

File No. 161240

Committee Item No. 4

Board Item No. 7

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date December 12, 2016

Board of Supervisors Meeting

Date JANUARY 24 2017

Cmte Board

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Memorandum of Understanding (MOU) |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 - Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 700 |
| <input type="checkbox"/> | <input type="checkbox"/> | Vacancy Notice |
| <input type="checkbox"/> | <input type="checkbox"/> | Information Sheet |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

(Use back side if additional space is needed)

- | | | |
|-------------------------------------|-------------------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>GP Referral</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 185483</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>SUR Maps</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Quitclaim Deed</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PVC Resolution No. 14-0224</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Completed by: Alisa Somera

Date December 9, 2016

Completed by: 25165

Date _____

1 [San Francisco Public Utilities Commission Public Service Easement Vacation Order -
2 Parkmerced Development Project]

3 **Ordinance 1) ordering the conditional vacation of certain San Francisco Public Utilities**
4 **Commission (SFPUC) public service easements that exist within Subphases 1A and 1B**
5 **of the Parkmerced Development Project area, an approximately 152 acre site located in**
6 **the Lake Merced District in the southwest corner of San Francisco and generally**
7 **bounded by Vidal Drive, Font Boulevard, Pinto Avenue, and Serrano Drive to the north,**
8 **19th Avenue and Junipero Serra Boulevard to the east, Brotherhood Way to the south,**
9 **and Lake Merced Boulevard to the west; 2) reserving easement rights in favor of the**
10 **SFPUC, subject to conditions specified in this Ordinance; 3) delegating authority to the**
11 **Director of Real Estate to execute certain quit claim deeds; 4) adopting findings under**
12 **the California Environmental Quality Act; 5) adopting findings that the vacations are**
13 **consistent with the Parkmerced Development Agreement, the General Plan, and the**
14 **eight priority policies of Planning Code, Section 101.1; 6) directing the Clerk of the**
15 **Board of Supervisors to make certain transmittals; and 7) authorizing actions by City**
16 **officials in furtherance of this Ordinance.**

17 **NOTE: Unchanged Code text and uncodified text are in plain Arial font.**
18 **Additions to Codes are in *single-underline italics Times New Roman font.***
19 **Deletions to Codes are in *strikethrough italics Times New Roman font.***
20 **Board amendment additions are in double-underlined Arial font.**
21 **Board amendment deletions are in ~~strikethrough Arial font.~~**
22 **Asterisks (* * * *) indicate the omission of unchanged Code**
23 **subsections or parts of tables.**

24 Be it ordained by the People of the City and County of San Francisco:

25 Section 1. Findings.

1 (a) On February 10, 2011, at a duly noticed public hearing, the Planning Commission
2 certified the Final Environmental Impact Report ("Final EIR") for the Parkmerced Mixed-Use
3 Development Project (the "Project"), by Motion No. 18269, finding that the Final EIR reflects
4 the independent judgment and analysis of the City and County of San Francisco, is adequate,
5 accurate and objective, contains no significant revisions to the Draft EIR, and the content of
6 the FEIR and the procedures through which the Final EIR was prepared, publicized and
7 reviewed comply with the provisions of the California Environmental Quality Act (California
8 Public Resources Code Sections 21000 et seq., "CEQA"), the State CEQA Guidelines
9 (California Code of Regulations Title 14 Sections 15000 et seq.), and Chapter 31 of the San
10 Francisco Administrative Code ("Chapter 31").

11 (b) At the same hearing at which the Planning Commission certified the Final EIR, the
12 Planning Commission by Motion No. 18270 adopted findings, as required by CEQA, regarding
13 the alternatives, mitigation measures, and significant environmental effects analyzed in the
14 Final EIR, a statement of overriding considerations for approval of the Project, and a proposed
15 mitigation monitoring and reporting program (collectively, "CEQA Findings").

16 (c) On May 24, 2011, at a duly noticed public hearing, the Board of Supervisors
17 reviewed and considered the Final EIR on appeal. By Motion No. M11-83, the Board of
18 Supervisors upheld the Planning Commission's certification of the Final EIR and found the
19 Final EIR to be complete, adequate and objective and reflecting the independent judgment of
20 the City and in compliance with CEQA and the State CEQA Guidelines (California Code of
21 Regulations Title 14 Sections 15000 et seq.).

22 (d) On June 7, 2011, at a duly noticed public hearing, the Board of Supervisors
23 considered the Project's approvals, which included amendments to the City's General Plan
24 (approved by Ordinance No. 92-11), Zoning Map (approved by Ordinance No. 91-11), and
25 Planning Code (approved by Ordinance No. 90-11), as well as approval of a Development

1 Agreement, approved on June 7, 2011 by Ordinance No. 89-11 (the "Development
2 Agreement") (collectively, the "Project Approvals"). Ordinance No. 89-11 is on file with the
3 Clerk of the Board in File No. 110300 and is incorporated herein by reference. The SFPUC
4 Commission on June 14, 2011 adopted a consent to the Development Agreement (SFPUC
5 Commission Resolution No. 11-0091).

6 (e) In approving the Project, including in its approval of the Development Agreement
7 by Ordinance No. 89-11, the Board of Supervisors adopted the Planning Commission's CEQA
8 Findings as its own and incorporated them by reference. In so doing, the Board of Supervisors
9 approved and endorsed the Mitigation Monitoring and Reporting Program ("MMRP") for
10 implementation by other City departments and recommended for adoption those mitigation
11 measures that are enforceable by agencies other than City departments. A copy of the CEQA
12 Findings and the Mitigation Monitoring and Reporting Program is on file with the Clerk of the
13 Board in File No. 110300 and is incorporated herein by reference.

14 (f) Section 6.1.1 of the Development Agreement requires that the City convey to
15 Project Sponsor any real property needed in connection with the development of an approved
16 Development Phase for the Project, following vacation and abandonment of any public rights
17 and relocation of any utilities in such real property. The Planning Director approved
18 Development Phase 1 of the Project on June 3, 2015. Development Phase 1 is comprised of
19 four Subphases (1A, 1B, 1C, and 1D).

20 (g) On February 20, 2015, Parkmerced Owner, LLC (together, with its successors and
21 assigns, the "Project Sponsor") submitted three applications for tentative subdivision maps
22 pursuant to the requirements of the California Subdivision Map Act for Subphases 1A and 1B
23 of the Project. On August 21, 2015, Public Works ("PW") pursuant to PW Order No. 183946
24 conditionally approved such tentative maps: (1) Tentative Map No. 8530 requested approval
25 to subdivide Assessor's Blocks 7326, 7330, 7331, 7364, 7365, 7366 and 7370 (Parkmerced

1 Planning Blocks 20, 21S, and 22); (2) Tentative Map No. 8531 requested approval to
2 subdivide Assessor's Block 7335 (Parkmerced Planning Block 6); and (3) Tentative Map No.
3 8532 requested approval to subdivide Assessor's Block 7308 (Parkmerced Planning Block 1)
4 (collectively, the "Subphase 1A and 1B Tentative Maps"). The Project Sponsor is currently
5 processing with PW the approval of a final subdivision map for each of the Subphase 1A and
6 1B Tentative Maps (each, a "Final Map").

7 (h) Subphases 1A and 1B of the Project involve the conditional vacation of certain
8 public service easements (including sewer, storm drain, and water line easements) owned by
9 the San Francisco Public Utilities Commission located within and outside of existing streets
10 (the "Public Utility Easements"). The SFPUC Vacation Area is shown in Public Works SUR
11 Map Nos. 2016-005, 2016-007, 2016-008, 2016-009, 2016-010, 2016-011, 2016-012, 2016-
12 013, 2016-014, 2016-015, 2016-016, 2016-020, and 2016-021. Copies of such maps are on
13 file with the Clerk of the Board in File No. 161240 and are incorporated herein by reference.

14 (i) On December 13, 2016, the Board of Supervisors adopted Resolution No.
15 _____ (the "Resolution of Intention"), a copy of which is on file with the Clerk of the
16 Board of Supervisors in File No. 161239, declaring the intention of the Board to conditionally
17 vacate the Public Utility Easements.

18 (j) The Clerk of the Board of Supervisors published the Resolution of Intent in the
19 manner required by law, and the Director of PW posted the Resolution of Intent in the manner
20 required by law.

21 (k) When the Board of Supervisors held a duly noticed public hearing on this public
22 utility vacation order on January 10, 2017, the Board received public comment regarding the
23 vacation of the Public Utility Easements.

24 (l) The vacation of the Public Utility Easements is necessary to implement the Project,
25 to fulfill the objectives and requirements of the Development Agreement, and to fulfill the

1 objectives of the Parkmerced Special Use District (Planning Code Section 249.64). The
2 proposed vacations and other actions contemplated herein implement the Project vested by
3 the Project Approvals, including the construction of buildings and streets consistent with the
4 Parkmerced Design Standards and Guidelines, the Parkmerced Transportation Plan, and the
5 Parkmerced Infrastructure Report, all of which are incorporated by reference into the
6 Development Agreement.

7 (m) The City proposes to quitclaim its interest in the Public Utility Easements to the
8 Project Sponsor, consistent with Development Agreement Section 6.1.1.

9 (n) Because certain of the easements will remain in use until specified times, no
10 portion of the Public Utility Easements shall be vacated until the Project Sponsor provides PW
11 with an acceptable Public Improvement Agreement ("PIA") pursuant to Section 1351 of the
12 San Francisco Subdivision Code and the Subdivision Map Act for all improvements within the
13 Final Map or required for development of the area shown in the Final Map prior to approval of
14 a Final Map or issuance of a Street Improvement Permit for Subphases 1A or 1B of the
15 Project, whichever is earlier. Such PIA shall address security provisions and provide interim
16 easements or licenses via separate offer, such that the City can complete the improvements if
17 the Project Sponsor fails to do so.

18 (o) On October 25, 2016, after a duly noticed public hearing, the San Francisco
19 Public Utilities Commission in Resolution No. 16-0224, determined that the Public Utility
20 Easements were surplus and unnecessary for public utility purposes, and therefore
21 recommended that the Board of Supervisors terminate and vacate such easements subject to
22 the conditions in this ordinance and authorize the General Manager of the SFPUC to quitclaim
23 these real property interests. A copy of this resolution is on file with the Clerk of the Board of
24 Supervisors in File No. 161240.

1 (p) The Board of Supervisors finds that the actions proposed herein are consistent with
2 and within the scope of the Project analyzed in the Final EIR and subject to the CEQA
3 Findings. The Board of Supervisors further finds that no substantial changes are proposed in
4 the Project and no substantial changes have occurred with respect to the circumstances
5 under which this Project will be undertaken that would cause new significant environmental
6 effects or a substantial increase in the severity of previously identified effects, and there is no
7 new information of substantial importance showing that the Project would have any significant
8 effects not discussed in the Project environmental impact report, that significant effects would
9 be substantially more severe, or that new or different mitigation measures or alternatives
10 would substantially reduce one or more significant effects of the Project. The Board affirms
11 the Planning Department's determination that an addendum to the Final EIR is not required
12 due to any changes in the Project or the Project's circumstances.

13 (q) In a letter dated November 14, 2016 (the "Planning Letter"), the Planning
14 Department determined that the proposed vacations and other actions contemplated herein
15 are on balance consistent with the General Plan and with the Eight Priority Policies of City
16 Planning Code Section 101.1, comply with applicable provisions of the Planning Code, and
17 are consistent with the Project as defined in the Development Agreement and the Project
18 Approvals. A copy of said letter is on file with the Clerk of the Board in File No. 161240 and is
19 incorporated herein by reference. The Board of Supervisors adopts as its own the consistency
20 findings of the Planning Letter.

21 (r) These public easement vacation actions are conducted under the general vacation
22 procedures of the California Public Streets, Highways and Service Easements Vacation Law
23 (California Streets and Highways Code Sections 8300 et seq.) and San Francisco Public
24 Works Code Section 787(a).

25

1 (s) The Director of PW has prepared PW Order No. 185483, dated November 21,
2 2016, in regard to the vacations and other actions contemplated herein and makes the
3 following determinations: (1) upon satisfaction of the applicable condition or conditions
4 provided in Section 1(n), the respective Public Utility Easements will no longer be necessary
5 for the City's present or prospective public service easement purposes as all existing physical
6 public utilities located in the Public Utility Easements will be relocated to the satisfaction of the
7 City as part of the construction of the Project; (2) with the exception of those public easements
8 noted in Sections 3(a) below, the public interest, convenience, and necessity do not require
9 any easements or other rights be reserved for any public utility facilities that are in place in the
10 Public Utility Easements and that any rights based upon any such public utility facilities shall
11 be extinguished automatically upon the effectiveness of the vacation; (3) in accordance with
12 California Streets and Highways Code Section 892, for those portions of the Public Utility
13 Easements to be conditionally vacated identified in Section 1(n) above, upon satisfaction of
14 the applicable condition or conditions, the respective Public Utility Easements will no longer be
15 useful as a non-motorized transportation facility, as defined in Section 887, because the
16 Development Agreement requires the dedication and construction of an extensive street,
17 bicycle path, pedestrian path, park, and trail system that is more extensive than the areas
18 being vacated hereby and that is designed to integrate with existing built streets in the
19 adjacent neighborhoods; and (4) it is a policy matter for the Board of Supervisors to quitclaim
20 the City's interest in the Public Utility Easements to the Buyer, subject to the requirements of
21 the Development Agreement. A copy of the PW Order is on file with the Clerk of the Board of
22 Supervisors in File No. 161240 and is incorporated herein by reference.

23 (t) In addition, in the PW Order the PW Director recommended: (1) that the Board of
24 Supervisors adopt the legislation to vacate the Public Utility Easements; (2) that the Board of
25 Supervisors approve all actions set forth herein and previously taken by the Officers of the

1 City with respect to this vacation; (3) although the consent of all property owners adjacent to
2 the Public Utility Easements was not obtained, the applicant made reasonable attempts to
3 notify and obtain consent from all property owners adjacent to the Public Utility Easements
4 and the proposed street vacations do not deprive any private landowner of access to the built
5 public street grid; and (4) that the Board of Supervisors authorize the Mayor, Clerk of the
6 Board, Director of Property, County Surveyor, Executive Directors of the Public Utilities
7 Commission, and Director of PW to take any and all actions which they or the City Attorney
8 may deem necessary or advisable to effectuate the purpose and intent of this ordinance.

9 (u) In addition, solely for those Public Utility Easements shown on SUR Maps 2016-
10 005, 2016-011, 2016-013, 2016-015, and 2016-016, in the PW Order the PW Director
11 determined that the public interest, convenience, and necessity require that the City reserve
12 from the vacation of the Public Utility Easements shown on SUR Maps 2016-005, 2016-011,
13 2016-013, 2016-015, and 2016-016, non-exclusive easements for the benefit of the City for
14 water main utilities located in, upon, and over the Public Utility Easements shown on SUR
15 Maps 2016-005, 2016-011, 2016-013, 2016-015, and 2016-016 in which the SFPUC's in-
16 place and functioning utilities are located as of the effective date of this ordinance, to the
17 extent necessary to maintain, operate, repair, and remove existing lines of pipe and other
18 convenient structures, equipment and fixtures for the operation by SFPUC of SFPUC utilities.
19 This reservation and the automatic extinguishment of the reservation to occur upon
20 satisfaction of certain conditions are described in Section 3 below.

21
22 Section 2. Public Utility Easement Vacation.

23 (a) Except as set forth in Sections 3 and 4 below, the Board of Supervisors hereby
24 vacates the Public Utility Easements in the manner described in Section (1)(m), upon
25 satisfaction of the conditions described in this ordinance and pursuant to California Streets

1 and Highways Code Sections 8300 et seq. and San Francisco Public Works Code Section
2 787(a).

3 (b) The Board of Supervisors hereby finds that the Public Utility Easements are
4 unnecessary for present or prospective public use, subject to the conditions described in this
5 ordinance.

6 (c) The Board finds that the public interest, convenience, and necessity require that
7 the Vacation Action be done as declared in this ordinance.

8 (d) The Vacation Action shall be effective as to all of the Public Utility Easements upon
9 satisfaction of the conditions in Sections 1, 3 and 4 and recording of the City's quitclaim deed
10 in substantially the same form as the draft quitclaim deed on file with the Clerk of the Board of
11 Supervisors in File No. 161240.

12
13 Section 3. Conditions to the Vacation Action; Reservation and Easements.

14 (a) The vacation of the Public Utility Easements shown on SUR Maps 2016-005, 2016-
15 011, 2016-013, 2016-015, and 2016-016 are subject to the reservation of non-exclusive
16 easements on the terms and conditions described in Section 1(n) above for the benefit of the
17 City for the utilities that are located in, upon, or over any portion of the Public Utility
18 Easements shown on SUR Maps 2016-005, 2016-011, 2016-013, 2016-015, and 2016-016 in
19 which the SFPUC's respective in-place and functioning utilities are located, to the extent
20 necessary to maintain, operate, repair, and remove existing lines of pipe and other convenient
21 structures, equipment and fixtures for the operation of such utilities and also the rights to trim
22 and cut down trees and brush that may be a hazard to the utilities. To the extent the non-
23 exclusive easements described in this Section 3(a) have not previously merged into a fee
24 interest held by the City, such non-exclusive easements reserved in this Section 3(a) shall be
25 automatically extinguished when such alternative replacement facilities are completed to the

1 satisfaction of the City Engineer and the Board of Supervisors accepts the facilities. The City
2 shall execute a quitclaim of any interest in any easement reserved under this Section 3(a) and
3 shall cause such quitclaim to be recorded against the subject property upon the fee title owner
4 demonstrating to the City that replacement utilities serving the affected area have been
5 substantially completed and operable. In the event a non-exclusive easement described in
6 this Section 3(a) has merged into the fee interest held by the City, such interest shall be
7 deemed to be automatically extinguished and conveyed at the time the fee interest is
8 conveyed by the City to the Project Sponsor or any other transferee pursuant to the
9 Development Agreement.

10 (b) The PIA shall provide that, prior the issuance of the first certificate of occupancy for
11 the first building constructed as part of Development Phase 1 of the Project, the Project
12 Sponsor shall perform those actions as reasonably required by the City (which may include,
13 but not be limited to, execution of a quitclaim deed or performance of a quiet title action) to
14 clarify that the City owns fee title to the public streets and/or the Public Utilities Easements in
15 the Parkmerced Development Project as of the date of issuance of the said certificate of
16 occupancy.

17 (c) Except as specifically provided in this ordinance and subject to the conditions set
18 forth in this Section 3 and in Section 4 of this ordinance, no easements or other rights are
19 reserved for any public utility facilities that are in place in the Public Utility Easements and any
20 rights based upon any such public utility facilities shall be extinguished upon the effectiveness
21 of the vacation hereunder.

22
23 Section 4. Execution of Quitclaim Deeds and Delegation to Director of Real Estate.

24 (a) The Board of Supervisors hereby authorizes the Director of Real Estate to execute
25 City quitclaim deeds to the Project Sponsor for those portions of the Public Utility Easements

1 to be conditionally vacated (as described in Section (1)(n)) upon satisfaction of the applicable
2 conditions set forth in Section (1)(n).

3 (b) The quitclaim deeds executed pursuant to this Section 4 shall include the
4 reservations of the non-exclusive easements to the City for City utilities described in Section
5 3. The Board hereby delegates to the Director of Real Estate, in cooperation with the County
6 Surveyor, the authority to prepare and record quitclaims pursuant to this ordinance so as to
7 fully implement the intent of this ordinance and to fully implement the Project.

8
9 Section 5. The Board of Supervisors hereby directs the Clerk of the Board of
10 Supervisors to transmit to the Director of PW certified copies of this ordinance, and the Board
11 of Supervisors hereby urges the Director of PW to proceed in the manner required by law.
12 The Clerk of the Board also is hereby directed to transmit to the Director of PW certified
13 copies of this ordinance so that this ordinance may be recorded together with any other
14 documents necessary to effectuate this ordinance.

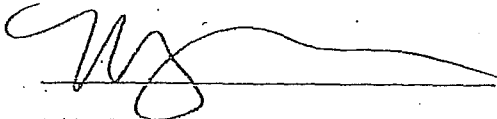
15
16 Section 6. The Mayor, Clerk of the Board, Director of Property, the General Manager
17 of the San Francisco Public Utilities Commission, and Director of PW are hereby authorized
18 and directed to take any and all actions which they or the City Attorney may deem necessary
19 or advisable in order to effectuate the purpose and intent of this ordinance (including, without
20 limitation, the filing of the ordinance in the Official Records of the City and County of San
21 Francisco, determination of the precise locations of the boundaries of quitclaims to be
22 prepared and recorded pursuant to this ordinance, confirmation of satisfaction of any of the
23
24
25

1 conditions to the effectiveness of the vacation of any portion of the Public Utility Easements
2 hereunder, and confirmation of the reservation of easements pursuant to Section 3(a) of this
3 ordinance and execution and delivery of any evidence of same, which shall be conclusive as
4 to the satisfaction of such conditions upon signature by any such City official or his or her
5 designee).

6
7 Section 7. Effective Date. This ordinance shall become effective 30 days after
8 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
9 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
10 of Supervisors overrides the Mayor's veto of the ordinance.

