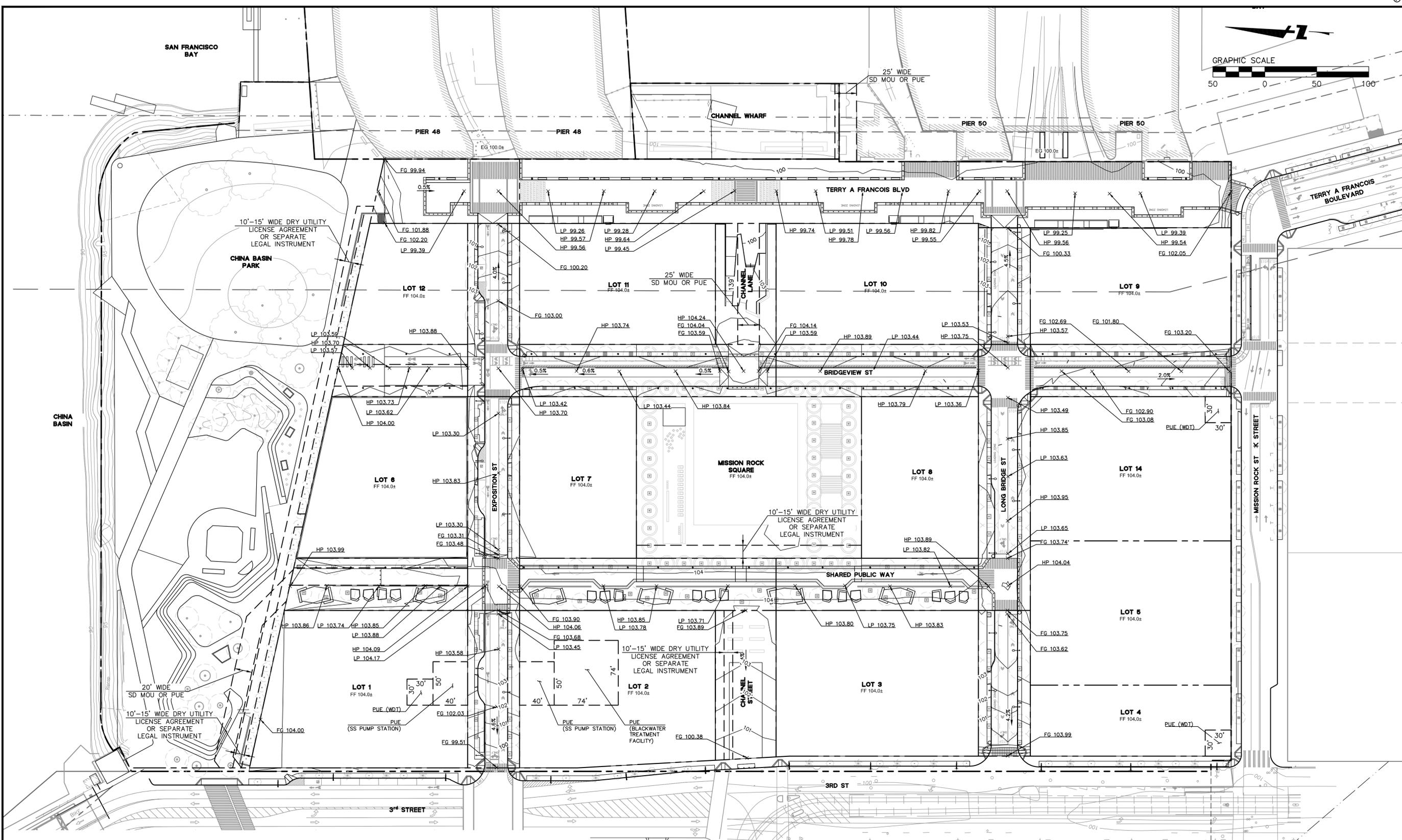
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 SAN FRANCISCO, CA 94111
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MISSION ROCK PROJECT
 TENTATIVE FINAL MAP 9443
 PROPOSED PARCELIZATION PLAN
 SAN FRANCISCO COUNTY
 CITY OF SAN FRANCISCO
 CALIFORNIA

Date	1/8/2019
Scale	AS SHOWN
Design	JWD
Drawn	LBH / CHF
Approved	inf
Job No	20080006
Revisions	
Sheet Number	C5



