

## Carroll, John (BOS)

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**From:** Mabry, Paul (DPW)  
**Sent:** Thursday, December 03, 2015 5:29 PM  
**To:** BOS Legislation, (BOS); Calvillo, Angela (BOS); Carroll, John (BOS)  
**Cc:** Tom Lippe; David Kelly; Storrs, Bruce (DPW)  
**Subject:** Public Works response to the appeal of Tentative Final Map No. 8593 - Clerk's File No. 151204  
**Attachments:** 8593\_AB 8722\_030615 Tentative Final Map.pdf; DPW ORDER 184253.pdf; Public Works GSW Appeal Response 20151102.pdf  
**Categories:** 151204

Attached find Public Works response to the appeal of Tentative Final Map No. 8593 for the proposed Golden State Warriors Event Center and Mixed-Use Development at Mission Bay South Blocks 29-32 (Clerk of Board File No. 151204).

Also attached for informational purposes is a copy of the Tentative Final Map and Conditions of Approval.

Sincerely,  
Paul Mabry,  
On behalf of Bruce Storrs, City and County Surveyor



**Paul Mabry, PLS, JD**  
Chief Surveyor

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Date: December 2, 2015

Clerk of the Board of Supervisors  
City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102

Edwin M. Lee  
Mayor

Mohammed Nuru  
Director

Jerry Sanguinetti  
Bureau of Street Use & Mapping  
Manager

**Re: Appeal of Tentative Final Map No. 8593 for the proposed Golden State Warriors Event Center and Mixed-Use Development Project at Mission Bay South Blocks 29-32, Assessor's Block No. 8722, Lot Nos. 1 and 8 (Clerk of the Board File No. 151204)**

President Breed and Honorable Members of the Board of Supervisors:

On November 12, 2015, Public Works issued tentative final map approval for Map No. 8593, an 8-lot, 100-unit commercial condominium subdivision for the proposed Golden State Warriors Event Center and Mixed-Use Development Project at Mission Bay South Blocks 29-32, Assessor's Block No. 8722, Lot Nos. 1 and 8 (the "Project"). Appellant Thomas N. Lippe, APC, on behalf of the Mission Bay Alliance, filed an appeal of the subject tentative final map on November 19, 2015 with Angela Calvillo, Clerk of the Board of Supervisors along with a supplemental filing on November 30, 2015 (collectively, the "Appeal Letter").

As described in this response and separate letters submitted by the Planning Department and the Office of Community Investment and Infrastructure ("OCII"), which are incorporated herein by reference, the appeal has no merit. Public Works urges the Board to reject the appeal and uphold its decision to issue tentative map approval for this Project.

In the Appeal Letter, the Appellant raises four issues as the basis of the appeal: (1) the Project Final Subsequent Environmental Impact Report ("SEIR") and the OCII and City agency CEQA findings do not comply with the California Environmental Quality Act ("CEQA"), as described in the Mission Bay Alliance's many comments on the SEIR that it submitted to OCII and the OCII Commission; (2) the Project does not comply with the Mission Bay South Redevelopment Plan or Plan documents; (3) the Project does not comply with the San Francisco General Plan; and (4) the Project does not comply with Proposition M, as codified at Planning Code Sections 320 et seq. and Planning Commission Motion No. 17709, and, therefore, is ineligible for allocation of any office space under Planning Code section 321 and Motion No. 17709. Appellant references Mr. Lippe's November 6, 2015 letter to the Planning Commission, attached as Exhibit 1 to the Appeal Letter, as support for issues (2) through (4) above. Appellant is wrong on all counts for the reasons described in this response and other referenced materials, and the Board of Supervisors should reject the appeal.

This response addresses Appellant's claim (1). OCII's letter, dated December 2, 2015, addresses issue (2) above. The Planning Department's letter, submitted to the Board on December 2, 2015, addresses Appellant's claims (3) and (4).

1. The Project SEIR complies with CEQA.

On November 30, 2015, OCII submitted to the Board of Supervisors a response to Appellant's appeal of the OCII Commission's certification of the Project SEIR ("OCII EIR Appeal Response"). This document addressed Mission Bay Alliance's many comments on the SEIR and CEQA findings that it submitted to OCII and the OCII Commission as well as additional CEQA and project approval-related comments that Mission Bay Alliance submitted after the November 3, 2015 certification of the SEIR. The OCII EIR Appeal Response, which is on file with the Clerk of the Board of Supervisors in File No. 150990, demonstrates that the SEIR and the CEQA Findings complied with the requirements of CEQA and that the Appellant's claims are unfounded. In lieu of attaching that comprehensive, but lengthy response, Public Works incorporates the November 30, 2015 OCII EIR Appeal Response and all the supporting record documents by reference herein for purposes of addressing the Appellant's claims about CEQA and the CEQA Findings.


2. The Project is consistent with the Mission Bay South Redevelopment Plan and Plan documents, the San Francisco General Plan, and the requirements of Planning Code section 321.

OCII, in a separate response letter dated December 2, 2015, addresses why the Appellant wrongly asserts that the tentative final subdivision map is inconsistent with the Mission Bay South Redevelopment Plan and Plan documents. The tentative map is consistent with the Mission Bay South Redevelopment Plan and Plan documents for the reasons set forth this December 2, 2015 OCII response and its letter to Public Works dated November 4, 2015 that affirms the tentative map's consistency with the Redevelopment Plan and other Plan documents. The December 2, 2015 OCII letter is incorporated by reference herein.

The Planning Department, in a separate response letter submitted to the Board on December 2, 2015, addresses the Appellant's erroneous claim that the tentative final subdivision map is not consistent with the General Plan and Proposition M, as codified at Planning Code Sections 320 et seq. and Planning Commission Motion No. 17709. The tentative map is, on balance, consistent with the General Plan for the reasons set forth on the December 2, 2015 Planning Department response and its letter to Public Works dated November 6, 2015 that affirms the tentative map's conformance with the General Plan. In addition, the Planning Department letter submitted to the Board on December 2, 2015 presents information that supports the legal adequacy of the Planning Commission's November 5, 2015 Motion No. M-19502 that approved a Planning Code Section 321 office design for the Project. The Planning Department letter submitted to the Board on December 2, 2015 is incorporated by reference herein.

For the reasons set forth in this letter as well as the other letters and documents incorporated by reference, the Board should reject the appeal and uphold the Public Works' issuance of approval of the tentative subdivision map for the Project.

Sincerely,

  
Bruce R. Storrs, P.L.S.  
City and County Surveyor



Edwin M. Lee, Mayor  
Mohammed Nuru, Director

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Bruce R. Storrs

**DPW Order No: 184253**

**DIRECTOR'S CONDITIONAL APPROVAL OF TENTATIVE FINAL MAP NO. 8593**

San Francisco Public Works hereby approved Tentative Final Map No. 8593, Assessor's Block 8722, Lots 1 and 8, prepared for and on behalf of GSW Arena, LLC ("GSW") by Martin Ron and Associates. ("Tentative Final Map") subject to compliance with the following findings and conditions:

**Findings**

1. GSW Arena LLC ("GSW"), an affiliate of the Golden State Warriors, LLC, which owns and operates the Golden State Warriors National Basketball Association team, proposes to construct a multi-purpose event center and a variety of mixed uses, including office, retail, open space, and structured parking on an approximately 11-acre site on Blocks 29-32 (Assessor's Block 8722, Lots 1 and 8) in Mission Bay South (the "Project"). The Project site is bounded by South Street on the north, Third Street on the west, 16th Street on the south, and by the future planned realigned Terry A. Francois Boulevard on the east.
2. The Tentative Final Map Application for the Project requests approval to merge and re-subdivide Assessor's Block 8722 Lots 1 and 8, resulting in eight (8) buildable lots with one hundred (100) commercial condominium units consistent with the land use program described in the Major Phase application for Blocks 29-32, two (2) lots designated for public street and roadway and associated utilities and one (1) small lot that will be incorporated into the future Park P22 for public park and open space purposes and to provide for construction of associated infrastructure improvements, including street improvements, utilities and infrastructure improvements associated therewith.
3. The Office of Community Investment and Infrastructure, successor to the former Redevelopment Agency of the City and County of San Francisco ("OCII"), in accordance with California Environmental Quality Act, California Public Resources Code Sections 21000 et seq. ("CEQA"), and acting in its capacity as lead agency, as such term is defined in Public Resources Code Section 21067, prepared a Final Subsequent Environmental Impact Report ("FSEIR") for the Golden State Warriors Event Center and Mixed-Use Development at Mission Bay



Blocks 29-32 (the “Event Center Project”) consisting of the Draft Subsequent Environmental Impact Report (GSW DSEIR”), the comments received during the review period, any additional information that became available after the publication of the GSW DSEIR, and the Draft Summary of Comments and Responses, all as required by law, copies of which are available through the Director of Public Works, and are incorporated herein by reference.

4. On November 3, 2015, the Commission on Community Investment and Infrastructure reviewed and considered the FSEIR and, by Resolution No. 69-2015, certified the FSEIR in compliance with CEQA. Said certification included minor technical errata as set forth in the November 3, 2015 memorandum from Environmental Science Associates to Sally Oerth, Office of Community Investment and Infrastructure, and is incorporated herein by reference.
5. On November 5, 2015, the San Francisco Planning Commission, acting in its capacity as a responsible agency, as such term is defined in CEQA, Public Resources Code Section 21069, after a duly noticed public hearing, adopted Motion No. M-19502, which includes required findings under CEQA, a Statement of Overriding Considerations, and a mitigation monitoring and reporting program (“CEQA Findings”), the abovementioned errata, and an office design and allocation approval actions in regard to the Event Center Project. Said Motion and the Planning Commission CEQA Findings are incorporated herein by reference.
6. The FSEIR files, other Project-related OCII files, and other materials have been available for review by Public Works and the public with the OCII Board Secretary at 1 S. Van Ness, 5th Floor, San Francisco, CA 94103, through the Public Works Director, and at [www.gsweventcenter.com](http://www.gsweventcenter.com), and those files are incorporated herein by reference and made part of the record before this Department.
7. Public Works, acting in its capacity as a responsible agency under CEQA, has reviewed and considered the information contained in the FSEIR for the Event Center Project and the Planning Commission CEQA Findings. Public Works, in relation to the actions set forth herein, adopts the Planning Commission CEQA Findings as its own.
8. The Planning Department, in its letter dated November 6, 2015, determined that the Tentative Final Map (together with the design elements and improvements incorporated therein and authorized thereby), is consistent with the General Plan and Section 101.1 of the Planning Code and does not require any further environmental review as set forth in the Planning Commission CEQA Findings. This letter is incorporated herein by reference.
9. The determinations of OCII, as set forth in the letter dated November 4, 2015, that the Tentative Final Map (together with the design elements and improvements incorporated therein and authorized thereby) is consistent with the Mission Bay South Redevelopment Plan and the Plan Documents (as defined in



the Redevelopment Plan), including the Mission Bay South Infrastructure Plan, the Scope of Development and the Design for Development, pursuant to Section 1434 of the Mission Bay Subdivision Code, and that the Tentative Final Map is in substantial conformance with the approved Blocks 29-32 Major Phase application and the Blocks 29-32 Basic Concept/Schematic Design project application is hereby incorporated herein by reference.

10. All governmental and utility agencies affected by the proposed development or expected to provide or approve water, sewage, streets, roads, or other essential facilities or services to the project, whose ability to provide those facilities and services may be significantly affected, have been notified and given the opportunity to respond to the application.
11. None of the conditions described in Government Code Sections 66474(a) through (g), inclusive, exist with respect to this subdivision.
12. The Subdivision satisfies the requirements or conditions imposed by the Subdivision Map Act, the Mission Bay Subdivision Code and Mission Bay Subdivision Regulations.
13. On October 28, 2015, Public Works held a duly noticed public hearing on the subdivision in accordance with Subdivision Code Section 1413. No member of the public submitted written or electronic documents nor testified at the hearing about the subdivision and the Hearing Officer closed the public hearing. Consequently, the Hearing Officer did not issue a recommendation to the Public Works Director.
14. All materials, including, but not limited to the FSEIR and any amendments thereto, the Mission Bay South Redevelopment Plan and Plan Documents as defined therein and related approvals, including the Blocks 29-32 Major Phase Application, staff reports, comments, responses and other information from other concerned governmental agencies and utilities, and the information submitted by or on behalf of the applicant, and other comments, responses, and information provided in connection with this application have been considered.
15. This approval shall be effective upon execution by the Director of the Public Works.
16. Capitalized terms in these conditions have the meaning given in the Mission Bay South Owner Participation Agreement

**Decision. The Tentative Final Map, which you submitted for review, is approved subject to the following conditions:**

## **GENERAL**



1. Any reference to Subdivider herein also may mean the Subdivider's assignee, approval of which is subject to the Public Works Director in his or her sole discretion.
2. The Tentative Final Map has been submitted to provide for a merger and an eight (8) lot subdivision and 100 commercial condominium units within airspace parcels A-E.
3. The Tentative Final Map is subject to the CEQA mitigation measures adopted by the City and OCII Commission as part of the Project approval process and set forth in full in the Mitigation Monitoring and Reporting program ("MMRP").

