



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: December 15, 2011
Case No. Case No. 2011.1139R
Mission Bay South Acceptance of Land and Public Infrastructure:
Mission Bay South Blocks 2-7 & 13 Phase 1 (AB 8711/ 013-032);
Mission Bay Blocks 2-7 & 11-13 Phase 2 (AB 8710/005, 008),
Mission Bay Drive Extension and Mission Bay Drive Circle (AB
8726/001, 002, AB 8709/002, 003); Mission Bay Drive Median and
Park P10 (AB 8709/002, 003); 4th Street/16th Street Signalization
(AB 8722/010, 8711/011)

Block/Lot No.: AB 8711/013-032, 8710/005, 008); 8726/001, 002, 8709/002-003;
AB 8709/002-003); AB 8722/010, 8711/011

Project Sponsor: FOCIL-MB LLC
Mission Bay Development Group LLC
255 Channel Street
San Francisco, CA 94158

Referred By: Grace Kwak
Department of Public Works / Mission Bay Task Force
30 Van Ness Avenue, Suite 4200
San Francisco, CA 94102

Staff Contact: Stephen Shotland – (415) 558-6308
stephen.shotland@sfgov.org

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

Recommended By: 
John Rahaim, Director of Planning

PROJECT DESCRIPTION

We are in receipt of your letter dated October 3, 2011, as revised on October 14, 2011 and December 12, 2011, requesting that the Planning Department consider a General Plan Referral application concerning City acceptance of land, infrastructure improvements and related actions related to the Mission Bay South Redevelopment Project, pursuant to Section 4.105 of the Charter and Section 2A.53 of the Administrative Code. The proposed project calls for the acceptance of real property and acceptance and dedication of public infrastructure located in the Mission Bay South Redevelopment Project Area.

PROPOSED ACTIONS BY BOARD OF SUPERVISORS

The Board of Supervisors will consider taking actions to accept land located in the Mission Bay South Project Area, and to accept and dedicate Public Infrastructure. The infrastructure improvements have been constructed in the Mission Bay South Project Area, generally consistent with the Redevelopment Plan for the Mission Bay South Redevelopment Project, which was considered in earlier actions by the Planning Commission, and other official bodies. The property and public infrastructure improvements related to this action are summarized below and reviewed in the body of this General Plan Referral. Plans of the project elements are available for review in the Case 2011.1139R docket and are at the offices of the Planning Department.

LIST OF PROJECT ELEMENTS ¹

1. **Blocks 2-7 & 13 Phase 1 Improvements**
 - a. Acceptance of Land (Assessor's Block 8711, Lots 15, 16, 18, 19, 22, 27, and 30). The Board of Supervisors will act to approve the Grant Deeds for the land and authorize the Director of Property to accept the land. The subject case includes property shown on the Blocks 2-7 & 13 Phase 1 Final Map (Exhibit C-1) and Offers of Dedication (Exhibits B-1 and B-2), available for review at the offices of the Planning Department.
 - b. Acceptance and Dedication of Public Infrastructure, constructed per the approved plans
 - c. Excerpts of the Blocks 2-7 & 13 Phase 1 Improvement Plans (Excluding Parks)

2. **Blocks 2-7 & 11-13 Phase 2 Improvements**
 - a. Acceptance of Land (Assessor's Block 8710, Lot 5, and Lot 8. The Board of Supervisors will act to approve the Grant Deeds for the land and authorize the Director of Property to accept the land.
 - b. Acceptance and Dedication of Public Infrastructure, constructed per the approved plans
 - c. Excerpts of the Blocks 2-7 & 11-13 Phase 2 Improvement Plans

3. **Mission Bay Drive Extension and Mission Bay Drive Circle Improvements**
 - a. Acceptance and Dedication of Public Infrastructure, constructed per the approved plans
 - b. Excerpts of the Mission Bay Drive Extension and Mission Bay Drive Circle Improvement Plans

4. **Park P10 and Mission Bay Drive Median Public Improvements**
 - a. Acceptance and Dedication of Public Infrastructure, constructed per the approved plans

5. **4th Street and 16th Street Intersection Improvements**
 - a. Acceptance and Dedication of Public Infrastructure, constructed per the approved plans

¹ Attachment 1 describes the Project elements in greater detail; Exhibits are in Planning Case 2011.1139R docket and are available for review at the offices of the Planning Department.