DRAWING NAME: \\Bkf-1\vol1\2008\080006\Mission Rock\ENG\VTM\Plotted Sheets\05 SWPRSP.dwg
 PLOTTED BY: fell
 01-07-19



BKF
ENGINEERS / SURVEYORS / PLANNERS

MISSION ROCK PROJECT
TENTATIVE FINAL MAP 9443
PROPOSED GRADING PLAN
CITY OF SAN FRANCISCO
SAN FRANCISCO COUNTY
CALIFORNIA

Date	Revisions
1/8/2019	
Scale AS SHOWN	
Design JWD	
Drawn LBB/CHF	
Approved mfp	
Job No 20080006	
Sheet Number:	

MISSION ROCK HORIZONTAL INFRASTRUCTURE MASS EXCAVATION AND FILL QUANTITIES								
	TYPE OF TRUCK	CY/TRUCK	TOTAL PROJECT			PHASE 1		
			CY	TN	TRUCK LOADS	CY	TN	TRUCK LOADS
MASS EXCAVATION FOR STREETS	18 WHEEL TANDEM OR END DUMP	14	80,000	136,000	5,787	41,875	71,188	3,029
CELLULAR CONCRETE FILL	TANDEM BULK POWDER CEMENT TRUCK	80	124,800	-	6,240	65,325	-	3,266

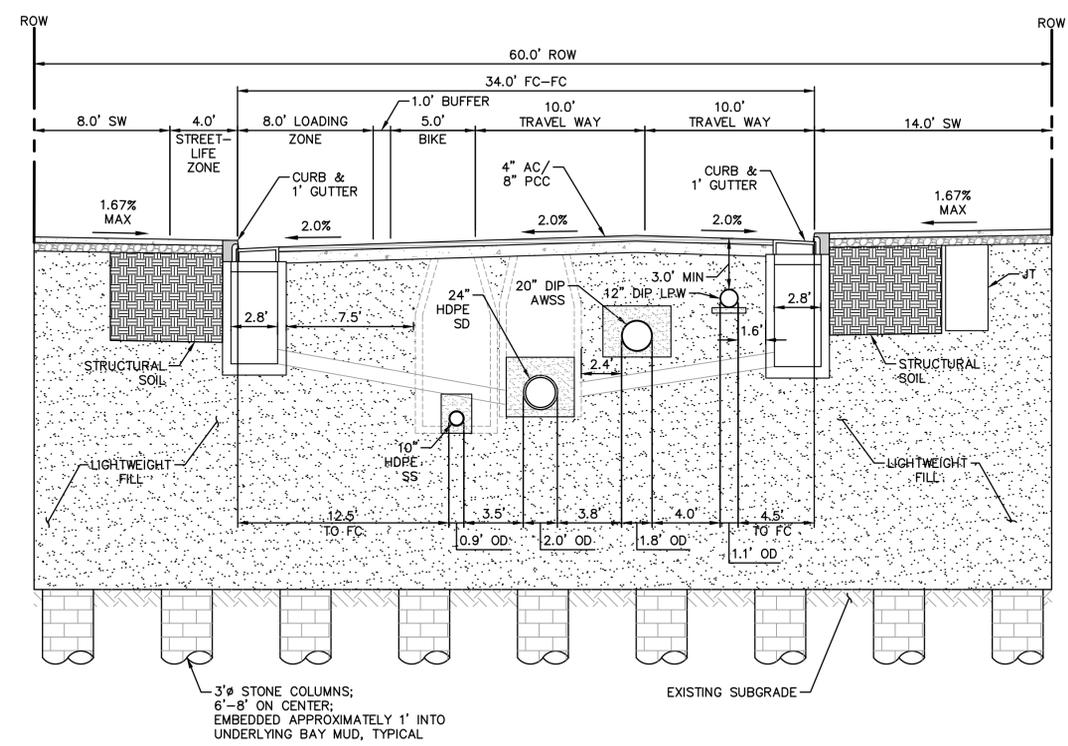
MASS EXCAVATION & FILL NOTES:
 1. ASSUME 30-40 PCF DENSITY CELLULAR CONCRETE, 1 TANDEM TRUCK DELIVERY OF 25 TONS OF CEMENT YIELDS 70-100 CY OF CELLULAR CONCRETE.
 2. ASSUMES 1.7 TON/CY.
 3. ASSUMES 23.5 TN PER LOAD.
 4. ASSUMES REQUIRED IMPORT FOR BATCHING IS ~50% OF TOTAL VOLUME; ASSUMES 10 CY PER LOAD.