## **DEPARTMENT OF CITY PLANNING**

The Tentative Final Map is hereby conditionally approved by the department subject to the following findings, including but not limited to:

1. The proposed Tentative Final Map is within the scope of the Event Center and Mixed-Use Development at Blocks 29-32 (the "Project") analyzed in the Final Subsequent Environmental Impact Report for the Event Center and Mixed-Use Development at Mission Bay Blocks 29-32 (FSEIR) prepared pursuant to the California Environmental Quality Act, which was certified as adequate, accurate and objective by the Commission of the San Francisco Office of Community Investment and Infrastructure ("OCII"), successor to the San Francisco Redevelopment Agency, by Resolution No. 69-2015, adopted on November 3, 2015. The Planning Commission on November 5, 2015 by Motion No. M-19502 adopted CEQA findings in connection with certain actions undertaken by the Planning Commission, finding that the proposed Project is within the scope of the Mission Bay Project analyzed in the FSEIR and will not result in any new significant impacts or a substantial increase in the severity of previously identified significant effects that would alter the conclusions reached in the Mission Bay FSEIR.
2. The Tentative Final Map is subject to the CEQA mitigation measures adopted by the City and the OCII Commission as part of the Project approval process and set forth in full in the Mitigation Monitoring and Reporting Program. Mitigation measures and improvement measures described in the MMRP.
3. On November 6, 2015, the Planning Department determined that the Tentative Final Map is consistent with the General Plan and the Eight Priority Policies of Section 101.1 of the Planning Code.

## **OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE (OCII)**

The Tentative Final Map is conditionally approved by the department subject to the following:



1. The Tentative Final Map is in substantial conformance with the Blocks 29-32 Major Phase application and the Blocks 29-32 Basic Concept/Schematic Design project application and is consistent with the Mission Bay South Redevelopment Plan and Plan Documents, including the Mission Bay South Redevelopment Plan, Infrastructure Plan, the Scope of Development and the Design for Development, pursuant to Section 1434 of the Mission Bay Subdivision Code.
2. This Tentative Final Map shall be subject to the conditions of the Blocks 29-32 Major Phase approval.
3. Public Improvement Plans shall be provided in accordance with the Mission Bay South Redevelopment Plan and Plan Documents, including Mission Bay Subdivision Code Section 1446 and Mission Bay Subdivision Regulations VII(A).
4. Improvements Plans shall show utility laterals to all developable lots.
5. Without limiting Planning Condition No. 2 above regarding compliance with the MMRP, the following are conditions of approval specifically applicable to the Tentative Final Map for which OCII retains Monitoring and Reporting Responsibility:
  - a. Prior to commencement of soils disturbing construction activity, Subdivider shall comply with all applicable requirements of Mitigation Measure M-CP-2a, as set forth in the MMRP, related to an Archaeological Testing, Monitoring and/or Data Recovery Program and M-CP-2b related to Accidental Discovery of Archaeological Resources.
  - b. Not more than 15 days prior to vegetation removal and grading activities that occur between February 1 and August 31, Subdivider shall comply with the requirements of Mitigation Measure M-BI-4a to perform a preconstruction survey of onsite vegetation for nesting birds to be conducted by a qualified biologist, and shall thereafter comply with the procedures therein for establishment of no-work buffer zones and repeated bird surveys.
  - c. Prior to obtaining a grading, excavation, site, building or other permit from the City that includes soil disturbance activities, Subdivider shall conduct a geologic investigation in accordance with the requirements of Mitigation Measure M-HZ-1b.
  - d. Prior to issuance of a construction site permit, Subdivider shall comply with the requirements of Mitigation Measures I-TR-1 (Construction Management Plan and Public Updates).
  - e. Subdivider shall comply with Improvement Measure I-NO-1: Mission Bay Good Neighbor Construction Noise Policy and limit all extreme noise-generating construction activities to 8:00 a.m. to 5:00 p.m., Monday through Friday. No pile driving or other extreme noise generating activity is permitted on Saturdays, Sundays, and holidays.





6. On November 4, 2015, OCII determined that the Tentative Final Map is consistent with the Mission Bay South Redevelopment Plan, the Mission Bay South OPA and the Plan Documents.

### **DEPARTMENT OF BUILDING INSPECTION (DBI)**

1. A copy of the recorded Final Map with the property line information shall accompany any building permit application for improvements on the lots created under the final map.
2. All resultant lots shall have direct frontage to a public street or have access to a public way through a private property.
3. Preliminary Geotechnical Evaluation Report (Soils Report) shall be amended to include the information on the suitability of the earth materials for the construction of stable embankments and excavation slopes together with recommended construction procedures needed to obtain stability.
4. Preliminary Geotechnical Evaluation Report (Soils Report) shall be amended to include the information on slides, springs and seepage conditions, if any, faults and erosion problems together with recommendations for correction of any problems or hazards presented by such conditions
5. Any private roadways, being as an equivalent to public way serving the adjoining lots, will also be used by Fire Department apparatus and shall be improved to Public Works Standards.
6. All required permits from regulatory agencies having jurisdiction and necessary to commence construction shall be obtained prior to construction of any/all associated improvements on private or public property.
7. Building permit will be required for any improvement work as noted in San Francisco Building Code (Sections 106.1 and 106.2) and within private or city-owned property (including installation and improvement in future public way, but to be constructed before their dedication) where site location is within the jurisdiction of the City and County of San Francisco. (Please refer the San Francisco Building Code Section 106.2, which is an amendment to Section 106.2 of the California Building Code, for construction that may be exempted from building permit application.)
8. Subdivider shall comply with all applicable regulations to mitigate all onsite geotechnical and/or geological instability or hazards (as described in MMRP, Exhibit C) to the satisfaction of DBI, including, without limitation, the following:
  - a. Title 24 of the California Administration Code, Part 2, California Building Code, Chapter 16 – Structural Design and Chapter 18 – Soils and Foundations
  - b. San Francisco Building Inspection Commission Code, Building Code, Chapter 16 - Structural Design



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- c. Seismic Hazards Mapping Act of 1990 (Assessment and Mitigation of Liquefaction Hazards)
  - d. General NPDES Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, Order No. 2009-0009-DWQ
  - e. San Francisco Health Code, Article 12B (Installation of Geotechnical Borings)
9. Prior to issuance of a construction site permit, Subdivider shall comply with the requirements of Mitigation Measures I-TR-1 (Construction Management Plan and Public Updates).

## **SAN FRANCISCO PUBLIC UTILITY COMMISSION (SFPUC)**

### **SFPUC-General**

1. No warping of the sidewalk to accommodate vertical construction will be allowed.
2. Public and private utilities shall be designed and shown on the Improvement Plans so as to avoid conflicts in utility location and accessibility as acceptable to the City. Private utilities shall be designated as private.
3. The Improvement Plans shall show how the construction will not interrupt the utility service or access to the existing or adjacent tenants, except for temporary interruptions in water services approved by SFPUC-CDD.
4. As-builts in AutoCAD and scans of contractor redlines shall be submitted to the SFPUC via Public Works.
5. Utilities in private property shall be connected to the City systems in the City street right-of-way and installed or be stubbed out at a point just outside the City Street right-of-way prior to completion of the street base and surfacing.
6. Any water, wastewater and streetlight facilities located within any private property shall be private.
7. If there are any proposed utility easements for SFPUC facilities, they shall require review and approval of the SFPUC on a case-by-case basis.
8. The proposed easement vacations affecting SFPUC shall be completed in accordance with applicable law and the terms of such SFPUC Easements.
9. Improvement Plans shall include a notation to contractors that construction shall not interrupt the utility service or access to existing tenants or residents at any point in time or disrupt the appropriate conveyance of overland flow of storm water as defined in the Mission Bay Subdivision Regulations and by the SFPUC, except for temporary interruptions in water services approved by SFPUC-CDD.



10. Improvement Plans to be reviewed and commented upon by SFPUC shall include plans for the demolition or, if approved by SFPUC, abandonment in place of any existing SFPUC facilities, including but not limited to piping, pump stations or storm water management facilities that were previously serving the area or providing interim service to the area that will be replaced by new SFPUC facilities, as they come online.
11. The Subdivider shall show the size and location of all utility systems with reference to rights of way for review and approval in the applicable Improvement Plans. Flow calculations shall be included for review and approval by DBI with said Improvement Plans. The Subdivider shall clearly indicate whether streets will be dedicated to the City and whether interim utility easements will apply and whether and when utility facilities and improvements will be owned and maintained by the City.
12. Utilities for and serving Open Space Lots shall be shown on applicable Improvement Plans.
13. Gas service shall be provided to serve the Project and shall be shown on all applicable Improvement Plans.
14. When ultimate facilities are constructed, the Subdivider shall relocate, abandon and/or remove, to the satisfaction of SFPUC, any existing water lines, sanitary sewer and storm drain facilities within the vacated streets or SFPUC Easements. Further, the Subdivider shall abandon and/or remove, to the satisfaction of the Director of Public Works, any abandoned private storm system that will ultimately be within any public property or right-of-way. The Subdivider shall cause such relocation, abandonment, and/or removal obligations to be reflected in the applicable Public Improvement Agreement (“PIA”) to the extent practicable.
15. Where the Subdivider is required by these conditions to provide the City rights to operate and maintain interim facilities, Subdivider shall convey such rights to the City prior to approval of the applicable PIA unless the Director, in consultation with the SFPUC, approve an alternate arrangement in their sole discretion.
16. Utility laterals shall be connected to the City systems in the City right-of-way and be stubbed out at a point at least 1’ outside the right-of-way line prior to completion of the street base and surfacing to avoid trenching the street at a future date. For those utilities requiring meters, they shall be located within the City right-of-way.
17. Prior to approval of any Improvement Plans related to this Subdivision and its associated street improvements, the Subdivider shall submit for review and receive SFPUC approval a detailed Utility Acceptance Plan, separate from the Stormwater Control Plan, for this Subdivision and its associated street improvements that clearly shows all proposed stormwater and sanitary sewer infrastructure that will be proposed for acceptance by the City following



completion of the public improvements included in the area included in this Tentative Final Map.

18. The SFPUC is not waiving any rights or interests in the subject property that may exist by law.

### **SFPUC Water Conservation**

1. On-site non-potable water. This project is required to comply with San Francisco's Mandatory Use of Alternate Water Supplies in New Construction Ordinance, adopted as Chapter 12C of the San Francisco Health and Safety Code. Please refer to [www.sfwater.org/np](http://www.sfwater.org/np) for requirements

### **SFPUC City Distribution Division**

1. Plans must be submitted to, and approved by, the San Francisco Fire Department ("SFFD") to determine the location of proposed hydrants and the necessary fire flow prior to submitting requests for Street Improvement Permits or other permits impacting existing or proposed SFPUC water facilities and fire hydrants.
2. The Subdivider shall work with SFPUC City Distribution Division ("CDD") to conduct a hydraulic analysis to ensure the proper main and service sizes are used. NOTE: Send a request to [CDDengineering@sfwater.org](mailto:CDDengineering@sfwater.org) to initiate this process.
3. All connections to existing or proposed water mains (potable, recycled, AWSS) shall be done by SFPUC-CDD. The Subdivider can prepare the site and install mains and services, but CDD must make all connections to existing or active proposed facilities.
4. All proposed connections shall be clearly identified in the Improvement Plans.
5. Any proposed work on existing water infrastructure that is currently owned by the SFPUC shall require further review and approval by SFPUC-CDD.
6. The Subdivider shall resolve, to CDD's satisfaction, the following issues found in this map that must be addressed on the Improvement Plans:
  - a. The 12" AWSS water main on 3rd Street is not shown as being continuous.
  - b. The 12" ductile-iron water main on 3rd Street is not shown as being continuous.
  - c. The existing 8" cast-iron water main and associated valves are not shown in the right location. This main's gate and air valves at the intersection of 3rd and 16th Streets are 32' south of the northern property



line. At the intersection of 16th and Illinois Streets, a gate valve and air valve on the main are 12' south of the northern property line. Verify the location of this main in the field and provide accurate information in all future submittals.

- d. Specify the utilities of the 18" steel main and the 2" pipe on 16<sup>th</sup> Street.
  - e. Locations of water mains do not match our records. Verify the locations of water mains and clearly specify on future drawings whether the mains and services are existing or proposed.
  - f. Clearly call out the proposed connections between existing water mains and the proposed mains or services.
  - g. What does the proposed potable water line connect to at Illinois Street? The drawing shows it connecting to nothing. All proposed connection points should be clearly identified.
  - h. The size of the new LPW on 16th Street should be clearly depicted on improvement plans.
7. Water meters of laterals of 2" lines or larger must be a minimum of five feet from proposed trees.
  8. The Subdivider shall prepare and submit a drawing showing only water utilities as part of the Improvement Plans.
  9. Any existing or proposed water valves must be within the footprint of the public right-of-way and outside of any bulbouts, planters, permeable paving, etc.
  10. Publicly maintained recycled water mains cannot be under a sidewalk and must be in the public right-of-way.
  11. All changes and additions to existing potable and fire water distribution facilities need to be prepared in accordance with SFPUC-CDD standards and to the satisfaction of the SFPUC.

### **SFPUC Wastewater Enterprise**

1. Sanitary sewer discharge locations must be reviewed by the SFPUC and approved at the SFPUC's sole discretion.
2. The Subdivider shall meter all flows exiting this Subdivision in perpetuity. The Subdivider shall be responsible for ownership and maintenance of equipment to the satisfaction of the SFPUC.
3. In the Public Improvement Agreement, Subdivider shall comply with Mitigation Measure M-C-UT-4: Fair Share Contribution for Mariposa Pump Station Upgrades that requires the Subdivider to pay its fair share for improvements to



the Mariposa Pump Station and associated wastewater facilities required to provide adequate sewer capacity within the project area and serve the project as determined by the SFPUC. The contribution shall be in proportion to the wastewater flows from the proposed project relative to the total design capacity of the upgraded pump station(s). The project sponsor shall not be responsible for any share of costs to address pre-existing pump station deficiencies.