Acceptance of Dedication of the Public Infrastructure Improvements

The Department of Public Works (DPW) has determined that the public infrastructure improvements listed as part of Case 2011.1139R have been installed and constructed in accordance with the approved Plans and Specifications and are ready for their intended use. Accordingly, the Developer is obligated to dedicate the Infrastructure Improvements to the City. The Project includes acceptance of the following types of infrastructure improvements: streets, roadways, curbs, gutters, sidewalks, street lighting, traffic controls, low pressure, high pressure and reclaimed water lines, sewer, stormwater, gas distribution and electric distribution lines and services, joint utility trenches, fire hydrants, as well as landscape materials installed as part of the infrastructure improvements.

PREVIOUS ACTIONS RELATED TO THIS PROJECT

The Board of Supervisors, the Planning Department and Planning Commission, and the Redevelopment Agency and Redevelopment Commission have taken a number of actions related to this project. Exhibits listed below are available for review in Docket 2011.1139R at the offices of the Planning Department. The following actions related to the project have been taken.

1. The Planning Commission found the Mission Bay North and Mission Bay South Redevelopment Plans, dated September 4, 1998, consistent with the San Francisco General Plan, by adopting Resolution No. 14699 on September 17, 1998. The projects included all of the elements included in the subject case, which were proposed as part of the Mission Bay South Redevelopment Plan.
2. The Mission Bay Tentative Map and Land Transfers were found to be consistent with the General Plan and Section 101.1 of the Planning Code, as stated in a letter dated Nov., 13, 1998 from the Planning Department to Mr. Mark Primeau, Department of Public Works. The Tentative Map and Land Transfer document, and are available for review as Exhibit K in the Planning Case 2011.1139 docket.
3. An Owner Participation Agreement (OPA) was executed between the Redevelopment Agency of the City and County of San Francisco and the project sponsor, on November 16, 1998. The OPA included the Infrastructure Plan that defined the horizontal infrastructure plans and improvements that are incorporated into the subject project. The OPA is available for review as Exhibit L in the Planning Case 2011.1139R docket.
4. The Final Land Transfer Map was approved by the Board of Supervisors by Motion No. M99-79 and recorded in Book Z of Maps, on Pages 97-117, Official Records.
5. The Mission Bay South Blocks 2-7 and 11-13 Tentative Map (Phase 1 & 2), conditionally approved on August 10, 2004 was found to be consistent with the General Plan and Section 101.1 of the Planning Code subject to the CEQA mitigation measures adopted by the Board of Supervisors and the Redevelopment Commission as part of the Mission Bay Development Plans. The Planning Department found the project, subject to Conditions of Approval, in conformity with the General Plan and the priority policies of Planning Code Section 101.1, in a letter dated August 6, 2004. A copy of the letter (Exhibit M) is available for review in the Planning Case 2011.1139R docket.

6. In a letter dated August 5, 2004, the SFRA determined that the Blocks 2-7 & 11-13 Tentative Map, conditionally approved on August 10, 2004, was consistent with the Mission Bay South Redevelopment Plan, including the Mission Bay South Plan, the Scope of Development and the Design for Development Document, pursuant to Section 1434 of the Mission Bay Subdivision Code and that the project is in substantial conformance with the Major Phase approved by the Redevelopment Commission. A copy of the SFRA letter of August 5, 2004 is available for review as Exhibit M in the Planning Case 2011.1139R docket.
 - a. The Mission Bay South Blocks 2-7 & 13 Phase 1 Final Map, Tract No. 3936, was approved by the Board of Supervisors and recorded on February 22, 2006, in Book BB of Maps, at Pages 54 through 58. A copy of the Map is available for review as Exhibit C-1 in the Planning Case 2011.1139R docket. The Mission Bay South Blocks 11 and 12 Phase 2 Final Map was approved by the Board of Supervisors and recorded on April 8, 2011 in Book DD of Survey Maps, at Pages 116 through 121. A copy of the Map is available for review as Exhibit C-2 in the Planning Case 2011.1139R docket.