NOTES
 1. FINAL GRADING DESIGNS WILL BE REFINED AS PART OF THE PERMITTING PROCESS FOR GRADING AND HORIZONTAL IMPROVEMENT PLANS.

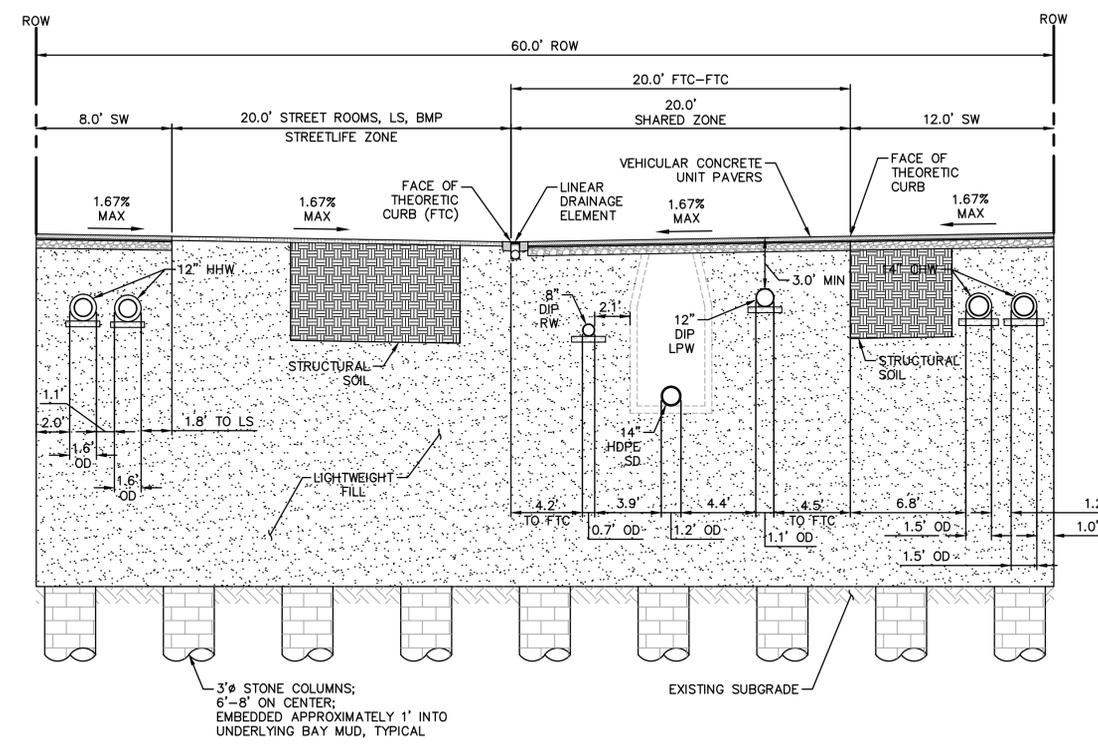
LEGEND
 BIORETENTION AREAS



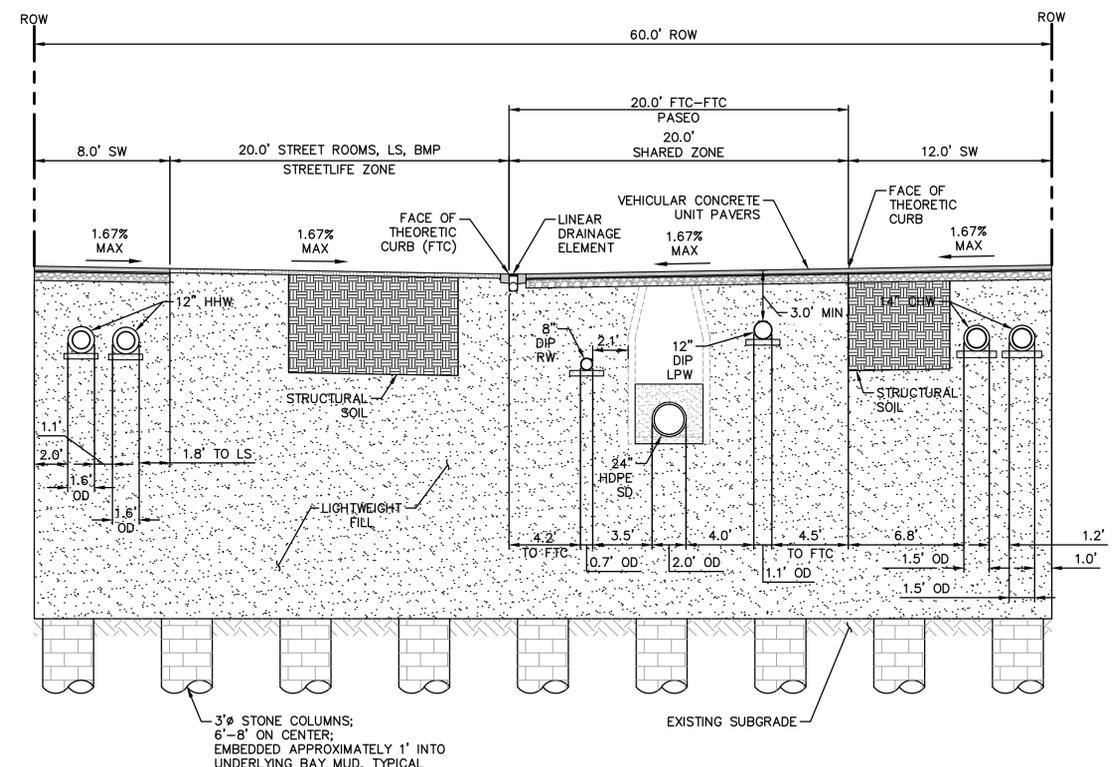
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PLOT