4. The Subdivider shall comply with Mitigation Measure M-HY-6-Wastewater Sampling Ports by participating in the City's existing Water Pollution Prevention Program and facilitating implementation of the City's Water Pollution Prevention Program by providing and installing wastewater sampling ports in any building anticipated to have a potentially significant discharge of pollutants to the sanitary sewer, as determined by the Water Pollution Prevention Program of the San Francisco Public Utilities Commission's Bureau of Environmental Regulation and Management and in locations as determined by the Water Pollution Prevention Program. SFPUC shall review compliance in its review of Improvement Plans and building permit submittals, as applicable.
5. The Subdivider shall not install new force mains beneath the public right-of-way without specific written approval of the SFPUC; however, any new force mains on private property shall be privately owned and maintained.
6. Final connection to both storm and sanitary mainlines shall be subject to SFPUC Wastewater Enterprise (WWE) Collection Systems Division (CSD) inspection. Contact Kent Eickman at [keickman@sfgwater.org](mailto:keickman@sfgwater.org) for inspections.
7. All new infrastructure installed by the Subdivider shall conform to Mission Bay Standard Specifications subject to SFPUC review and approval, unless SFPUC grants an exception. Existing laterals should be utilized as approved by SFPUC.
8. Pre- and post-construction video inspection of existing sewer and storm mains around this Subdivision shall be submitted to WWE/CSD for review and approval.
9. The Subdivider is responsible for any efforts to mitigate damaged utilities as determined by SFPUC. All gravity utilities within a 20' proximity of pile driving activities shall be monitored for settlement and vibration impacts. The Subdivider shall submit a work plan to WWE/CSD for review and approval.
10. Groundwater discharge into the sewer system is not allowed; please contact Tomio Takeshita, Pretreatment Program Manager for details at [ttakeshita@sfgwater.org](mailto:ttakeshita@sfgwater.org).
11. The Subdivider shall submit a monitoring plan to the SFPUC for approval prior to start of work if construction activities will cause vibration due to pile driving, compaction, etc. to protect the utilities.
12. The Subdivider shall submit to, and receive approval of, WWE/CSD for a plan to avoid impact to existing utilities prior to start of work.



13. The Subdivider shall perform pre-construction inspections prior to any excavation and post-construction inspections of existing wastewater assets. Video inspections performed by the developer shall comply with SFPUC standards. Resultant damages shall be remedied by the Subdivider.
14. Any changes to street flow, such as moving/changing catch basins, and bulbouts, will require a street flow analysis. The analysis will require approval.
15. The Improvement Plans must designate sewers as combined, sanitary or storm sewers.

### **SFPUC Power Enterprise**

1. Any streetlight facilities installed within the project site and outside of public streets shall not be owned or maintained by the City.
2. Street light facilities on public streets shall be as approved by SFPUC in accordance with Mission Bay Standards.

### **SAN FRANCISCO FIRE DEPARTMENT (SFFD)**

1. Revisions to this Tentative Final Map shall be provided to the SFFD. The SFFD reserves the right to modify conditions of approval based on revisions to the current document.
2. Final "future" street configurations shall be provided to the SFFD, including the depiction of traffic lanes, traffic direction, medians, and all traffic-calming structures, i.e. "bulb-outs" from sidewalks.
3. Streets shall be not less than (26) feet in width and shall have a vertical clearance of not less than 13 feet 6 inches. Overhead lines for MUNI, if present, or other utility structures shall not restrict Fire Dept vehicle placement, laddering, or water supply operations.
4. If medians are required, they shall be limited to a maximum length of 300 feet before a median break is provided that will allow fire department vehicles to pass.
5. The locations of Low and High pressure hydrants shall be indicated on the map. Low pressure hydrant locations shall comply with the 2013 CA Fire Code, Appendix C, Table C105.1 The number and distribution of hydrants shall be based on the determination of Fire-Flow requirements. (Fire-Flow requirements shall comply with the 2013 CA Fire Code, Appendix B).
6. Hydrants shall be located on public streets that can support the weight and dimensions of Fire Dept. vehicles. A high-pressure hydrants is installed along the portion of 3<sup>rd</sup> Street adjacent to the Project site per the AWSS requirements determined by Fire Dept. Support Services and the PUC.



7. Curb-cuts shall be coordinated with the development's design for on-site streets, driveways, and fire lanes to facilitate Fire Dept. vehicle access to the Fire Command Center (FCC), Fire Dept Connections (FDC), and other areas designed and designated for Fire Dept. emergency response. Entrances from public streets to all private streets and fire lanes should be distributed so that the closure of one entrance would not prohibit or hamper Fire Dept. vehicle access to any area on the property.
8. All street and sidewalk lay-outs, including traffic-calming structures, street furniture, lighting, and other utility structures, shall not inhibit Fire Department vehicle access.
9. If at any time, for security or pedestrian safety reasons, streets or driveways on the property are to be restricted to vehicles by bollards, stanchions, or other physical barriers, Fire Department vehicles shall be provided immediate access through automatic electronic means or other methods acceptable to the Fire Department.
10. Traffic signals *should* be controllable or other methods employed that prevent private or MUNI vehicles from impeding Fire Dept. vehicle access to any of the buildings depicted on the Tentative Final Map.
11. City infrastructure improvements should incorporate the Facility Emergency Plan (FEP) and Disaster Management plans for all buildings shown on the Tentative Final Map. Considerations include: emergency evacuation of the GSW Arena and access of occupants to the public way, response to Mass Casualty Incidents, both natural and man-made, and communication capabilities between responding emergency personnel and on-site facility managers and security persons.

#### **DEPARTMENT OF TECHNOLOGY (DT):**

1. Installation of DT facilities and Relocation of facilities, if required, and off site connections shall be shown on Improvement Plans and approved by DT.

#### **DEPARTMENT OF PUBLIC WORKS (PUBLIC WORKS) - BUREAU OF STREET USE AND MAPPING (BSM) - PERMITS SECTION**

1. Subdivider shall not submit any Final Map Checkprint unless accompanied by a fully approved set of Improvement Plans for the areas pertaining to said Checkprint.
2. Subdivider shall provide a geotechnical report with detailed recommendations for design and construction of Public Infrastructure improvements shown on the approved Improvement Plans prior to issuance of a Public Works construction permit. The geotechnical consultant of record shall review all plans, specifications, and relevant design documents for the Public Infrastructure improvements and provide a letter to the City indicating that these project-specific design and permit plans and specifications have been reviewed, and





conform to the requirements and recommendations of the geotechnical report. The geotechnical consultant then of record shall also observe construction of the Public Infrastructure improvements as they determine to be appropriate so as to confirm subsurface conditions and compliance with the project geotechnical reports. A letter confirming that such observations were made, and confirming that construction conformed with the recommendations of the geotechnical consultant of record shall be provided to the City prior to and as a condition of City acceptance and/or final inspection of all applicable Public Infrastructure improvements.

3. Prior to issuance of Public Works Construction Permits, Subdivider shall show on Improvement Plans or other equivalent construction documents any operational utility connection and services affected by the development proposed within the Final Map area. Subdivider shall also note on said Plans the requirement that contractors obtain DPW approval, prior to commencing construction, of a plan that shows how all such connections and services will be maintained during the staging of construction and thereafter. To the extent such connections and services are being modified or relocated, the Improvement Plans shall indicate such changes.
4. Subdivider shall execute a Public Improvement Agreement (PIA), including required security, pursuant to Section 1451 of the Mission Bay Subdivision Code at the earlier of:
  - a) prior to recording a Final Map in the event Subdivider has not completed the infrastructure improvements required within the Final Map, or
  - b) prior to issuance of DPW construction permits if the Subdivider will construct public improvements in advance of a Final Map.
5. Subdivider shall provide a Certificate of Improvement Agreement on the face of the Final Map prior to recordation as required by Mission Bay Subdivision Code Section 1457(A)(3).
6. Any Public Improvement Agreement shall require Approved 100% Improvement Plans prior to acceptance by Public Works. The form and amount of security shall be addressed in each PIA. The PIA shall be executed to the satisfaction of the Director prior to mylar submission of a Final Map
7. The Subdivider shall show on Improvement Plans all improvements, including those beyond the boundaries of the proposed Final Map, that are required to provide necessary utilities and access for the area included in the Final Map.
8. Improvement Plans shall be provided in conformance with the Mission Bay Subdivision Code and Mission Bay Subdivision Regulations, and in accordance with the Plan and Plan Documents.
9. Subdivider shall be required to obtain a Permit to Enter any City public property that is not public right-of-way prior to any construction unless covered by a master lease or other access agreement between Subdivider and City. For any



construction within a public right-of-way or area proposed to be a future public right-of-way, Subdivider shall obtain any required Public Works construction permits and any permits that other City Agencies may require.

10. Subdivider shall provide a copy of Approved 3<sup>rd</sup> Party Utility Plans to the City together with the Improvement Plans prior to obtaining a Street Improvement Permit. Such plans shall be identified with the caption "for reference only."
11. Subdivider shall construct the entire Public Infrastructure facilities of affected streets as part of this Subdivision and shown on the Improvement Places as a condition precedent to City to acceptance and maintenance of the improvements.
12. Subdivider shall provide an irrevocable offer of dedication for the land needed for construction of all public right-of-way improvements proposed within this Tentative Final Map. The area of dedication shall be equal to or greater than the area of vacations requested within the area of the Final Map. Such irrevocable offers shall accompany the PIA and meet the approval of the City Attorney. Subdivider shall provide such irrevocable offers as a condition precedent to any City approval of a street vacation request associated with a Final Map. City shall have executed and Subdivider shall have recorded any Quitclaim Deeds as necessary to evidence the street and easement vacation prior to recording a Final Map.
13. Subdivider shall not be permitted to grade outside of the street rights of way until Subdivider furnishes proof to the Director of all necessary rights of entry, permits, and easements as applicable, necessary for construction of grading and drainage improvements. Any such grading, slopes and transitions to properties adjacent to construction in the street rights of way must comply with the applicable City regulations.
14. For those adjacent private properties adjacent to the subdivision boundaries that are not part of the subdivision, the Subdivider shall ensure that access from such private properties to the public right-of-way for pedestrian, vehicle and utilities is maintained at all times.
15. Subdivider shall submit updated grading plans at the time Improvement Plans are submitted. Where grading is proposed adjacent to private properties that are not a part of the subdivision, updated grading plans shall address how access and drainage between such private parcels and adjacent areas will be maintained.
16. Where new public utility facilities are proposed on private properties outside the boundaries of a proposed Final Map, but serving the property inside the Final Map, Subdivider shall include in Improvement Plans the drainage plans referencing the necessary property rights obtained for installation and operation of such drainage facilities. Copies of any license or easement agreements shall be provided to the Director for review and approval prior to recordation of an associated Final Map.



17. Where a new joint trench is proposed on private properties that is located outside the boundaries of a proposed Final Map but serving the property inside the Final Map, Subdivider shall include in Improvement Plans the proposed joint trench plans referencing the necessary property rights obtained for installation and operation of such joint trench. Copies of any license or easement agreements shall be provided to the Director for review and approval prior to recordation of an associated Final Map.
18. Subdivider shall show all existing easements on the applicable Final Map or if not shown, Subdivider shall vacate such easements prior to recording the Final Map.
19. Subdivider shall not submit any Improvement Plans or Final Maps inconsistent with City Dedication and Official Grade Maps for right-of-way, lane and sidewalk widths for the existing street sections.
20. Prior to issuance of any Street Improvement Permit, Subdivider shall provide sufficient information for review at the Director's discretion with regards to callouts on the plans to a "curb cut" and a "curb drain", neither of which are currently defined or detailed.
21. If any Storm Water Control facilities are located in the public right-of-way, then Subdivider shall execute a Maintenance Agreement with SFPUC that includes a provision that the Subdivider shall maintain in perpetuity the Storm Water Control facilities, including the proposed bubble-up structures and pipes under the bio-swale areas.
22. Subdivider shall include in street improvement plans all off-site connections necessary in order to make any utilities operational, to the satisfaction of the Director. Subdivider shall clarify where the connection points are located for the storm drain, sanitary sewer, reclaimed water, low pressure water, high pressure water and joint trench utilities. (Current plans show utility mains extending beyond the limits of street improvements but with no connection points)
23. If any permeable pavement is located within the street sections, it will be subject to an encroachment permit that provides that the Subdivider shall maintain the permeable pavement in perpetuity.
24. Subdivider shall prepare detailed Improvement Plans providing for Blue accessible parking zones (at least 4% of the total on-street parking) and White accessible loading zones throughout the site, unless otherwise approved by the Director.
25. Subdivider shall not design utilities (including Joint Trench) parallel to and beneath the bio-retention systems, but utilities may cross at perpendicular angles underneath the bio-retention systems.
26. Where proposed reclaimed water lines are located at the centerline of certain streets, the Subdivider shall submit for review and approval of the Director, in



consultation with the PUC, additional information and mitigation measures for maintenance issues associated with closing both lanes of traffic for future maintenance of this pipe. The Subdivider shall obtain approval of the proposed location prior to issuance of any associated Street Improvement Permit.