ENVIRONMENTAL REVIEW

The Major Environmental Analysis section of the Planning Department completed Environmental Review of the Mission Bay Final Subsequent Environmental Impact Report (FSEIR). The FSEIR included analysis of regulatory and physical aspects of the Plan, including: the vacation of public rights-of-way, property acquisition, acceptance of offers of dedication of land for road rights-of-way, and acceptance of offers of Dedication of horizontal improvements (street and public rights-of-way, stormwater and sanitary sewer pump stations), among other actions.

The Final Subsequent Environmental Impact Report for Mission Bay (FSEIR) was prepared pursuant to the California Environmental Quality Act and was certified as adequate, accurate and objective in the following actions:

1. Redevelopment Commission Resolution No. 182-98 on 9/17/1998
2. Planning Commission Case 1996.771E, Resolution No. 14696 on 9/17/1998, certifying the FSEIR
3. Board of Supervisors affirmed the Planning Commission's certification of the EIR by Resolution No. 854-98 on 10/19/1998.
4. Redevelopment Agency issued Addendum #6 to the FSEIR on 9/10/2008.
5. All of the projects included and referenced as part of this Project were analyzed in the FSEIR and Addendum # 6; it is available for review in the subject case docket (Exhibit J).

The Environmental Planning Section of the Planning Department determined that further Environmental Analysis is not required, as the subject project (acceptance real property and acceptance of dedication of public infrastructure including the referenced project) was analyzed as part of the FSEIR certified by the Planning Commission and affirmed by the Board of Supervisors, as amended by subsequent Addenda. In addition, acceptance of infrastructure improvements (non-physical actions) is exempt from further environmental review, pursuant to Sec. 15060(c) (2) of CEQA guidelines.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is consistent with the following relevant objectives and policies of the General Plan. The Project is consistent with the following General Plan Objectives and Policies. The Objectives and Policies are shown in bold font, policy text is in regular font, and staff comments are in *italic font*.

COMMERCE & INDUSTRY ELEMENT

Policy 6.7

Promote high quality urban design on commercial streets.

Comment: Streets and other public infrastructure improvements will be constructed consistent with the Mission Bay South Redevelopment Plan, which calls for high quality design features in public rights-of-way and adjacent development. Implementation of the Project would permit development of neighborhood commercial uses and new residential development

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.

Comment: The project includes acceptance and dedication of sewer and stormwater lines constructed as part of the Project. Note: Mission Bay South Stormwater Pump Station # 4 was reviewed in Case No. 2011.1094R; Mission Bay Sanitary Sewer Pump Station was reviewed separately in Case No. 2011.1224R. Unlike most areas of the City, Mission Bay has separate systems for stormwater and wastewater. Wastewater will continue to be delivered to facilities for treatment before discharge.

ENVIRONMENTAL PROTECTION ELEMENT

POLICY 1.2

Improve the quality of natural resources.

OBJECTIVE 3

MAINTAIN AND IMPROVE THE QUALITY OF THE BAY, OCEAN AND SHORELINE AREAS.

POLICY 3.3

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

Comment: New development in Mission Bay will construct separate systems for stormwater and wastewater management. Wastewater will continue to be delivered to facilities for treatment before discharge, reducing the amount of untreated (combined) sewage/wastewater that is discharged to the Bay after storm events. Stormwater

and sanitary sewer lines have been incorporated into the project and would be accepted and dedicated for use as part of the project.