11
12 APPROVED AS TO FORM:
13 DENNIS J. HERRERA, City Attorney

14 By:



15 MARLENA BYRNE

16 n:\and\as2016\1500790\01150711.docx

LEGISLATIVE DIGEST

[San Francisco Public Utilities Commission Public Service Easement Vacation Order - Parkmerced Development Project]

Ordinance 1) ordering the conditional vacation of certain San Francisco Public Utilities Commission (SFPUC) public service easements that exist within Subphases 1A and 1B of the Parkmerced Development Project area, an approximately 152 acre site located in the Lake Merced District in the southwest corner of San Francisco and generally bounded by Vidal Drive, Font Boulevard, Pinto Avenue, and Serrano Drive to the north, 19th Avenue and Junipero Serra Boulevard to the east, Brotherhood Way to the south, and Lake Merced Boulevard to the west; 2) reserving easement rights in favor of the SFPUC, subject to conditions specified in this Ordinance; 3) delegating authority to the Director of Real Estate to execute certain quit claim deeds; 4) adopting findings under the California Environmental Quality Act; 5) adopting findings that the vacations are consistent with the Parkmerced Development Agreement, the General Plan, and the eight priority policies of Planning Code, Section 101.1; 6) directing the Clerk of the Board of Supervisors to make certain transmittals; and 7) authorizing actions by City officials in furtherance of this ordinance.

Existing Law

The Parkmerced Development Project ("Project") is a large, multi-phased project to redevelop an approximately 152 acre site located in the Lake Merced District in the southwest corner of San Francisco, generally bounded by Vidal Drive, Font Boulevard, Pinto Avenue, and Serrano Drive to the north, 19th Avenue and Junipero Serra Boulevard to the east, Brotherhood Way to the south, and Lake Merced Boulevard to the west. Among other things, the Project involves the realignment of various streets and public rights-of-way.

Amendments to Current Law

The proposed ordinance would conditionally vacate portions of certain public service easements for the first two subphases of the Project. Specifically, Subphases 1A and 1B of the Project involve the conditional vacation of certain public service easements (including sewer, storm drain, and water line easements) owned by the San Francisco Public Utilities Commission located within and outside of existing streets. The SFPUC Vacation Area is shown in Public Works (PW) SUR Map Nos. 2016-005, 2016-007, 2016-008, 2016-009, 2016-010, 2016-011, 2016-012, 2016-013, 2016-014, 2016-015, 2016-016, 2016-020, and 2016-021.

The proposed vacations implement the Project, which was approved by the Board of Supervisors in 2011, by, among other approvals, approval of a Development Agreement for the Project by Ordinance No. 89-11. For the public service easement vacation to become final, the Project Sponsor must provide PW with an acceptable Public Improvement

FILE NO. 161240

Agreement (PIA) with the City for all the improvements required by the Final Map for these phases of the Project, addressing, among other issues, security provisions and provide interim easements or licenses, so that the City can complete the improvements if the Project Sponsor fails to do so.

n:\land\as2016\1500790\01150866.docx



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: November 14, 2016
Case No. Case No. is 2016-014625GPR
SFPUC Public Easement Vacations for Parkmerced Mixed-Use
Development Project

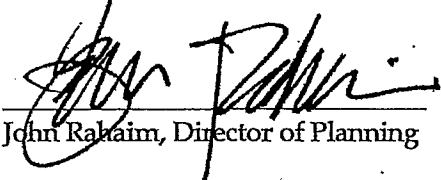
Block/Lot No.: 7303A, 7315, 7316, 7321, 7322, 7326, 7330, 7331, 7333E,
7335, 7344, 7345, 7345B, and 7366

Project Sponsor: Javier Rivera
Department of Public Works
1155 Market St, 3rd Floor
San Francisco, CA 94103

Applicant: Jim Abrams
One Maritime Plaza Suite 1900
San Francisco, CA 94110

Staff Contact: Ben Caldwell – 415.575.9131
Ben.caldwell@sfgov.org

Recommendation: Finding the project, on balance, is in conformity with
the General Plan

Recommended
By: 
John Rahaim, Director of Planning

PROJECT DESCRIPTION

The Project is the proposed SFPUC Public Easement Vacations for the Parkmerced Mixed-Use Development Project. The Parkmerced Project is a long-term mixed-use development program to comprehensively redevelop the existing residential Parkmerced site. Utility improvements are included as part of the project, including replacement of the majority of the existing water supply pipelines, construction of an on-site stormwater system, and construction of additional sewer pipelines to serve new buildings. These Parkmerced utility improvements would replace City and County of San Francisco (City) infrastructure.

In 2011, the City and County of San Francisco (City) and Parkmerced Investors Properties LLC entered into the Parkmerced Development Agreement, to which the San Francisco Public

Utilities Commission (SFPUC) provided consent by SFPUC Resolution No. 11-0091. In consenting to the Parkmerced Development Agreement, the SFPUC anticipated dedication of new water and wastewater infrastructure within public streets serving the Burdened Property and the Project (Replacement Infrastructure). The SFPUC owns water and sewer easements encumbering the Burdened Property (Existing Easements). Parkmerced Owner LLC is requesting that the City vacate the Existing Easements associated with the Burdened Property, and convey all of City's right, title, and interest in the Existing Easements to Parkmerced Owner LLC so that Parkmerced Owner LLC may proceed with its construction of Project Phases 1A and 1B.

The submittal is for a General Plan Referral to recommend whether the Project is in conformity with the General Plan, pursuant to Section 4.105 of the Charter, and Section 2A.52 and 2A.53 of the Administrative Code.

ENVIRONMENTAL REVIEW

The project received CEQA clearance under the Parkmerced Project EIR, certified by the Planning Commission on 2/10/11, Motion No. 18629, Case No. 2008.0021E.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is the proposed SFPUC Public Easement Vacations for the Parkmerced Mixed-Use Development Project. The Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 as described in the body of this letter and is, on balance, in-conformity with the following Objectives and Policies of the General Plan:

ENVIRONMENTAL PROTECTION ELEMENT

POLICY 14

Assure that all new development meets strict environmental quality standards and recognizes human needs.

The Parkmerced development will be a model for environmentally-friendly housing and mixed-use development. In particular, state-of-the-art stormwater and wastewater management infrastructure will be built and features used throughout the development. Most stormwater will be managed on-site, and a separate stormwater system will be created to manage stormwater on site. To achieve this, Parkmerced will own, manage, and be liable for certain of this infrastructure in perpetuity. Per the Parkmerced plan, development agreement, and the approval of the San Francisco Public Utilities Commission (SFPUC), this will require the dedication of new water and wastewater infrastructure in the public right-of-way throughout Parkmerced. Some existing San Francisco Public Utilities Commission (SFPUC) utility easements are planned to be conveyed to Parkmerced, which will fully own, maintain, and be liable for all new facilities built within these easements. SFPUC has approved the vacation of all of these easements.

POLICY 3.3

Implement plans to improve sewage treatment and halt pollution of the Bay and Ocean.

The reconstruction and rebuilding of much of the wastewater infrastructure within the Parkmerced development will improve the treatment of sewage and control of pollution in the southwest area of San Francisco. This reconstruction has been long planned with the understanding that some existing SF PUC easements would be vacated and turned over to Parkmerced to maintain in perpetuity.

POLICY 5.2

Exercise controls over development to correspond to the capabilities of the water supply and distribution system.

The redevelopment of Parkmerced will bring much needed new housing into San Francisco. The development has been planned to minimize the use of water to the greatest extent possible, and will not overly burden the capabilities of the water supply and distribution system.

COMMUNITY FACILITIES ELEMENT

POLICY 10.1

Provide facilities for treatment of storm and wastewater prior to discharge into the Bay or ocean. Locate such facilities according to the Wastewater and Solid Waste Facilities Plan.

The vision for the Parkmerced development provides for the full improvement and state-of-the-art upgrade of the wastewater and stormwater facilities in Parkmerced. Per the Parkmerced plan and development agreement, this will require the dedication of new water and wastewater infrastructure in the public right-of-way throughout Parkmerced. Some existing San Francisco Public Utilities Commission (SFPUC) utility easements are planned to be conveyed to Parkmerced, which will fully own, maintain, and be liable all new facilities built within these easements. SFPUC has approved the vacation of all of these easements.

COMMUNITY SAFETY ELEMENT

POLICY 1.11

Continue to promote green stormwater management techniques.

The Parkmerced development will be a model for green state-of-the-art stormwater management techniques. Extensive state-of-the-art infrastructure will be built and features used throughout the development, including a separate stormwater system to manage stormwater on site; most stormwater will be managed on-site. To achieve this, Parkmerced will own, manage, and be liable for certain of this infrastructure in perpetuity. Per the Parkmerced plan and development agreement, this will require the

dedication of new water and wastewater infrastructure in the public right-of-way throughout Parkmerced.

PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project, demolition and replacement of the Chinese Recreation Center, is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

Eight Priority Policies Findings

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

The proposed project is found to be consistent with the eight priority policies of Planning Code Section 101.1 in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

The Project would have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood.

The Project would have no adverse effect on the City's housing stock or on neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced.

The Project would have no adverse effect on the City's supply of affordable housing. The Parkmerced redevelopment project will significantly increase the amount of housing, including affordable housing, within San Francisco.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project would have no transportation impact.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for residential employment and ownership in these sectors be enhanced.

The Project would not affect the existing economic base in this area.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project would improve achieving the greatest possible preparedness against injury and loss of life in an earthquake. It would improve the City's ability to respond to injuries caused by earthquakes and other emergencies, by upgrading outdated critical infrastructure including water infrastructure.

7. That landmarks and historic buildings be preserved.

No buildings will be impacted by the project.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project would have no adverse effect on parks and open space or their access to sunlight and vista.

RECOMMENDATION:	Finding the Project, on balance, in-conformity with the General Plan
------------------------	---

Attachments:

SF PUC Real Estate Division Minutes, October 25, 2016, including resolution
Easement Vacation Maps
Easement Deeds and Trusts

cc: Josh Switzsky



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 185483

Determination to recommend the conditional vacation of certain San Francisco Public Utilities Commission public service easements that exist within Subphases 1A and 1B of the Parkmerced Development Project area, an approximately 152 acre site located in the Lake Merced District in the southwest corner of San Francisco and generally bounded by Vidal Drive, Font Boulevard, Pinto Avenue, and Serrano Drive to the north, 19th Avenue and Junipero Serra Boulevard to the east, Brotherhood Way to the south, and Lake Merced Boulevard to the west, pursuant to California Streets and Highways Code Sections 8300 *et seq.* and Public Works Code Section 787 subject to certain conditions.

WHEREAS, Public Works (PW) has determined that said easement is exclusive to the San Francisco Public Utility Commission (SFPUC); and

WHEREAS, The portions of the SFPUC easements to be vacated are in the Parkmerced Development Project area, an approximately 152 acre site located in the Lake Merced District in the southwest corner of San Francisco and generally bounded by Vidal Drive, Font Boulevard, Pinto Avenue, and Serrano Drive to the north, 19th Avenue and Junipero Serra Boulevard to the east, Brotherhood Way to the south, and Lake Merced Boulevard to the west, the areas to be vacated ("the Vacation Area"), are specifically shown on SUR Maps 2016-005, 2016-007, 2016-008, 2016-009, 2016-010, 2016-011, 2016-012, 2016-013, 2016-014, 2016-015, 2016-016, 2016-021, and 2016-022, all dated October 31, 2016; and

WHEREAS, The vacation of the Vacation Areas is necessary to implement the Project, to fulfill the objectives and requirements of the Development Agreement and fulfill the objectives of the Parkmerced Special Use District (Planning Code section 249.64). The proposed vacations and other actions contemplated herein implement the Project vested by the Project Approvals, including the construction of buildings and streets consistent with the Parkmerced Design Standards and Guidelines, the Parkmerced Transportation Plan, and the Parkmerced Infrastructure Report, all of which are incorporated by reference into the Development Agreement; and

WHEREAS, SFPUC staff has confirmed that the Vacation Areas will not be needed in the future; and

WHEREAS, On February 10, 2011, at a duly noticed public hearing, the Planning Commission certified the Final Environmental Impact Report ("Final EIR") for the Parkmerced Mixed-Use Development Project (the "Project"), by Motion No. 18269, finding that the Final EIR reflects the independent judgment and analysis of the City and County of San Francisco, is adequate,



accurate and objective, contains no significant revisions to the Draft EIR, and the content of the report and the procedures through which the Final EIR was prepared, publicized and reviewed comply with the provisions of the California Environmental Quality Act (California Public Resources Code Section 21000 et seq., "CEQA"), the State CEQA Guidelines (California Code of Regulations Title 14 Section 15000 et seq.), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"); and

WHEREAS, At the same hearing during which the Planning Commission certified the Final EIR, the Planning Commission by Motion No. 18270 adopted findings, as required by CEQA, regarding the alternatives, mitigation measures, and significant environmental effects analyzed in the Final EIR, a statement of overriding considerations for approval of the Project, and a proposed mitigation monitoring and reporting program (collectively, "CEQA Findings"); and

WHEREAS, On May 24, 2011, at a duly noticed public hearing, the San Francisco Board of Supervisors reviewed and considered the Final EIR on appeal. By Motion M11-83, the Board of Supervisors upheld the Planning Commission's certification of the Final EIR and found the Final EIR to be complete, adequate and objective and reflecting the independent judgment of the City and in compliance with CEQA and the State CEQA Guidelines; and

WHEREAS, On June 7, 2011, at a duly noticed public hearing, the Board of Supervisors considered the Project's approvals, which included amendments to the City's General Plan (approved by Ordinance No. 92-11), Zoning Map (approved by Ordinance No. 91-11), and Planning Code (approved by Ordinance No. 90-11), as well as approval of a Development Agreement, approved on June 7, 2011 by Ordinance No. 89-11 (the "Development Agreement") (collectively, the "Project Approvals"); and

WHEREAS, On February 20, 2015, Parkmerced Owner, LLC (together, with its successors and assigns, the "Project Sponsor") submitted three applications for tentative subdivision maps pursuant to the requirements of the California Subdivision Map Act for Subphases 1A and 1B of the Project. On August 21, 2015, Public Works ("PW") pursuant to PW Order No. 183946 conditionally approved such tentative maps: (1) Tentative Map No. 8530 requested approval to subdivide Assessor's Blocks 7326, 7330, 7331, 7364, 7365, 7366 and 7370 (Parkmerced Planning Blocks 20, 21S, and 22); (2) Tentative Map No. 8531 requested approval to subdivide Assessor's Block 7335 (Parkmerced Planning Block 6); and (3) Tentative Map No. 8532 requested approval to subdivide Assessor's Block 7308 (Parkmerced Planning Block 1) (collectively, the "Subphase 1A and 1B Tentative Maps"). The Project Sponsor is currently processing with PW the approval of a final subdivision map for each of the Subphase 1A and 1B Tentative Maps (each, a "Final Map"); and

WHEREAS, Subphases 1A and 1B of the Project involve the conditional vacation of certain public service easements (including sewer, storm drain, and water line easements) owned by the San Francisco Public Utilities Commission located within and outside of existing streets (the "Public Utility Easements"). The SFPUC Vacation Area is shown in Public Works SUR Map Nos. 2016-005, 2016-007, 2016-008, 2016-009, 2016-010, 2016-011, 2016-012, 2016-013, 2016-014, 2016-015, 2016-016, 2016-020, and 2016-021; and

WHEREAS, Pursuant to the California Streets and Highway Code, the Department of Public Works, Bureau of Street Use and Mapping (the "Department") has initiated the process to vacate the Vacation Area; and



WHEREAS, The public interest, convenience, and necessity require that, except as specifically provided herein, no other easements or other rights should be reserved by City for any public or private utilities or facilities that may be in place in the Vacation Area and that any rights based upon any such public or private utilities or facilities are unnecessary and should be extinguished; and

WHEREAS, Because certain of the easements will remain in use until specified times, no portion of the Public Utility Easements shall be vacated until the Project Sponsor provides PW with an acceptable Public Improvement Agreement ("PIA") pursuant to Section 1351 of the San Francisco Subdivision Code and the Subdivision Map Act for all improvements within the Final Map or required for development of the area shown in the Final Map prior to approval of a Final Map or issuance of a Street Improvement Permit for Subphases 1A or 1B of the Project, whichever is earlier. Such PIA shall address security provisions and provide interim easements or licenses via separate offer, such that the City can complete the improvements if the Project Sponsor fails to do so; and

WHEREAS, On October 25, 2016, after a duly noticed public hearing, the San Francisco Public Utilities Commission in Resolution No. 16-0224, determined that the Public Utility Easements were surplus and unnecessary for public utility purposes, and therefore recommended that the Board of Supervisors terminate and vacate such easements subject to the conditions in this ordinance and authorize the General Manager of the SFPUC to quitclaim these real property interests

WHEREAS, Pursuant to the Streets and Highways Code Section 892, the Department determines that the Vacation Area is unnecessary for non-motorized transportation because the Development Agreement requires the dedication and construction of an extensive street, bicycle path, pedestrian path, park, and trail system that is more extensive than the areas being vacated and that is designed to integrate with existing built streets in the adjacent neighborhoods; and

WHEREAS, The Director of Public Works for the City and County of San Francisco has determined the following:

1. The vacation is being carried out pursuant to the California Streets and Highways Code Sections 8300 et seq.
2. The vacation is being carried out pursuant to San Francisco Public Works Code Section 787.
3. The Vacation Areas to be vacated are shown on SUR Maps 2016-005, 2016-007, 2016-008, 2016-009, 2016-010, 2016-011, 2016-012, 2016-013, 2016-014, 2016-015, 2016-016, 2016-021, and 2016-022.
4. These vacations are necessary to implement the Project, to fulfill the objectives and requirements of the Development Agreement and fulfill the objectives of the Parkmerced Special Use District (Planning Code section 249.64).
5. Solely for those Public Utility Easements shown on SUR Maps 2016-005, 2016-011, 2016-013, 2016-015, and 2016-016, in the PW Order the PW Director determined that the public interest, convenience, and necessity require that the City reserve from the vacation of the Public Utility Easements shown on SUR Maps 2016-005, 2016-011, 2016-013, 2016-015, and 2016-016, non-exclusive easements for the benefit of the City for water main utilities located in, upon,



and over the Public Utility easements shown on SUR Maps 2016-005, 2016-011, 2016-013, 2016-015, and 2016-016 in which the SFPUC's in-place and functioning utilities are located as of the effective date of this ordinance, to the extent necessary to maintain, operate, repair, and remove existing lines of pipe and other convenient structures, equipment and fixtures for the operation by SFPUC of SFPUC utilities.

6. Project Sponsor shall provide PW with an acceptable Public Improvement Agreement ("PIA") pursuant to Section 1351 of the San Francisco Subdivision Code and the Subdivision Map Act for all improvements within the Final Map or required for development of area shown in the Final Map prior to recording a Final Map or issuance of a Street Improvement Permit for Subphases 1A or 1B of the Project, whichever is earlier. Such PIA shall address security provisions and provide interim easements or licenses via separate offer, such that the City can complete the improvements if Subdivider fails to do so.

8. Pursuant to the Streets and Highways Code Section 892, the Vacation Areas are not useful as a non-motorized transportation facility for the reasons set forth herein.

9. The Director of the Real Estate Division has negotiated a purchase and sale agreement and a quitclaim for the Vacation Area. Approval of the real estate transaction is a policy matter for the Board of Supervisors, subject to the requirements of the Development Agreement.

NOW THEREFORE BE IT ORDERED THAT,

The Director approves all of the following documents either attached hereto or referenced herein:

1. Ordinance to vacate the Vacation Area;
2. SUR Map Nos. 2016-005, 2016-007, 2016-008, 2016-009, 2016-010, 2016-011, 2016-012, 2016-013, 2016-014, 2016-015, 2016-016, 2016-021, and 2016-022

The Director recommends that the Board of Supervisors move forward with the legislation to vacate said Vacation Area subject to obtaining a finding of General Plan consistency from the City Planning Department.

The Director recommends the Board of Supervisors approve all actions set forth herein with respect to this vacation. The Director further recommends the Board of Supervisors authorize the Mayor, Clerk of the Board, Director of Property, County Surveyor, and Director of Public Works to take any and all actions which they or the City Attorney may deem necessary or advisable in order to effectuate the purpose and intent of this Ordinance.