27. Subdivider shall verify all vertical and horizontal sight distance requirements are met prior to issuance of any associated Street Improvement Permit.
28. The Subdivider shall design the proposed joint trench throughout the site to not be located under any curbs.
29. Subdivider shows proposed utilities within the Tentative Final Map that may lack the required horizontal clearance from other utilities and surface features (i.e. curbs). The Subdivider shall meet all utility separation criteria, to the satisfaction of the Director and the SFPUC, prior to issuance of any associated Street Improvement Permit.
30. Subdivider shall design tree-wells that provide for a 2 foot courtesy strip between the edge of the tree-well and face of curb unless otherwise approved by the Director. Subdivider shall not design a curb that is used as a wall/retaining device for the tree-well. Subdivider shall design public streets using Mission Bay Standard Specifications curb and gutter on the edge of the roadway.
31. The geotechnical consultant then of record shall also observe construction of public infrastructure improvements as they determine to be appropriate so as to confirm subsurface conditions and compliance with the project geotechnical reports. A letter confirming that such observations have been made and confirming conformance of construction with the recommendations of the geotechnical consultant of record shall be provided to the City prior to and as a condition of City acceptance and or final inspection of public infrastructure improvements.
32. Improvement Plans shall show any operational utility connection and services, if any, affected by the associated subdivision phase. Improvement Plans shall show how any such connections and services will be maintained during the staging of construction and thereafter. To the extent any such connections and services are being modified or relocated, the Improvement Plans shall indicate such changes.
33. On Improvement Plans, sidewalk cross slopes shall be in conformance with Mission Bay Subdivision Regulations and the Plan and Plan Documents except where a variance or exception is requested by Subdivider and approved by the City.
34. Roadway and sidewalk widths shall comply with Mission Bay Standard Specifications for new subdivisions. Cross slopes and traverse slopes for roadway, sidewalks and gutters shall comply with Mission Bay Standard Specifications for new subdivisions. Sidewalk cross sections shall comply with Mission Bay Standard Specifications. Improvement Plans shall show the street



cross slope as from the center of street to lip of concrete gutter. Curb ramp design shall follow DPW standards

35. Subdivider shall be required to obtain a Site Improvement and/or Street Improvement Permit from DPW prior to any construction.
36. Subdivider shall furnish City with a copy of the as-built Improvement Plans in both electronic CADD and Mylar formats, and any reports required by the Plans and Specifications.
37. As part of the subdivision Improvement Plan review, the various types of paving consistent with the approved Streetscape Master Plan for the sidewalk shall require approval from the Permits Division of the Bureau of Street-Use and Mapping.
38. Street and sidewalk widths are to be substantially consistent with the Infrastructure Plan then in effect.
39. The utilities shown in the right of way or the joint trench on the drawings will be identified for information only. City approval of the design and Improvement Plans and issuance of the Street Improvement Permit shall in no way constitute approval or authorization for such utilities to occupy public right-of way. All utilities occupying the joint trench must satisfy the application requirements set forth in Section 2.4.10 (a) (iv) of the Public Works Code and all other applicable local, state and federal laws pertaining to occupancy of the public right-of-way.
40. The following improvements will be developed according to the requirements as set out in the Mission Bay South Infrastructure Plan;
  - a) Third Street from South Street to Sixteenth Street. (That portion not previously developed or constructed by adjacent Mission Bay projects.)
  - b) Sixteenth Street from Third Street to Terry A. Francois Boulevard. (That portion not previously developed or constructed by adjacent Mission Bay projects.)
  - c) South Street from Third Street to Terry A. Francois Boulevard. (That portion not previously developed or constructed by adjacent Mission Bay projects.)
  - d) Terry A. Francois Boulevard from Sixteenth Street to South Street.
41. Subdivider shall be required to obtain an encroachment permit prior to construction of for any privately-owned improvements that occupy a current or future public right-of-way, including any private communications cabinets, conduits and appurtenant facilities on, under or across a public sidewalk.

**DEPARTMENT OF PUBLIC WORKS (PUBLIC WORKS) - BUREAU OF STREET USE AND MAPPING (BSM) - MAPPING AND SUBDIVISION SECTION**

1. Provide brass cap monuments on a six (6) foot offset line at the right of way intersections and a benchmark monument shall be provided at each right-of-way



intersection for vertical control. Reference the set monumentation on the Improvement Plans and the Final Map as appropriate or show monumentation TO BE SET at each location noted above. In addition, Security in an amount of \$3,100.00 for each brass monument shall be filed with the Department of Public Works with each Final Map approval guaranteeing that the monuments will be set within (3) years from recordation of the associated Final Map or an extended period of time as thereafter approved by the Director of the Department of Public Works, but no longer than five (5) years from the date of recordation of said Final Map. All provisions of the Subdivision Map Act and Professional Land Surveyors Act shall be complied with.

2. Provide Public Improvement Agreement pursuant to Section 1451 of the Mission Bay Subdivision Code and security. Provide Certificate of Improvement Agreement in accordance with Section VIII (B) (6) of the Mission Bay Subdivision Regulations on the Final Map in the event Subdivider has not completed the improvements required as part of his proposed subdivision prior to recording the Final Map.
3. Subdivider shall provide the City with Irrevocable Offers of Dedication for Third Street (Parcel H) and Terry Francois A. Francois Boulevard (Parcel F) to be recorded concurrently with the Final Map.
4. Subdivider shall provide the City with Irrevocable Offer of Dedication for park purposes for the portion of Bay Front Park (Parcel G) to be recorded concurrently with the Final Map.
5. Subdivider shall provide on the face of the Final Map an Irrevocable Offer of Dedication for the public sidewalk easements to be dedicated along 3<sup>rd</sup> Street, 16<sup>th</sup> Street and Future South Street, subject to an easement agreement to be executed at the time of acceptance of public infrastructure improvements.
6. The existing Easements and Offers of Dedication identified on the Tentative Final Map will be vacated by the Board of Supervisors in accordance with applicable law.
7. Provide City a copy of a quitclaim or easement modification of any private easements burdening the subject property, as necessary to remain consistent with these approvals, prior to approval of any Final Map.
8. Subdivider shall prepare and submit with the Final Map Checkprint a matrix showing when and how the Subdivider has complied with the Conditions of Approval.
9. Subdivider shall provide for reciprocal easements between private lots subject to review and approval by the Public Works, DBI and SFFD prior to approval of the Final Map to the satisfaction of the Director. Where appropriate the City shall be named as a third party beneficiary to easements and shall review any subsequent amendment to the reciprocal easement agreement that affects the City's rights as a third party beneficiary.



10. Approved Public Improvement Plans, Public Improvement Agreement and the associated Final Map, together with any other required documents, shall be submitted concurrently to the Clerk of the Board of Supervisors.

11/12/2015

11/12/2015

X Bruce R. Storrs

Storrs, Bruce  
Approver 1  
Signed by: Storrs, Bruce

X Mohammed Nuru

Nuru, Mohammed  
Approver 2  
Signed by: Nuru, Mohammed



LEGEND

Table with multiple columns listing symbols and their corresponding meanings for various utility and property features like 'CLEAR OF PROPERTY LINE', 'BACK OF WALK', 'UNKNOWN PULLBOX', etc.



NORTH

SURVEY REFERENCE
FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT NO. NCS-715845-SF DATED FEBRUARY 11, 2015
THE FOLLOWING ARE PERTINENT EXCEPTIONS TO TITLE WITHIN THE ABOVE REFERENCED PRELIMINARY REPORT AND AFFECT THE SUBJECT PROPERTY:

GENERAL NOTES

1. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE
2. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

BASIS OF SURVEY

"MAP OF MISSION BAY" RECORDED JULY 19, 1999 IN BOOK "Z" OF MAPS AT PAGES 97-119, REDEVELOPMENT PROJECT AREA AS DISCLOSED BY THE DOCUMENT RECORDED NOVEMBER 18, 1998 IN REEL H264, IMAGE 420, OFFICIAL RECORDS, AND ALL SUBSEQUENT AMENDMENTS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE THIRD STREET MONUMENT LINE AS SHOWN ON THAT PARCEL MAP ENTITLED "PARCEL MAP, PLANNED DEVELOPMENT MISSION BAY" RECORDED DECEMBER 7, 2009 IN BOOK "44" OF PARCEL MAPS AT PAGES 151 TO 155, INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, TAKEN AS 1003'10.56"W.

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE BASED ON A CROWN CUT ON OUTER RIM OF SIGN LOCATED AT THE SOUTHWESTERLY CORNER OF THE INTERSECTION OF 3RD AND BRANNAN STREETS AT ELEVATION 111.843 FEET. ELEVATIONS ARE BASED ON MISSION BAY DATUM WHICH IS DEFINED AS 100.00' ABOVE SAN FRANCISCO CITY DATUM.

- List of 38 numbered survey notes and legal descriptions, including references to various records, easements, and property restrictions.

SEE SHEET 2 OF 6 FOR LEGAL DESCRIPTION



TENTATIVE FINAL MAP

A MERGER AND EIGHT PARCEL SUBDIVISION, A 100 COMMERCIAL UNIT CONDOMINIUM PROJECT WITHIN AIRSPACE SUBDIVISION PARCELS A-E, DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED NOVEMBER 1, 2010, DOCUMENT NO. 2010-J073279, OFFICIAL RECORDS.

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

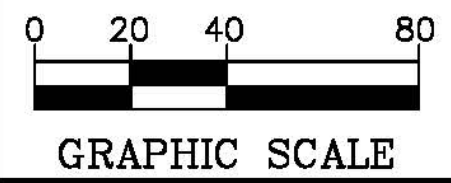
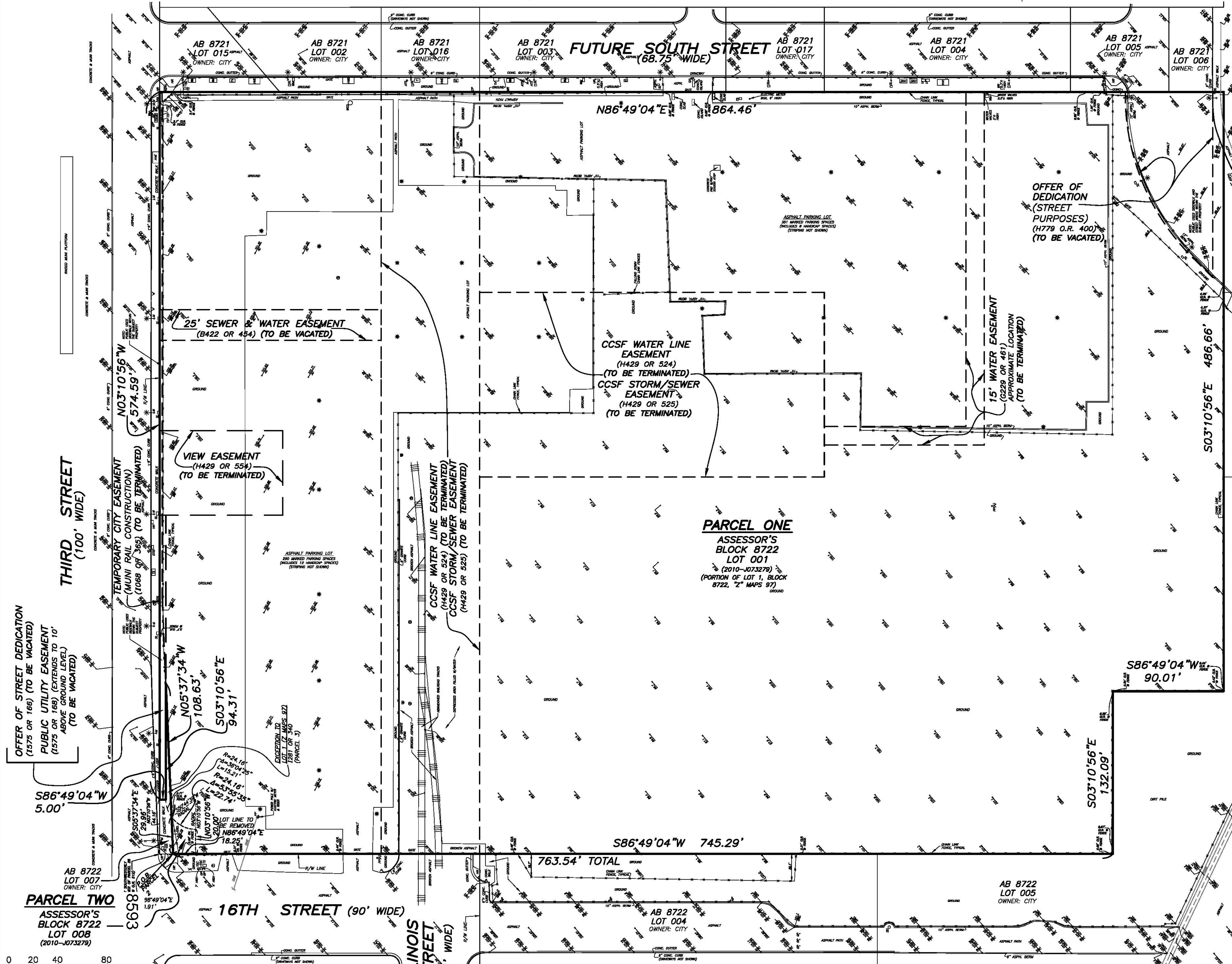
MARTIN M. RON ASSOCIATES, INC. Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

DEVELOPER
GSW ARENA LLC

SURVEYOR'S STATEMENT
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY.

BY: Benjamin B. Ron
BENJAMIN B. RON
PLS NO. 5015
LICENSE EXPIRES DECEMBER 31, 2015

MARCH 2015 SCALE: 1"=40' SHEET 1 OF 6





**LEGAL DESCRIPTION**

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

PARCEL ONE:

LOT 1 OF BLOCK 8722, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF MISSION BAY" RECORDED JULY 19, 1999 IN BOOK 2 OF MAPS, AT PAGES 97-119, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA, AS CORRECTED BY THAT CERTAIN "CERTIFICATE OF CORRECTION" RECORDED SEPTEMBER 16, 2002, IN BOOK 1223, PAGE 596, AS INSTRUMENT NO. 2002-H244619 AND IN BOOK/REEL 1926, PAGE/IMAGE 0376, AS INSTRUMENT NO. 2005-H985511, IN THE OFFICE OF SUCH RECORDER.