POLICY 5.1

Maintain an adequate water distribution system within San Francisco.

Comment: The project includes acceptance and dedication of water distribution lines in the public rights-of-way.

POLICY 5.5

Improve and extend the Auxiliary Water Supply system of the Fire Department for more effective fire fighting.

Comment: The public infrastructure systems to be accepted by the City include water supply lines, sewage lines, reclaimed water lines, as well as elements of the auxiliary water supply system (where appropriate). Accepting the public infrastructure improvements implements the referenced General Plan policies.

HOUSING ELEMENT

OBJECTIVE 12

Balance housing growth with adequate infrastructure that serves the City's growing population.

Policy 12.1 Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

Policy 12.2

Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.

Policy 12.3

Ensure new housing is sustainably supported by the City's public infrastructure systems.

The Mission Bay project will provide a significant amount of new housing, including affordable housing units, consistent with these policies. The subject project is limited City-acceptance of property and public improvements, including provision of streets, sidewalks and related infrastructure in Assessor's Block (AB) 8709 Lots 002 and 003, AB 8710 Lots 005 and 008, AB 8711 Lots 011 and 013-032, AB 8722 Lot 010, AB 8726 Lots 001 and 002. The proposed project is generally consistent with the plans considered in earlier official actions by the Planning Commission, including Res. No. 14699, finding the Mission Bay North and Mission Bay South Redevelopment Plans in conformity with the General Plan. The proposed Project is required in order to implement the Mission Bay South Redevelopment Project, including construction of public infrastructure that will support development of a significant number of new housing units, including market rate and low-cost dwelling units.

RECREATION AND OPEN SPACE ELEMENT

OBJECTIVE 2

DEVELOP AND MAINTAIN A DIVERSIFIED AND BALANCED CITYWIDE SYSTEM OF HIGH QUALITY PUBLIC OPEN SPACE.

POLICY 2.1

Provide an adequate total quantity and equitable distribution of public open spaces throughout the City.

Comment: The proposed Project includes acceptance of park landscaping and other improvements associated with Park P10, and other landscape features associated with Mission Bay Drive Extension and the Mission Bay Circle Project. These improvements would provide amenities that would benefit residents of the Mission Bay South neighborhood, as well as other City residents.

POLICY 2.6

Make open spaces accessible to people with special needs.

Comment: The proposed open space and other amenities provided as part of this Project would be compliant with ADA accessibility standards.

POLICY 3.1

Assure that new development adjacent to the shoreline capitalizes on its unique waterfront location, considers shoreline land use provisions, improves visual and physical access to the water, and conforms with urban design policies.

Comment: The new parks affiliated with Mission Bay South this Project is part of the east/west linear park extending to Third Street, located close to the Bay.

OBJECTIVE 4

PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

POLICY 4.6

Assure the provision of adequate public open space to serve new residential development.

POLICY 4.7

Provide open space to serve neighborhood commercial districts.

Comment: Mission Bay will create substantial new residential and commercial development. The park and roadway median landscape improvements dedicated as part of this Project, along with others proposed as part of the Mission Bay Redevelopment Project will provide open space improvements serving the new development.

TRANSPORTATION ELEMENT

OBJECTIVE 23

IMPROVE THE CITY'S PEDESTRIAN CIRCULATION SYSTEM TO PROVIDE FOR EFFICIENT, PLEASANT, AND SAFE MOVEMENT.

POLICY 23.2

Widen sidewalks where intensive commercial, recreational, or institutional activity is present, sidewalks are congested and where residential densities are high.

Comment: The project includes acceptance of real property to accommodate placement of public streets and related infrastructure improvements, as well as acceptance of dedication of public infrastructure improvements associated with the public rights-of-way and landscape improvements. The street, sidewalk and landscape improvements would be located within the Mission Bay South Redevelopment Project Area.

They include acceptance of the following properties to be improved with public streets and associated infrastructure: Lot 5 in Assessor's Block 8710 to provide land for a portion of Channel Street between the future Mission Bay Circle and future El Dorado Street; and Lot 8 in Assessor's Block 8700 to provide land for a portion of Long Bridge Street between Mission Bay Boulevard North and future China Basin Street for street and roadway purposes.

The project also includes Acceptance and dedication of Public Infrastructure and improvements including streets, with travel, parking and bicycle lanes, curbs, sidewalks, lighting. The improvements will also include water supply, sanitary sewer, stormwater sewer, gas and electric lines, and landscaping, among other improvements.

- Channel Street between Fourth Street and the future El Dorado South;
- Long Bridge Street between China Basin Street and Fourth Street;
- Fourth Street between Mission Rock Street and Channel;
- Fourth Street between Mission Rock Street and Mission Bay Boulevard North;
- Fourth Street between Mission Bay Boulevard North and Mission Bay Boulevard South;
- Fourth Street between Mission Bay Boulevard South and UCSF Lane;
- Mission Rock west of Third Street; China Basin Street west of Third Street;
- Mission Bay Boulevard South between Third Street and Merrimac Street;
- Mission Bay Boulevard North between Third Street and Fifth Street;
- Merrimac Street;
- El Dorado Street.
- Mission Bay landscape and related improvements to Mission Bay Drive sidewalks being provided as part of this project meet, and often exceed, standards for sidewalk width.

OBJECTIVE 24

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

POLICY 24.2

Maintain and expand the planting of street trees and the infrastructure to support them.

POLICY 24.3

Install pedestrian-serving street furniture where appropriate.

Comment: Sidewalks adequate to accommodate expected levels of pedestrians have been incorporated as part of the design of all public rights-of-way. The improvements incorporate sidewalks, landscaping, street lighting, and crosswalks, as well as signage and street furniture, where desirable and appropriate.

OBJECTIVE 27

ENSURE THAT BICYCLES CAN BE USED SAFELY AND CONVENIENTLY AS A PRIMARY MEANS OF TRANSPORTATION, AS WELL AS FOR RECREATIONAL PURPOSES.

POLICY 27.1

Expand and improve access for bicycles on city streets and develop a well-marked, comprehensive system of bike routes in San Francisco.

POLICY 27.6

Accommodate bicycles on local and regional transit facilities and important regional transportation links wherever and wherever feasible.

Comment: Bicycle Lanes have been constructed on some of the public rights-of-way proposed to be accepted and dedicated for public use, including on Fourth Street between Mission Rock Street and Channel (southbound lane with bike lane), and on Fourth Street between Mission Bay Boulevard North and Mission Bay Boulevard South (bike lane on both sides of the street)

URBAN DESIGN ELEMENT

OBJECTIVE 4

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

POLICY 4.3

Provide adequate lighting in public areas.

POLICY 4.4

Design walkways and parking facilities to minimize danger to pedestrians.

POLICY 4.8

Provide convenient access to a variety of recreation opportunities.

POLICY 4.10

Encourage or require the provision of recreation space in private development.

POLICY 4.12

Install, promote and maintain landscaping in public and private areas.

POLICY 4.13

Improve pedestrian areas by providing human scale and interest.

Comment: The project sponsor has constructed streets and infrastructure and amenities necessary as part of redevelopment of the Mission Bay South Redevelopment Project. The improvements include establishing new public roadways and associated sidewalks, lighting and other improvements, consistent with the level of amenities provided on other City streets. The improvements have been designed to accommodate neighborhood residents and other users. The project includes landscaping that would be installed along the streets to be accepted by the City and County, and landscaping improvements as part of Park P10.

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

Attachments:

Att. 1 Project Description, listing all project elements, including acceptance of land and acceptance and dedication of Public Infrastructure. Attachment 1 provides a list of the Exhibits contained in Planning Department Case 2011.1139R docket, available for review at the Planning Department offices.