11/21/2016

11/21/2016

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor
Signed by: Storrs, Bruce

X Mohammed Nuru

Nuru, Mohammed
Director
Signed by: Nuru, Mohammed



25689

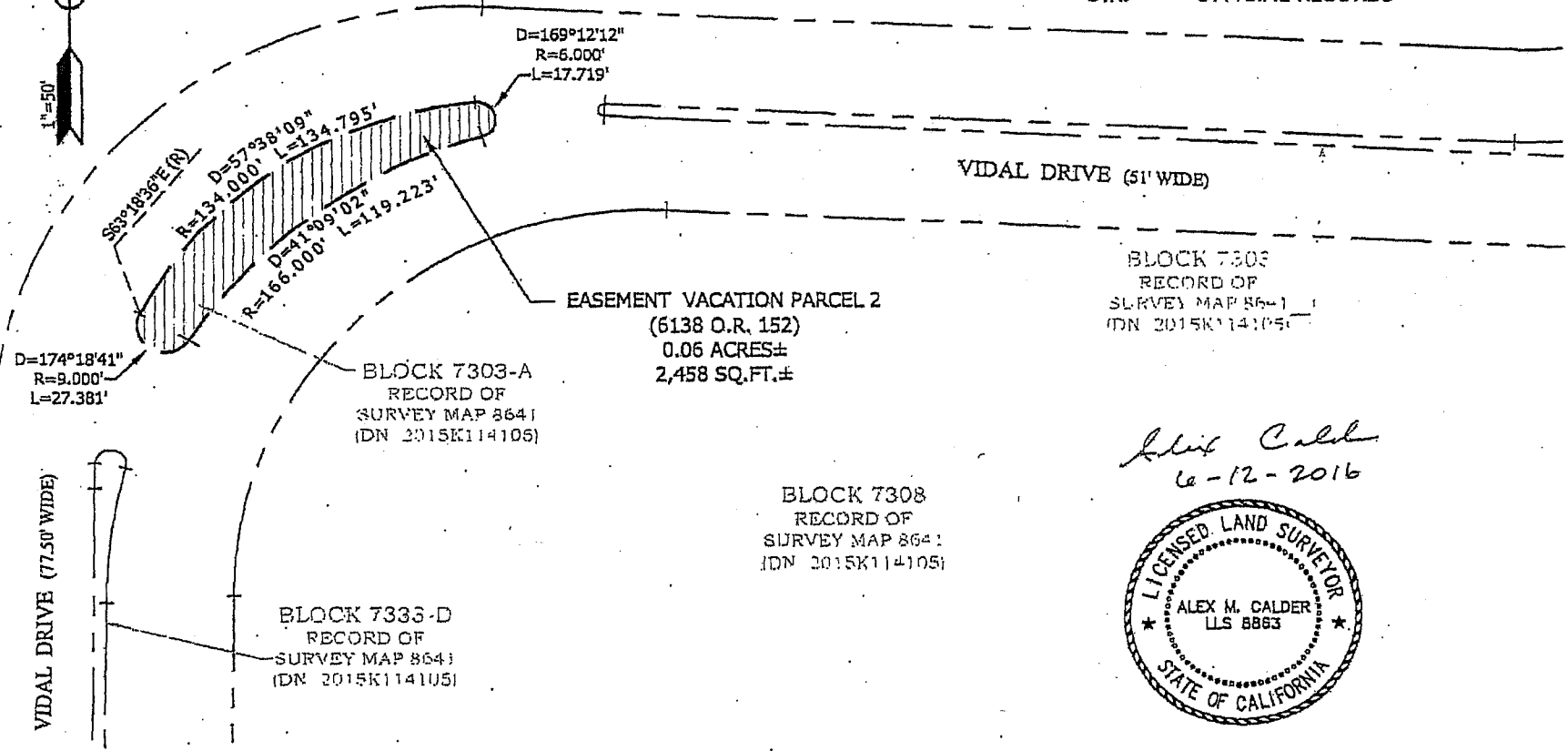


BLOCK 7303
RECORD OF
SURVEY MAP 8641
(DN 2015K114105)

= AREA TO BE VACATED

--- EXISTING BOUNDARY
--- EASEMENT

DN. = DOCUMENT NUMBER
O.R. = OFFICIAL RECORDS



EASEMENT VACATION PARCEL 2
(6138 O.R. 152)
0.06 ACRES±
2,458 SQ.FT.±

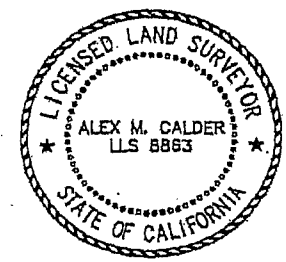
BLOCK 7303-A
RECORD OF
SURVEY MAP 8641
(DN 2015K114105)

BLOCK 7303
RECORD OF
SURVEY MAP 8641
(DN 2015K114105)

BLOCK 7308
RECORD OF
SURVEY MAP 8641
(DN 2015K114105)

BLOCK 7333-D
RECORD OF
SURVEY MAP 8641
(DN 2015K114105)

Alex Calder
6-12-2016



REFERENCES:
-ROS MAP 8641, DN.
2015K114105
-6138 O.R. 152

Bruce R. Storrs
BRUCE R. STORRS
CITY AND COUNTY SURVEYOR

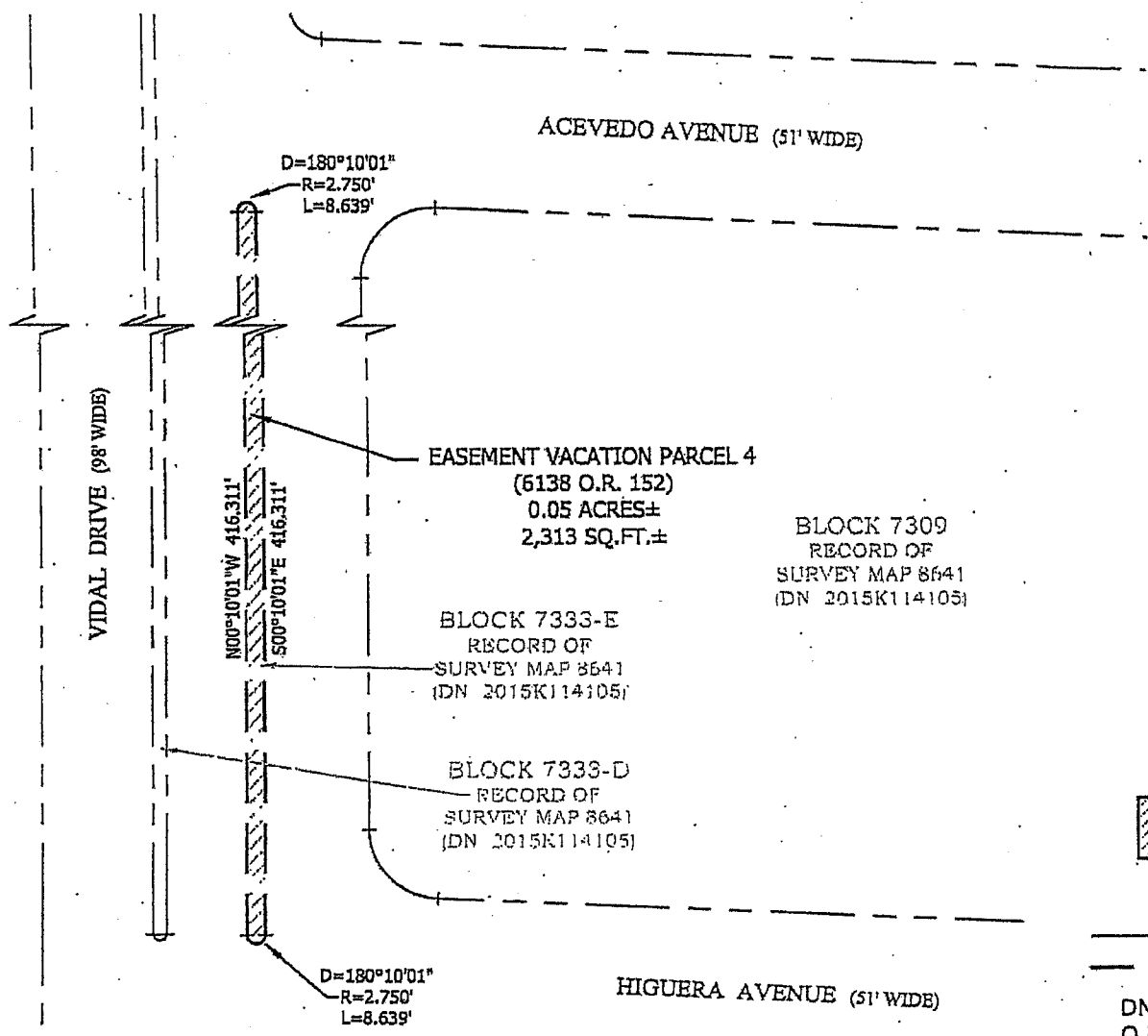
10/31/2016
DATE

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
EASEMENT VACATION OF BLOCK 7303-A
OF RECORD OF SURVEY MAP 8641

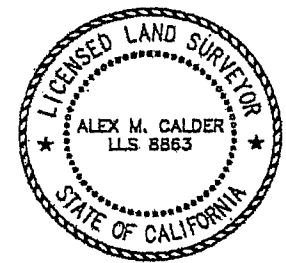
FILE
SUR: 2016-005

SHEET 1 OF 1 SCALE 1"=50'

18839



Alex Calder
6-12-2016



 = AREA TO BE VACATED

----- EXISTING BOUNDARY
 - - - - - EASEMENT

DN. = DOCUMENT NUMBER
 O.R. = OFFICIAL RECORDS

REFERENCES:
 -ROS MAP 8641, DN.
 2015K114105
 -6138 O.R. 152

Bruce R. Storr
 BRUCE R. STORRS
 CITY AND COUNTY SURVEYOR

10/31/2016
 DATE

CITY AND COUNTY OF SAN FRANCISCO
 DEPARTMENT OF PUBLIC WORKS
 EASEMENT VACATION OF BLOCK 7333-E
 OF RECORD OF SURVEY MAP 8641

FILE:
 SUR: 2016-007

SHEET 1 OF 1 SCALE 1"=50'

BLOCK 7309
RECORD OF
SURVEY MAP 8641
(DN. 2015K114105)

BLOCK 7335
RECORD OF
SURVEY MAP 8641
(DN. 2015K114105)

HIGUERA AVENUE
(51' WIDE)

EASEMENT VACATION PARCEL 12
(PARCEL SIX)
(6138 O.R. 152)
0.13 ACRES±
5,825 SQ.FT.±

BLOCK 7309-A
RECORD OF
SURVEY MAP 8641
(DN. 2015K114105)

ARBALLO DRIVE
(51' WIDE)

D=0°10'30" R=3278.500' L=10.014'
D=1°20'30" R=3278.500' L=76.771'

N02°25'58"E
119.625'

S87°34'02"E
52.549'

N87°34'02"W
52.555'

N86°03'02"W (R)

10.00'

S84°47'02"E 530.121'

N84°47'02"W 529.879'

S05°12'58"W
10.000'



HIGUERA AVENUE
(51' WIDE)

BLOCK 7334
RECORD OF
SURVEY MAP 8641
(DN. 2015K114105)

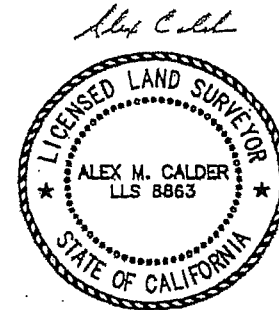
BLOCK 7335
RECORD OF
SURVEY MAP 8641
(DN. 2015K114105)



= AREA TO BE VACATED

--- EXISTING BOUNDARY
--- EASEMENT

DN. = DOCUMENT NUMBER
O.R. = OFFICIAL RECORDS



10-25-2016

REFERENCES:

-ROS MAP 8641, DN.
2015K114105
-6138 O.R. 152

Bruce R. Storrs
BRUCE R. STORRS
CITY AND COUNTY SURVEYOR

10/31/2016
DATE

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

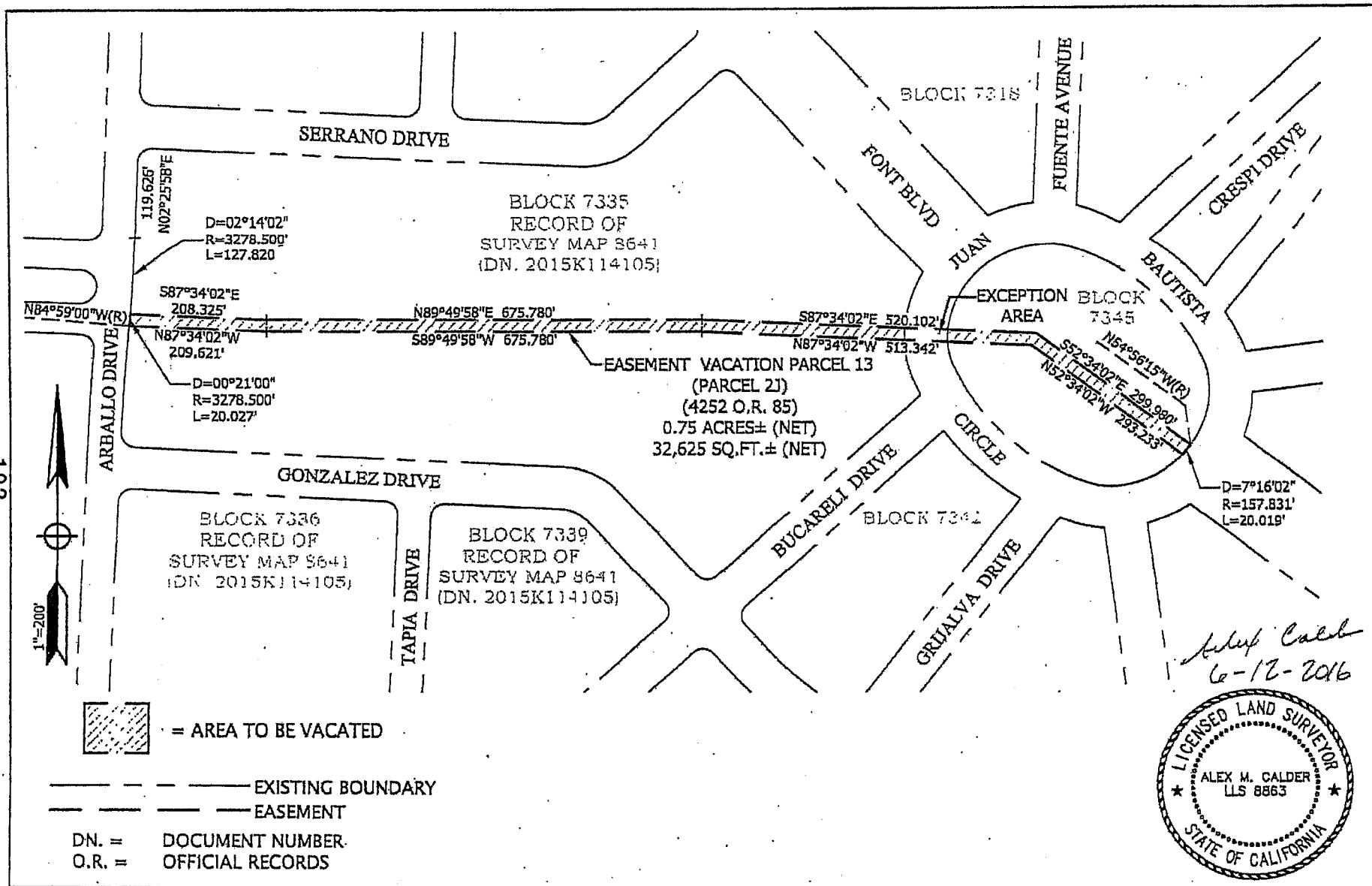
EASEMENT VACATION OF A PORTION OF BLOCK 7335
OF RECORD OF SURVEY MAP 8641

FILED
SUR: 2016-008

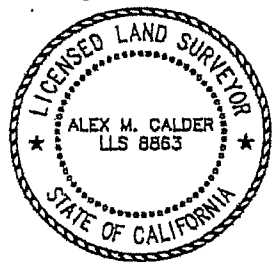
SHEET 1 OF 1

SCALE 1"=50'

19341



Alex Calder
6-12-2016



= AREA TO BE VACATED

--- EXISTING BOUNDARY
 --- EASEMENT

DN. = DOCUMENT NUMBER.
 O.R. = OFFICIAL RECORDS

REFERENCES:
 -ROS MAP 8641, DN.
 2015K114105
 -4252 O.R. 85

Bruce R. Storrs
 BRUCE R. STORRS
 CITY AND COUNTY SURVEYOR

10/31/2016
 DATE

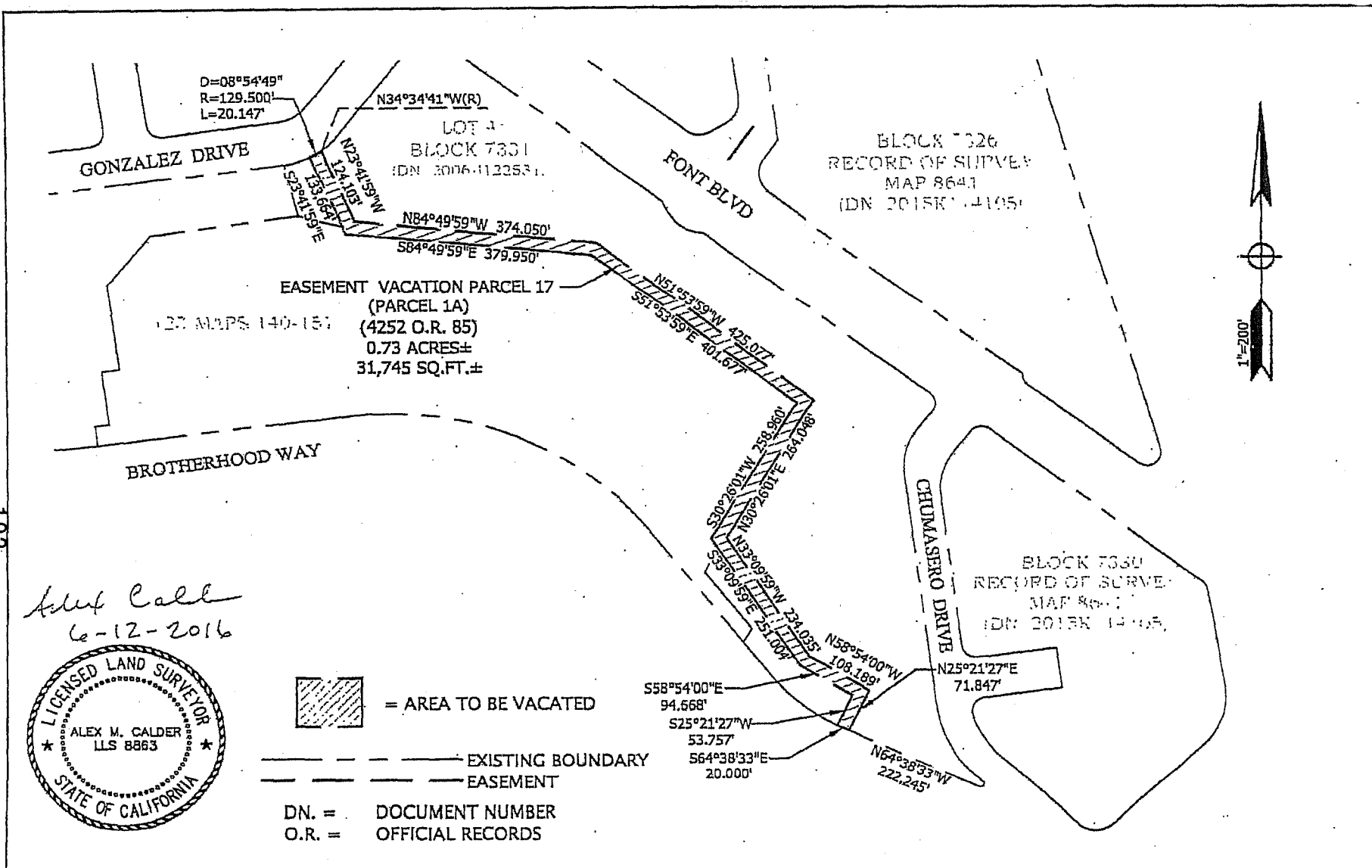
CITY AND COUNTY OF SAN FRANCISCO
 DEPARTMENT OF PUBLIC WORKS

EASEMENT VACATION OF A PORTION OF BLOCKS 7335 AND 7345.
 OF RECORD OF SURVEY MAP 8641

FILE
 SUR: 2016-009

SHEET 1 OF 1 SCALE 1"=200'

2542



Refer Call
6-12-2016



= AREA TO BE VACATED

--- EXISTING BOUNDARY

--- EASEMENT

DN. = DOCUMENT NUMBER

O.R. = OFFICIAL RECORDS

REFERENCES:
-ROS MAP 8641, DN. 2015K114105
-4252 O.R. 85
-FINAL MAP 4875, 123 MAPS, 140-151

Bruce R. Sporr
BRUCE R. SPORR
CITY AND COUNTY SURVEYOR

10/31/2016
DATE

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS		
EASEMENT VACATION OF A PORTION OF LOT 4 BLOCK 7331, OF FINAL MAP 4875		
FILE: SUR: 2016-010	SHEET 1 OF 1	SCALE 1"=50'

HOLLOWAY AVENUE (80' WIDE)

D=66°45'02"
R=6,500'
L=7,573'

N02°25'58"E
20,578'
26,840'
S10°51'42"W

EASEMENT VACATION PARCEL 18
AREA 1
46 SQ.FT.±

BLOCK 7315
RECORD OF
SURVEY MAP 8641
(DN. 2015K114105)

VARELA AVENUE
(51' WIDE)

NINETEENTH AVENUE
(WIDTH VARIES)



= AREA TO BE VACATED

--- EXISTING BOUNDARY
--- EASEMENT

DN. = DOCUMENT NUMBER
O.R. = OFFICIAL RECORDS

EASEMENT VACATION
PARCEL 18
AREA 2
0.01 ACRES±
459 SQ.FT.±

BLOCK 7316
RECORD OF
SURVEY MAP 8641
(DN. 2015K114105)

S53°57'26"W(R)
D=38°28'32"
R=22,000'
L=14,774'

64,702'
N10°51'42"E

D=45°00'00"
R=36,000'
L=28,274'

BLOCK 7345-C
RECORD OF
SURVEY MAP 8641
(DN. 2015K114105)

CARDENAS AVENUE
(51' WIDE)

EASEMENT VACATION
PARCEL 18
AREA 3
0.01 ACRES±
580 SQ.FT.±

N47°25'58"E
28,940'

43,153'
S10°51'42"W

N17°29'51"W(R)

BLOCK 7345B
RECORD OF
SURVEY MAP 8641
(DN. 2015K114105)

CRESPI DRIVE
(51' WIDE)

BLOCK 7317
RECORD OF
SURVEY MAP 8641
(DN. 2015K114105)

Alex Calder
6-12-2016



REFERENCES:

-ROS MAP 8641, DN.
2015K114105
-3694 O.R. 271

Bruce R. Storrs
BRUCE R. STORRS
CITY AND COUNTY SURVEYOR

10/31/2016
DATE

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

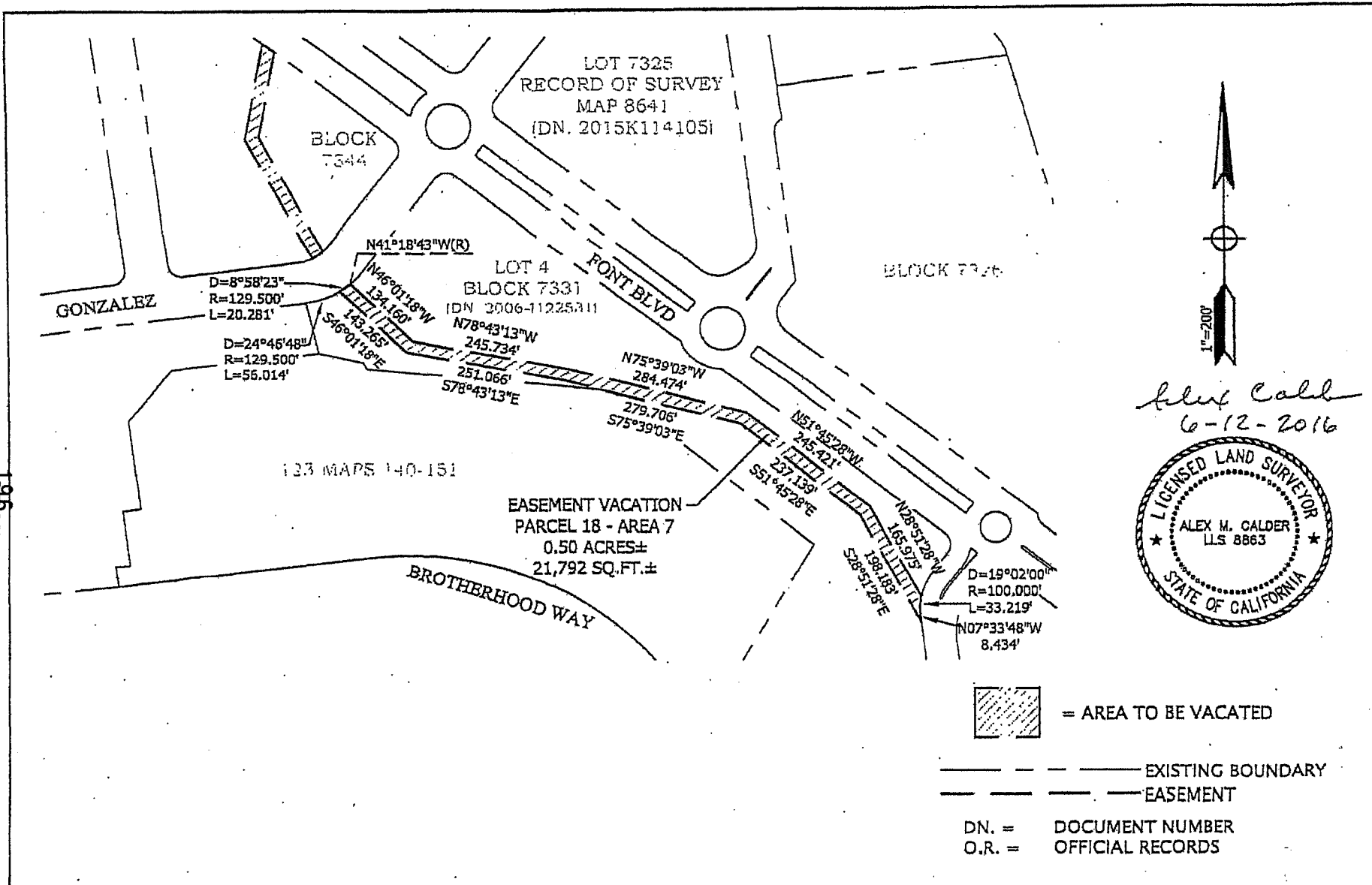
EASEMENT VACATION OF A PORTION OF BLOCK 7315, 7316 AND 7345B, 7321, 7322,
7344, LOT 4 BLOCK 7331, 7330 OF RECORD OF SURVEY MAP 8641

FILE:
SUR: 2016-011


SHEET 1 OF 5

SCALE 1"=50'

12843



REFERENCES:
 -ROS MAP 8641, DN.
 2015K114105
 -3694 O.R. 271
 -FINAL MAP 4875,
 123 MAPS, 140-151

See Sheet 1 
 BRUCE R. STORRS
 CITY AND COUNTY SURVEYOR

10/31/16
 DATE

CITY AND COUNTY OF SAN FRANCISCO
 DEPARTMENT OF PUBLIC WORKS

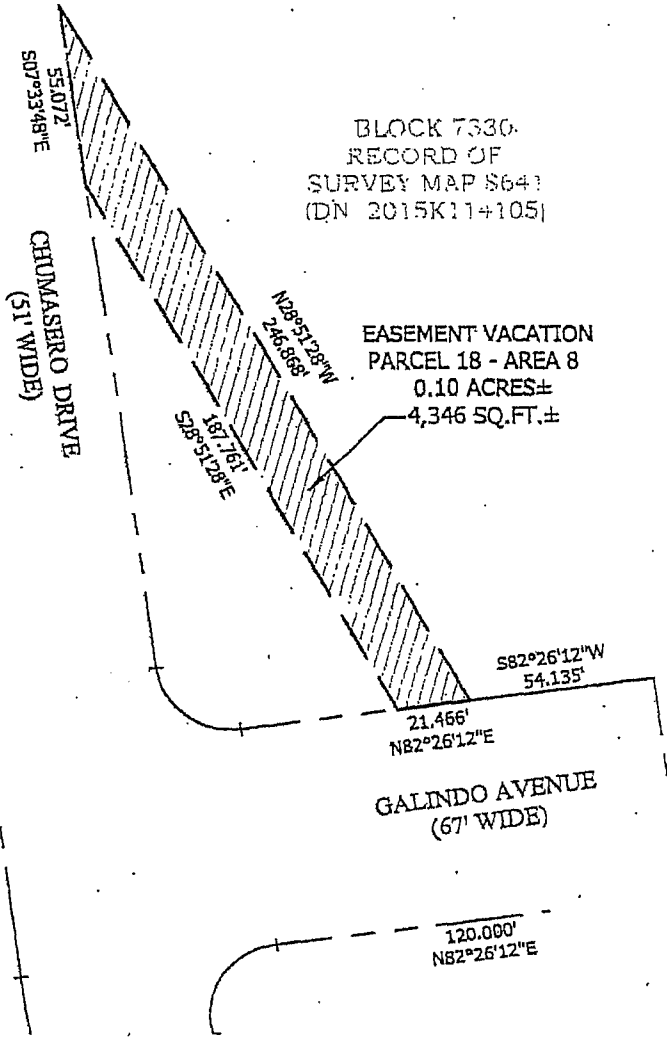
EASEMENT VACATION OF A PORTION OF BLOCK 7315, 7316 AND 7345B, 7321, 7322,
 7344, LOT 4 BLOCK 7331, 7330 OF RECORD OF SURVEY MAP 8641

FILE:
 SUR: 2016-011

SHEET 3 OF 5 SCALE 1"=200'

2888

BLOCK 7330
RECORD OF
SURVEY MAP 8641
(DN 2015K114105)



EASEMENT VACATION
PARCEL 18 - AREA 8
0.10 ACRES±
4,346 SQ.FT.±

Alex Calder
6-12-2016

= AREA TO BE VACATED

--- EXISTING BOUNDARY
- - - EASEMENT

DN. = DOCUMENT NUMBER
O.R. = OFFICIAL RECORDS

REFERENCES:
-ROS MAP 8641, DN.
2015K114105
-3694 O.R. 271

See Sheet 1 *10/31/16*
BRUCE R. STORRS
CITY AND COUNTY SURVEYOR

DATE

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

EASEMENT VACATION OF A PORTION OF BLOCK 7315, 7316 AND 7345B, 7321, 7322,
7344, LOT 4 BLOCK 7331, 7330 OF RECORD OF SURVEY MAP 8641

FILE:
SUR: 2016-011

SHEET 4 OF 5 SCALE 1"=50'

BLOCK 7330
RECORD OF
SURVEY MAP 8641
(DN. 2015K114105)

GALINDO AVENUE
(67' WIDE)

EASEMENT VACATION
PARCEL 18 - AREA 9
0.11 ACRES±
4,782 SQ.FT.±

BLOCK 7330
RECORD OF
SURVEY MAP 8641
(DN 2015K114105)

CHUMASERO DRIVE
(51' WIDE)

D=0°54'39"
R=106.731'
L=1.697'




= AREA TO BE VACATED

--- EXISTING BOUNDARY
--- EASEMENT

DN. = DOCUMENT NUMBER
O.R. = OFFICIAL RECORDS

REFERENCES:

-ROS MAP 8641, DN.
2015K114105
-3694 O.R. 271

See Sheet 1 
BRUCE R. STORRS
CITY AND COUNTY SURVEYOR

10/31/16
DATE

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

EASEMENT VACATION OF A PORTION OF BLOCK 7315, 7316 AND 7345B, 7321, 7322,
7344, LOT 4 BLOCK 7331, 7330 OF RECORD OF SURVEY MAP 8641

FILE
SUR: 2016-011

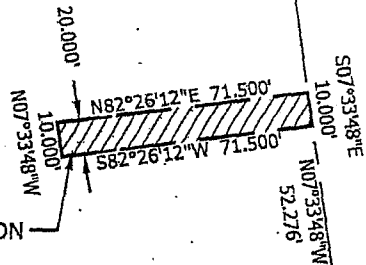
SHEET 5 OF 5

SCALE 1"=50'

2897

LOT 4 BLOCK 7331
(DN. 2006-1122531)

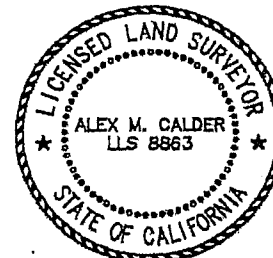
BLOCK 7330
RECORD OF
SURVEY MAP 8641
(DN. 2015K114105)



EASEMENT VACATION
PARCEL 19
(PARCEL FIVE)
(6138 O.R. 152)
0.02 ACRES±
715 SQ.FT.±

CHUMASERO DRIVE (51' WIDE)

GALINDO AVENUE
(67' WIDE)



10-25-2016

BROTHERHOOD WAY (WIDTH VARIES)

D=39,988.00"
R=200,000"
L=138.346'



= AREA TO BE VACATED

--- EXISTING BOUNDARY
--- EASEMENT

DN. = DOCUMENT NUMBER
O.R. = OFFICIAL RECORDS

REFERENCES:

-ROS MAP 8641, DN.
2015K114105
-6138 O.R. 152
-FINAL MAP 4875,
123 MAPS, 140-151

Bruce R. Storrs
BRUCE R. STORRS
CITY AND COUNTY SURVEYOR

10/31/2016
DATE

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

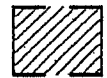
EASEMENT VACATION OF A PORTION OF LOT 4
BLOCK 7331 OF FINAL MAP 4875

FILED
SUR: 2016-012

SHEET 1 OF 1

SCALE 1"=50'

2549



= AREA TO BE VACATED

--- EXISTING BOUNDARY
--- EASEMENT

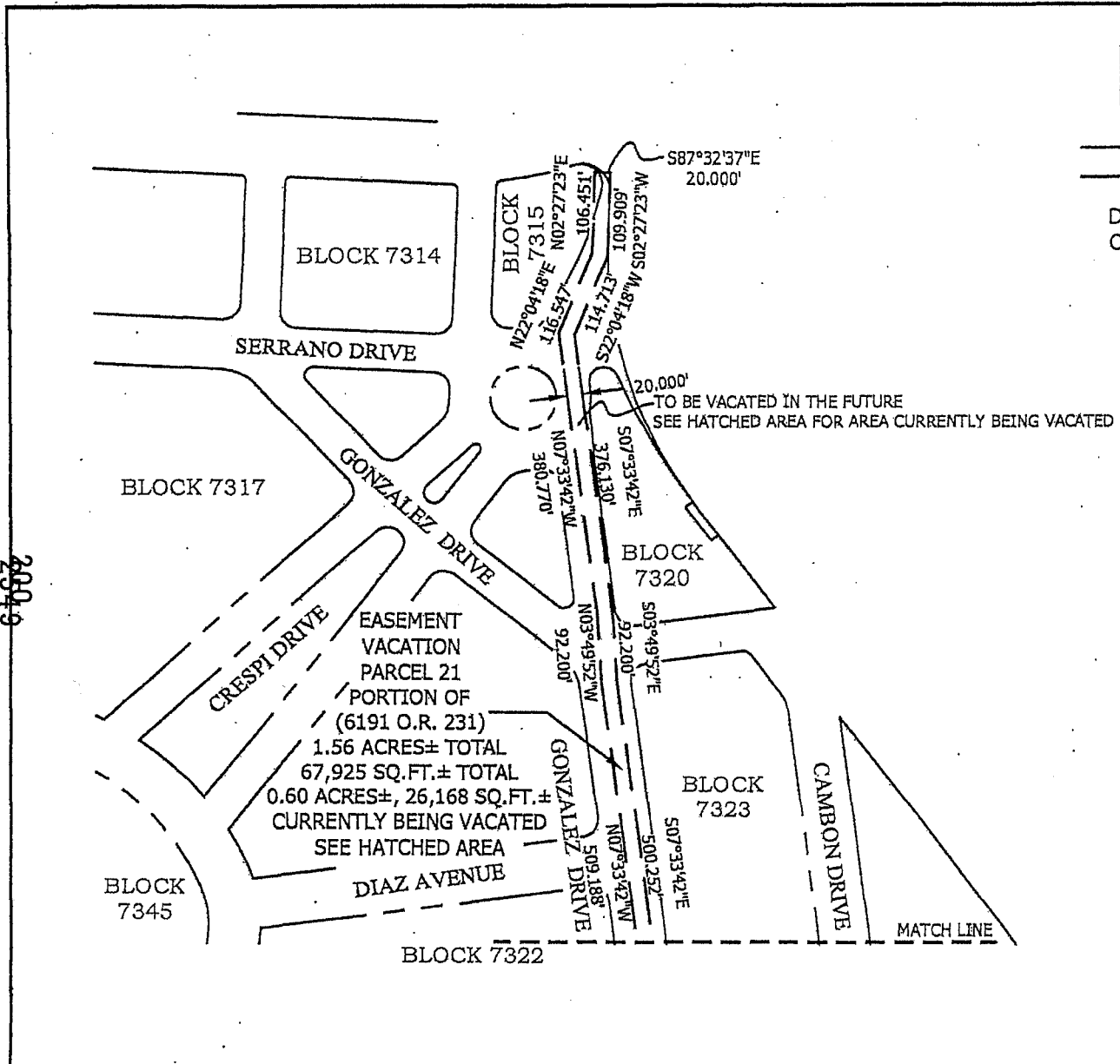
DN. = DOCUMENT NUMBER
O.R. = OFFICIAL RECORDS



Alex Calder



10-25-2016



2016

REFERENCES:
-ROS MAP 8641, DN.
2015K114105
-6191 O.R. 231

Bruce R. Storrs
BRUCE R. STORRS
CITY AND COUNTY SURVEYOR

10/31/2016
DATE

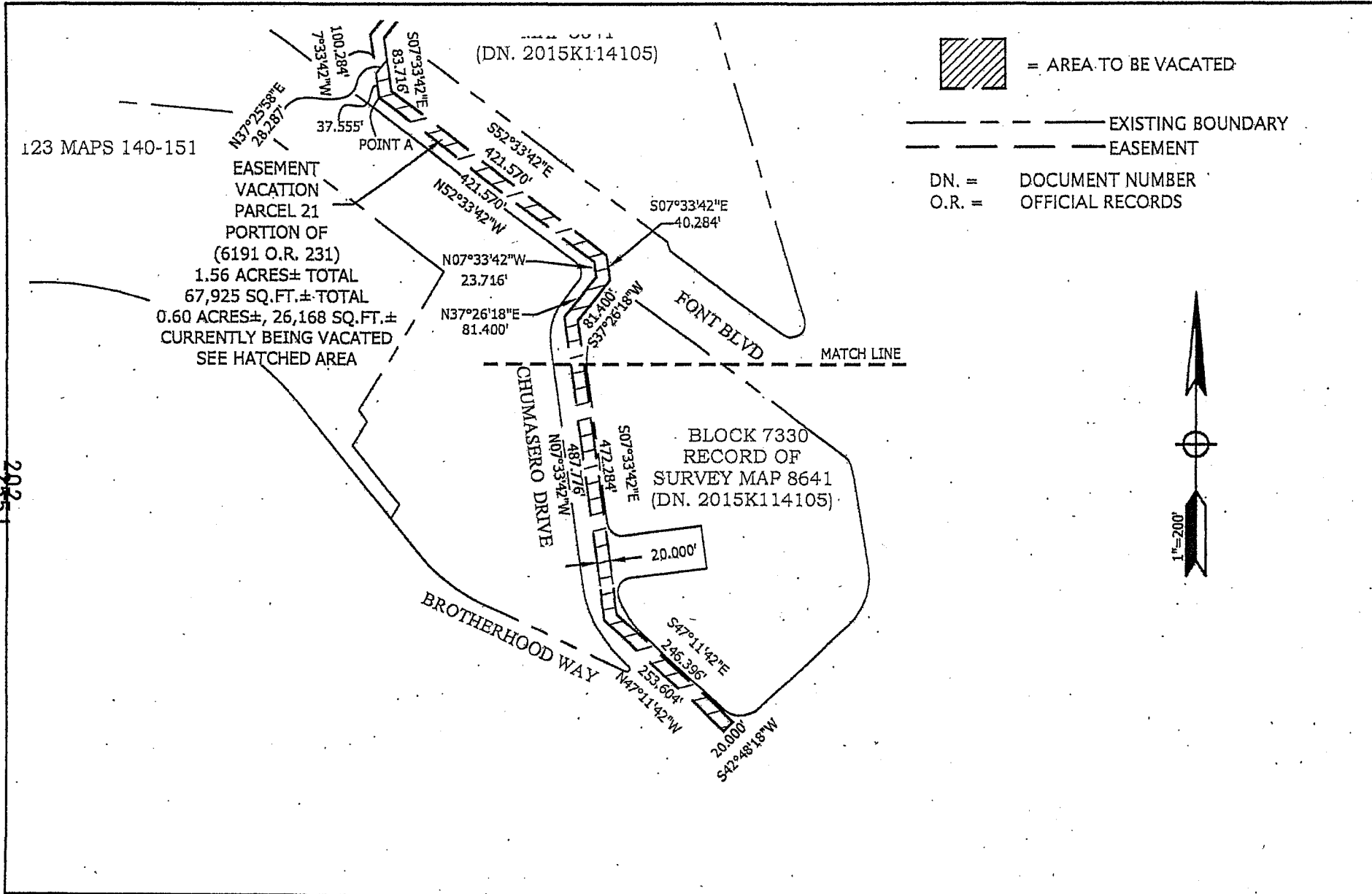
CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

EASEMENT VACATION OF A PORTION 6191 O.R. 231

PLB
SUR 6-013

SHEET 1 OF 3

SCALE 1"=200'



= AREA TO BE VACATED

--- EXISTING BOUNDARY
 --- EASEMENT

DN. = DOCUMENT NUMBER
 O.R. = OFFICIAL RECORDS




123 MAPS 140-151

EASEMENT VACATION
 PARCEL 21
 PORTION OF
 (6191 O.R. 231)
 1.56 ACRES± TOTAL
 67,925 SQ.FT.± TOTAL
 0.60 ACRES±, 26,168 SQ.FT.±
 CURRENTLY BEING VACATED
 SEE HATCHED AREA

BLOCK 7330
 RECORD OF
 SURVEY MAP 8641
 (DN. 2015K114105)

REFERENCES:

-ROS MAP 8641, DN.
 2015K114105
 -6191 O.R. 231

See Sheet 1 
 BRUCE R. STORRS
 CITY AND COUNTY SURVEYOR

10/31/16
 DATE

CITY AND COUNTY OF SAN FRANCISCO
 DEPARTMENT OF PUBLIC WORKS

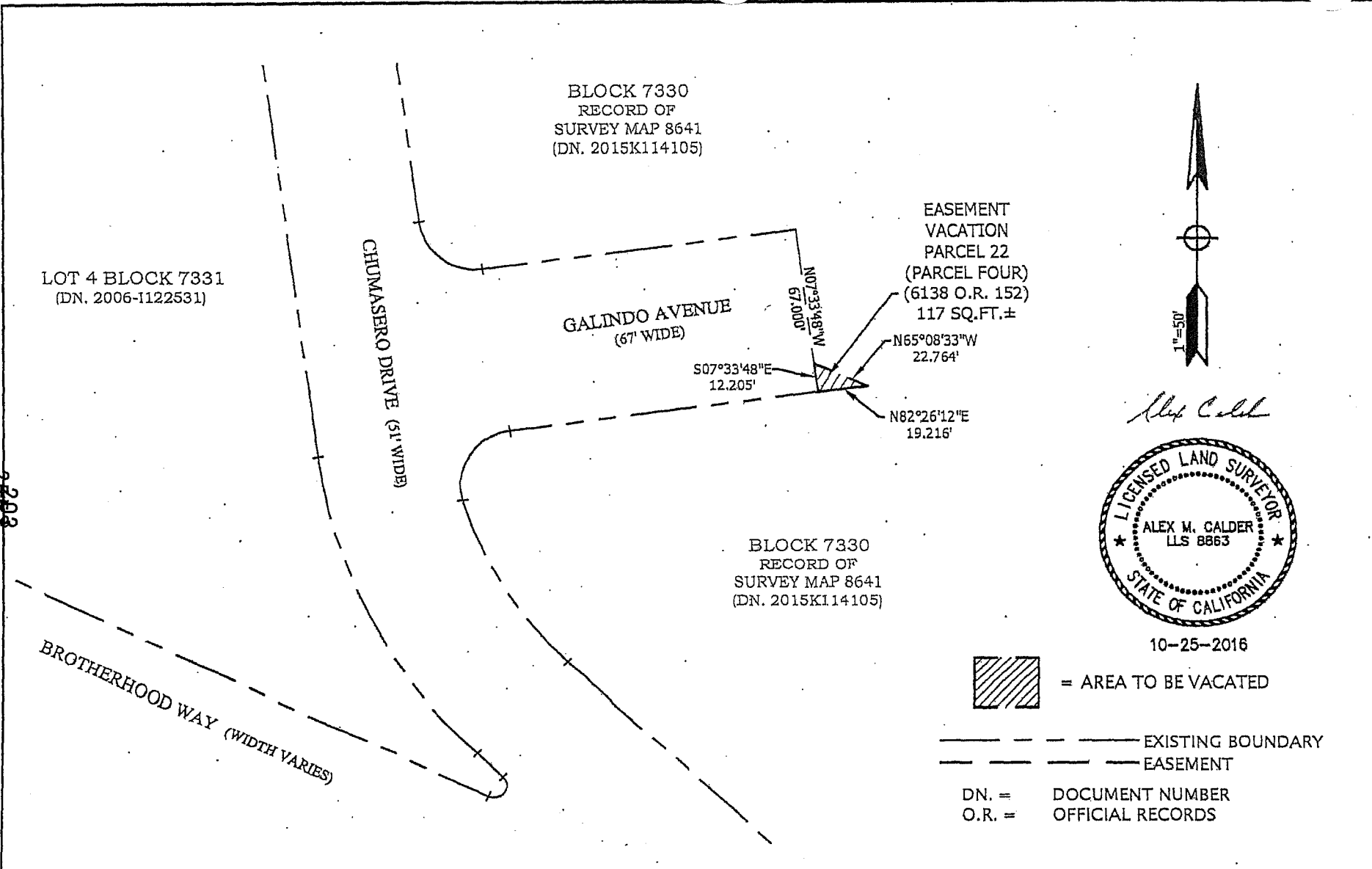
EASEMENT VACATION OF A PORTION 6191 O.R. 231

F.I.D.
 SUP 16-013

SHEET 3 OF 3

SCALE 1"=200'

22351



REFERENCES:
-ROS MAP 8641, DN.
2015K114105
-6138 O.R. 152

Bruce R. Storrs
BRUCE R. STORRS
CITY AND COUNTY SURVEYOR

10/31/2016
DATE

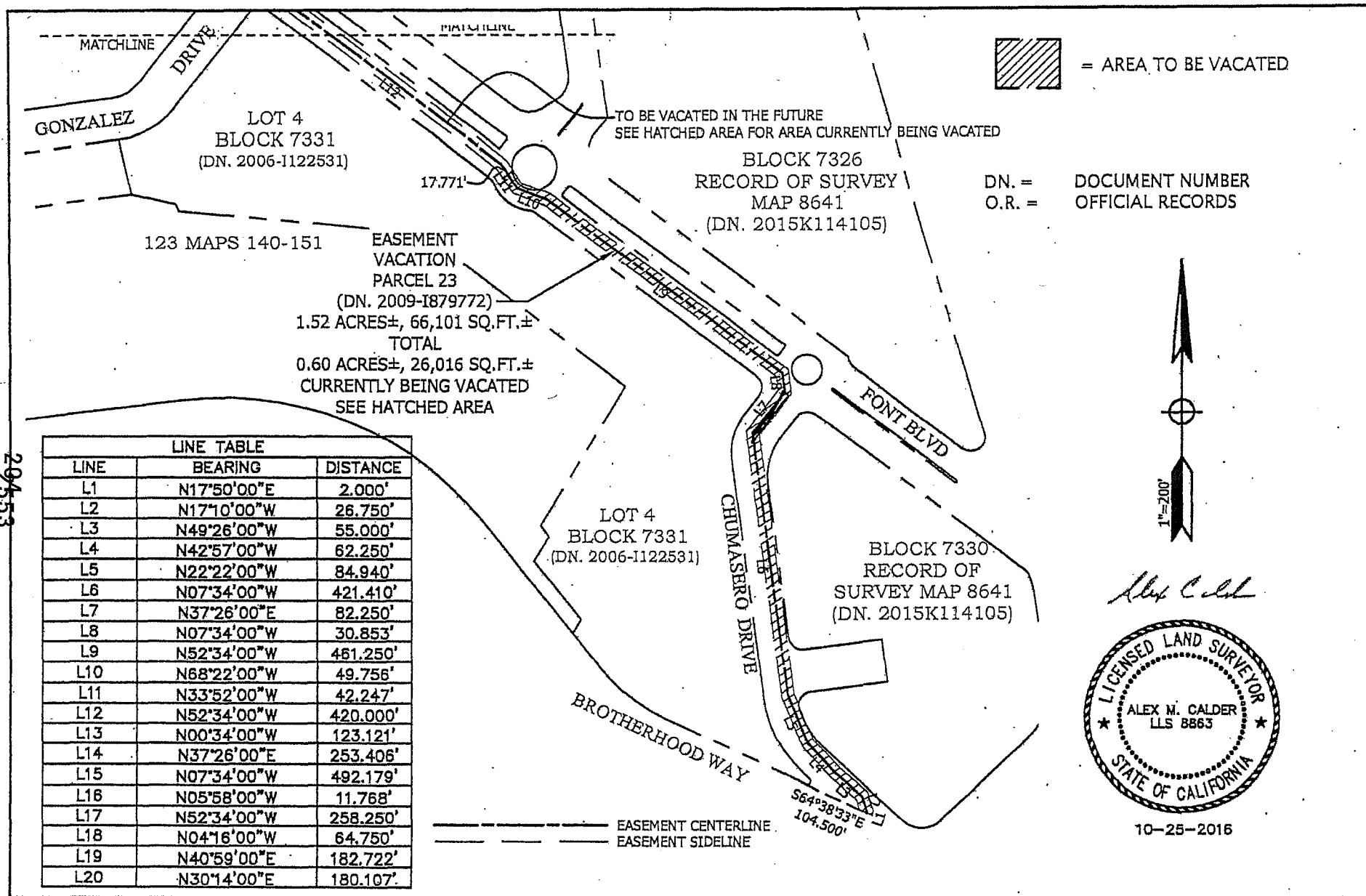
CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

EASEMENT VACATION OF A PORTION OF BLOCK 7330
OF RECORD OF SURVEY MAP 8641

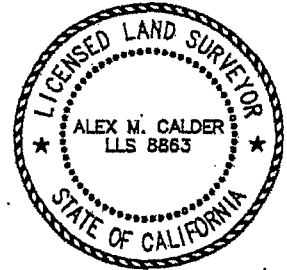
FILE
SUR: 2016-014

SHEET 1 OF 1

SCALE 1"=200'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N17°50'00"E	2.000'
L2	N17°10'00"W	26.750'
L3	N49°26'00"W	55.000'
L4	N42°57'00"W	62.250'
L5	N22°22'00"W	84.940'
L6	N07°34'00"W	421.410'
L7	N37°26'00"E	82.250'
L8	N07°34'00"W	30.853'
L9	N52°34'00"W	461.250'
L10	N68°22'00"W	49.756'
L11	N33°52'00"W	42.247'
L12	N52°34'00"W	420.000'
L13	N00°34'00"W	123.121'
L14	N37°26'00"E	253.406'
L15	N07°34'00"W	492.179'
L16	N05°58'00"W	11.768'
L17	N52°34'00"W	258.250'
L18	N04°16'00"W	64.750'
L19	N40°59'00"E	182.722'
L20	N30°14'00"E	180.107'



10-25-2016

20453

REFERENCES:
-ROS MAP 8641, DN. 2015K114105
-DN. 2009-1879772

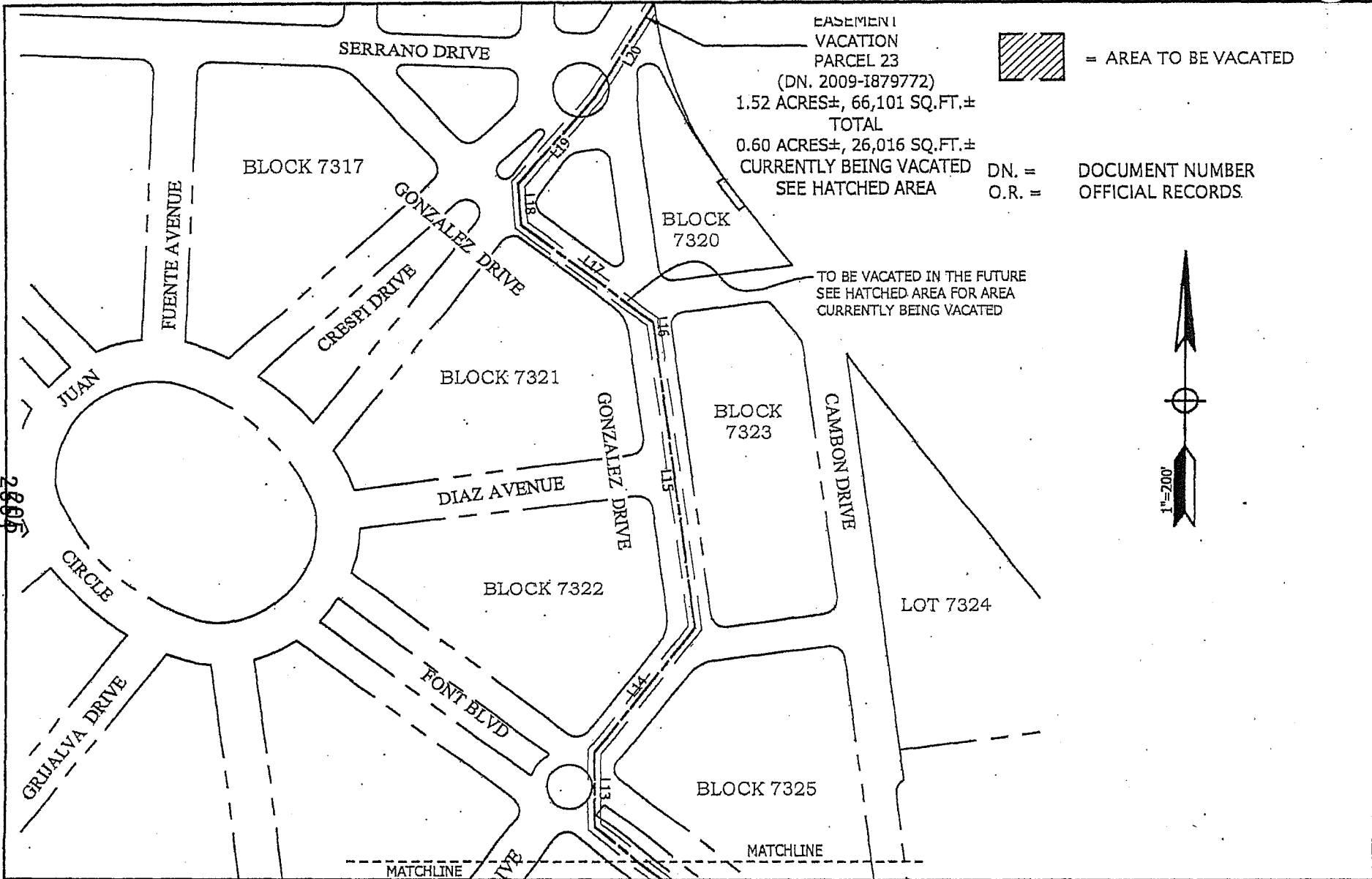
Bruce R. Storrs
BRUCE R. STORRS
CITY AND COUNTY SURVEYOR

10/31/2016
DATE

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

EASEMENT VACATION OF A PORTION OF DN 2009-1879772

FILED SUI 16-015 SHEET 1 OF 2 SCALE 1"=20



EASEMENT
 VACATION
 PARCEL 23
 (DN. 2009-1879772)
 1.52 ACRES±, 66,101 SQ.FT.±
 TOTAL
 0.60 ACRES±, 26,016 SQ.FT.±
 CURRENTLY BEING VACATED
 SEE HATCHED AREA



= AREA TO BE VACATED

DN. = DOCUMENT NUMBER
 O.R. = OFFICIAL RECORDS

TO BE VACATED IN THE FUTURE
 SEE HATCHED AREA FOR AREA
 CURRENTLY BEING VACATED



REFERENCES:
 -ROS MAP 8641, DN.
 2015K114105
 -DN. 2009-1879772

See Sheet 1
 BRUCE R. STORRS
 CITY AND COUNTY SURVEYOR

70/31/16
 DATE

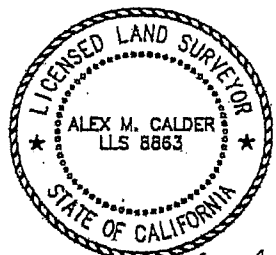
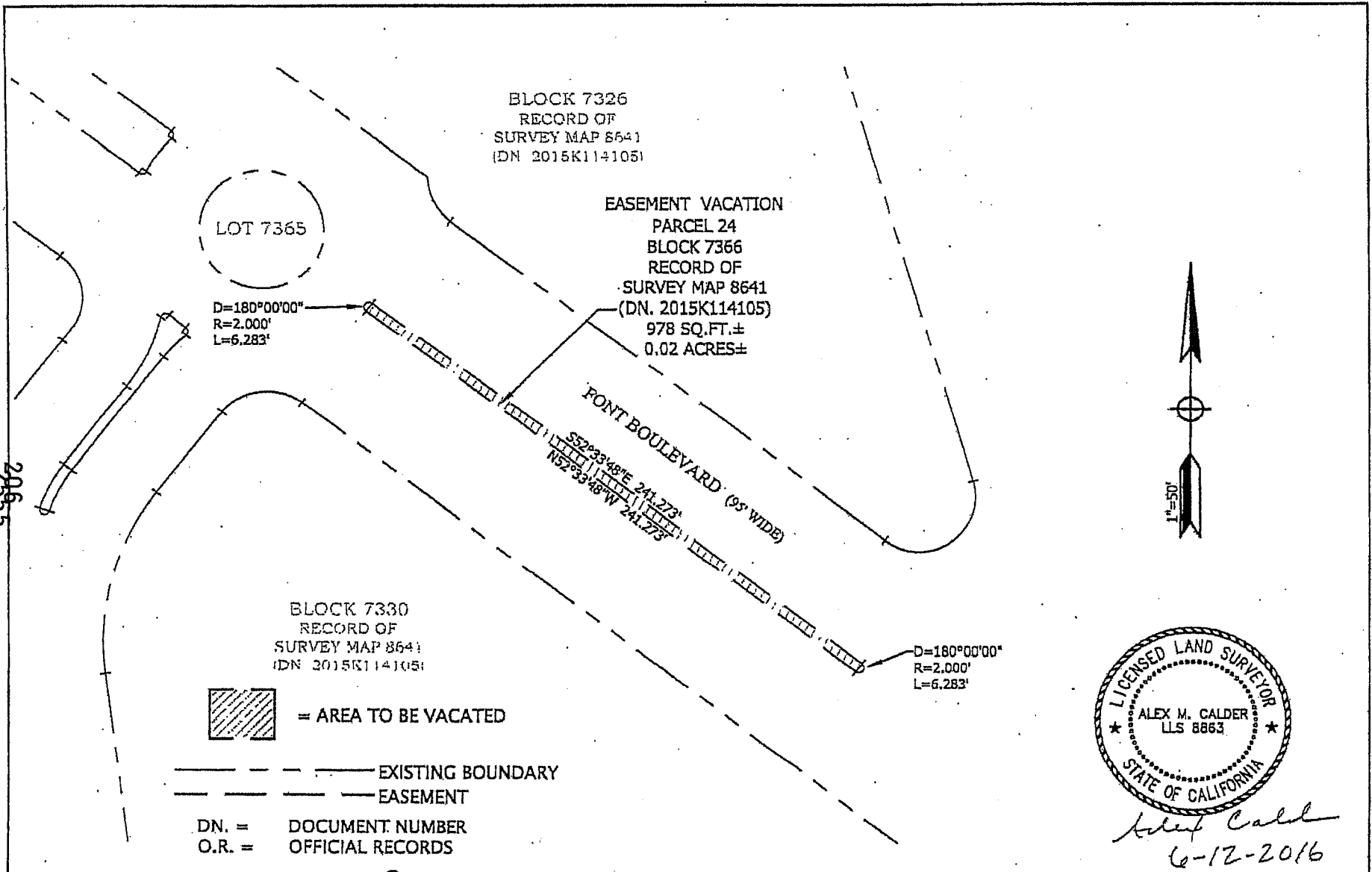
CITY AND COUNTY OF SAN FRANCISCO
 DEPARTMENT OF PUBLIC WORKS

EASEMENT VACATION OF A PORTION OF DN 2009-1879772

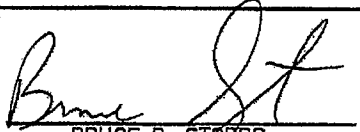
SUR: 2016-015

SHEET 2 OF 2

SCALE 1"=200'



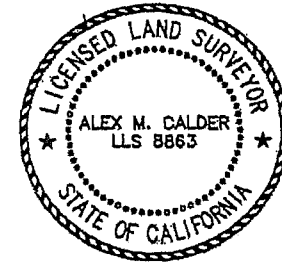
Alex Calder
6-12-2016

REFERENCES: -ROS MAP 8641, DN. 2015K114105 -613B O.R. 152	 BRUCE R. STORRS CITY AND COUNTY SURVEYOR	10/31/2016 DATE	CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS	
			EASEMENT VACATION OF BLOCK 7366 OF RECORD OF SURVEY MAP 8641	
		FILE: SUR: 2016-016	SHEET 1 OF 1	SCALE 1"=50'

BLOCK 7324
 RECORD OF
 SURVEY MAP 8641
 (DN. 2015K114105)

BLOCK 7326
 RECORD OF
 SURVEY MAP 8641
 (DN. 2015K114105)

EASEMENT VACATION PARCEL 37
 10.000 STRIP
 6138 O.R. 152 "PARCEL SEVEN"



10-25-2016

Alex Calder

1"=50'



= AREA TO BE VACATED

--- EXISTING BOUNDARY
 - - - EASEMENT

DN. = DOCUMENT NUMBER
 O.R. = OFFICIAL RECORDS

REFERENCES:

-ROS MAP 8641, DN.
 2015K114105
 -6138 O.R. 152

Bruce R. Storrs
 BRUCE R. STORRS
 CITY AND COUNTY SURVEYOR

10/31/2016
 DATE

FILE
 SUR: 2016-021

CITY AND COUNTY OF SAN FRANCISCO
 DEPARTMENT OF PUBLIC WORKS

EASEMENT VACATION OF 6138 OR 152 "PARCEL SEVEN"

SHEET 1 OF 1 SCALE 1"=50'

CAMBION DRIVE

2907

20.500'

10.000'
 N07°33'42"W

TPOB

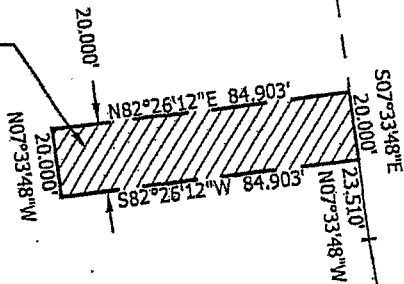
N82°26'18"E 365.062'

N82°26'18"E 366.637'

S16°30'49"E 111.223'

LOT 4 BLOCK 7331
(DN. 2006-1122531)

EASEMENT VACATION
PARCEL 20
(PARCEL THREE)
(6138 O.R. 152)
0.04 ACRES±
1,698 SQ.FT.±

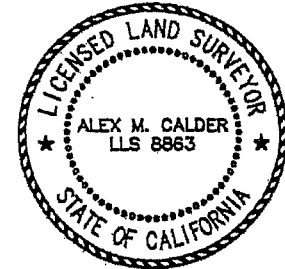


CHUMASERO DRIVE (51' WIDE)

BLOCK 7330
RECORD OF
SURVEY MAP 8641
(DN. 2015K114105)

GALINDO AVENUE
(67' WIDE)

BLOCK 7330
RECORD OF
SURVEY MAP 8641
(DN. 2015K114105)



10-25-2016



= AREA TO BE VACATED

--- EXISTING BOUNDARY
--- EASEMENT

DN. = DOCUMENT NUMBER
O.R. = OFFICIAL RECORDS

REFERENCES:

-ROS MAP 8641, DN.
2015K114105
-6138 O.R. 152
-FINAL MAP 4875
123 MAPS, 1 '51

Bruce R. Storrs
BRUCE R. STORRS
CITY AND COUNTY SURVEYOR

DATE

10/31/2016

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

EASEMENT VACATION OF A PORTION OF LOT 4
BLOCK 7331 OF FINAL MAP 4875

FILE
SUR:

1-022

SHEET 1 OF 1

SCALE 1"=50'

20857

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

San Francisco Public Utilities Commission
City and County of San Francisco
525 Golden Gate Avenue, 10th Floor
San Francisco, CA 94102
Attn: Real Estate Director

WITH A CONFORMED COPY TO:

San Francisco Real Estate Division
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102
Attn.: Director of Property

The undersigned hereby declares this instrument to be
exempt from Recording Fees (Govt. Code § 27383).