EXCEPTING THEREFROM THE FOLLOWING:

AS EXCEPTED AND RESERVED BY THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, A DELAWARE CORPORATION ("SANTA FE"), IN THAT CERTAIN GRANT DEED DATED JANUARY 21, 1987, RECORDED MARCH 31, 1987, IN BOOK 6308, PAGE 1138, INSTRUMENT NO. D986411, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, FROM THAT PORTION OF THE ABOVE DESCRIBED REAL PROPERTY LYING WITHIN THE BOUNDARIES OF THE LAND DESCRIBED THEREIN, THE FOLLOWING:

ALL MINERALS, INCLUDING, WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS, PROVIDED THAT SANTA FE SHALL NOT HAVE THE RIGHT TO GO UPON OR USE THE SURFACE OF SAID LAND, OR ANY PART THEREOF, FOR THE PURPOSE OF DRILLING FOR, MINING, OR OTHERWISE REMOVING ANY OF SAID MINERALS. SANTA FE MAY, HOWEVER, AND RESERVES THE RIGHT TO, REMOVE ANY OF SAID MINERALS FROM SAID LAND BY MEANS OF WELLS, SHAFTS, TUNNELS, OR OTHER MEANS OF ACCESS TO SAID MINERALS WHICH MAY BE CONSTRUCTED, DRILLED OR DUG FROM OTHER LAND, PROVIDED THAT THE EXERCISE OF SUCH RIGHTS BY SANTA FE SHALL IN NO WAY INTERFERE WITH OR IMPAIR THE USE OF THE SURFACE OF THE ABOVE DESCRIBED REAL PROPERTY OR OF ANY IMPROVEMENTS THEREON.

AS EXCEPTED AND RESERVED FOREVER BY THE STATE OF CALIFORNIA IN THAT CERTAIN PATENT DATED JUNE 14, 1999, TO THE CITY AND COUNTY OF SAN FRANCISCO, A CHARTER CITY AND COUNTY, IN TRUST, RECORDED JULY 19, 1999 IN BOOK 1429, PAGE 307, INSTRUMENT NO. 99-062165, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, FROM THAT PORTION OF THE ABOVE DESCRIBED REAL PROPERTY LYING WITHIN THE BOUNDARIES OF MINERAL RIGHTS PARCEL 11 DESCRIBED IN SUCH PATENT, THE FOLLOWING:

ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED IN THE ABOVE REFERRED TO MINERAL RIGHTS PARCEL 11, INCLUDING, BUT NOT LIMITED TO, OIL AND GAS AND RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF THOSE MINERALS BY ANY MEANS OR METHODS SUITABLE TO THE STATE OF CALIFORNIA OR TO ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE ABOVE REFERRED TO MINERAL RIGHTS PARCEL 11 AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE THEREOF OR TO INTERFERE WITH THE USE THEREOF BY THE CITY AND COUNTY OF SAN FRANCISCO, ITS SUCCESSORS AND ASSIGNS; PROVIDED, HOWEVER, THAT THE STATE OF CALIFORNIA, ITS SUCCESSORS AND ASSIGNS, WITHOUT THE PRIOR WRITTEN PERMISSION OF THE CITY AND COUNTY OF SAN FRANCISCO, ITS SUCCESSORS AND ASSIGNS, SHALL NOT CONDUCT ANY MINING ACTIVITIES OF ANY NATURE WHATSOEVER ABOVE A PLANE LOCATED FIVE HUNDRED FEET (500') BELOW THE SURFACE OF THE ABOVE REFERRED TO MINERAL RIGHTS PARCEL 11.

FURTHER EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED IN THAT CERTAIN GRANT DEED DATED OCTOBER 28, 2002, EXECUTED BY CAPELLUS DEVELOPMENT CORPORATION, A DELAWARE CORPORATION, TO THE CITY AND COUNTY OF SAN FRANCISCO, A CHARTER CITY AND COUNTY, RECORDED DECEMBER 11, 2002, IN BOOK 1281, PAGE 340, INSTRUMENT NO. 2002-H309022, IN THE OFFICE OF SUCH RECORDER.

PARCEL TWO:

THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN QUITCLAIM DEED DATED NOVEMBER 5, 2002, EXECUTED BY THE CITY AND COUNTY OF SAN FRANCISCO, A CHARTER CITY AND COUNTY, TO CAPELLUS DEVELOPMENT CORPORATION, A DELAWARE CORPORATION, RECORDED DECEMBER 11, 2002, IN BOOK 1281, PAGE 341, INSTRUMENT NO. 2002-H309023, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE LOT AND BLOCK HEREAFTER MENTIONED ARE IN ACCORDANCE WITH THAT CERTAIN MAP ENTITLED "MAP OF MISSION BAY" RECORDED JULY 19, 1999, IN BOOK 2 OF MAPS, AT PAGES 97-119, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

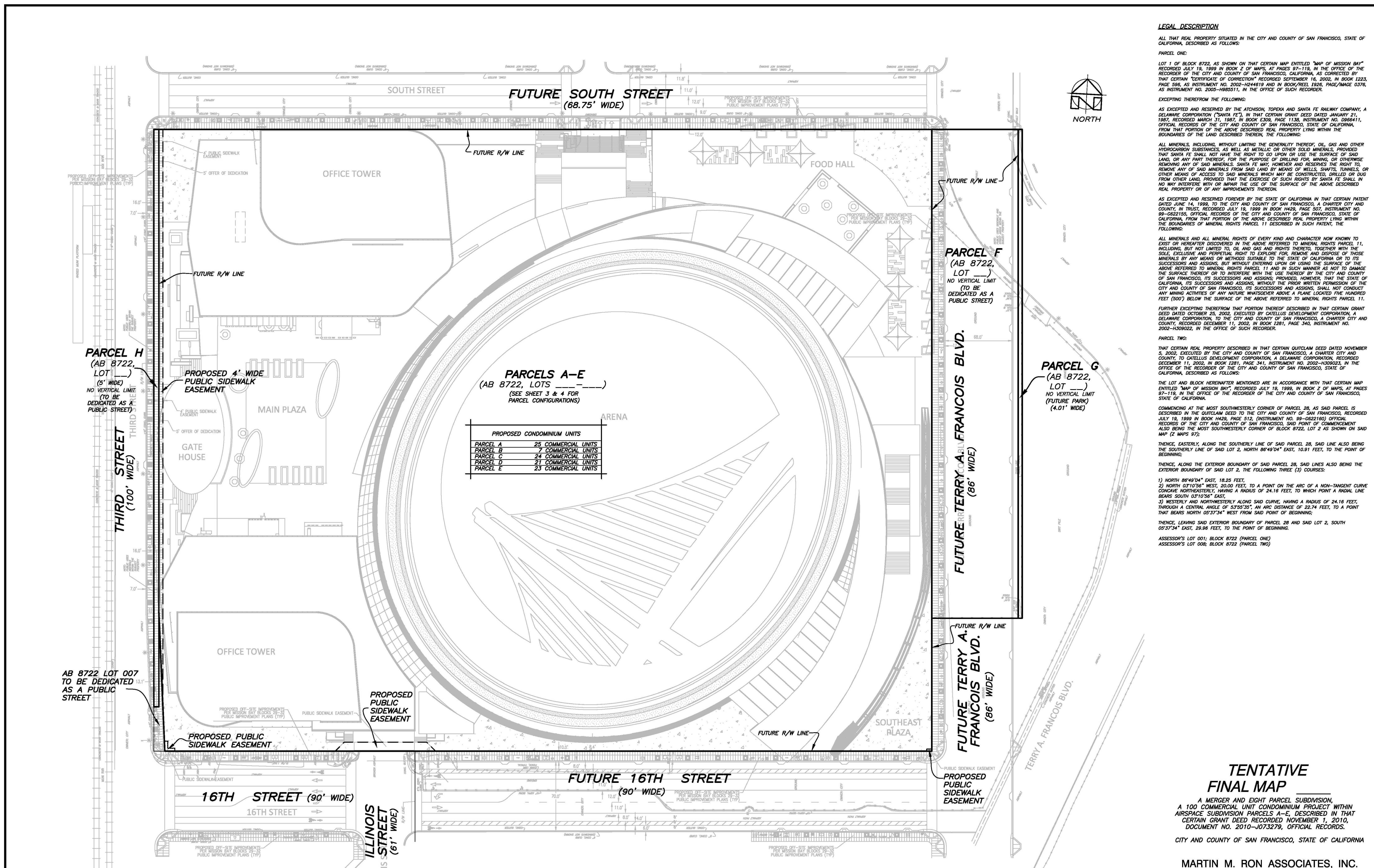
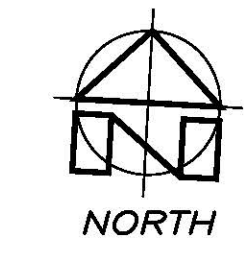
COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF PARCEL 28, AS SAID PARCEL IS DESCRIBED IN THE QUITCLAIM DEED TO THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED JULY 19, 1999 IN BOOK 1429, PAGE 312, (INSTRUMENT NO. 99-062160), OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, SAID POINT OF COMMENCEMENT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF BLOCK 8722, LOT 2 AS SHOWN ON SAID MAP (2 MAPS 97);

THENCE, EASTERLY, ALONG THE SOUTHERLY LINE OF SAID PARCEL 28, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 2, NORTH 86°49'04" EAST, 10.91 FEET, TO THE POINT OF BEGINNING;

THENCE, ALONG THE EXTERIOR BOUNDARY OF SAID LOT 2, THE FOLLOWING THREE (3) COURSES:  
 1) NORTH 86°49'04" EAST, 18.25 FEET;  
 2) NORTH 03°10'56" WEST, 20.00 FEET, TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 24.16 FEET, TO WHICH POINT A RADIAL LINE BEARS SOUTH 03°10'56" EAST;  
 3) WESTERLY AND NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 24.16 FEET, THROUGH A CENTRAL ANGLE OF 53°55'35", AN ARC DISTANCE OF 22.74 FEET, TO A POINT THAT BEARS NORTH 05°37'34" WEST FROM SAID POINT OF BEGINNING;

THENCE, LEAVING SAID EXTERIOR BOUNDARY OF PARCEL 28 AND SAID LOT 2, SOUTH 05°37'34" EAST, 29.96 FEET, TO THE POINT OF BEGINNING.

ASSESSOR'S LOT 001, BLOCK 8722 (PARCEL ONE)  
 ASSESSOR'S LOT 008, BLOCK 8722 (PARCEL TWO)



**PARCELS A-E**  
 (AB 8722, LOTS \_\_\_\_\_)  
 (SEE SHEET 3 & 4 FOR PARCEL CONFIGURATIONS)

PROPOSED CONDOMINIUM UNITS	
PARCEL A	25 COMMERCIAL UNITS
PARCEL B	7 COMMERCIAL UNITS
PARCEL C	24 COMMERCIAL UNITS
PARCEL D	21 COMMERCIAL UNITS
PARCEL E	23 COMMERCIAL UNITS

**PARCEL H**  
 (AB 8722, LOT \_\_\_\_\_)  
 (5' WIDE)  
 NO VERTICAL LIMIT  
 (TO BE DEDICATED AS A PUBLIC STREET)

**PARCEL F**  
 (AB 8722, LOT \_\_\_\_\_)  
 NO VERTICAL LIMIT  
 (TO BE DEDICATED AS A PUBLIC STREET)

**PARCEL G**  
 (AB 8722, LOT \_\_\_\_\_)  
 NO VERTICAL LIMIT  
 (FUTURE PARK)  
 (4.01' WIDE)

**TENTATIVE FINAL MAP**

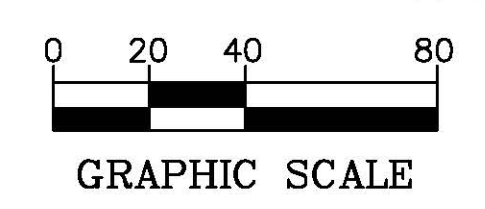
A MERGER AND EIGHT PARCEL SUBDIVISION, A 100 COMMERCIAL UNIT CONDOMINIUM PROJECT WITHIN AIRSPACE SUBDIVISION PARCELS A-E, DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED NOVEMBER 1, 2010, DOCUMENT NO. 2010-J073279, OFFICIAL RECORDS.