PLANNING CODE SECTION 101.1(B) PROVISIONS- EIGHT PRIORITY POLICIES

Planning Code Section 101.1(b) establishes the following eight priority planning policies and requires review of permits for consistency with said policies. The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1(b) 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 not affect 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 neighborhoods.
The Project would not affect the City's housing stock or neighborhood character.
3. That the City's supply of affordable housing be preserved and enhanced.
The Project in itself (accepting real property and infrastructure improvements) would have no effect on the City's supply of affordable housing. Implementation of the Mission Bay North and South Redevelopment Plans, as adopted and approval of the Project actions would ultimately result in increasing the City's supply of affordable housing through adherence to the Community Redevelopment Law that requires at least 15% of all new and substantially rehabilitated dwelling units developed within the Project Area be affordable and occupied by, persons and families of low- or moderate income as defined by the California Health and Safety Code.
4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.
The Project would not adversely impede MUNI transit service or overburden city streets and neighborhood parking. The land proposed to be accepted by the City and infrastructure improvements proposed to be accepted and dedicated for public use have been designed and constructed consistent with approved plans for the Mission Bay Redevelopment Project Area. The public rights-of-way and related infrastructure proposed to be accepted for public dedication have been designed to accommodate all users and would enhance a mix of transportation modes.
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 resident employment and ownership in these sectors be enhanced.
The Project would not affect the industrial or service sectors or future opportunities for resident employment or ownership in these sectors. The property was once the site of rail yards and related development; however, it has subsequently been vacant
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.
The Project, limited to acquisition of real property and acceptance of public infrastructure improvements (once constructed consistent with approved plans) would not adversely affect City preparedness against injury or loss of

life in an earthquake. All development would be constructed consistent with current Building and Seismic Codes and regulations.

The Project would not negatively affect preparedness against injury and loss of life in an earthquake.

7. That landmarks and historic buildings be preserved.

The Project would not affect any landmark or historic buildings.

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

The Project includes acceptance and dedication of real property and infrastructure improvements including streets and related infrastructure and landscape improvements. The project would have no adverse effect on parks and open space or their access to sunlight and vistas.

DESCRIPTION OF PROJECT ELEMENTS INCLUDED IN CASE 2011.1139R

ATTACHMENT 1

Note: Referenced Exhibits available for review in Docket 2011.1139R)

1. Blocks 2-7 & 13 Phase 1 Improvements

a. Acceptance of Land

FOCIL-MB, LLC is granting Assessor's Block 8711 Lots 14-16, 18, 19, 22, 27 and 30 being portions of Long Bridge Street, China Basin Street, Merrimac Street, Fourth Street, Channel Street and Mission Rock Street to the City and County of San Francisco for street and roadway purposes as shown on the Blocks 2-7 & 13 Phase 1 Final Map (Exhibit C-1) and Offers of Dedication (Exhibits B-1 and B-2). The Board of Supervisors will act to approve the Grant Deeds for the land and authorize the Director of Property to accept the land as shown on the Exhibits.

b. Acceptance of Dedication of Public Infrastructure

The Infrastructure will have been constructed per the Improvement Plans, together with curb, gutter, sidewalks, street lighting, traffic controls, low pressure, high pressure and reclaimed water, sewer, storm, gas and electric lines and services, joint utility trench, fire hydrant and landscaping. The Department of Public Works (DPW) will have determined that the facilities have been constructed in accordance with the Plans and Specifications and are ready for their intended use. Accordingly the Developer is obligated to dedicate the infrastructure facilities to the City. The dedication will be for improvements located on portions of Channel Street, Long Bridge Street, Merrimac Street, Mission Bay Boulevard North, Mission Bay Boulevard South, Fourth Street, China Basin Street and Mission Rock Street as shown on Exhibit A. The Board of Supervisors must act to accept the dedication of the Public Facilities. The description of the detail of the infrastructure is as shown below.

c. Excerpts of the Blocks 2-7 & 13 Phase 1 Improvement Plans (excluding Parks)-Exhibit D

- a. Channel between Fourth Street and future El Dorado South: approximately 950 feet in length, two northbound lanes, two southbound lanes, sidewalk on the south side of street with parking on the north side of street. *(Sheets C3.01, C3.01A and C3.02)*
- b. Long Bridge Street between China Basin Street and Fourth Street; approximately 900 feet in length, one northbound lane, one southbound lane, with sidewalk and parking on both sides of street. *(Sheets C3.07, C3.09 and C3.10)*
- c. Fourth Street between Mission Rock Street and Channel: approximately 500 feet in length, one northbound lane, one southbound lane with bike lane, sidewalk and parking on both sides of street. *(Sheet C3.07)*
- d. Fourth Street between Mission Rock Street and Mission Bay Boulevard North: approximately 650 feet in length, two northbound lanes, one southbound lane, bike lane and sidewalk on both sides and parking on the west side of street. *(Sheet C3.05 and C3.06)*
- e. Fourth Street between Mission Bay Boulevard North and Mission Bay Boulevard South: approximately 150 feet in length, one northbound lane with a left turn lane approaching Mission Bay Boulevard North, one southbound lane with a left turn lane approaching Mission Bay Boulevard South, bike lane and sidewalk on both sides of street (no parking). *(Sheet C3.05)*
- f. Fourth Street between Mission Bay Boulevard South and UCSF Lane: approximately 300 feet in length, one northbound, one northbound lane, one southbound lane with sidewalk on both sides of street (no parking). *(Sheet C3.36)*
- g. Mission Rock west of Third Street; approximately 350 feet in length, one eastbound lane, one westbound lane with sidewalk and parking on both sides of street. *(Sheet C3.06 and 3.11)*

- h. China Basin Street west of Third Street; approximately 650 feet in length, one eastbound lane, one westbound lane with sidewalk and parking on both sides of street. *(Sheets C3.12 and C3.13)*
- i. Mission Bay Boulevard South between Third Street and Merrimac Street; approximately 600 feet in length, one eastbound lane with sidewalk and parking on the south side of street. *(Sheets C3.16 and C3.17)*
- j. Mission Bay Boulevard North between Third Street and Fifth Street; approximately 600 feet in length, one westbound lane with sidewalk and parking on the north side of street. *(Sheets C3.14 and C3.15)*
- k. Merrimac Street; approximately 300 feet in length, one northbound lane, one southbound lane with sidewalk and parking on both sides of street. *(Sheet C3.08)*
- l. El Dorado Street; approximately 250 feet in length, two northbound lanes, two southbound lanes, sidewalk adjacent to Block 13W and sidewalk adjacent to Block 12E (no parking). *(Sheet C3.18)*

2. **Blocks 2-7 & 11-13 Phase 2 Improvements**

a. **Acceptance of Land**

FOCIL-MB, LLC is granting Assessor's Block 8710 Lot 5 being a portion of Channel Street between future Mission Bay Circle and future El Dorado Street and Assessor's Block 8710 Lot 8 being a portion of Long Bridge Street between Mission Bay Boulevard North and future China Basin Street to the City and County of San Francisco for street and roadway purposes as shown on the Blocks 11 & 12 Phase 1 Final Map (Exhibit C-2) and Offer of Dedication (Exhibit B-3). The Board of Supervisors will act to approve the Grant Deeds for the land and authorize the Director of Property to accept the land as shown on the Exhibits.

b. **Acceptance of Dedication of Public Infrastructure**

The Infrastructure will have been constructed per the Improvement Plans, together with curb, gutter, sidewalks, street lighting, low pressure, high pressure and reclaimed water, sewer, storm, gas and electric lines and services, joint utility trench, fire hydrant and landscaping. The Department of Public Works (DPW) will have determined that the facilities have been constructed in accordance with the Plans and Specifications and are ready for their intended use. Accordingly the Developer is obligated to dedicate the Infrastructure facilities to the City. The dedication will be for improvements located on portions of Channel Street, Long Bridge Street, Mission Bay Boulevard North, Mission Bay Boulevard South as shown on Exhibit A. The Board of Supervisors must act to accept the dedication of the Public Facilities. The description of the detail of the infrastructure is as follows:

c. **Excerpts of the Blocks 2-7 & 11-13 Phase 2 Improvement Plans-Exhibit E**

- a. Channel Street between Mission Bay Circle and El Dorado Street: approximately 750 feet in length, two northbound lanes, two southbound lanes with sidewalks on both sides of street (no parking). *(Sheets C3.1 and Sheets C3.2)*
- b. Long Bridge Street between Mission Bay Boulevard North and China Basin Street: approximately 400 feet in length, one eastbound lane, one westbound lane with sidewalks on both sides of street (no parking). *(Sheet C3.3)*
- c. Mission Bay Boulevard North between Merrimac Street and Mission Bay Circle: approximately 700 feet in length, one westbound lane with sidewalk on the north side of street (no parking). *(Sheet C3.4 and C3.5)*
- d. Mission Bay Boulevard South between Fifth Street and Mission Bay Circle: approximately 700 feet in length, one eastbound lane with sidewalk on the south side of street (no parking). *(Sheet C3.6 and C3.7)*

3. **Mission Bay Drive Extension and Mission Bay Drive Circle Improvements**

The Mission Bay Drive Extension and Mission Bay Drive Circle improvements are located on City property and

The Infrastructure will have been constructed per the Improvement Plans. The Department of Public Works (DPW) will have determined that the facilities have been constructed in accordance with the Plans and Specifications and are ready for their intended use. Accordingly the Developer is obligated to dedicate the Infrastructure facilities to the City. The dedication will be for the Signalization of the 4th and 16th Street Intersection improvements as shown on Exhibit A. The Board of Supervisors must act to accept the dedication of the Public Facilities. The improvements include but are not limited to, traffic signal poles, traffic signal controller, masts, and heads in each corner of the intersection as shown on excerpts of the "4th Street and 16th Street Intersection Improvements Plan" attached as Exhibit G.

Note: The following Exhibits, referenced herein, are contained in Planning Dept. Docket No. 2011.1139R and are available for review at the Planning Department offices.

1. Exhibit A – Location Map
2. Exhibit B-1 – Offer of Dedication (per Blocks 2-7 and 11-13 Final Map)
3. Exhibit B-2 – Offer of Dedication (portion of Channel Street and Fourth Street)
4. Exhibit B-3 – Offer of Dedication (portions of Channel Street and Long Bridge Street)
5. Exhibit C-1 – Mission Bay Blocks 2-7 & 13 Phase 1 Final Map
6. Exhibit C-2 – Mission Bay Blocks 11 & 12 Final Map
7. Exhibit D – Excerpts of the Blocks 2-13 Phase 1 Improvement Plans
8. Exhibit E – Excerpts of the Blocks 2-13 Phase 2 Improvement Plans
9. Exhibit F – Excerpts of the Mission Bay Drive Extension Improvement Plans
10. Exhibit G – Excerpts of the 4th Street & 16th Street Intersection Improvement Plans
11. Exhibit H – Excerpts of the Park P10 and Mission Bay Drive Median Improvement Plans
12. Exhibit I – Excerpts of the Sanitary Sewer Pump Station Improvement Plans
13. Exhibit J – FSEIR Addendum #6
14. Exhibit K – DCP General Plan Consistency for Land Transfers
15. Exhibit L – Owner Participation Agreement, Attachment D, Text descriptions and Cross Sections of Improvements (excerpts from South Infrastructure Plan)
16. Exhibit M – DCP General Plan Consistency for Blocks 2-7 & 11-13 Tentative Map
17. Exhibit N – SFRA approval of Blocks 2-7 & 11-13 Tentative Map

I:\Citywide\General Plan\General Plan Referrals\2011\2011.1139R Mission Bay South Acceptance of Land and Infrastructure final 12_15_11.doc