(Space above this line for Recorder's use only)

EASEMENT QUITCLAIM

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, and as expressly authorized in Ordinance No. ___-___ passed by the City and County of San Francisco's (City) Board of Supervisors on ____, __, 20__, and approved by the Mayor on ____, __, 20__, the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation, hereby RELEASES, REMISES, and QUITCLAIMS to PARKMERCED OWNER LLC, a Delaware limited liability company; any and all right, title, and interest City may have in or to the easements described in Exhibits A-1 through A-13 and shown in Exhibits B-1 through B-13.

[Signatures on following page]

In witness whereof this Easement Quitclaim is executed as of the _____ day of _____, 201__.

PROPERTY OWNER:

PARKMERCED OWNER LLC,
a Delaware limited liability company

By: _____

ACCEPTED:

CITY AND COUNTY OF SAN
FRANCISCO,
a municipal corporation

By: _____

John Updike
Director of Property

Dated: _____

APPROVED AS TO FORM:

DENNIS J. HERRERA, City Attorney, as
counsel to City

By: _____

Michelle Sexton
Deputy City Attorney

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)SS
COUNTY OF _____)

On _____

before me, _____, a Notary Public,
personally appeared

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(THIS AREA FOR OFFICIAL NOTARIAL SEAL)

EXHIBIT A-1



ENGINEERS
SURVEYORS
PLANNERS

October 3, 2015
BKF No. 20090086-51

**LEGAL DESCRIPTION
EXHIBIT A
EASEMENT VACATION PARCEL 2**

All that certain real property situated in the City and County of San Francisco, State of California, being all of Block 7303-A as shown on that certain map entitled "RECORD OF SURVEY MAP NO. 8641" filed August 24, 2015, as Document Number 2015K114105, in the Office of the Recorder of the City and County of San Francisco, State of California.


Containing an area of 2,458 square feet, more or less.

Horizontal Datum & Reference System

The horizontal datum is the North American Datum of 1983: NAD 83 (2011) Epoch 2010.00 referenced by the "CCSF-2013 High Precision Network" (CCSF-HPN). Plane coordinates are based on the "City & County of San Francisco 2013 coordinate system (CCSF-CS13). CCSF-CS13 is a low distortion projection designed for CCSF to provide plane coordinates in a ground system. See ROS 8080, filed April 4, 2014, in Book EE of Survey Maps at pages 147-157 in the Office of the Recorder of the City and County of San Francisco.

A plat showing the above-described parcel is attached herein and made a part hereof.

This description was prepared by me or under my direction in conformance with the Professional Land Surveyors' Act.


Alex M. Calder, LLS 8863



16-3-2015
Dated

END OF DESCRIPTION

EXHIBIT A-2



ENGINEERS
SURVEYORS
PLANNERS

October 3, 2015
BKF No. 20090086-51

LEGAL DESCRIPTION
EXHIBIT A
EASEMENT VACATION PARCEL 18

AREA 1

All that certain real property situated in the City and County of San Francisco, State of California, being a portion of Block 7315 as shown on that certain map entitled "RECORD OF SURVEY MAP NO. 8641" filed August 24, 2015, as Document Number 2015K114105, in the Office of the Recorder of the City and County of San Francisco, State of California, and being more particularly described as follows:

BEGINNING at the northerly terminus of the course labeled "N2°25'58"E 166.690 feet" on the westerly line of Block 7315 as said course and said block are shown on said map (see sheet 15 of 20), said point being the beginning of a tangent curve concave southeasterly and the **TRUE POINT OF BEGINNING** of this description;

Thence along the northerly line of said Block 7315 along said tangent curve having a radius of 6.500 feet, through a central angle of 66°45'02", for an arc length of 7.573 feet;

Thence leaving said northerly line, South 10°51'42" West, 26.840 feet to the westerly line of said Block 7315 as shown on said map;

Thence along said westerly line, North 02°25'58" East, 20.578 feet to the **TRUE POINT OF BEGINNING**.

Containing an area of 46 square feet, more or less.



October 3, 2015
BKF No. 20090086-51

AREA 2

All that certain real property situated in the City and County of San Francisco, State of California, being a portion of Block 7316 as shown on that certain map entitled "RECORD OF SURVEY MAP NO. 8641" filed August 24, 2015, as Document Number 2015K114105, in the Office of the Recorder of the City and County of San Francisco, State of California, and being more particularly described as follows:

BEGINNING at the northeasterly terminus of the course labeled "N47°25'58"E 67.340 feet" on the southeasterly line of Block 7316 as said course and said block are shown on said map (see sheet 15 of 20), said point being the **TRUE POINT OF BEGINNING** of this description;

Thence southwesterly along said southeasterly line, South 47°25'58" West, 5.256 feet;

Thence leaving said southeasterly line, North 10°51'42" East, 64.702 feet to the easterly line of said Block 7316 as shown on said map and the beginning of a non-tangent curve concave southwesterly whose radius point bears South 53°57'26" West;

Thence along said easterly line of said Block 7316 the following three courses:

- 1) Southeasterly along said non-tangent curve having a radius of 22.000 feet, through a central angle of 38°28'32", for an arc length of 14.774 feet;
- 2) South 02°25'58" West, 21.143 feet to the beginning of a tangent curve concave northwesterly;
- 3) Along said tangent curve having a radius of 36.000 feet, through a central angle of 45°00'00", for an arc length of 28.274 feet to the **TRUE POINT OF BEGINNING**.

Containing an area of 459 square feet, more or less.



October 3, 2015
BKF No. 20090086-51

AREA 3

All that certain real property situated in the City and County of San Francisco, State of California, being a portion of Block 7345B as shown on that certain map entitled "RECORD OF SURVEY MAP NO. 8641" filed August 24, 2015, as Document Number 2015K114105, in the Office of the Recorder of the City and County of San Francisco, State of California, and being more particularly described as follows:

BEGINNING at the southwesterly terminus of the course labeled "N47°25'58"E 80.641 feet" on the northwesterly line of Block 7345B as said course and said block are shown on said map (see sheet 15 of 20), said point being the **TRUE POINT OF BEGINNING** of this description;

Thence along the northwesterly line of said Block 7345B, North 47°25'58" East, 28.940 feet;

Thence leaving said northwesterly line, South 10°51'42" West, 43.153 feet to the southerly line of said Block 7345B and the beginning of a non-tangent curve concave northerly whose radius point bears North 17°29'51" West;

Thence along said southerly line along said non-tangent curve having a radius of 13.491 feet, through a central angle of 154°55'49", for an arc length of 36.480 feet to the **TRUE POINT OF BEGINNING**.

Containing an area of 580 square feet, more or less.



October 3, 2015
BKF No. 20090086-51

AREA 4

All that certain real property situated in the City and County of San Francisco, State of California, being a portion of Block 7321 as shown on that certain map entitled "RECORD OF SURVEY MAP NO. 8641" filed August 24, 2015, as Document Number 2015K114105, in the Office of the Recorder of the City and County of San Francisco, State of California, and being more particularly described as follows:

BEGINNING at the southwesterly corner of said Block 7321, thence along the southerly line of said Block 7321, North $82^{\circ}25'58''$ East, 124.347 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence North $10^{\circ}51'42''$ East, 340.823 feet to the northwesterly line of said Block 7321 as shown on said map;

Thence along said northwesterly line, North $37^{\circ}25'58''$ East, 44.712 feet;

Thence leaving said northwesterly line, South $10^{\circ}51'42''$ West, 374.148 feet to said southerly line of said Block 7321 as shown on said map;

Thence along said southerly line, South $82^{\circ}25'58''$ West, 21.081 feet to the **TRUE POINT OF BEGINNING**.

Containing an area of 7,150 square feet, more or less.



October 3, 2015
BKF No. 20090086-51.

AREA 5

All that certain real property situated in the City and County of San Francisco, State of California, being a portion of Block 7322 as shown on that certain map entitled "RECORD OF SURVEY MAP NO. 8641" filed August 24, 2015, as Document Number 2015K114105, in the Office of the Recorder of the City and County of San Francisco, State of California, and being more particularly described as follows:

BEGINNING at the northwesterly corner of said Block 7322, thence along the northerly line of said Block 7322, North $82^{\circ}25'58''$ East, 101.301 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence South $10^{\circ}51'42''$ West, 152.823 feet to the southwesterly line of said Block 7322 as shown on said map;

Thence along said southwesterly line, South $52^{\circ}33'48''$ East, 22.363 feet;

Thence leaving said southwesterly line, North $10^{\circ}51'42''$ East, 169.492 feet to said northerly line of said Block 7322 as shown on said map;

Thence along said northerly line, South $82^{\circ}25'58''$ West, 21.081 feet to the **TRUE POINT OF BEGINNING**.

Containing an area of 3,223 square feet, more or less.



October 3, 2015
BKF No. 20090086-51

AREA 6

All that certain real property situated in the City and County of San Francisco, State of California, being a portion of Block 7344 as shown on that certain map entitled "RECORD OF SURVEY MAP NO. 8641" filed August 24, 2015, as Document Number 2015K114105, in the Office of the Recorder of the City and County of San Francisco, State of California, and being more particularly described as follows:

BEGINNING at the northerly corner of said Block 7344, thence along the northeasterly line of said Block 7344, South $52^{\circ}33'48''$ East, 175.270 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence South $10^{\circ}51'42''$ West, 155.491 feet;

Thence South $28^{\circ}05'48''$ East, 215.376 feet to the southerly line of said Block 7344 as shown on said map and the beginning of a non-tangent curve concave northwesterly whose radius point bears North $25^{\circ}52'52''$ West;

Thence along said southerly line along said non-tangent curve having a radius of 62.500 feet, through a central angle of $18^{\circ}33'20''$, for an arc length of 20.241 feet;

Thence leaving said southerly line, North $28^{\circ}05'48''$ West, 205.824 feet;

Thence North $10^{\circ}51'42''$ East, 138.413 feet to said northeasterly line of said Block 7344 as shown on said map;

Thence along said northeasterly line, North $52^{\circ}33'48''$ West, 22.363 feet to the **TRUE POINT OF BEGINNING**.

Containing an area of 7,162 square feet, more or less.



October 3, 2015
BKF No. 20090086-51

AREA 7

All that certain real property situated in the City and County of San Francisco, State of California, being a portion of "Lot 4 Block 7331" as shown on that certain map entitled "RECORD OF SURVEY MAP NO. 8641" filed August 24, 2015, as Document Number 2015K114105, in the Office of the Recorder of the City and County of San Francisco, State of California, and being more particularly described as follows:

BEGINNING at the northwesterly corner of said Lot 4 Block 7331 as shown on said map (see sheet 12 of 20), said point being the beginning of a tangent curve concave northerly, thence along the northerly line of said Lot 4 Block 7331 along said tangent curve having a radius of 129.500 feet, through a central angle of $24^{\circ}46'48''$, for an arc length of 56.014 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence leaving said northerly line the following five courses:

- 1) South $46^{\circ}01'18''$ East, 143.265 feet;
- 2) South $78^{\circ}43'13''$ East, 251.066 feet;
- 3) South $75^{\circ}39'03''$ East, 279.706 feet;
- 4) South $51^{\circ}45'28''$ East, 237.139 feet;
- 5) South $28^{\circ}51'28''$ East, 198.183 feet to the easterly line of said Lot 4 Block 7331 as shown on said map;

Thence along said easterly line, North $07^{\circ}33'48''$ West, 8.434 feet to the beginning of a tangent curve concave easterly;

Thence continuing along said easterly line along said tangent curve having a radius of 100.000 feet, through a central angle of $19^{\circ}02'00''$, for an arc length of 33.219 feet;

Thence leaving said easterly line the following five courses:

- 1) North $28^{\circ}51'28''$ West, 165.975 feet;
- 2) North $51^{\circ}45'28''$ West, 245.421 feet;
- 3) North $75^{\circ}39'03''$ West, 284.474 feet;
- 4) North $78^{\circ}43'13''$ West, 245.734 feet;
- 5) North $46^{\circ}01'18''$ West, 134.160 feet to said northerly line and the beginning of a non-tangent curve concave northwesterly whose radius point bears North $41^{\circ}18'43''$ West;

Thence along said northerly line along said non-tangent curve having a radius of 129.500 feet, through a central angle of $08^{\circ}58'23''$, for an arc length of 20.281 feet to the **TRUE POINT OF BEGINNING**.

Containing an area of 21,792 square feet, more or less.



October 3, 2015
BKF No. 20090086-51

AREA 8

All that certain real property situated in the City and County of San Francisco, State of California, being a portion of Block 7330 as shown on that certain map entitled "RECORD OF SURVEY MAP NO. 8641" filed August 24, 2015, as Document Number 2015K114105, in the Office of the Recorder of the City and County of San Francisco, State of California, and being more particularly described as follows:

BEGINNING at the easterly terminus of the course labeled "S82°26'12"W 121.788 feet" on the westerly line of Block 7330 as said course and said block are shown on said map (see sheet 18 of 20), thence along said westerly line, South 82°26'12" West, 54.135 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence leaving said westerly line, North 28°51'28" West, 246.868 feet to said westerly line;

Thence along said westerly line, South 07°33'48" East, 55.072 feet;

Thence leaving said westerly line, South 28°51'28" East, 187.761 feet to said westerly line;

Thence along said westerly line, North 82°26'12" East, 21.466 feet to the **TRUE POINT OF BEGINNING**.

Containing an area of 4,346 square feet, more or less.



October 3, 2015
BKF No. 20090086-51

AREA 9

All that certain real property situated in the City and County of San Francisco, State of California, being a portion of Block 7330 as shown on that certain map entitled "RECORD OF SURVEY MAP NO. 8641" filed August 24, 2015, as Document Number 2015K114105, in the Office of the Recorder of the City and County of San Francisco, State of California, and being more particularly described as follows:

BEGINNING at the easterly terminus of the course labeled "N82°26'12"E 120.000 feet" on the westerly line of Block 7330 as said course and said block are shown on said map (see sheet 18 of 20), said point being the **TRUE POINT OF BEGINNING** of this description;

Thence along said westerly line, North 07°33'48" West, 12.206 feet;

Thence leaving said westerly line, South 65°08'33" East, 244.142 feet to the easterly line of said Block 7330 and the beginning of a non-tangent curve concave northwesterly whose radius point bears North 44°39'27" West;

Thence southwesterly along said easterly line along said non-tangent curve having a radius of 106.731 feet, through a central angle of 00°54'39", for an arc length of 1.697 feet;

Thence continuing on along said easterly line, South 46°15'12" West, 19.778 feet;

Thence leaving said easterly line, North 65°08'33" West, 245.044 feet to the westerly line of said Block 7330;

Thence along said westerly line, North 82°26'12" East, 18.087 feet to the **TRUE POINT OF BEGINNING**.

Containing an area of 4,782 square feet, more or less.

It is the intent of this legal description to describe the identical parcel of land as originally granted.




October 3, 2015
BKF No. 20090086-51

Horizontal Datum & Reference System

The horizontal datum is the North American Datum of 1983: NAD 83 (2011) Epoch 2010.00 referenced by the "CCSF-2013 High Precision Network" (CCSF-HPN). Plane coordinates are based on the "City & County of San Francisco 2013 coordinate system (CCSF-CS13). CCSF-CS13 is a low distortion projection designed for CCSF to provide plane coordinates in a ground system. See ROS 8080, filed April 4, 2014, in Book EE of Survey Maps at pages 147-157 in the Office of the Recorder of the City and County of San Francisco.

A plat showing the above-described parcel is attached herein and made a part hereof.

This description was prepared by me or under my direction in conformance with the Professional Land Surveyors' Act.


Alex M. Calder, LLS 8863



10-3-2015
Dated

END OF DESCRIPTION

EXHIBIT A-3



ENGINEERS
SURVEYORS
PLANNERS

**LEGAL DESCRIPTION
EXHIBIT A
EASEMENT VACATION PARCEL 23**

All that certain real property situated in the City and County of San Francisco, State of California, being a portion of that certain map entitled "RECORD OF SURVEY MAP NO. 8641" filed August 24, 2015, as Document Number 2015K114105, in the Office of the Recorder of the City and County of San Francisco, State of California, and being more particularly described as follows:

Being a strip of land 20 feet wide, lying 10 feet on each side of the following described centerline. The sidelines of said strip terminate at the northeasterly line of Brotherhood Way and the westerly line of Nineteenth Avenue as shown on said map.

BEGINNING at the southeasterly terminus of the course labeled "S64°38'33"E 242.248 feet" on the southerly line of Lot 4 Block 7331 as said course and said block are shown on said map (see sheet 18 of 20), thence along the southeasterly prolongation of said southerly line, South 64°38'33" East, 104.500 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence North 17°50'00" East, 2.000 feet;

Thence North 17°10'00" West, 26.750 feet;

Thence North 49°26'00" West, 55.000 feet;

Thence North 42°57'00" West, 62.250 feet;

Thence North 22°22'00" West, 84.940 feet;

Thence North 07°34'00" West, 421.410 feet;

Thence North 37°26'00" East, 82.250 feet;

Thence North 07°34'00" West, 30.853 feet;

Thence North 52°34'00" West, 461.250 feet;

Thence North 68°22'00" West, 49.756 feet;

Thence North 33°52'00" West, 42.247 feet;

Thence North 52°34'00" West, 420.000 feet;

Thence North 00°34'00" West, 123.121 feet;



October 10, 2016
BKF No. 20090086-51

Thence North 37°26'00" East, 253.406 feet;

Thence North 07°34'00" West, 492.179 feet;

Thence North 05°58'00" West, 11.768 feet;

Thence North 52°34'00" West, 258.250 feet;

Thence North 04°16'00" West, 64.750 feet;

Thence North 40°59'00" East, 182.722 feet;

Thence North 30°14'00" East, 180.107 feet to the westerly line of Nineteenth Avenue as shown on said map.

EXCEPTING THEREFROM that portion lying northerly of a line drawn perpendicular to said centerline, 17,771 feet before the terminus of the course described herein as "North 33°52'00" West, 42,247 feet" and shown as "L11" on the accompanying plat.

Containing an area of 66,101 (total) square feet, more or less. Effective vacation area by this document contains an area of 26,016 square feet, more or less

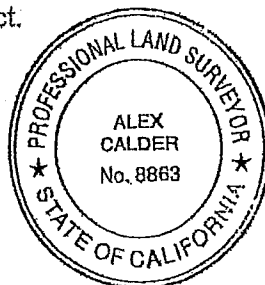
It is the intent of this legal description to describe a portion of the identical parcel of land as originally granted.

Horizontal Datum & Reference System

The horizontal datum is the North American Datum of 1983: NAD 83 (2011) Epoch 2010.00 referenced by the "CCSF-2013 High Precision Network" (CCSF-HPN). Plane coordinates are based on the "City & County of San Francisco 2013 coordinate system (CCSF-CS13). CCSF-CS13 is a low distortion projection designed for CCSF to provide plane coordinates in a ground system. See ROS 8080, filed April 4, 2014, in Book EE of Survey Maps at pages 147-157 in the Office of the Recorder of the City and County of San Francisco.

A plat showing the above-described parcel is attached herein and made a part hereof.

This description was prepared by me or under my direction in conformance with the Professional Land Surveyors' Act.



Alex Calder
Alex M. Calder, LLS 8863

10-10-16
Dated

END OF DESCRIPTION

EXHIBIT A-4



ENGINEERS
SURVEYORS
PLANNERS

October 3, 2015
BKF No. 20090086-51

**LEGAL DESCRIPTION
EXHIBIT A
EASEMENT VACATION PARCEL 24**

All that certain real property situated in the City and County of San Francisco, State of California, being all of Block 7366 as shown on that certain map entitled "RECORD OF SURVEY MAP NO. 8641" filed August 24, 2015, as Document Number 2015K114105, in the Office of the Recorder of the City and County of San Francisco, State of California.

Containing an area of 978 square feet, more or less.

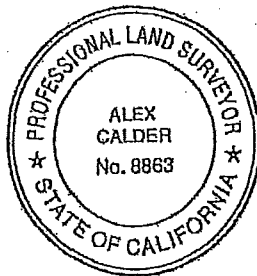
Horizontal Datum & Reference System

The horizontal datum is the North American Datum of 1983: NAD 83 (2011) Epoch 2010.00 referenced by the "CCSF-2013 High Precision Network" (CCSF-HPN). Plane coordinates are based on the "City & County of San Francisco 2013 coordinate system (CCSF-CS13). CCSF-CS13 is a low distortion projection designed for CCSF to provide plane coordinates in a ground system. See ROS 8080, filed April 4, 2014, in Book EE of Survey Maps at pages 147-157 in the Office of the Recorder of the City and County of San Francisco.

A plat showing the above-described parcel is attached herein and made a part hereof.

This description was prepared by me or under my direction in conformance with the Professional Land Surveyors' Act.