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

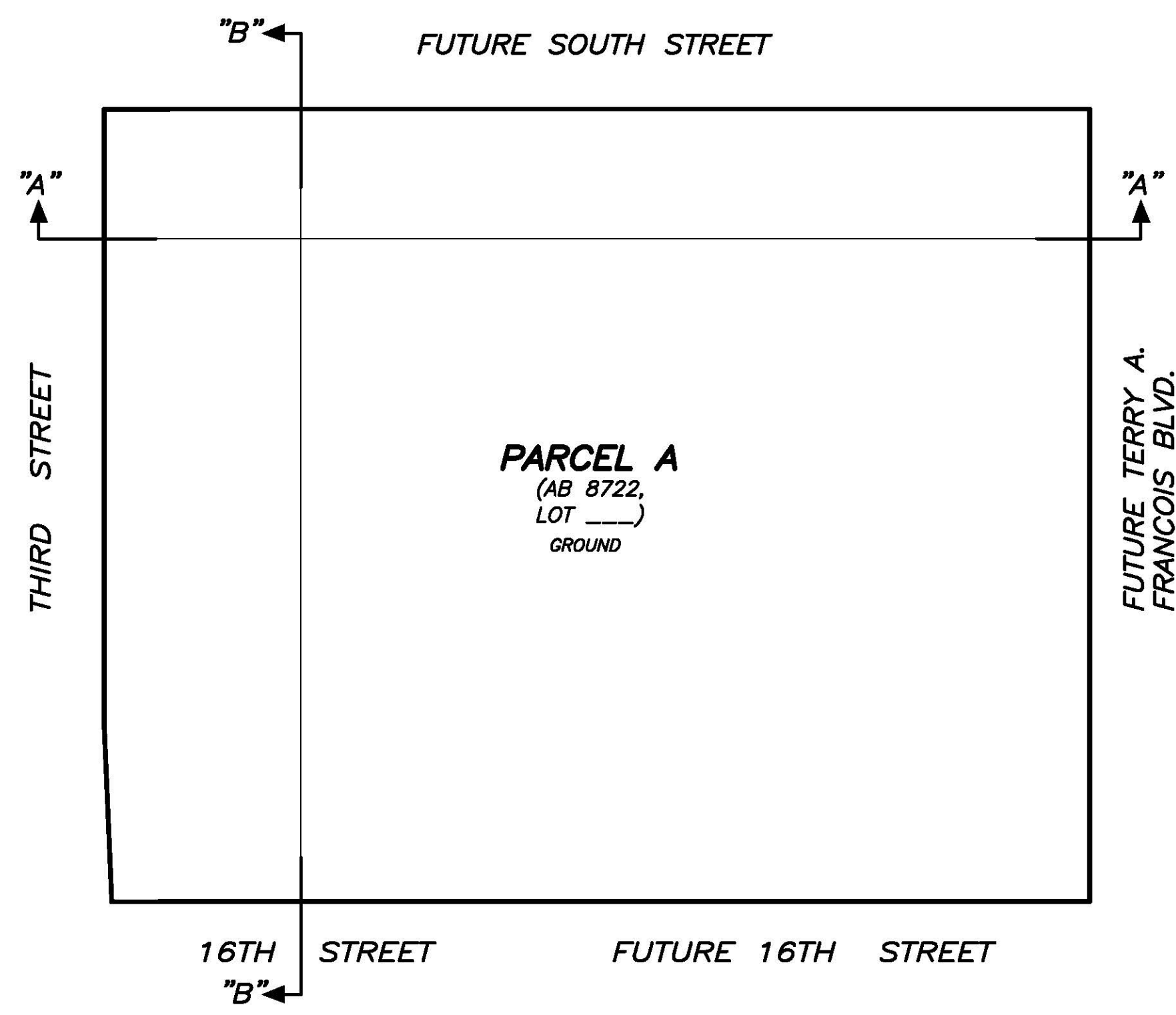
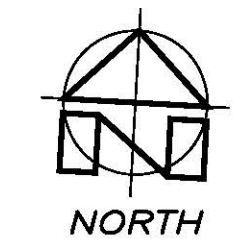
**MARTIN M. RON ASSOCIATES, INC.**  
 Land Surveyors  
 859 Harrison Street, Suite 200  
 San Francisco, California

MARCH 2015 SCALE: 1"=40' SHEET 2 OF 6

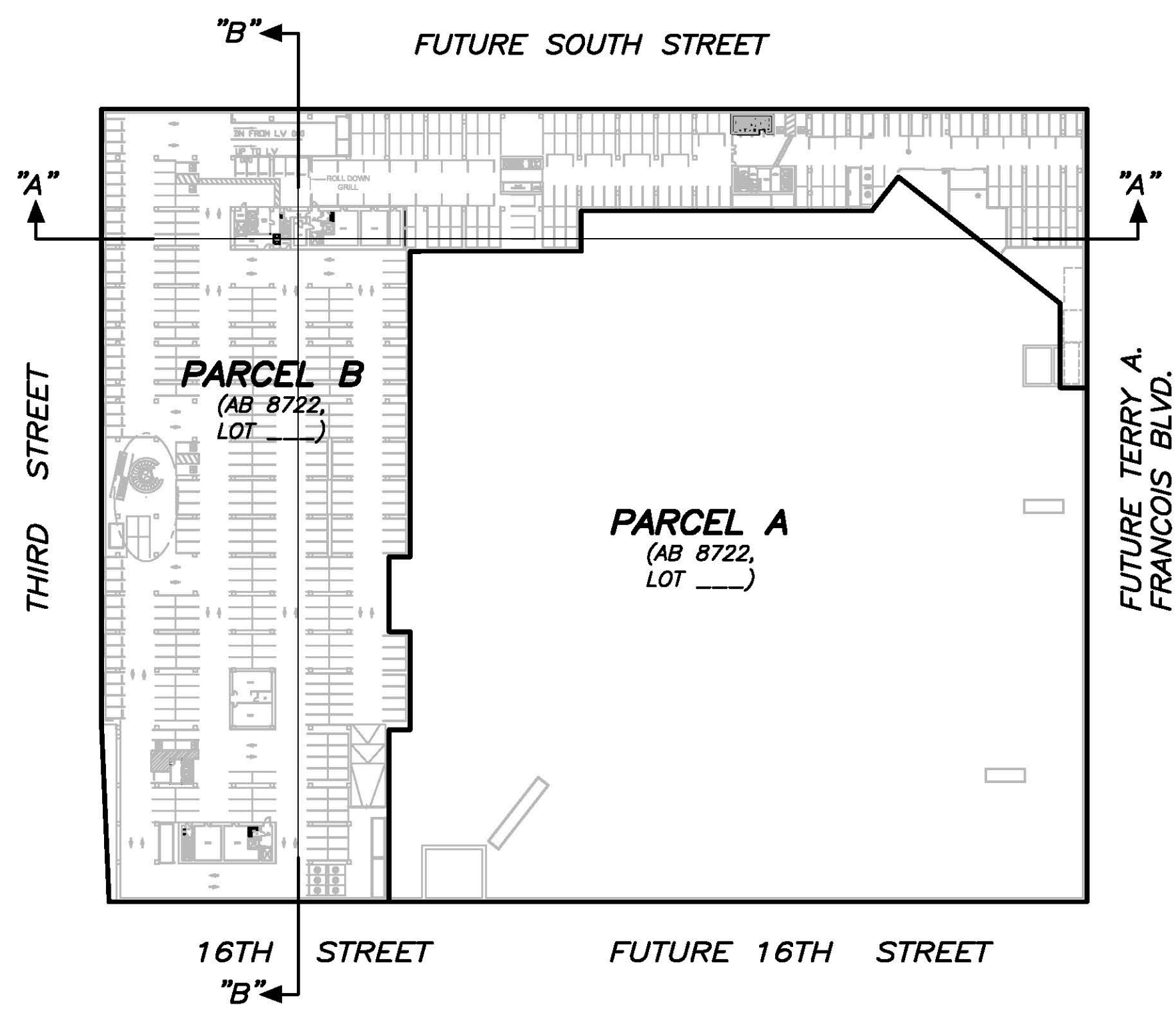
AB 8722, LOTS 001 & 008 MISSION BAY BLOCKS 29-32



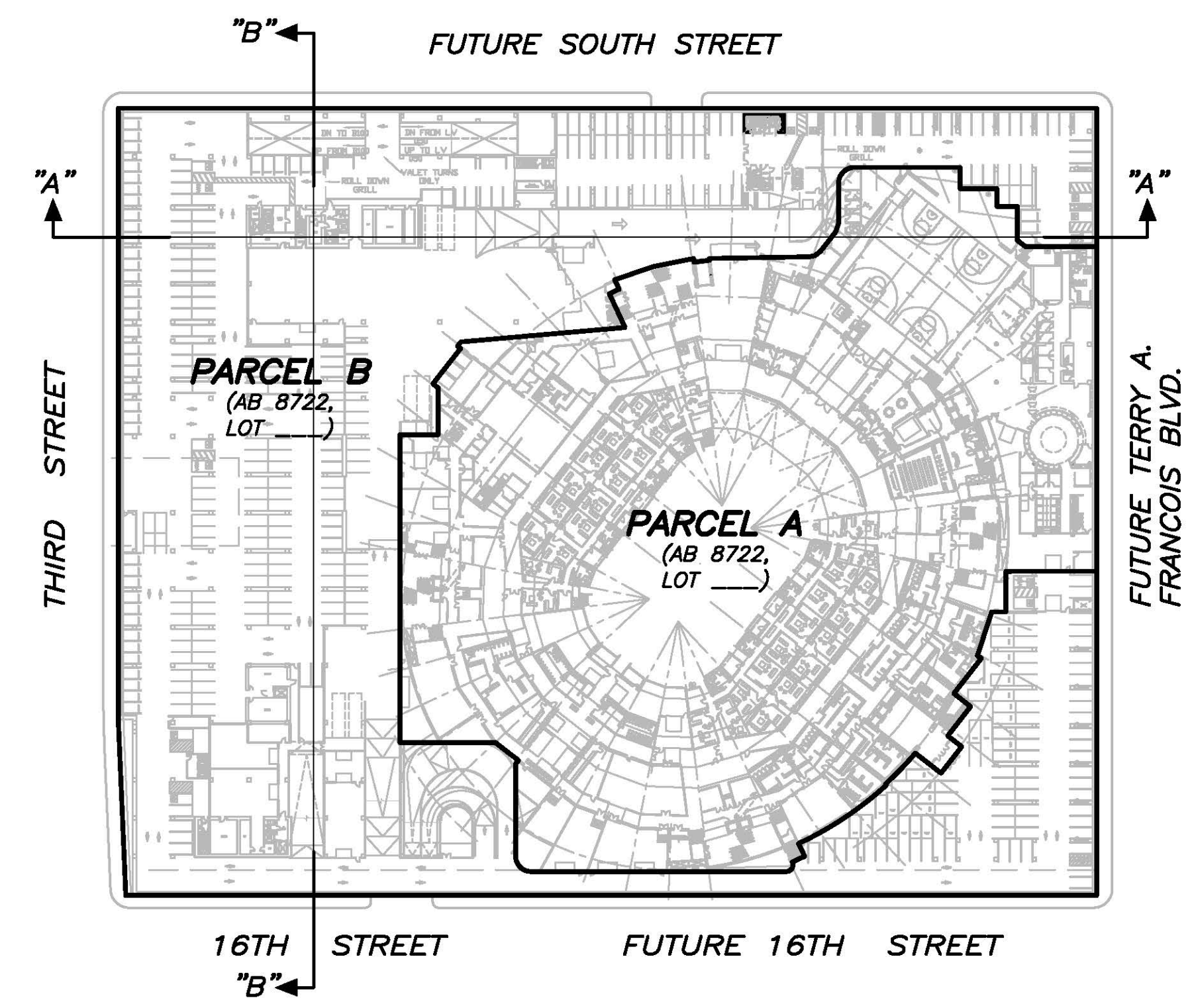
**PROPOSED TOPOGRAPHY, PARCELS AND EASEMENTS**



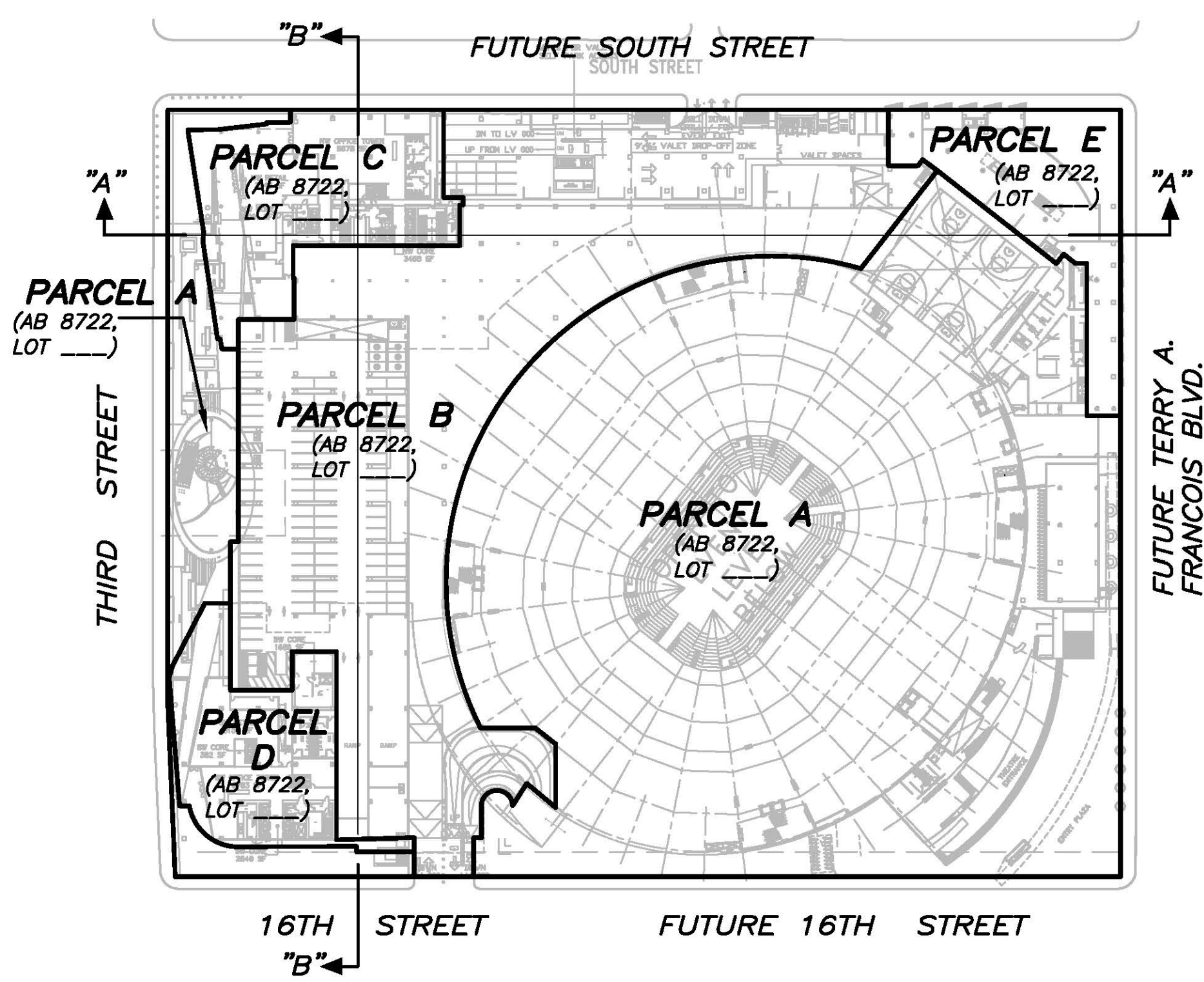
**LEVEL A** (BELOW LEVEL B100 - GROUND)  
 LOWER ELEVATION = CENTER OF THE EARTH  
 UPPER ELEVATION = TOP OF FLOOR SLAB (LEVEL B)



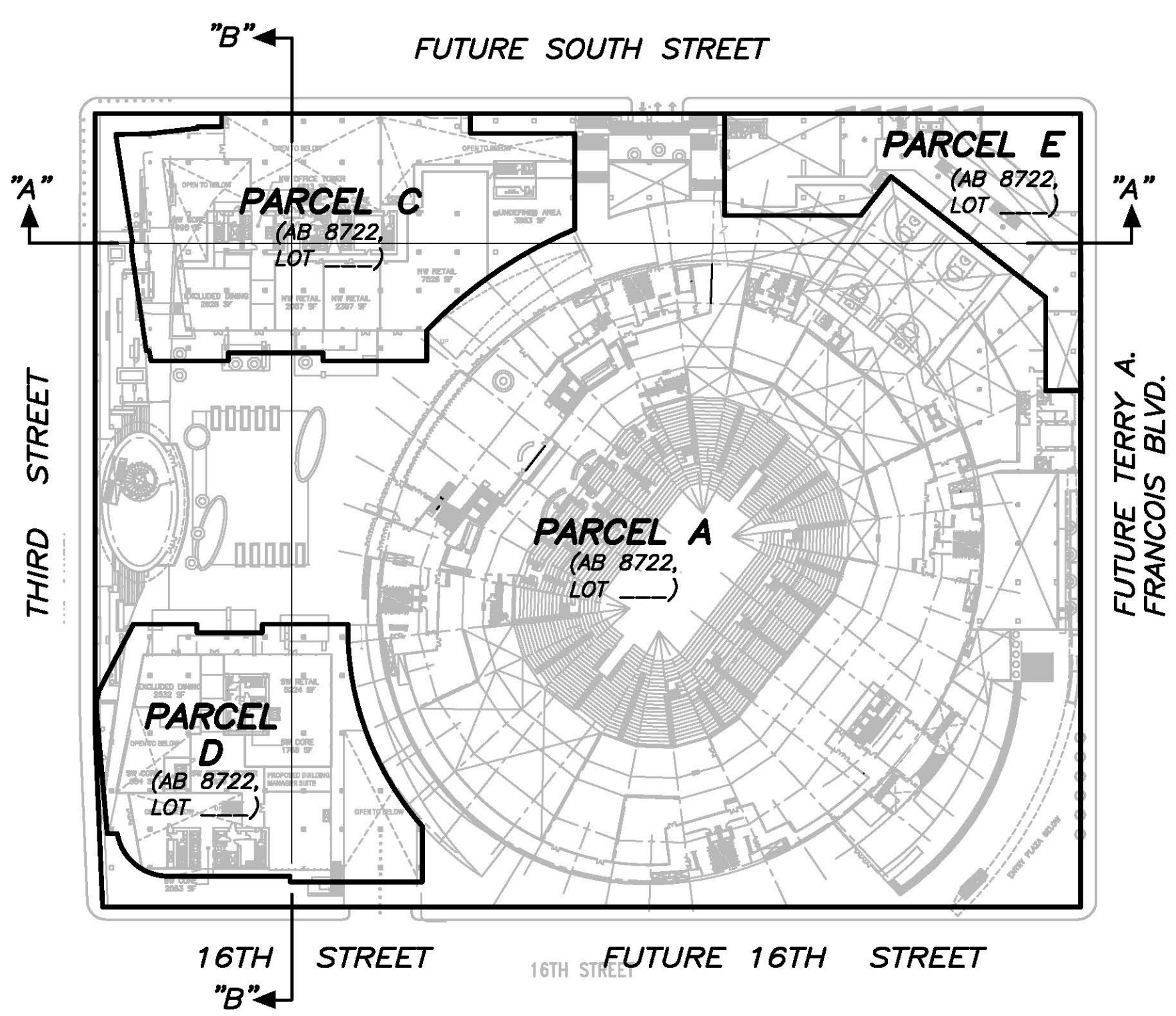
**LEVEL B** (LEVEL B100 - SUBGRADE PARKING)  
 LOWER ELEVATION = TOP OF FLOOR SLAB (LEVEL B)  
 UPPER ELEVATION = TOP OF FLOOR SLAB (LEVEL C)



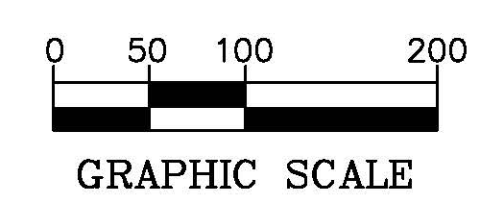
**LEVEL C** (LEVEL 000 - EVENT LEVEL & SUBGRADE PARKING)  
 LOWER ELEVATION = TOP OF FLOOR SLAB (LEVEL C)  
 UPPER ELEVATION = TOP OF FLOOR SLAB (LEVEL D)



**LEVEL D** (LEVEL 050 - GRADE LEVEL)  
 LOWER ELEVATION = TOP OF FLOOR SLAB (LEVEL D)  
 UPPER ELEVATION = TOP OF FLOOR SLAB (LEVEL E)



**LEVEL E** (LEVEL 100 - MEZZANINE LEVEL & TOWER PLAZA LEVEL)  
 LOWER ELEVATION = TOP OF FLOOR SLAB (LEVEL E)  
 UPPER ELEVATION = TOP OF FLOOR SLAB (LEVEL F)



**TENTATIVE  
 FINAL MAP**

A MERGER AND EIGHT PARCEL SUBDIVISION,  
 A 100 COMMERCIAL UNIT CONDOMINIUM PROJECT WITHIN  
 AIRSPACE SUBDIVISION PARCELS A-E, DESCRIBED IN THAT  
 CERTAIN GRANT DEED RECORDED NOVEMBER 1, 2010,  
 DOCUMENT NO. 2010-J073279, OFFICIAL RECORDS.

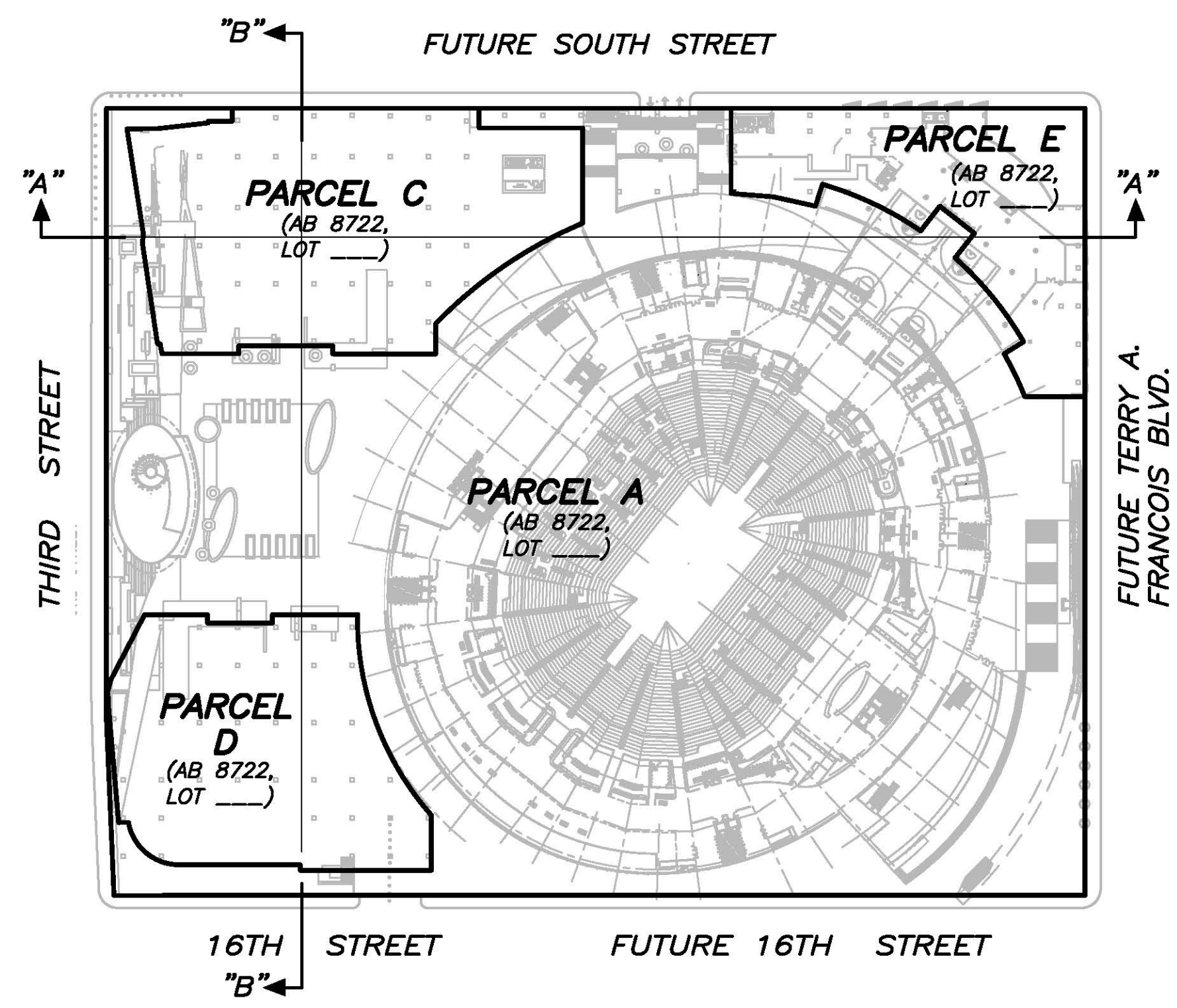
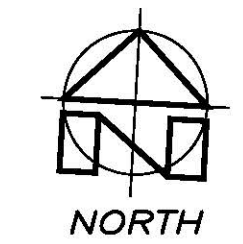
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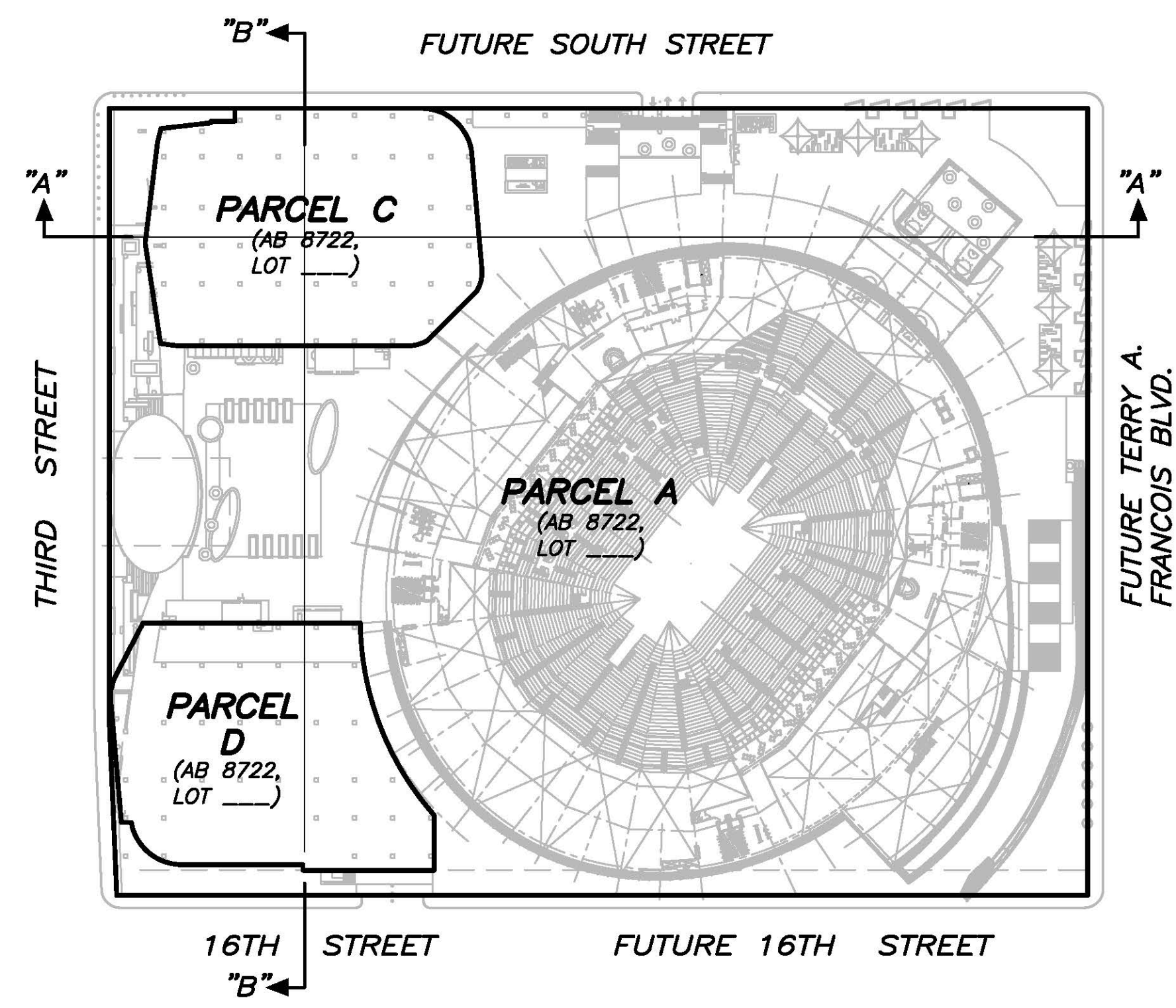
MARCH 2015 SCALE: 1"=100' SHEET 3 OF 6