DATE: 01-07-19 PLOTTED BY: fell



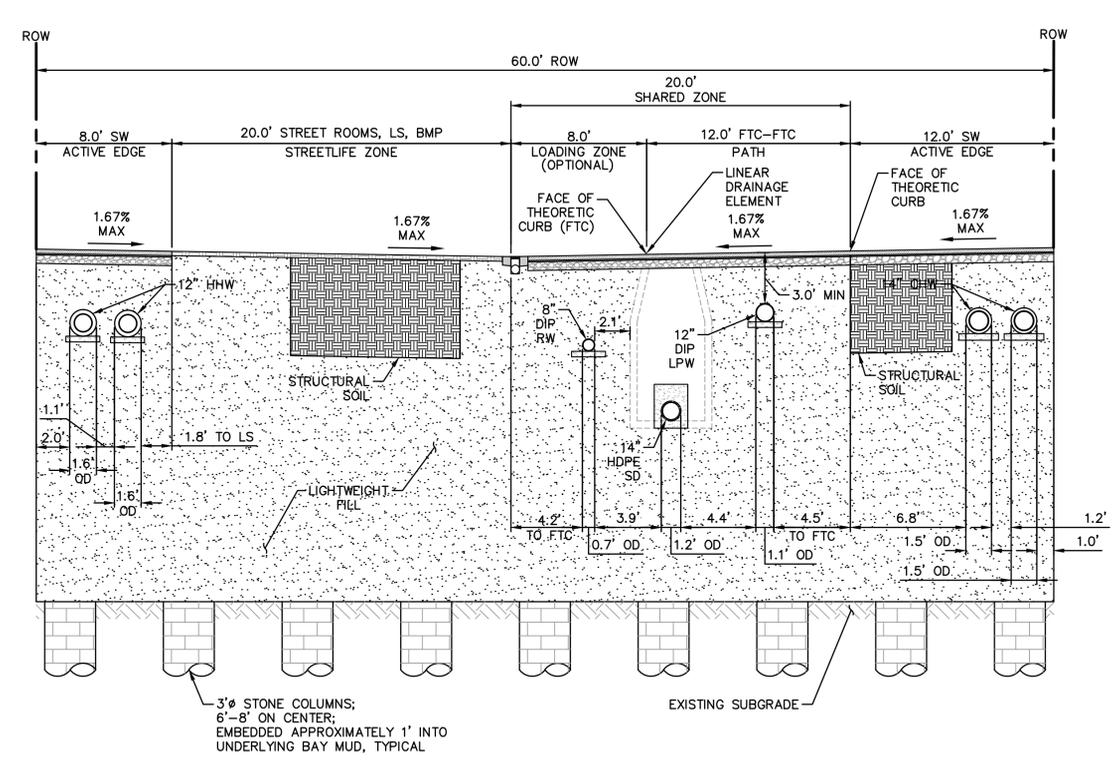
9
EXPOSITION STREET
NTS



11
SHARED PUBLIC WAY
NTS



10
SHARED PUBLIC WAY
NTS



12
SHARED PUBLIC WAY
NTS

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PLOT DATE: 01-07-19 PLOTTED BY: fell

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MISSION ROCK PROJECT
TENTATIVE FINAL MAP 9443
TYPICAL PUBLIC STREET & UTILITY CROSS SECTIONS
CITY OF SAN FRANCISCO
SAN FRANCISCO COUNTY
CALIFORNIA

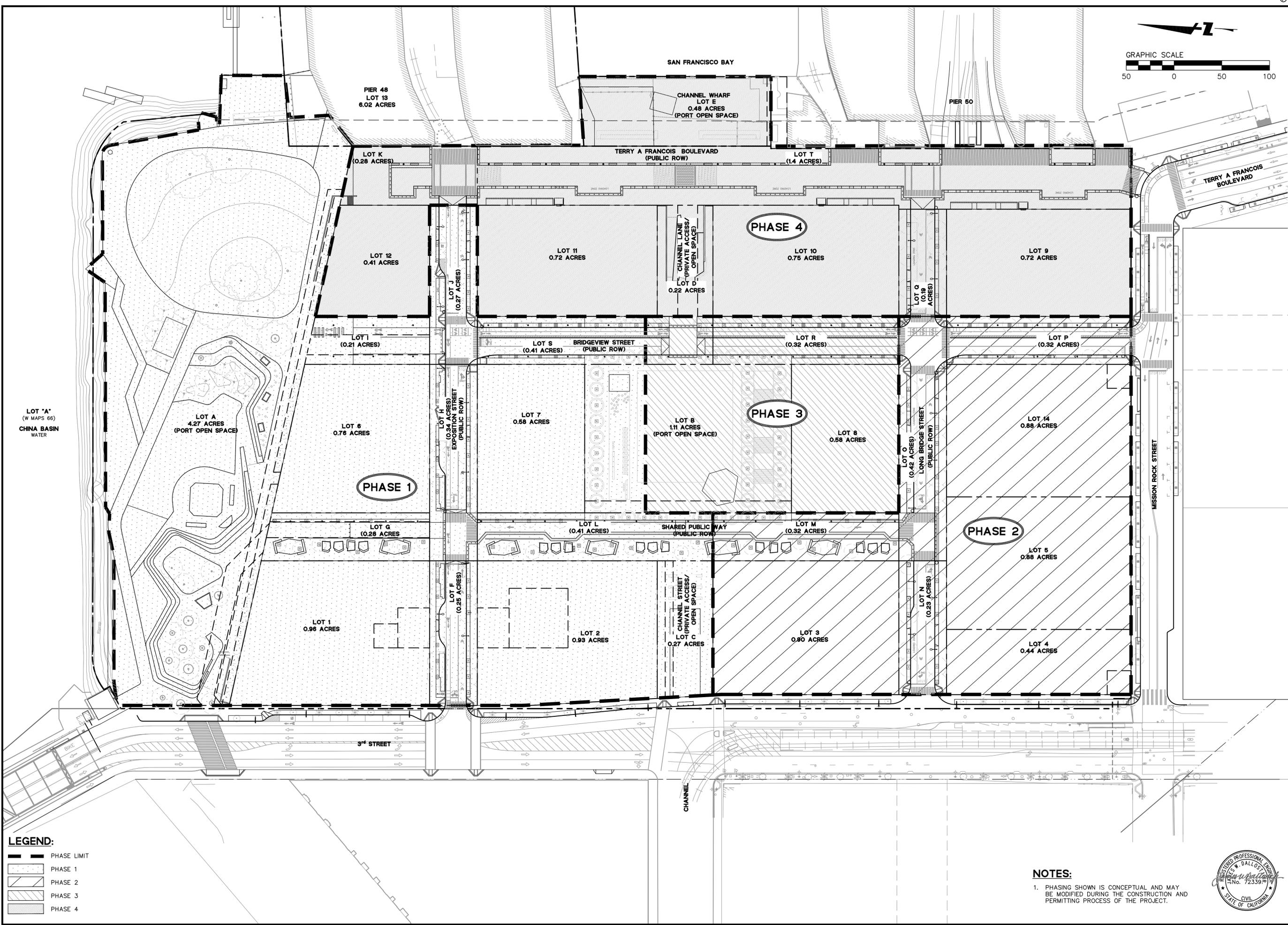
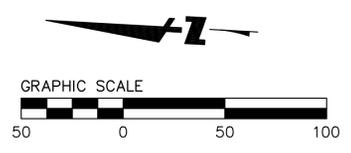
Revisions	
No.	Description

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Scale: AS SHOWN
Design: JWD
Drawn: LBB/CHF
Approved: mfo
Job No: 20080006

Sheet Number: **C10**

SHEET 13 OF 20





LEGEND:

	PHASE LIMIT
	PHASE 1
	PHASE 2
	PHASE 3
	PHASE 4

NOTES:

- PHASING SHOWN IS CONCEPTUAL AND MAY BE MODIFIED DURING THE CONSTRUCTION AND PERMITTING PROCESS OF THE PROJECT.



DRAWING NAME: \\BKF\... Mission Rock\ENG\VTM\Plotted Sheets\17 SWPHASE.dwg
PLOT DATE: 01-07-19 PLOTTED BY: TEL

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415/830-7949 (FAX)

MISSION ROCK PROJECT
TENTATIVE FINAL MAP 9443
CONCEPTUAL PHASING PLAN
CITY OF SAN FRANCISCO
SAN FRANCISCO COUNTY
CALIFORNIA

Revisions	
No.	Date
	1/8/2019
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	Design JWD
	Drawn LBB/CHF
	Approved JWD
	Job No 20080006
Sheet Number: C17	
SHEET 20 OF 20	

Certificate Of Completion

Envelope Id: B425A59508374A0A801AE07FAE58DB25
 Subject: Order 202368 - Tentative Map No. 9443 Decision
 Source Envelope:
 Document Pages: 50
 Certificate Pages: 2
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed
 Envelope Originator:
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 30 Van Ness Ave. Suite 4400
 San Francisco, CA 94102
 dpw-docusign.service@sfdpw.org
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 12/12/2019 6:33:00 PM
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 dpw-docusign.service@sfdpw.org
 Location: DocuSign

Signer Events

Bruce Storrs
 Bruce.Storrs@sfdpw.org
 Public Works
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

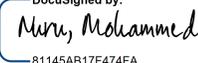
 97ABC41507B0494...
 Signature Adoption: Pre-selected Style
 Using IP Address: 76.102.217.186
 Signed using mobile

Timestamp

Sent: 12/12/2019 6:33:16 PM
 Viewed: 12/12/2019 6:37:02 PM
 Signed: 12/12/2019 6:37:38 PM

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

Nuru, Mohammed
 Mohammed.Nuru@sfdpw.org
 Director
 Public Works
 Security Level: Email, Account Authentication (None)

DocuSigned by:

 81145AB17F474FA...
 Signature Adoption: Pre-selected Style
 Using IP Address: 208.121.64.4

Sent: 12/12/2019 6:37:46 PM
 Viewed: 12/13/2019 12:57:34 PM
 Signed: 12/13/2019 12:58:05 PM

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp

Ryan, James
 james.ryan@sfdpw.org
 Chief Surveyor
 Public Works
 Security Level: Email, Account Authentication (None)

COPIED

Sent: 12/12/2019 6:33:16 PM
 Viewed: 12/13/2019 11:34:57 AM

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

Carbon Copy Events	Status	Timestamp
Banks, Ernie Ernie.Banks@sfdpw.org Public Works Security Level: Email, Account Authentication (None)	COPIED	Sent: 12/12/2019 6:37:46 PM Viewed: 12/13/2019 12:32:00 PM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	12/12/2019 6:37:47 PM
Certified Delivered	Security Checked	12/13/2019 12:57:34 PM
Signing Complete	Security Checked	12/13/2019 12:58:05 PM
Completed	Security Checked	12/13/2019 12:58:05 PM

Payment Events	Status	Timestamps
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