Alex M. Calder, LLS 8863



10-3-2015
Dated

END OF DESCRIPTION

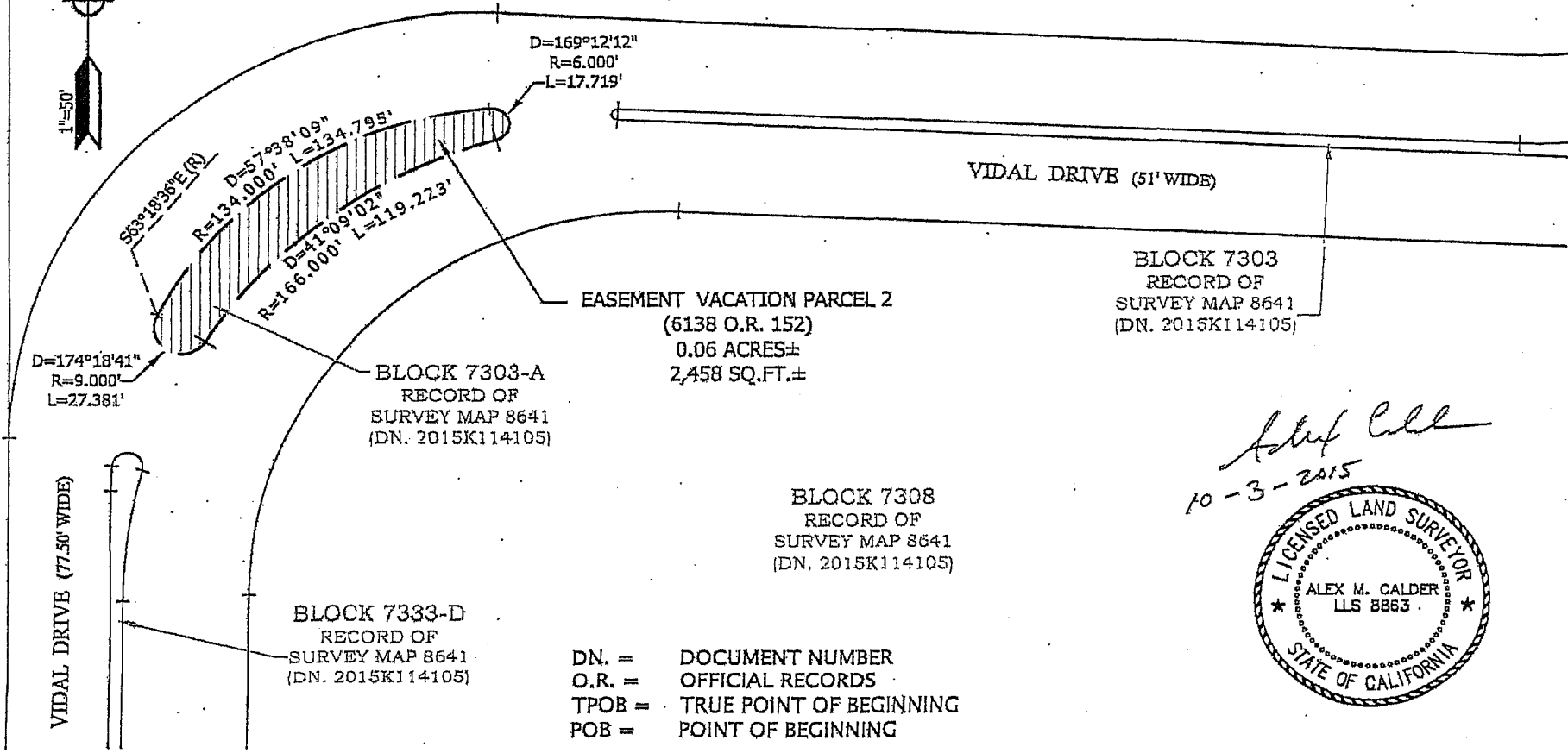
EXHIBIT B-1

EXHIBIT A

BLOCK 7304
RECORD OF
SURVEY MAP 8641
(DN. 2015K114105)



25801



BLOCK 7303
RECORD OF
SURVEY MAP 8641
(DN. 2015K114105)

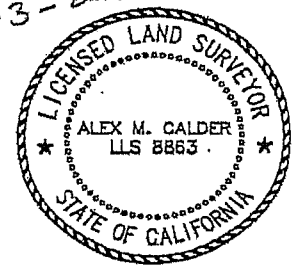
BLOCK 7303-A
RECORD OF
SURVEY MAP 8641
(DN. 2015K114105)

BLOCK 7308
RECORD OF
SURVEY MAP 8641
(DN. 2015K114105)

BLOCK 7333-D
RECORD OF
SURVEY MAP 8641
(DN. 2015K114105)

DN. = DOCUMENT NUMBER
O.R. = OFFICIAL RECORDS
TPOB = TRUE POINT OF BEGINNING
POB = POINT OF BEGINNING

Alex Calder
10-3-2015

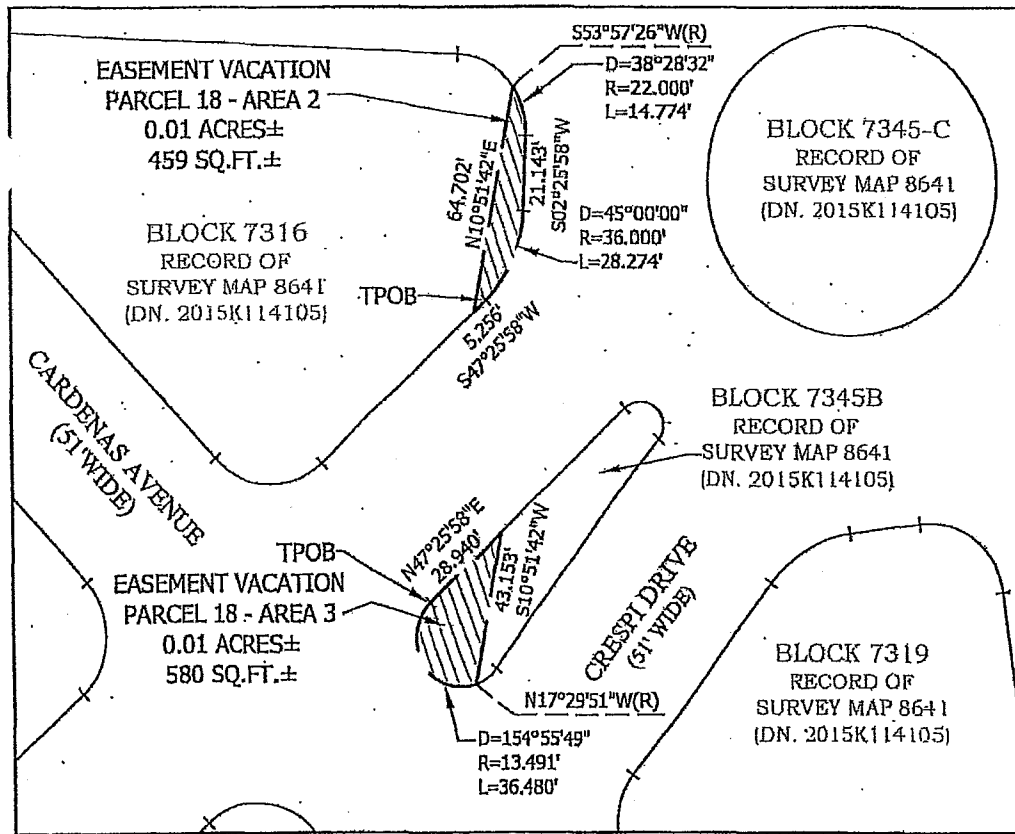
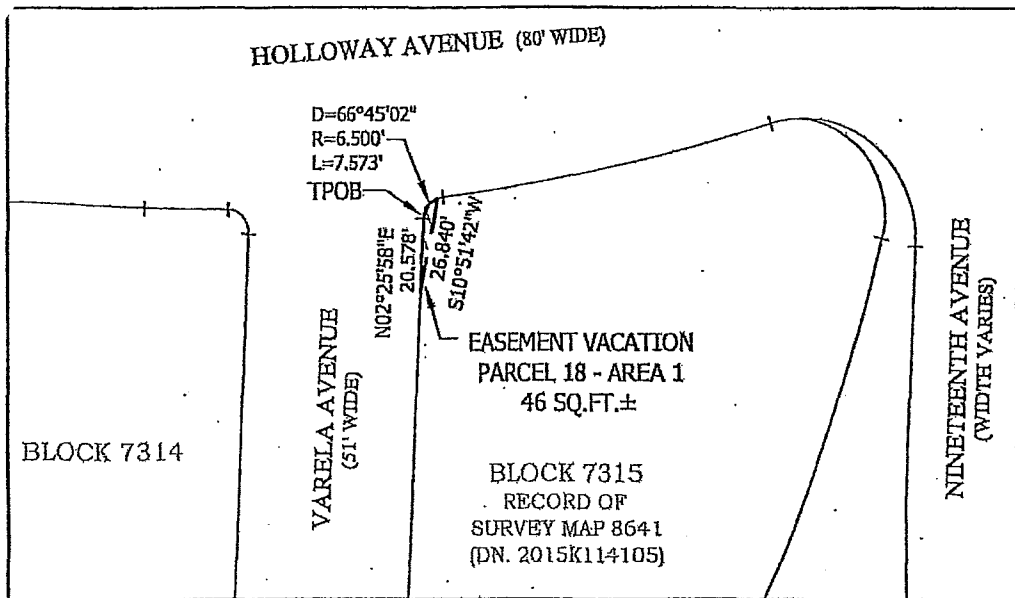


255 SHORELINE DR
SUITE 200
REDWOOD CITY, CA 94065
650-482-6300
650-482-6399 (FAX)

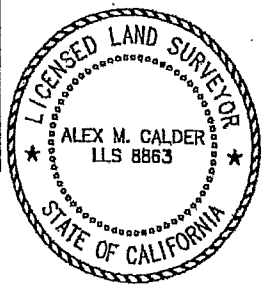
Subject EXHIBIT A
PLAT TO ACCOMPANY DESCRIPTION
Job No. 20090086-51
By DCJ Date 10/02/15 Chkd. AMC
SHEET 2 OF 2

EXHIBIT B-2

EXHIBIT A



Alex Calder
10-3-2015



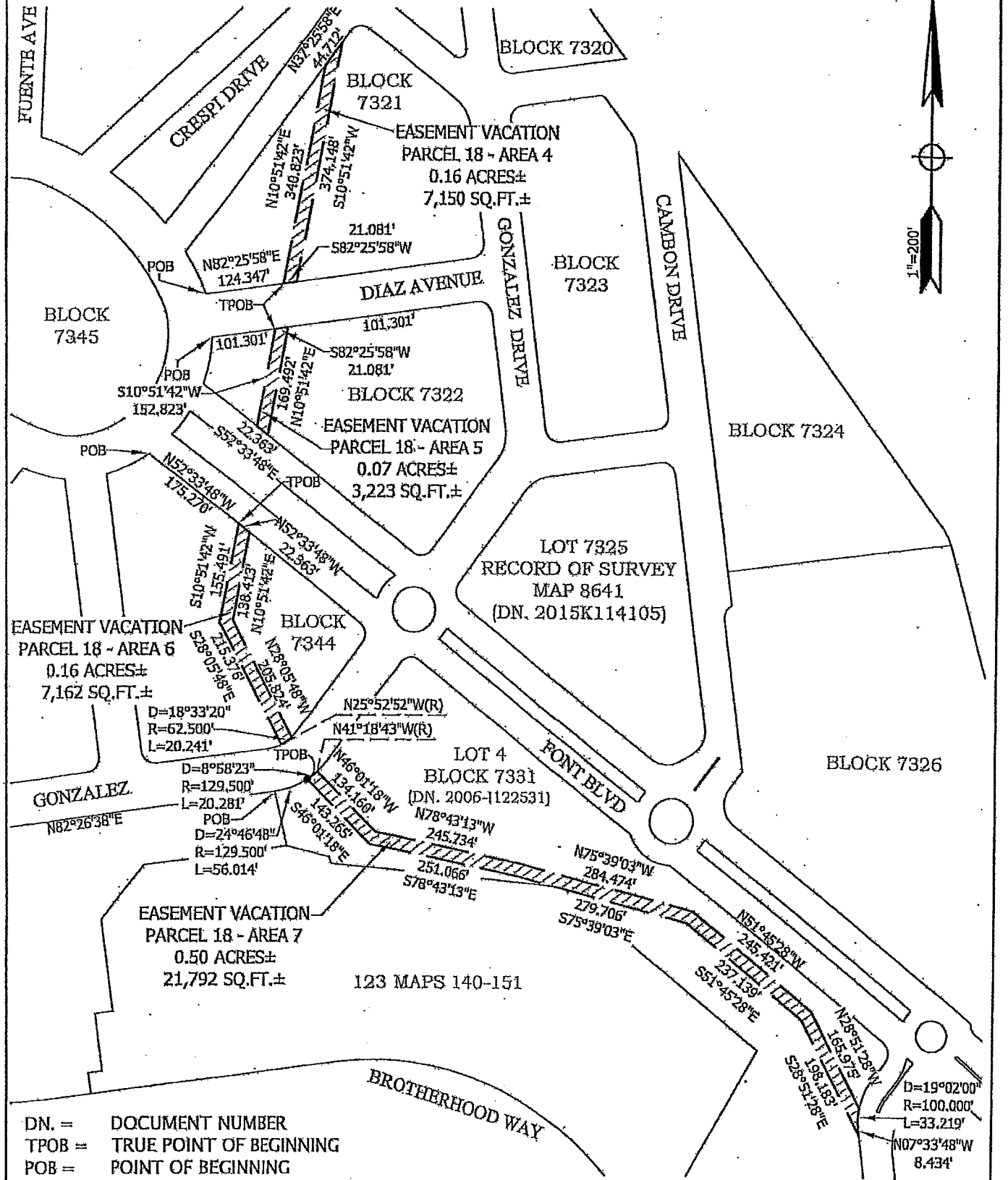
DN. = DOCUMENT NUMBER
TPOB = TRUE POINT OF BEGINNING



255 SHORELINE DR
SUITE 200
REDWOOD CITY, CA 94065
650-482-6300
650-482-6399 (FAX)

Subject **EXHIBIT A**
PLAT TO ACCOMPANY LEGAL DESCRIPTION
Job No. 20090086-51
By DCJ Date 10/02/15 Chkd. AMC
SHEET 11 OF 14

EXHIBIT A



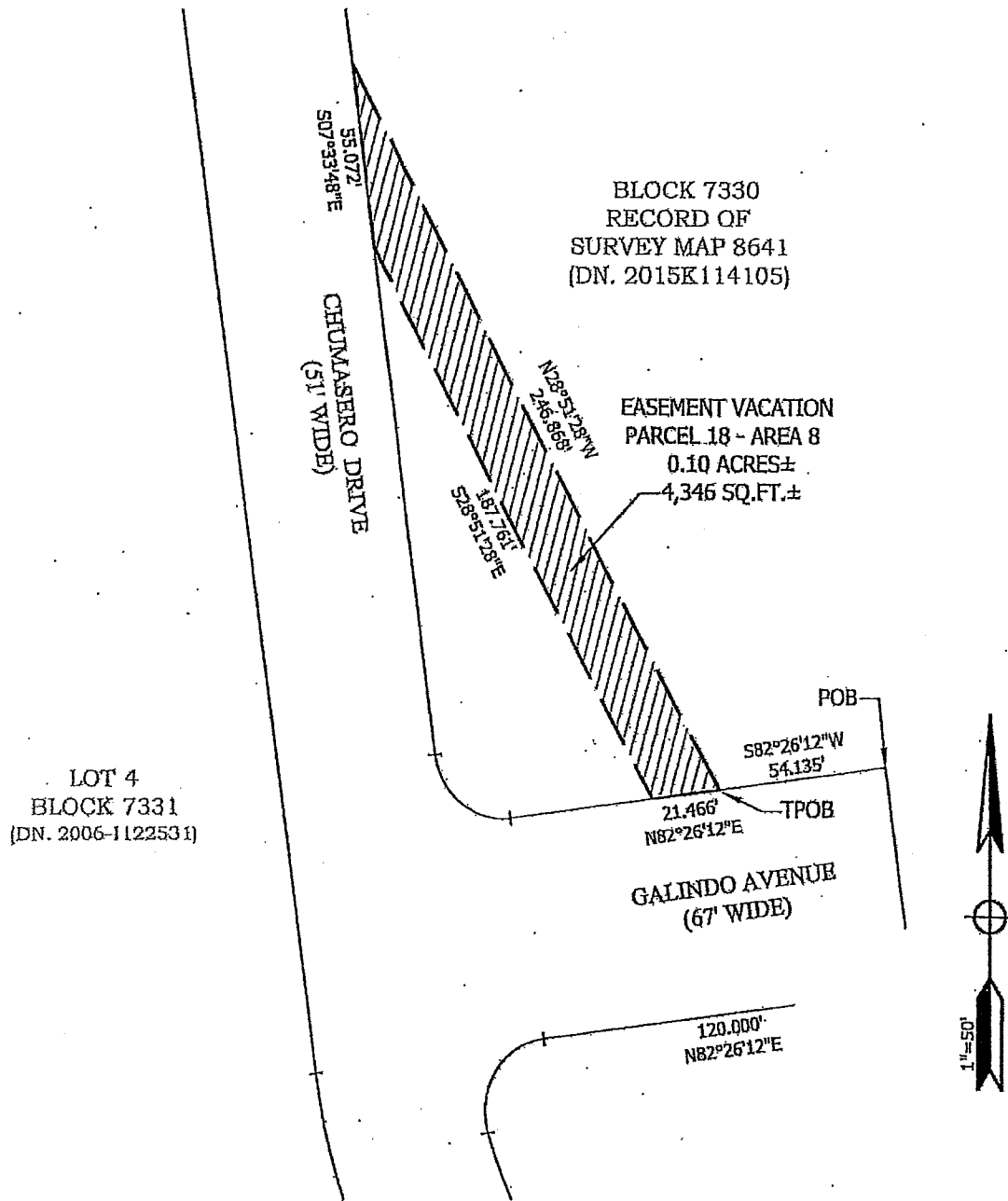
DN. = DOCUMENT NUMBER
 TPOB = TRUE POINT OF BEGINNING
 POB = POINT OF BEGINNING



255 SHORELINE DR
 SUITE 200
 REDWOOD CITY, CA 94065
 650-482-6300
 650-482-6399 (FAX)

Subject **EXHIBIT A**
 PLAT TO ACCOMPANY LEGAL DESCRIPTION
 Job No. 20090086-51
 By DCJ Date 10/02/15 Chkd. AMC
 SHEET 12 OF 14

EXHIBIT A



DN. = DOCUMENT NUMBER
 TPOB = TRUE POINT OF BEGINNING
 POB = TRUE POINT OF BEGINNING



255 SHORELINE DR
 SUITE 200
 REDWOOD CITY, CA 94065
 650-482-6300
 650-482-6399 (FAX)

Subject EXHIBIT A
PLAT TO ACCOMPANY LEGAL DESCRIPTION
 Job No. 20090086-51
 By DCJ Date 10/02/15 Chkd. AMC
 SHEET 13 OF 14

EXHIBIT A



BLOCK 7330
RECORD OF
SURVEY MAP 8641
(DN. 2015K114105)

GALINDO AVENUE
(67' WIDE)

EASEMENT VACATION
PARCEL 18 - AREA 9
0.11 ACRES±
4,782 SQ.FT.±

BLOCK 7330
RECORD OF
SURVEY MAP 8641
(DN. 2015K114105)

120.000'
N82°26'12"E

18.087'
N82°26'12"E

12.206'
N07°33'48"W

S65°08'33"E
244.142'

245.044'
N65°08'33"W

N44°39'27"W(8)

D=0°54'39"
R=106.731'
L=1.697'

19.778'
S46°15'12"W

CHUMASERO DRIVE
(51' WIDE)