AB 8722, LOTS 001 & 008 MISSION BAY BLOCKS 29-32

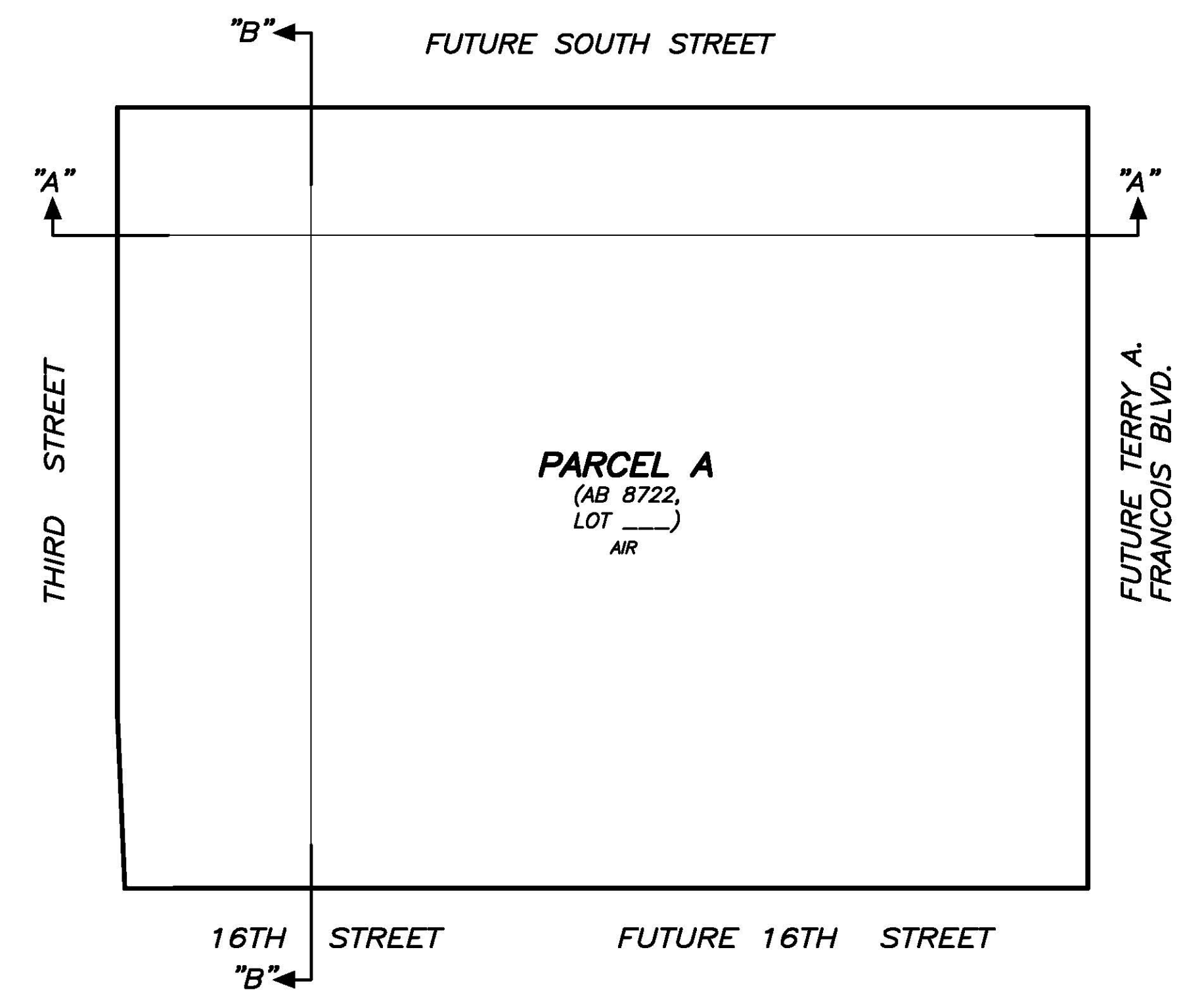
**PROPOSED PARCELS A-E**



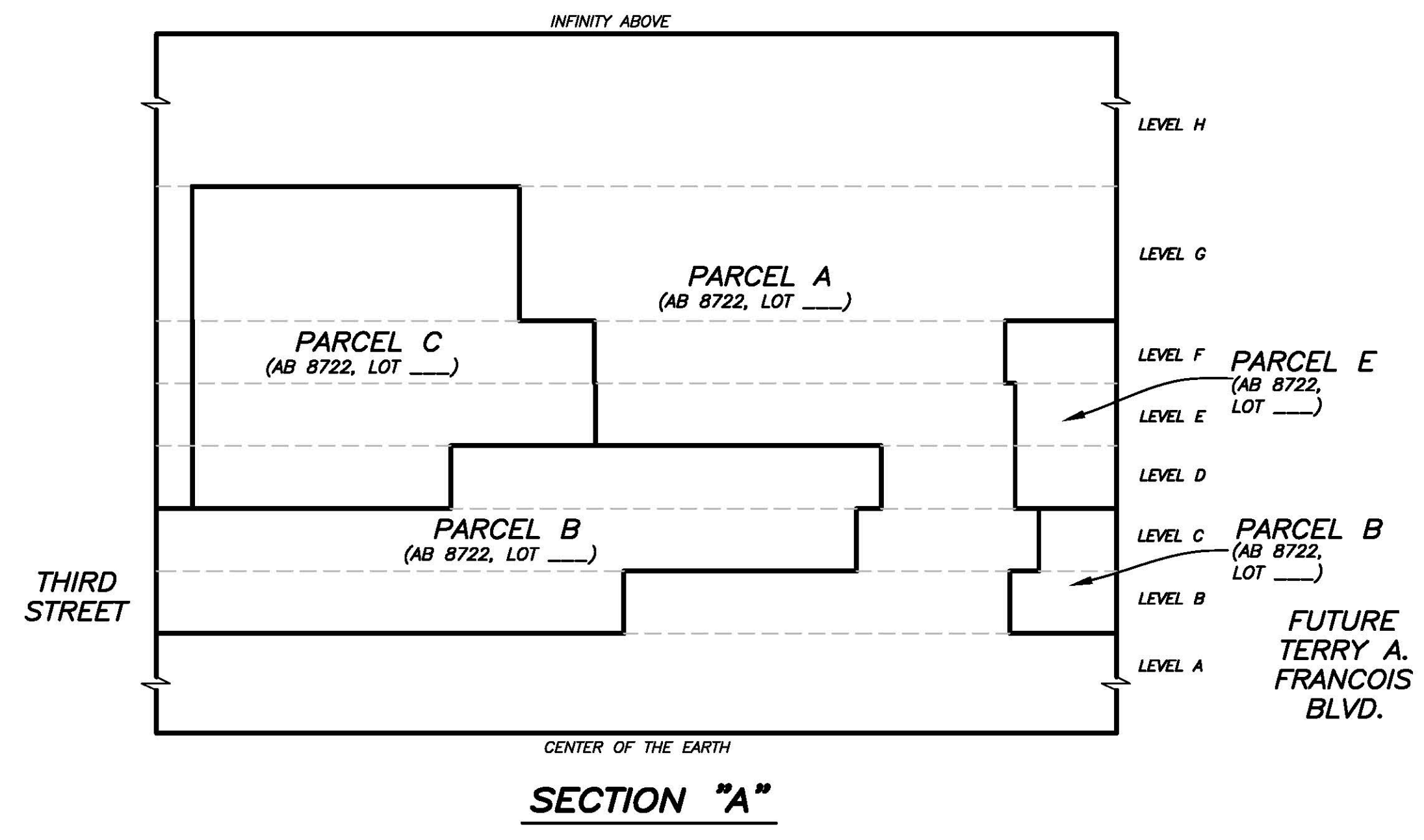
**LEVEL F** (LEVELS 200 & 300)  
 LOWER ELEVATION = TOP OF FLOOR SLAB (LEVEL F)  
 UPPER ELEVATION = TOP OF FLOOR SLAB (LEVEL G)



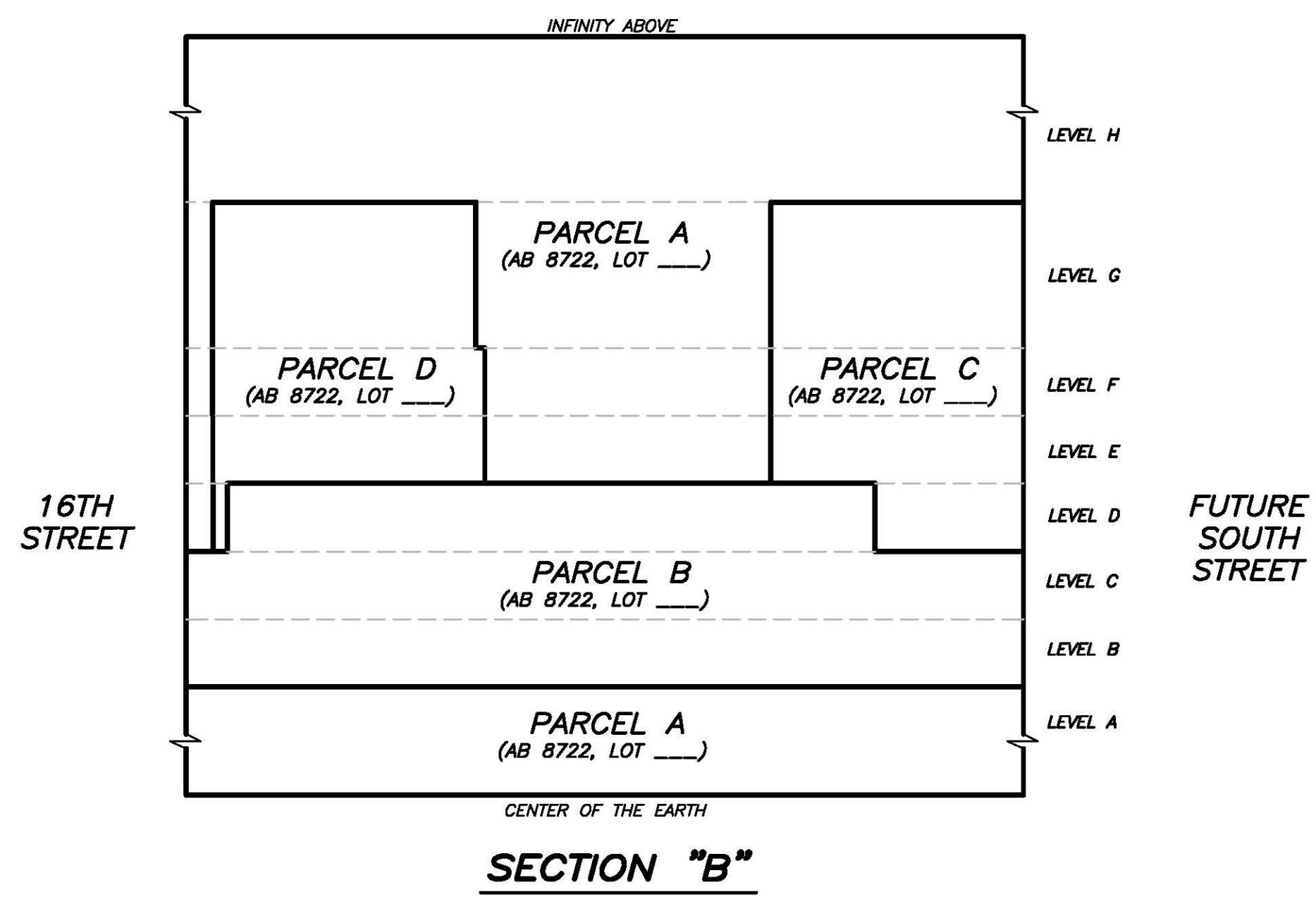
**LEVEL G** (LEVELS 400, 500, 600, 650, 700, 750, 800, 850 & 900)  
 LOWER ELEVATION = TOP OF FLOOR SLAB (LEVEL G)  
 UPPER ELEVATION = TOP OF BUILDINGS WITHIN PARCELS C & D



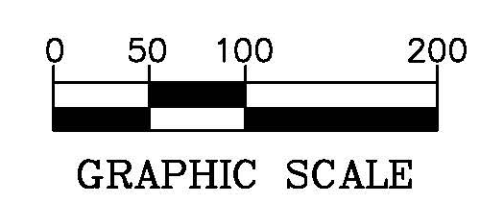
**LEVEL H (AIR)**  
 LOWER ELEVATION = TOP OF BUILDINGS WITHIN PARCELS C & D  
 UPPER ELEVATION = INFINITY ABOVE



**SECTION "A"**



**SECTION "B"**



S-8851 TFM.DWG

**PROPOSED PARCELS A-E**

**TENTATIVE FINAL MAP**

A MERGER AND EIGHT PARCEL SUBDIVISION,  
 A 100 COMMERCIAL UNIT CONDOMINIUM PROJECT WITHIN  
 AIRSPACE SUBDIVISION PARCELS A-E, DESCRIBED IN THAT  
 CERTAIN GRANT DEED RECORDED NOVEMBER 1, 2010,  
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MARCH 2015 SCALE: 1"=100' SHEET 4 OF 6

AB 8722, LOTS 001 & 008 MISSION BAY BLOCKS 29-32