DN. = DOCUMENT NUMBER
TPOB = TRUE POINT OF BEGINNING
POB = TRUE POINT OF BEGINNING

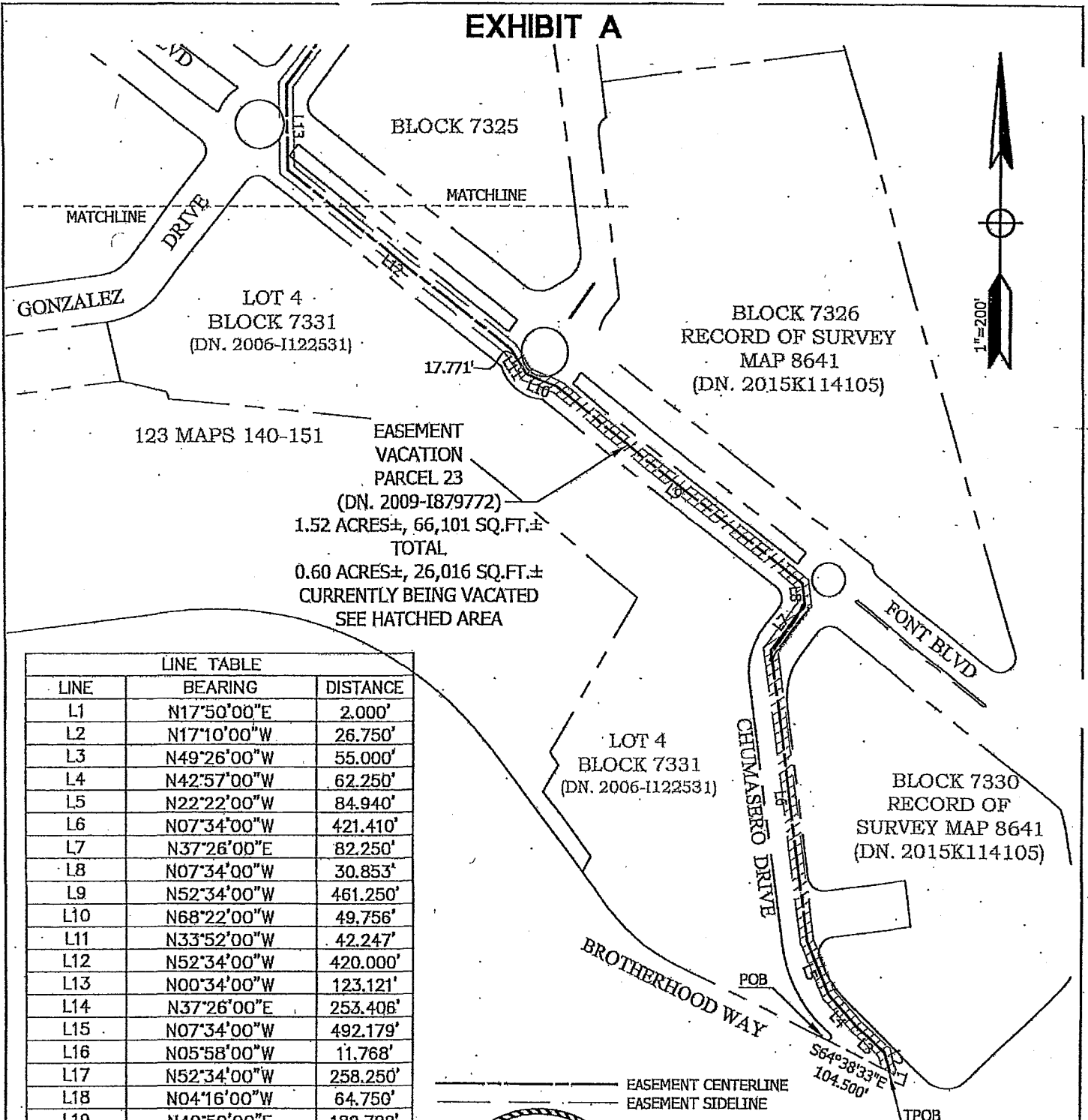


255 SHORELINE DR
SUITE 200
REDWOOD CITY, CA 94065
650-482-6300
650-482-6399 (FAX)

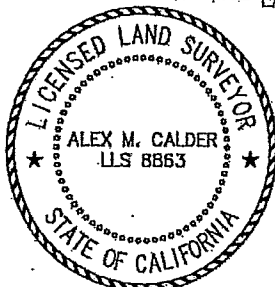
Subject EXHIBIT A
PLAT TO ACCOMPANY LEGAL DESCRIPTION
Job No. 20090086-51
By DCJ Date 10/02/15 Chkd. AMC
SHEET 14 OF 14

EXHIBIT B-3

EXHIBIT A



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N17°50'00"E	2.000'
L2	N17°10'00"W	26.750'
L3	N49°26'00"W	55.000'
L4	N42°57'00"W	62.250'
L5	N22°22'00"W	84.940'
L6	N07°34'00"W	421.410'
L7	N37°26'00"E	82.250'
L8	N07°34'00"W	30.853'
L9	N52°34'00"W	461.250'
L10	N68°22'00"W	49.756'
L11	N33°52'00"W	42.247'
L12	N52°34'00"W	420.000'
L13	N00°34'00"W	123.121'
L14	N37°26'00"E	253.406'
L15	N07°34'00"W	492.179'
L16	N05°58'00"W	11.768'
L17	N52°34'00"W	258.250'
L18	N04°16'00"W	64.750'
L19	N40°59'00"E	182.722'
L20	N30°14'00"E	180.107'



Alex Calder
10-10-16

DN. = DOCUMENT NUMBER
O.R. = OFFICIAL RECORDS
TPOB = TRUE POINT OF BEGINNING
POB = POINT OF BEGINNING

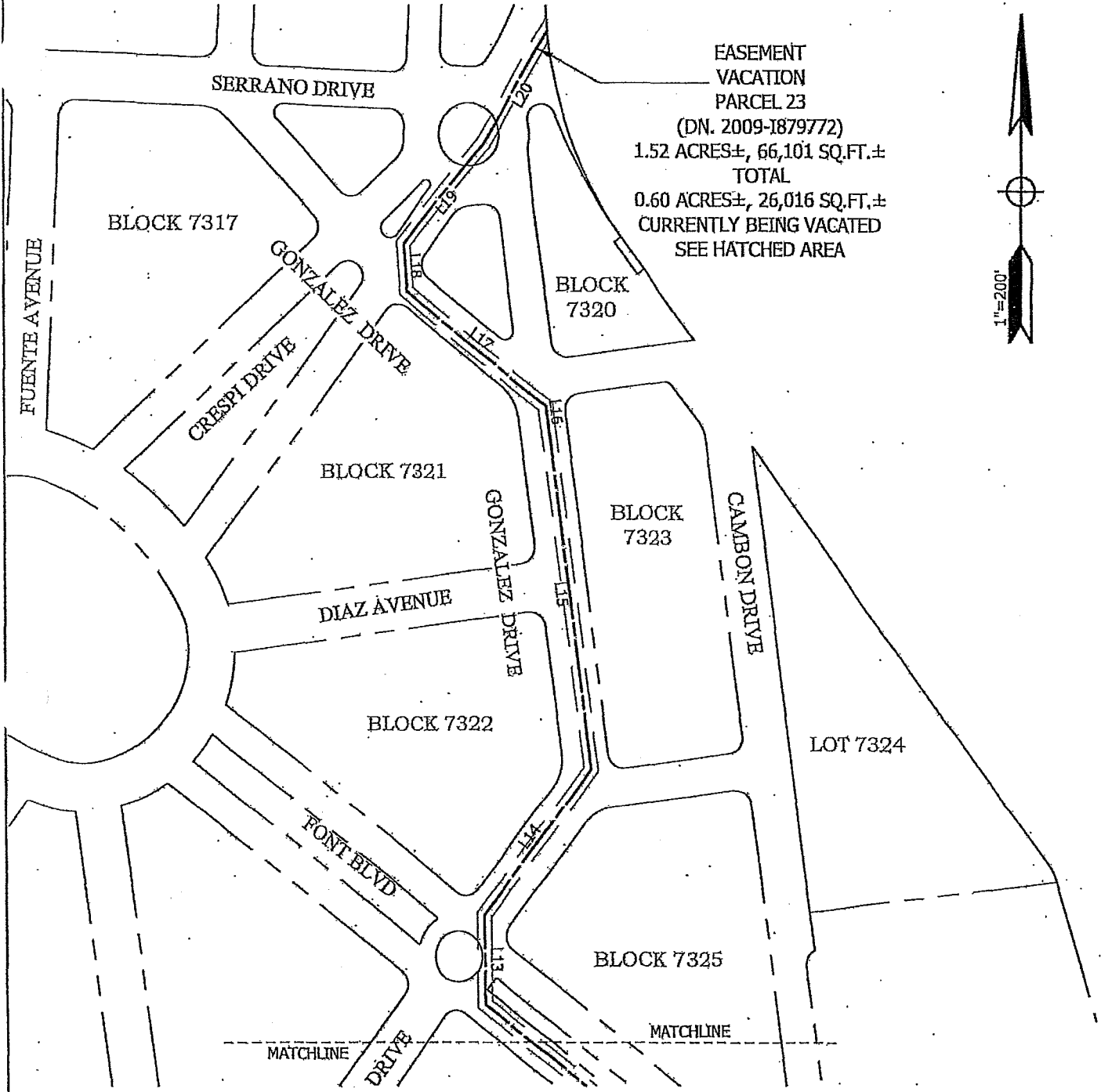


255 SHORELINE DR
SUITE 200
REDWOOD CITY, CA 94065
650-482-6300
650-482-6399 (FAX)

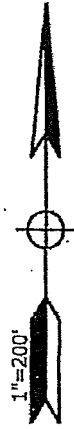
238
2587

Subject **EXHIBIT A**
PLAT TO ACCOMPANY LEGAL DESCRIPTION
Job No. 20090086-51
By DCJ Date 10/10/16 Chkd. AMC
SHEET 3 OF 4

EXHIBIT A



EASEMENT
 VACATION
 PARCEL 23
 (DN. 2009-1879772)
 1.52 ACRES±, 66,101 SQ.FT.±
 TOTAL
 0.60 ACRES±, 26,016 SQ.FT.±
 CURRENTLY BEING VACATED
 SEE HATCHED AREA



DN. = DOCUMENT NUMBER
 O.R. = OFFICIAL RECORDS
 TPOB = TRUE POINT OF BEGINNING
 POB = POINT OF BEGINNING



255 SHORELINE DR
 SUITE 200
 REDWOOD CITY, CA 94065
 650-482-6300
 650-482-6399 (FAX)

252889

Subject EXHIBIT A
PLAT TO ACCOMPANY LEGAL DESCRIPTION
 Job No. 20090086-51
 By DCJ Date 10/10/16 Chkd. AMC
 SHEET 4 OF 4

EXHIBIT B-4

EXHIBIT A

BLOCK 7326
RECORD OF
SURVEY MAP 8641
(DN. 2015K114105)

EASEMENT VACATION
PARCEL 24
BLOCK 7366
RECORD OF
SURVEY MAP 8641
(DN. 2015K114105)
978 SQ.FT.±
0.02 ACRES±

LOT 7365

D=180°00'00"
R=2.000'
L=6.283'

FONT BOULEVARD (35' WIDE)
S52°33'48"E 241.273'
N52°33'48"W 241.273'

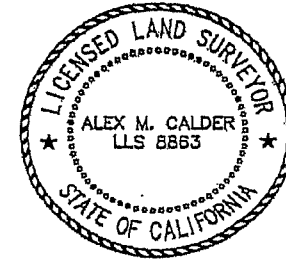
BLOCK 7330
RECORD OF
SURVEY MAP 8641
(DN. 2015K114105)

D=180°00'00"
R=2.000'
L=6.283'

DN. = DOCUMENT NUMBER
O.R. = OFFICIAL RECORDS
TPOB = TRUE POINT OF BEGINNING
POB = POINT OF BEGINNING



Alex Calder
10-3-2015



255 SHORELINE DR
SUITE 200
REDWOOD CITY, CA 94065
650-482-6300
650-482-6399 (FAX)

Subject EXHIBIT A
PLAT TO ACCOMPANY DESCRIPTION
Job No. 20090086-51
By DCJ Date 10/02/15 Chkd. AMC
SHEET 2 OF 2

PUBLIC UTILITIES COMMISSION

City and County of San Francisco

RESOLUTION NO. 16-0224

WHEREAS, The City and County of San Francisco (City), through the San Francisco Public Utilities Commission (SFPUC), owns water and sewer easements (Existing Easements) that encumber real property located in the City and County of San Francisco, near 19th Avenue and Holloway Avenue, designated as Assessor's Blocks 7303A, 7315, 7316, 7321, 7322, 7326, 7330, 7331, 7333E, 7335, 7344, 7345, 7345B, and 7366 (collectively, the Burdened Property), which is owned by Parkmerced Owner LLC, a Delaware limited liability company; and

WHEREAS, The Existing Easements are designated in the following documents recorded in the City's Official Records: (1) 6138 O.R. 152, "Miscellaneous Parcels" Block 7303A; (2) 6138 O.R. 152, "Miscellaneous Parcels" Block 7333E; (3) 6138 O.R. 152, Parcel Six; (4) 4252 O.R. 85, Parcel 2j; (5) 4252 O.R. 85, Parcel 1a; (6) 3694 O.R. 271; (7) 6138 O.R. 152, Parcel Five; (8) 6138 O.R. 152, Parcel Three; (9) 6191 O.R. 231; (10) 6138 O.R. 152, Parcel Four; (11) Document No. 2009-1879772; (12) 6138 O.R. 152, "Miscellaneous Parcels" Block 7366; and (13) 6138 O.R. 152, Parcel Seven; and

WHEREAS, In 2011, the City and Parkmerced Investors Properties LLC entered into the Parkmerced Development Agreement, to which the San Francisco Public Utilities Commission (SFPUC) provided consent by SFPUC Resolution No. 11-0091, adopted on June 14, 2011. In consenting to the Parkmerced Development Agreement, the SFPUC anticipated dedication of new water and wastewater infrastructure within public streets serving the Burdened Property and the Project (Replacement Infrastructure). Parkmerced Owner LLC, as successor to Parkmerced Investors Properties LLC, is pursuing development of the Parkmerced project (Project) in accordance with the Parkmerced Development Agreement; and

WHEREAS, Parkmerced Owner LLC has requested that the City vacate the Existing Easements associated with the Burdened Property, and convey all of City's right, title, and interest in the Easements to Parkmerced Owner LLC so that Parkmerced Owner LLC may proceed with its construction of Project Phases 1A and 1B; and

WHEREAS, SFPUC staff has reviewed the SFPUC facilities within the Existing Easements and determined that the Existing Easements are comprised of either: (a) SFPUC facilities in the Existing Easement that will be replaced by new SFPUC facilities (Replacement Infrastructure) in the public right-of-way; or (b) existing SFPUC facilities that will be owned by Parkmerced Owner LLC following easement vacation and for which Parkmerced Owner LLC will bear full and complete liability; or (c) vacant, as there are no SFPUC facilities within the Existing Easement; and

WHEREAS, For Existing Easement category (a) above, the SFPUC will have no further use for said SFPUC facilities in the Existing Easements once Parkmerced Owner LLC grants the City an interim easement (Interim Easement) which will remain in effect unless and until the City accepts the Replacement Infrastructure; and

WHEREAS, For Existing Easement category (b) above, the SFPUC has no further use for the relevant SFPUC facilities in the Existing Easements because the SFPUC facilities therein serve only Parkmerced and Parkmerced Owner LLC will own, operate and maintain them upon execution of the quitclaim deeds; and

WHEREAS, For Existing Easement category (c), above, the SFPUC Wastewater Collection System Division has advised this Commission that there are no in-place public utility facilities that are in use that would be affected by the quitclaim of the relevant Existing Easements; and

WHEREAS, California Streets and Highways Code Sections 8300 *et seq.* and San Francisco Public Works Code Section 787(a) set forth the procedures that the City follows to vacate public service easements. In accordance with the prescribed procedures, the San Francisco Board of Supervisors will consider authorization of an ordinance providing for the vacation of the Easements, the execution and delivery of easement quitclaim deeds, terminating the Easements and quitclaiming to Parkmerced Owner LLC the City's interest in the Existing Easements, as set forth in the future proposed ordinance (the Authorizing Ordinance) subject to the satisfaction of certain conditions precedent described in such Authorizing Ordinance, which conditions include the conditions described above; and

WHEREAS, The value of the Replacement Infrastructure and of surrendering liability for certain facilities to Parkmerced Owner LLC is a benefit to the SFPUC and serves as consideration for this vacation action; and

WHEREAS, On February 10, 2011, at a duly noticed public hearing, the Planning Commission certified the Final Environmental Impact Report ("Final EIR") for the Parkmerced Mixed-Use Development Project (the "Project"), by Motion No. 18269, finding that the Final EIR reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, contains no significant revisions to the Draft EIR, and the content of the FEIR and the procedures through which the Final EIR was prepared, publicized and reviewed comply with the provisions of the California Environmental Quality Act (California Public Resources Code Sections 21000 *et seq.*, "CEQA"), the State CEQA Guidelines (California Code of Regulations Title 14 Sections 15000 *et seq.*) and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"); and

WHEREAS, In consenting to the Parkmerced Development Agreement, this Commission adopted findings, pursuant to CEQA, including a statement of overriding considerations, ("CEQA Findings") and a Mitigation Monitoring and Reporting Program ("MMRP"). A copy of the CEQA Findings and the MMRP is on file with the Secretary of the Commission and is incorporated herein by reference; now, therefore, be it

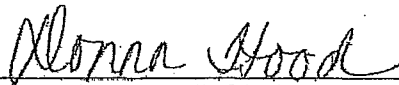
RESOLVED, This Commission finds that the actions proposed herein are consistent with and within the scope of the project analyzed in the Final EIR and subject to the CEQA Findings. This Commission further finds that no substantial changes are proposed in the project and no substantial changes have occurred with respect to the circumstances under which this project will be undertaken that would cause new significant environmental effects or a substantial increase in the severity of previously identified effects, and there is no new information of substantial importance showing that the project would have any significant effects not discussed in the Final EIR, that significant effects would be substantially more severe, or that new or different mitigation measures or alternatives would substantially reduce one or more significant effects of the project; and be it

FURTHER RESOLVED, That this Commission hereby finds that, upon meeting the relevant conditions set forth in California Streets and Highways Code Sections 8300 *et seq.* and San Francisco Public Works Code Section 787(a), the Existing Easements are surplus and unnecessary for any present and prospective SFPUC utility uses, approves the terms and conditions of the Easement and authorizes the SFPUC General Manager to execute the Interim Easement Agreement, in substantially the same form presented to this Commission, and approves the terms and conditions of the form easement quitclaim deed and authorizes the SFPUC General Manager to execute the easement quitclaim deeds, in substantially the same form presented to this Commission; and be it

FURTHER RESOLVED, That this Commission authorizes the General Manager, upon approval by the Board of Supervisors and the Mayor of the Authorizing Ordinance, to execute the easement quitclaim deeds or to delegate such execution to the City Director of Property, in substantially the same form presented to this Commission, provided that the easement quitclaim deeds shall not be delivered to Parkmerced Owner LLC until the SFPUC General Manager determines that conditions precedent described in the Authorizing Ordinance have been satisfied, and enter into any amendments or modifications to the easement quitclaim deeds; including without limitation, modification, addition, or deletion of exhibits and to enter into any related documents, instruments, memoranda, or other agreements reasonably necessary to consummate the transaction contemplated in the easement quitclaim deed, that the General Manager determines, in consultation with the City Attorney, are in the best interests of the City; do not materially increase the liabilities or obligations of the City or materially diminish the benefits to the City; are necessary or advisable to effectuate the purposes and intent of the easement quitclaim deed or this Resolution; and comply with all applicable laws, including the City Charter; and be it

FURTHER RESOLVED, That upon approval by City's Board of Supervisors and the Mayor, this Commission authorizes the General Manager and/or the City Director of Property to take any and all other steps he or she, in consultation with the City Attorney, deems necessary and advisable to effectuate the purpose and intent of this Resolution.

I hereby certify that the foregoing resolution was adopted by the Public Utilities Commission at its meeting of October 25, 2016.



Secretary, Public Utilities Commission

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244.
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: John Rahaim, Director, Planning Department
Harlan Kelly, Jr., General Manager, Public Utilities Commission
Mohammed Nuru, Director, Public Works

FROM: *ll*
for Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

DATE: November 22, 2016

SUBJECT: LEGISLATIONS INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislations, introduced by Supervisor Yee on November 15, 2016:

File No. 161239

Resolution declaring the intent of the Board of Supervisors to 1) order the conditional vacation of certain San Francisco Public Utilities Commission public service easements that exist within the Subphases 1A and 1B of the Parkmerced Development Project area, an approximately 152 acre site located in the Lake Merced District in the southwest corner of San Francisco and generally bounded by Vidal Drive, Font Boulevard, Pinto Avenue, and Serrano Drive to the north, 19th Avenue and Junipero Serra Boulevard to the east, Brotherhood Way to the south, and Lake Merced Boulevard to the west; 2) reserve certain easement rights in favor of the SFPUC; 3) delegate authority to the Director of Real Estate to execute certain quit claim deeds; 4) adopt findings under the California Environmental Quality Act; 5) adopt findings that the vacations are consistent with the Parkmerced Development Agreement, the General Plan, and the eight priority policies of Planning Code, Section 101.1; 6) direct the Clerk of the Board of Supervisors to make certain transmittals; and 7) authorize actions by City officials in furtherance of this Ordinance; and setting a hearing date for all persons interested in the proposed vacation of said public service easements.

File No. 161240

Ordinance 1) ordering the conditional vacation of certain San Francisco Public Utilities Commission (SFPUC) public service easements that exist within Subphases 1A and 1B of the Parkmerced Development Project area, an approximately 152 acre site located in the Lake Merced District in the southwest corner of San Francisco and generally bounded by Vidal Drive, Font Boulevard, Pinto Avenue, and Serrano Drive to the north, 19th Avenue and Junipero Serra Boulevard to the east, Brotherhood Way to the south, and Lake Merced Boulevard to the west; 2) reserving easement rights in favor of the SFPUC, subject to conditions specified in this Ordinance; 3) delegating authority to the Director of Real Estate to execute certain quit claim deeds; 4) adopting findings under the California Environmental Quality Act; 5) adopting findings that the vacations are consistent with the Parkmerced Development Agreement, the General Plan, and the eight priority policies of Planning Code, Section 101.1; 6) directing the Clerk of the Board of Supervisors to make certain transmittals; and 7) authorizing actions by City officials in furtherance of this ordinance.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: alisa.somera@sfgov.org.

c: Scott Sanchez, Planning Department
Lisa Gibson, Planning Department
AnMarie Rodgers, Planning Department
Aaron Starr, Planning Department
Joy Navarrete, Planning Department
Jeanie Poling, Planning Department
Juliet Ellis, Public Utilities Commission
Donna Hood, Public Utilities Commission
Frank Lee, Public Works
John Thomas, Public Works
Lena Liu, Public Works

Print Form

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

Introduction Form

By a Member of the Board of Supervisors or the Mayor

2016 NOV 15 PM 2:35

BY ZBB

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

Supervisor Yee

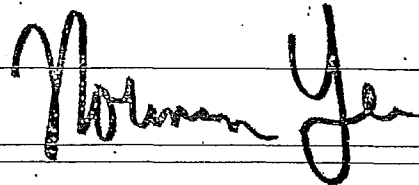
Subject:

Parkmerced Development Project - SFPUC Public Service Easement Vacation Order

The text is listed below or attached:

See attached.

Signature of Sponsoring Supervisor:



For Clerk's Use Only:

