

GROUND SUBLEASE

Location of Leased Premises: Candlestick Point State Recreation Area (214) 500 Hunters Point Expwy San Francisco, CA 94124 San Francisco County
Agency: Department of Parks and Recreation DPR Lease No: 660-2024-071 Real Property No. 995 SPI Number: 1298

Lease No.: L-3116

Project No.: 12686

Lessee:
City and County of San Francisco

This sublease (herein after referred to as the “Lease”), dated January 13, 2024 (the “Effective Date”), is made by and between the State of California, at the direction of the Department of Parks and Recreation, with the approval of the Department of General Services(DGS) , hereinafter referred to as “State”, and The City and County of San Francisco, a municipal corporation, acting by and through its Real Estate Division on behalf of the San Francisco Department of Homelessness and Supportive Services, hereinafter referred to as “Lessee”. State and Lessee may hereinafter be referred to as a Party, or collectively the Parties.

RECITALS

WHEREAS, pursuant to Public Resources Code Section 5003.17, with the approval of the Department of General Services, State may lease for any use, all or any portion of any parcel of real property acquired for the state park system if the director deems the leasing to be in the best interest of the State.

WHEREAS, State has under its jurisdiction certain real property in the County of San Francisco, State of California, commonly referred to as the Candlestick Point State Recreation Area, hereinafter referred to as Candlestick or Candlestick Point SRA; and

WHEREAS, Lessee/Sublessee currently occupies the real property located within a portion of Candlestick Point SRA for the purpose of providing a Vehicle Triage Center (VTC) services for up to 150 vehicles (RVs and cars) for people experiencing homelessness and currently living in their vehicles; and ancillary activities related to same.

WHEREAS Lessee desires to continue leasing the real property described herein; and

WHEREAS the parties intend that upon execution, this Lease Number 660-2024-071, which requires monetary rental payments in accordance with Section 3 (Rent Payments) below, will replace in its entirety Lease Number 660-2021-048, which required in-kind services as rental payment and expired by its terms on January 12, 2024, and is currently in holdover; and

WHEREAS, State leases the land described below from California State Lands Commission, in Lease No.PRC 6414.9; and

WHEREAS, California State Lands Commission authorized a change in land use for purpose of use and improvement of appurtenant facilities necessary for the operation of the Bayview Vehicle Triage Center, including access roadways, chain link fencing, utility poles, lines and conduit, and for State to execute a

STATE OF CALIFORNIA

DEPARTMENT OF GENERAL SERVICES
STATE OWNED LEASING & DEVELOPMENT

Lease with the City and County of San Francisco documented in Lease Number 9773 executed and authorized by the California State Lands Commission on December 5, 2023; and

WHEREAS, State finds that Lessee's proposed use would be compatible with the use of the real property as a unit or part of a unit of the state park system and with the sound management and conservation of resources within the unit;

WHEREAS, it is in the best interests of the State that such a Lease be consummated between the State and Lessee on the terms and conditions herein contained;

NOW THEREFORE, the Parties agree to the provisions of the Lease set forth herein as follows:

Section 1:	Site Specific Provisions
Section 2:	Building Specific Provisions
Section 3:	Standard Provisions

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SECTION 1 –SITE SPECIFIC PROVISIONS

WITNESSETH:

- PROPERTY
DESCRIPTION

1. State does hereby Lease to Lessee and Lessee does hereby hire from State approximately 312,000 square feet of parking lot area as described in Exhibit B, hereinafter referred to as the “Lease Area”, located in Candlestick Point SRA in the City and County of San Francisco, State of California.
- USE

2. The Lease Area shall be used by Lessee during the term hereof solely for the purpose of a Vehicle Triage Center as identified in the Site Plan attached hereto as Exhibit E; and ancillary activities related to same.
- RENT
PAYMENTS

3. The Parties agree the annual fair market rent (“Base Rent”) throughout the term of this Lease for the use by Lessee of the Lease Area to be \$312,000 (Three Hundred Twelve Thousand Dollars) per year, which is \$26,000 per month, which is to be paid retroactively, commencing upon the Effective Date. Lessee may elect to pay rent for the total value of the lease term as described in section 4 (Term) below, in one lump sum. The total value of the lease term from January 13, 2024 through April 11, 2025 is \$390,000.00.

The first rent payment shall be due concurrently with the commencement of this Lease and thereafter shall be due and payable monthly in advance during the remaining term of this Lease. Lessee’s payments shall display State Lease Number 660-2024-071.

Rent payments to State shall be made payable to:

California Department of Parks and Recreation
845 Casa Grande Rd.
Petaluma, CA 94954-5804

Rent shall be due and payable monthly to State whether or not an actual invoice is sent by State or received by Lessee.
- TERM

4. This Lease shall be month-to-month, commencing on January 13, 2024 and terminable by either party in accordance with the terms of Clause 6 (Early Termination) below; provided, however, that in no event shall this Lease extend beyond April 11, 2025.
- UTILITIES

5. Lessee agrees to pay all electric, gas, sewer, water, waste disposal, and septic tank system costs, all utility charges and any other charges payable in connection with Lessee’s use, operation and control of the Lease Area. Lessee acknowledges and accepts that State offers no warranty as to the existence, availability, or reliability of utilities for the Lease Area. This expense excludes trash pick-up. State shall not provide such services and shall have no responsibility for the existence or lack of existence of utilities or any other services to the Premises. During the term, or any holdover or extension, of this Lease, Lessee shall keep the Lease Area free of all liens and shall not in any way encumber or cloud title to the Lease Area or any part thereof. Lessee shall promptly pay all obligations and all debts contracted by it, and shall pay all charges

SECTION 1 –SITE SPECIFIC PROVISIONS

for utilities connected to, consumed by or used by Lessee upon the Lease Area to the end that no liens shall attach thereto.

State shall not be liable to Lessee or third parties for failure to provide electricity due to rolling blackouts or other causes beyond State's control. Lessee shall comply with energy conservation measures, Governor's Executive Orders, other orders required by law, or reasonably required by State as the result of a crisis of any kind. In the event any utility service to the building is interrupted, State shall use its best efforts to restore such utility service within 24 hours.

Any utility easements required by Lessee in connection with this Lease and affecting the Lease Area or Candlestick Point SRA may be requested by Lessee in writing from State. The grant of any such easement by State shall be at State's sole discretion and at Lessee's sole cost and expense.

EARLY TERMINATION

6. State and Lessee agree that either party may terminate this Lease at any time during the term hereof by giving written notice to the other party thirty (30) days prior to the date when such termination shall become effective. If Lessee fails to complete its move out within the notice period and remains on the Premises, additional rent shall be paid and prorated based on a 30 day month, and on the actual number of days Lessee occupies the Premises following the effective date of termination. State reserves the right to terminate the Lease immediately if safety and security are at risk and mutual resolution cannot be agreed upon.

Notice of termination must be given in accordance with the "Notices" provisions of this Lease.

NOTICES

7. All notices or other communications required or permitted hereunder shall be in writing, with Lease Number L-3116 and 660-2024-071 referenced, and sent by overnight courier, registered mail, certified mail or postage prepaid mail to the addresses set forth below. All such notices shall be deemed received on the date of delivery receipt or rejection to the address of the person to receive such notice if received Monday through Friday during business hours, so long as such day is not a State or Federal holiday or Saturday or Sunday then such notice shall be effective on the following business day.

Lessee: City and County of San Francisco
Attn: Director of Real Estate
25 Van Ness Avenue, Suite 400
San Francisco, CA. 94102
Telephone: (415) 554-9850
Email: Andrico.Penick@sfgov.org

Department of Homelessness and Supportive Housing
Attn: Emily Cohen
400 Turk Street
San Francisco, CA, 94102
Email: Emily.Cohen@sfgov.org

City Attorney's Office
Re: Candlestick Point State Recreation Area – VTC
City Hall, Room 234

SECTION 1 –SITE SPECIFIC PROVISIONS

1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

State: California Department of Parks and Recreation
845 Casa Grande Rd.
Petaluma, CA 94954-5804
Phone number: 707-769-5804
Email: BayAreaDistrictOffice@parks.ca.gov

Department of General Services
Real Estate Services Division
Lease Management , L-3116
707 3rd Street, 5th Floor
West Sacramento, CA 95605
Office: (916) 375-4171
Email: leasemanagement@dgs.ca.gov

Copies to: California Department of Parks and Recreation
Acquisition and Real Property Services Division 660-2024-071
2241 Harvard Street, Suite 200
Sacramento, CA 95815
Email: Real.Property@parks.ca.gov

Notice of change of address or telephone number shall be given by written notice in the manner described in this section. Lessee is obligated to notice all State offices listed above and the failure to provide notice to all State offices shall constitute a lack of notice. Nothing contained herein shall preclude the giving of any such notice by personal service.

WATER AND
IRRIGATION

8. Lessee acknowledges and accepts that State offers no warranty as to the existence, availability, quality or quantity of water on, to or for the Lease Area.

PROPERTY
INSPECTIONS

9. Lessee has visited and inspected the Premises and it is agreed that the area described herein is only approximate in size and State does not hereby warrant or guarantee the actual area included hereunder.

HOLDING OVER
& LEASE
RENEWAL

10. Any holding over by Lessee after expiration or termination shall not be considered as a renewal or extension of this Lease. The occupancy of the Premises after the expiration or termination of this Lease shall constitute a month to month tenancy, and all other terms and conditions of this Lease shall continue in full force and effect; provided, however, that said holdover tenancy shall be subject, at the State's sole discretion, to a rent increase of three percent (3%) of the ending rent, payable monthly in advance. Said month-to-month tenancy shall be otherwise subject to all the terms and conditions of this Lease insofar as applicable.

State offers and Lessee accepts no assurance that the Premises or any other comparable space or facilities at the site described herein will be made available to Lessee beyond the term stated above or as said term is reduced as provided herein.

SECTION 1 –SITE SPECIFIC PROVISIONS**ACCESS TO
PREMISES**

11. Lessee shall access the Lease Area solely by the access route designated by Exhibit B, Site Plan. Only the Lessee, its properly qualified and authorized agents, employees, contractors, and Permitted Users shall have the right of ingress to and egress from said Premises. Lessee shall not permit the public to access or use the Lease Area or designated access route and shall not permit any other persons or entities to occupy the Lease Area, except as expressly approved in in this Lease. If equipment of Lessee is operated or maintained by anyone other than its regular employees, the admission of such persons to said site shall be permitted only upon prior written notification to State.

SIGNAGE

12. Lessee shall not affix, display, inscribe, paint or otherwise post any signs, billboards, placards or other displays on the Lease Area without the prior written approval of State. Approval shall be granted only when such signs, billboards, placards or other displays are related to the purpose of this Lease and consistent with protecting the visual resources of *Candlestick Point State Recreation Area*, state park principles, the characteristics of the park, and the general plan of the park unit, or they are required by law to be posted. State may consider such factors as, but not limited to, their size, color, and location.

FENCING

13. State does not warrant the existence of fences in and around the Lease Area. Any existing fences, corrals, and cross fences may not be the property of State and State does not warrant their availability for Lessee's use. Lessee may, with prior written approval of State, and at Lessee's sole cost and expense, provide other fencing not inconsistent with State's use of adjoining lands. Such other fences installed by Lessee shall remain the property of Lessee, shall be maintained by Lessee at Lessee's sole cost and expense, and shall be removed by Lessee, and the land restored to the condition it was in prior to installation of the fence, upon expiration or termination of this Lease; provided, however, with written approval of State, such fences may be left in place at the expiration or termination of this Lease and shall thereupon become the property of State.

EASEMENTS

14. This Lease is subject to all existing easements and rights of way. State further reserves the right to grant additional public utility easements as may be necessary and Lessee hereby consents to the granting of any such easements. The public utility will be required to reimburse Lessee for any damage or loss suffered by Lessee as a result of the public utility's construction work within the Lease Area.

**PROTECTION OF
LEASE AREA;
RESTRICTIONS**

15. Lessee shall not remove soil from, or dump refuse on, the Lease Area or any portion of the *Candlestick Point State Recreation Area* except with the prior written approval of State.

Lessee shall not commit, suffer to be committed, maintain or permit any waste or nuisance on the Lease Area or other State property and shall not use or permit the use of the Lease Area for any illegal purposes or activities.

Lessee shall be responsible for inspecting and maintaining all trees and vegetation on the Lease Area, except that Lessee shall not cut or remove any trees or brush thereon without the prior written approval of State. In case of emergency, Lessee may cut a tree or brush without prior approval from State only to the extent necessary to protect the safety of persons and property from an imminent hazard. In an emergency, Lessee shall notify State as soon as possible and shall do no further cutting or removal until State approves in writing.

SECTION 1 –SITE SPECIFIC PROVISIONS

Lessee shall at all times exercise due diligence in the protection of the Lease Area and Candlestick Point State Recreation Area against damage or destruction by fire or any other causes.

No article or material that is contraband shall be brought onto the Lease Area. Contraband includes, but is not limited to, illegal narcotics, firearms, edged weapons, and explosives.

Lessee shall maintain the Lease Area, including all improvements, in a weed-free condition and in good repair, and shall operate the Lease Area and the improvements on it in a clean, safe and sanitary condition, free of trash and garbage or obstructions, and in a businesslike, lawful manner.

Lessee expressly covenants and agrees to repair at Lessee's own expense any damage done to any water pipe, or pavement on the Lease Area.

Lessee shall not remove any fixtures, machinery, equipment or other property owned by State from the Lease Area without State's prior written consent.

Except as otherwise provided herein, Lessee shall refrain from interfering with the public's use and State's operation of Candlestick Point State Recreation Area and shall comply with all state park regulations.

- PEST CONTROL
16. All pest control activities, chemical or non-chemical, shall be approved by the State in writing prior to any such action being performed by the Lessee, its employees, agents, or contractors. The Lessee, or a licensed pest control contractor acting on behalf of the Lessee, shall submit a pest control recommendation on a form approved by the State to the State's (Insert district name) District Superintendent for approval. The State shall approve or deny the request within fourteen (14) days (this can be modified if needed). Lessee, or the pest control contractor acting on behalf of the Lessee, shall submit a report of completed work for each pest management action to the District Superintendent no later than seven (7) days after performance of the work. Lessee and all of Lessee's employees, agents, and contractors shall take all actions necessary to prevent the inadvertent transport of pest species into or out of the Lease Area or the surrounding areas.
- Lessee shall have a written training program for Lessee's employees who handle pesticides. This program shall comply with California Code of Regulations Title 3, Section 6724. Lessee and/or any pest control contractor hired by the Lessee shall comply with all applicable laws and regulations.

SECTION 1 –SITE SPECIFIC PROVISIONS

REMEDIES

17. State's Remedies

- a) In the event of any material default or breach by Lessee, State may at any time thereafter, without limiting State in the exercise of any right of remedy at law or in equity which State may have by reason of such default or breach:
 - i. Maintain this Lease in full force and effect and recover the rent and other monetary charges as they become due, without terminating Lessee's right to possession, irrespective of whether Lessee shall have abandoned the Lease Area. State has the remedy described in California Civil Code Section 1951.4 (State may continue the lease in effect after Lessee's breach and abandonment and recover rent as it becomes due, if Lessee has the right to sublet or assign, subject only to reasonable limitations). In the event State elects not to terminate the Lease, State shall have the right to attempt to re-let the Lease Area at such rent and upon such conditions and for such a term, and to do all acts necessary to maintain or preserve the Lease Area as State deems reasonable and necessary without being deemed to have elected to terminate the Lease, including removal of all persons and property from the Lease Area; such property may be removed and stored in a public warehouse or elsewhere at the cost of and for the account of Lessee. In the event any such re-letting occurs, this Lease shall terminate automatically upon the new Lessee taking possession of the Lease Area. Notwithstanding that State fails to elect to terminate the Lease initially under this sub-section, State at any time during the term of this Lease may elect to terminate this Lease by virtue of such previous default of Lessee.
 - ii. Terminate Lessee's right to possession by any lawful means, in which case this Lease shall immediately terminate and Lessee shall immediately surrender possession of the Lease Area to State. In such event, State shall be entitled to recover from Lessee all damages incurred by State by reason of Lessee's default including, but not limited to, the following:
 - (A) The amount of the rent Lessee would have paid for the balance of the term had the Lease not been terminated, plus interest accrued up to the time of the award, minus any rental amount paid to State from re-letting the Lease Area to another lessee during the balance of the term; and
 - (B) Any amount necessary to compensate State for all the detriment proximately caused by Lessee's failure to perform its obligations under this Lease or which in the ordinary course of events would be likely to result therefrom; and
 - (C) At State's election, such other amounts in addition to or in lieu of the foregoing as may be permitted by applicable state law.
- (b) Upon any re-entry to Lease Area, State shall have the right to make any reasonable repairs, alterations or modifications to the Lease Area which State in its sole discretion deems reasonable and necessary.
- (c) In the event State terminates this Lease pursuant to this Section, State shall not be required to pay Lessee any sum or sums whatsoever.

SECTION 1 –SITE SPECIFIC PROVISIONS

CONSTRUCTION OF IMPROVEMENTS

18. (a) Lessee shall improve or modify at its sole cost and expense the capital and tenant improvements as described in Exhibit "B". While constructing improvements, Lessee shall not materially deviate from the final approved and stamped plans without first obtaining written approval from State. All work to be done by Lessee shall be performed substantially in accordance with the approved plans unless otherwise approved in writing by State, which approval shall not be unreasonably withheld. All improvements set forth in the final plans shall be completed in a lawful manner and in conformity with all applicable laws, ordinances and regulations.

(b) Lessee shall keep the Premises free from any liens arising out of any work performed, materials furnished, or obligations incurred by Lessee and shall indemnify, hold harmless and defend the State of California from any such liens and encumbrances arising out of any work performed or materials furnished by or at the direction of Lessee or contractors of. Notice is hereby given that the State of California shall not be liable for any work or materials furnished to Lessee on credit and no mechanic's or other lien for any such work or materials shall attach to or affect State's interest in the Premises based on any work or material supplied to Lessee or anybody claiming through Lessee. Lessee shall, within thirty (30) days after being furnished notice of the filing of any lien, take action, whether by bonding or otherwise, as will remove or satisfy any such lien, State shall have the right at all times to post and keep posted on the Premises any notices permitted or required by law or that State deems proper for its protection, and the protection of the Premises from liens.

(c) Prior to the commencement of construction of the improvements described above, Lessee shall furnish State a payment and performance bond of a surety corporation licensed to transact business by the State of California, the purpose of which is to assure the timely completion of such improvements in a form satisfactory to State, with the person selected by Lessee to perform the construction work to be named as principal, in a sum not less than one hundred percent (100%) of the total contract cost of construction of such improvements, guaranteeing the payment for all materials, provisions provided, supplies and equipment used in, upon, for or about the performance of said work.

PROJECT CANCELLATION

19. If Lessee is unable to obtain all necessary funding, permits, or CEQA documentation for the project, or cannot proceed with the project for any reasonable purpose, this Lease shall be cancelled upon notice by Lessee. State shall not be responsible for any costs incurred by Lessee.

End of Section 1

SECTION 2– STANDARD PROVISIONS**ROAD ACCESS
AND FEES**

20. Lessee agrees to the following terms and conditions regarding the use of said access road:

(a) Lessee shall exercise its right personally or through its authorized agents, employees, contractors, and Permitted Users whenever it is necessary.

(b) Lessee shall use said road at its sole risk and avoid traveling upon it to the greatest practical extent at all times when weather conditions are such that excessive damage to the road surface may result from such use, and further, Lessee shall, at its expense, promptly repair any road damage caused by its use, including such road surface protective features as water drains, berms, or culverts.

**REGULATION BY
STATE**

21. State shall have the full power and right to determine and regulate the operations of the Lessee insofar as they affect the operations, safety, and effective use of State activities conducted at the same location.

(a) All contractors, agents, employees, representatives, or licensees of the Lessee shall be subject to the rules and regulations of the State as they relate to conduct on the grounds, security, and general use of facilities. Lessee will conduct its operations in such a manner so as to minimize any interference with the activities associated with the site.

(b) Lessee will comply with all building rules and regulations adopted by said authorities in charge. No article or material deemed by said authorities in charge to be considered as contraband shall be brought on said real property. Contraband includes, but is not limited to, alcoholic beverages, possession or use of firearms, explosives or edged weapons, and restricted controlled substances.

Any willful violation of said rules and regulations are grounds for immediate termination of the Lease.

**RIGHT TO
ENTER**

22. During the term of this Lease, there shall be and is hereby expressly reserved to State and to any of its agencies, contractors, agents, employees, representatives or licensees, the right at any and all times, and any and all places, to temporarily enter upon said Premises for survey, inspection, or any other lawful State purposes.

**LEASE
MODIFICATION
FEES**

23. Lessee shall pay State an administration/technical review fee to reimburse State for State's administrative costs related to any action initiated by Lessee requiring lease administration or technical review by State staff or consultants, such as, but not limited to, assignment of this Lease, any amendment of this Lease, review of plans for construction of improvements, and any matters requiring consultation with or approval by the California Department of General Services (DGS). To initiate such services, Lessee shall submit a written request to State. The administration fee shall be charged by State based on the anticipated staff time, materials and any other costs. Lessee shall remit the administration/technical review fee to the State prior to the review. At State's discretion, fees charged by DGS may be billed directly to Lessee and paid by Lessee to DGS.

**IMPROVEMENTS
&
MODIFICATIONS**

24. Lessee at its sole cost and expense may, subject to the approval of State, from time to time during its tenancy of the Premises:

SECTION 2– STANDARD PROVISIONS

- (a) Furnish, install and use at the Premises such improvements and property of whatsoever kind and nature as Lessee and State mutually deems necessary consistent with the purpose of this Lease as set forth in “Use” Section hereof.
- (b) Improve the Premises in a manner consistent with the purposes of this Lease as set forth in “Use” Section hereof, and provided further that plans for the construction or enlargement of any improvement will be submitted to State in advance of such construction or enlargement and will be subject to written approval by State. Such approval by State shall not relieve Lessee of the obligation of complying with any and all terms and conditions of this Lease; Lessee shall provide a minimum of thirty (30) days prior written notice of the construction to State.
- (c) In making any excavation and/or installation of equipment on the Premises and/or easement areas, Lessee shall make the same in such manner as will cause the least injury to the surface of the ground around such excavation and/or construction, and shall replace the earth so removed by it and restore the surface of the ground and any improvement thereon to as near the same condition as they were prior to such excavation as is practicable.

DISPOSITION OF
LESSEE’S
PERSONAL
PROPERTY

- 25. (a) During the term of this Lease, all personal property placed in, upon, or under the Premises by Lessee shall remain the property of Lessee and shall be removed by Lessee, at its sole cost and expense within thirty (30) days after expiration or termination of Lessee’s tenancy.
- (b) Should Lessee fail to remove said equipment and personal property within thirty (30) days after expiration or termination of the Lease, State may do so at the risk of Lessee. Upon written demand by State, Lessee shall immediately pay all costs and expenses of the removal of Lessee’s personal property and equipment.
- (c) Lessee may, however, with written consent of State, abandon in place any and all of Lessee’s equipment and personal property, whereupon, as abandoned, title to said improvements will vest in State.
- (d) Upon termination of this Lease for any cause, Lessee shall remove any and all of Lessee’s equipment and personal property and restore the entire Premises to its condition prior to the execution of this Lease, except however, State may approve, in writing, any deviation from this requirement.

REPAIR AND
MAINTENANCE

- 26. It is acknowledged that Lessee is the current occupant of the space and that at time of initial occupancy, the site was considered to be in good condition.
- a. Lessee shall maintain said Premises in compliance with all health, safety, and sanitation laws, ordinances, and regulations of the State, Federal, and local authorities.
- Lessee agrees to maintain the Premises at their sole cost and expense.

CONDITION OF
PREMISES

- 27. Lessee is aware of the current condition of the Premises and accepts the Premises in “as is” condition. Lessee accepts the Premises as being in good condition and repair, unless otherwise specified in writing to State, and agrees that on the last day of the term, or sooner termination of this Lease, to surrender up to State the Premises, with

SECTION 2– STANDARD PROVISIONS

any appurtenances or improvements approved by State, in the same condition as when received.

SECURITY

28. Lessee is aware of the current condition of the Premises and accepts the Premises in “as is” condition. Lessee accepts the Premises as being in good condition and repair, unless otherwise specified in writing to State, and agrees that on the last day of the term, or sooner termination of this Lease, to surrender up to State the Premises, with any appurtenances or improvements approved by State, in the same condition as when received.

MEDICAL

29. Medical support shall not be provided by State. Necessary emergency medical or surgical care of Lessee’s clients and employees will be Lessee’s responsibility.

As used herein, this is intended to mean that Lessee shall be liable for any and all medical and/or surgical care costs for Lessee’s employees served by Lessee’s program.

**EMERGENCY
PREPAREDNESS**

30. Lessee agrees to be responsible for maintaining an emergency preparedness program for Lessee. Lessee shall not rely on State to provide food or supplies during a local or area wide disaster. State will, if time and material allow, assist Lessee during a disaster.

**FIRE/POLICE
PROTECTION**

31. Lessee is a separate and distinct entity from the State and shall so inform the local Fire and Police Agencies. State shall in no way be responsible or liable for such protection to Lessee.

**LESSEE
GUARANTEES**

32. Lessee hereby guarantees any and all work or services performed by Lessee or Lessee’s properly qualified or authorized agents, employees, contractors and servants, in order to accomplish the installation and/or maintenance of their communications equipment at State’s facilities. Should the interruption or failure of State’s existing computer or building support systems occur due to, or in any way be connected with Lessee’s installation and/or maintenance of Lessee’s equipment, all costs to repair or replace State’s existing systems will be the sole responsibility of Lessee.

**CUSTODIAL AND
TRASH**

33. Lessee shall have or hire custodial services sufficient to maintain the Premises in a clean and well maintained condition.

Lessee shall pick up trash and debris at Premises and deposit trash in trash bins provided by State. State shall, at its expense, arrange for trash disposal for the contents of Lessee as part of its regularly scheduled trash collection.

SECTION 3– STANDARD PROVISIONS**PERMITS AND
APPROVALS**

34. State and Lessee agree that Lessee's ability to use the Premises is dependent upon Lessee obtaining all of the certificates, permits, licenses, and other approvals that may be required from any third party. State will cooperate with Lessee, at no expense to State, in Lessee's effort to obtain such approvals in connection with said permits, licenses or other approvals.

DEFAULT

35. Lessee shall make all payments to the State without deduction (except for offsets explicitly allowed hereunder), default or delay. In the event of the failure of Lessee to do so, or in the event of a breach of any of the other terms, covenants or conditions herein contained on the part of Lessee or State to be kept and performed, and if such default continues for a period of thirty (30) days after receipt of written notice from the non-defaulting party to the defaulting party of such default, this Lease may, at the non-defaulting party's sole discretion, be terminated.

Notwithstanding the foregoing, if a non-monetary default may not be reasonably cured within such thirty (30) day period and the defaulting party commences to cure such default within the thirty (30) day period, the time to cure may be extended through a writing signed by both parties, to a time frame and deadline mutually agreeable to the parties. So long as the defaulting party diligently prosecutes the cure to completion under the mutually agreed upon extended deadline, then this Lease may not be terminated under this Clause. However, if the defaulting party operates with unreasonable delay in curing the default or otherwise does not cure within the mutually agreed upon time frame, the non-defaulting party may terminate immediately.

In the event of termination of this Lease due to a Lessee default, it shall be lawful for State to reenter into and upon the Lease Area and every part thereof and to remove and store at Lessee's expense all property there from and to repossess and occupy the Lease Area. In the event State terminates this Lease pursuant to this Clause, State shall not be required to pay Lessee any sum or sums whatsoever.

**COMPLIANCE
WITH LAWS**

36. Lessee shall at its sole cost and expense comply with all the applicable statutes, laws, ordinances and regulations of all municipal, state and federal authorities now in force or which may hereafter be in force pertaining to the Premises and use of the Premises as provided by this Lease.

**FAILURE TO
PERFORM**

37. In the event of the failure, neglect, or refusal of Lessee to do, or perform work, or any part thereof, or any act or thing in this Lease provided to be done and performed by Lessee, State will, at its option, have the right to do and perform the same, and Lessee hereby covenants and agrees to pay State the reasonable cost thereof on demand.

INTEREST DUE

38. State may charge interest on any amount due to State but not paid when due, at a rate equal to the annual maximum rate allowable by law from the due date.

**ASSIGNMENT,
SUBLETTING**

39. Lessee shall not transfer or assign this Lease, and shall not sublet, license, permit or suffer any use by third parties of the Lease Area or any part thereof, or lease space in any building or structure constructed on the Lease Area, or provide communications or other equipment for the use of others, without first obtaining the prior written consent of State, which shall not be unreasonably withheld. "Assign" shall include any transfer of any interest in the Lease by Lessee or any partner, principal, or controlling

SECTION 3– STANDARD PROVISIONS

stockholder of Lessee, as the case may be, to any other person, corporation, partnership or other entity.

RIGHTS
RESERVED BY
STATE

40. (a) State reserves the right to use the real property involved (not including real property installed, erected or constructed by Lessee) in any manner, including but not limited to the right to construct, place, maintain, use, operate, repair, replace, alter and move pipelines, conduits, culverts, ducts, fences, poles, electrical energy, power and communication lines, roads, bridges, subways, sidewalks, to grant easements over, across, upon and under said real property, and the continuous right of ingress to and egress from any portion or portions of said real property in such manner as not to create any unreasonable interference with the exercise of the rights granted to Lessee.
- (b) Any grant herein contained is subject to all valid and existing contracts, leases, licenses, easements, encumbrances and claims of title which may affect said facility.
- (c) No priority or other rights will attach to the use of any space in State’s building or on said facility.

ACTS OF NATURE

41. If any of Lessee’s improvements or equipment is destroyed by acts of nature, Lessee may replace them with improvements or equipment of the same general type that meet or exceed the technical specifications of the original equipment, which occupies no more physical space, and consumes no more electrical power.
- Lessee shall immediately notify State of such items and the date the replacement is completed.

HAZARDOUS
SUBSTANCE

42. Lessee agrees that it shall comply with all laws, federal, state, or local, existing during the term of this Lease pertaining to the use, storage, transportation, and disposal of any hazardous substance as that term is defined in such applicable law.
- Lessee shall not keep, store, possess, sell, purchase, generate, release, transport or dispose of any merchandise or materials that are in any way explosive or hazardous
- (a) In the event State or any of its affiliates, successors, principals, employees, or agents incur any liability, cost, or expense, including attorney's fees and costs, as a result of Lessee’s illegal use, storage, transportation, or disposal of any hazardous substance, including any petroleum derivative, Lessee shall indemnify, defend, and hold harmless any of these individuals against such liability; provided, however, Lessee shall have no obligation under this Section 42 (a) to the extent any liability, cost, or expense is caused by the State, its employees, agents or invitees.

HAZARDOUS
SUBSTANCE
(CONT.)
VACATING THE
PREMISES

- (b) Where Lessee is found to be in breach of this Paragraph due to the issuance of a government order directing Lessee to cease and desist any illegal action in connection with a hazardous substance, or to remediate a contaminated condition caused by Lessee or any person acting under Lessee’s direct control and authority, Lessee shall be responsible for all costs and expenses of complying with such order, including any and all expenses imposed on or incurred by State in connection with or in response to such government order.
43. Lessee shall, on the last day of said term or sooner termination of this Lease, peaceably and quietly leave, surrender, and yield up to State, the Premises in good

SECTION 3– STANDARD PROVISIONS

order, condition, and repair, reasonable use and wear thereof and damage by acts of nature, excepted.

Lessee will coordinate its move-out with the Building Manager’s office to complete a walkthrough and return any keys, key cards, or any other State provided items.

AUDIT 44. Subject to State and local public disclosure laws, Lessee agrees that the Department of General Services, California State Auditor, or their designated representative shall have the right to review and to copy any of Lessee’s non-redacted records and supporting documentation pertaining to the performance of this Lease. In the event State discovers any irregularities in Lessee’s revenue statements Lessee shall bear all costs associated with said audit.

Lessee agrees to maintain such records for possible audit for a minimum of three (3) years after final payment. Lessee agrees to allow the auditor(s) access to such records during normal business hours and to allow interviews of any employees who might reasonably have information related to such records.

Further, Lessee agrees to include in any sublease a similar right of the State to audit records and interview Lessee related to any performance of this Lease.

State may audit’s accounting books at any time upon reasonable request. Further to the extent Lessee provides the State with proprietary information, the State will hold it in the strictest confidence and will return it when it is no longer necessary to support any audit exceptions.

Lessee understands the State is subject to the Public Records Act.

RECOVERY OF LEGAL FEES 45. If action is brought by State for the recovery of any rent due under the provisions hereof or for any breach hereof, or to restrain the breach of any agreement contained herein, or for the recovery of possession of said Premises, or to protect any rights given to the State against Lessee, and if State will prevail in such action, Lessee shall pay to State such amount in attorney's fees in said action as the court shall determine to be reasonable, which shall be fixed by the court as part of the costs of said action.

AMERICANS WITH DISABILITIES ACT; UNRUH CIVIL RIGHTS ACT; DISABLED PERSONS ACT 46. Lessee shall comply with all applicable federal requirements established under 28 Code of Regulations, Part 36, Americans with Disabilities Act, and with all California State requirements established under Civil Code section 51 et seq., Unruh Civil Rights Act and Civil Code section 54 et seq., Disabled Persons Act, in order to make programs accessible to all participants and to provide equally effective communications.

By signing this Lease, Lessee assures State it complies with the applicable Federal and State statutes described above, prohibiting discrimination on the basis of disability. Lessee also assures State it complies with any applicable regulations and guidelines issued pursuant to the Federal and State statutes described above.

TAXES, ASSESSMENTS, AND 47. Lessee agrees to pay all lawful taxes, assessments or charges that at any time may be levied upon any interest in this Lease.

SECTION 3– STANDARD PROVISIONS

POSSESSORY INTEREST

It is understood that this Lease may create a possessory interest subject to property taxation and Lessee may be subject to the payment of property taxes levied on such interest.

NON- DISCRIMINATION

48. In the performance of this Lease, Lessee shall not unlawfully discriminate, harass, or allow harassment against any employee or applicant for employment because of race, religious creed, color, national origin, ancestry, physical disability (including HIV and AIDS), mental disability, medical condition, age (over 40), marital status, sex, sexual orientation, use of family care leave, or any other Federal, State or local laws.

Lessee shall insure that the evaluation and treatment of its employees and applicants for employment are free from such discrimination and harassment.

Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

Lessee shall comply with provisions of the Fair Employment and Housing Act (Government Code (GC) Section 12990 (a-f) et seq.) and the applicable regulations promulgated there under (California Code of Regulations, Title 2, Section 7285 et seq.).

The applicable regulations of the Fair Employment and Housing Commission implementing GC Section 12990 (a-f), set forth in Chapter 5 of Division 4 of Title 2 of the California Code of Regulations, are incorporated into this Lease by reference and made a part thereof as if set forth in full.

Lessee shall give written notice of its obligations under this clause to any labor organizations with which they have collective bargaining or other agreement.

Further, Lessee shall post in conspicuous places available to employees and applicants for employment, notices to be provided by the State setting forth the provisions of this Fair Employment Practices Section. (GC Section 12920-12994).

Remedies for Willful Violations:

(1) State may determine a willful violation of the Fair Employment Practices provision to have occurred upon the receipt of a final judgment having that effect from a court in an action to which Lessee was a party, or upon receipt of a written notice from the Fair Employment Practices Commission that it has investigated and determined that the Lessee has violated the Fair Employment Practices Act and has issued an order pursuant to the appropriate provisions of the GC.

(2) State will have the right to terminate this Lease and any loss or damage sustained by State by reason thereof will be borne and paid for by Lessee.

INSURANCE

49. Prior to or at Lease execution Lessee shall furnish to State a certificate of insurance, along with all policy endorsements, with State's Lease Number L-3116 and 660-2024-

SECTION 3– STANDARD PROVISIONS

071 indicated on the face of said certificate or endorsements, issued to State with evidence of insurance as follows:

COMMERCIAL GENERAL LIABILITY

Lessee shall maintain general liability coverage with limits of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate annually for bodily injury and property damage liability combined and Fire Legal Liability of at least \$500,000.

The policy shall include coverage for liabilities arising out of Premises, operations, independent contractors, products, completed operations, personal & advertising injury, and liability assumed under an insured contract.

The policy must include State of California, their officers, agents, and employees as additional insureds, but only insofar as the operations under the Lease are concerned. The additional insured endorsement must be provided with the certificate of insurance.

AUTOMOBILE LIABILITY

Lessee shall maintain motor vehicle liability with limits of not less than \$1,000,000 per accident for bodily injury and property damage. The State of California and Department of General Services are to be additional insureds with respect to liability arising out of all vehicles owned, hired and non-owned. The additional insured endorsement must be provided with the certificate of insurance.

PROFESSIONAL LIABILITY (ERRORS AND OMISSIONS)

Lessee shall maintain Insurance appropriate to the Contractor's profession, with limits not less than \$1,000,000 per occurrence.

WORKERS' COMPENSATION

Lessee shall maintain statutory workers' compensation and employer's liability coverage for all its employees who will be engaged in the performance of the Lease, including special coverage extensions where applicable. Employer's liability limits of \$1,000,000 shall be required, and the policy shall include a waiver of subrogation in favor of the State of California. The waiver of subrogation endorsement must be provided with the certificate of insurance.

GENERAL REQUIREMENTS

Lessee shall ensure that the following general requirements are met:

- a. Insurance Companies must be acceptable to Department of General Services, Office of Risk and Insurance Management.
- b. Coverage needs to be in-force for complete term of this Lease. If insurance expires during the term of the Lease, a new certificate must be received by State within thirty (30) days of the expiration date of the existing policy. This new insurance must still meet the terms of the original contract.
- c. Lessee shall notify the State within five business days of Lessee's receipt of any notice of cancellation or non-renewal of any insurance required by this lease.

SECTION 3– STANDARD PROVISIONS

- d. Lessee is responsible for any deductible or self-insured retention contained within the insurance program.
- e. In the event Lessee fails to keep in effect at all times the specified insurance coverage, State may, in addition to any other remedies it may have, terminate this Lease upon the occurrence of such event, subject to the provisions of this Lease.
- f. Any insurance required to be carried shall be primary, and not excess, to any other insurance carried by State.
- g. If Lessee is self-insured in whole or in part as to any of the above described types and levels of coverage, Lessee shall provide State with written acknowledgment of this fact at the time of the execution of this Lease. The State may require financial information to justify Lessee’s self-insured status. If, at any time after the execution of this Lease, Lessee abandons its self-insured status, Lessee shall immediately notify State of this fact and shall comply with all of the terms and conditions of this Insurance clause pertaining to policies of insurance in regard to those types and levels of insurance.

It is agreed that State shall not be liable for the payment of any premiums or assessments on the required insurance coverage.

Notwithstanding any contrary provision contained herein, State acknowledges and agrees that Lessee is self-insured and shall not be required to obtain policies required under this Clause 49.

**FIRE AND
CASUALTY
DAMAGES**

- 50. State will not keep improvements which are constructed or installed by Lessee under the provisions of this Lease insured against fire or casualty, and Lessee shall make no claim of any nature against State by reason of any damage to the business or property of Lessee in the event of damage or destruction by fire or other cause, arising other than from or out of negligence or willful misconduct of agents or employees of the State in the course of their employment.

**HOLD HARMLESS
INDEMNIFICATION**

- 51. This Lease is made upon the express condition that the State of California is to be free from all liability and claims for damages by reason of any injury to any person or persons, including Lessee, or property of any kind whatsoever and to whomsoever belonging, including Lessee, from any cause or causes whatsoever while in, upon, or in any way connected with the Premises during the term of this Lease or any occupancy hereunder, holdover periods or any other occupancy of the Premises by Lessee, except those arising out of the negligence or willful misconduct of State, its employees, agents, and invitees.

**HOLD HARMLESS
INDEMNIFICATION
(CONT.)**

Lessee agrees to defend, indemnify, and hold harmless State from all liability, loss, cost or obligation on account of or arising out of any such injury or loss, however occurring, except those arising out of the negligence or willful misconduct of State, its employees, agents, and invitees.

LOSSES

- 52. Except to the extent of any loss or damage arising out of the negligence or willful misconduct of State, its employees, agents, and invitees, State will not be responsible

SECTION 3– STANDARD PROVISIONS

for losses or damage to personal property, equipment or materials of Lessee and all losses shall be reported to State immediately upon discovery.

DEBT LIABILITY DISCLAIMER

53. State, including but not limited to the State's General Fund or any special self-insurance programs, is not liable for any debts, liabilities, settlements, liens or any other obligations of the Lessee or its heirs, successors or assigns.

Except to the extent any claim or damage arising out of the negligence or willful misconduct of State, its employees, agents, and invitees, State and its agencies, departments and divisions will not be liable for and will be held harmless by Lessee and for any claims or damages associated with any contract, tort, action or inaction, error in judgment, act of negligence, intentional tort, mistakes, or other acts taken or not taken by the Lessee, its employees, agents, invitees, guests or anyone acting in concert with or on behalf of Lessee. State has no obligation to defend or undertake the defense on behalf of Lessee or its heirs, successors or assigns.

RELOCATION

54. (a) In the event that State terminates this Lease pursuant to its terms, Lessee acknowledges and agrees that it has no claim against the State for Relocation Payments, Relocation Advisory Assistance, or costs pursuant to the Government Code sections 7260 et seq., or any regulations implementing or interpreting such sections. Lessee further agrees that it has no claim in either law or equity against the State for damages or other relief should the Lease be terminated and waives any such claims it may have.

(b) In the event subleasing, under the terms of this Lease, is permitted, Lessee shall incorporate this Paragraph into the sublease. Failure to do so may obligate Lessee for damages and costs resulting from claims for relocation payments by sublessee.

(c) The location of the Premises to be used by Lessee for the purpose of this Lease may be changed as required by State in the event of circumstances arising to warrant such a change. Lessee agrees to accept another functionally equivalent location within the facility grounds within which to operate under the same general provisions of this Lease.

In the event the new quarters are different in size from present quarters, there shall be an adjustment in rental rate on a proportionate square footage basis at the discretion of the State, either greater or smaller, as the case may be.

In the event State is unable to relocate the Lessee within the facility grounds, State, upon reasonable notice, may require Lessee to leave State premises. Reasonable notice is defined herein as to be at least thirty (30) days.

SMOKING RESTRICTION

55. Per Government Code 7597, Smoking shall not be allowed inside any building, or within 20 feet of any entrance or operable window of any building.

SMOKING RESTRICTION (CONT.)

Lessee, invitees, or patrons shall compensate and reimburse State the cost of damage and destruction of any such fire caused by Lessee, its employees, invitees, contractors, or patrons, including State's out-of-pocket expenses for same.

SECTION 3– STANDARD PROVISIONS

- | | |
|------------------------------|---|
| RECORDING | 56. Lessee shall not record this Lease or a short form memorandum thereof. Any such recordation will, at the option of State, constitute a non-curable default by Lessee hereunder. |
| AUTHORITY TO CONTRACT | 57. If Lessee is a public, private or non-profit corporation, each individual executing this Lease on behalf of said Lessee shall provide evidence, which is acceptable to State, that he/she is duly authorized to execute and deliver this Lease on behalf of said Lessee in accordance with a duly adopted resolution of the Board of Directors or in accordance with the Bylaws of said Board, and that this Lease is binding upon said Board of Directors in accordance with its terms. |
| PARTNERSHIP DISCLAIMER | 58. Lessee its agents and employees shall act in an independent capacity and not as officers or employees of State. Nothing herein contained will be construed as constituting the parties herein as partners. |
| MINERAL RIGHTS | 59. Lessee agrees not to interfere, in any way, with the interests of any person or persons that may hold presently, or in the future, oil, gas, or other mineral interests upon or under said Premises; nor shall Lessee, in any way, interfere with the rights of ingress and egress of said interest holders. |
| CEQA | 60. Any physical changes made to the improvements by Lessee or its agents shall comply with the California Environmental Quality Act (CEQA). |
| BANKRUPTCY | 61. In no event shall this Lease or the leasehold estate become an asset of Lessee in bankruptcy, receivership or other judicial proceedings. Lessee shall be in default under this Lease in the event of any of the following: (a) Lessee becomes insolvent or makes an assignment for the benefit of creditors, (b) a petition in bankruptcy is filed by or against Lessee, (c) a writ of execution is levied against this Lease or the leasehold estate, (d) Lessee abandons or vacates or does not continuously occupy or safeguard the Premises. |
| AMENDMENTS AND MODIFICATIONS | 62. No amendment, modification, or supplement to this Lease shall be binding on either party unless it is in writing and signed by the party to be bound by the modification. |
| MUTUAL CONSENT | 63. Notwithstanding anything herein contained to the contrary, this Lease may be terminated and the provisions of the Lease may be altered, changed, or amended by mutual consent of the parties hereto in writing. |
| FORCE MAJEURE | 64. If either Lessee or State will be delayed or prevented from the performance of any act required hereunder by reason of acts of Nature, governmental restrictions, regulations or controls (except those reasonably foreseeable in connection with the uses contemplated by this Lease) or other cause without fault and beyond the control of the party obligated (except financial inability), performance of such act shall be excused for the period of the delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay. Nothing in this Paragraph shall excuse Lessee from prompt payment of any rent, taxes, insurance or any other charge required of Lessee, except as may be expressly provided in this Lease. |
| FORCE MAJURE (CONT.) | |

SECTION 3– STANDARD PROVISIONS

WAIVER	<p>65. If State waives the performance of any term, covenant or condition contained in this Lease, such waiver shall not be deemed to be a waiver of that or any subsequent term, covenant or condition.</p> <p>Failure by State to enforce any of the terms, covenants or conditions of this Lease for any length of time shall not be deemed to waive or decrease State's right to insist thereafter upon strict performance by Lessee.</p> <p>Waiver by State of any term, covenant, or condition contained in this Lease may only be made by a written document properly signed by an authorized State representative.</p>
ENTIRE AGREEMENT	66. This Lease and its exhibits constitute the entire agreement between State and Lessee. No prior written concurrent or subsequent oral promises or representations shall be binding.
CLAUSE HEADINGS	67. All Paragraph headings contained herein are for convenience of reference only and are not intended to define or limit the scope of any provision of this Lease.
SEVERABILITY	68. If any term, covenant, condition, or provision of this Lease or any application thereof, to any extent, is found invalid, void, or unenforceable by a court of competent jurisdiction, the remainder of this Lease will not be affected thereby and will be valid and enforceable to the fullest extent permitted by law.
SEPARATE COUNTERPARTS	69. This Lease may be executed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same Agreement. The exchange of copies of this Lease and of signature pages by electronic mail in "portable document format" ("pdf") form or by any other electronic means shall constitute effective execution and delivery of this Lease. In the event the Lease is executed by wet ink signatures, the original signatures shall also be exchanged between the parties via mail, in addition to any exchange via electronic means.
SUPERSEDURE	70. This Lease supersedes and voids any prior license, lease or agreement of any kind between State and Lessee identified in this Lease with regards to the Premises.
BINDING	71. The terms of this Lease and covenants and agreements herein contained shall apply to and shall bind and inure to the benefit of the heirs, representatives, assigns and successors in interest of the parties hereto.
CLEAR TITLE	72. At the expiration or termination of this Lease, Lessee shall execute and deliver to State within thirty (30) days a Quitclaim Deed to all rights granted hereunder.
ESSENCE OF TIME	73. Time is of the essence for each and all of the provisions, covenants and conditions of this Lease.
EXECUTIVE ORDER N-6-22 – RUSSIA SANCTIONS	74. On March 4, 2022, Governor Gavin Newsom issued Executive Order N-6-22 imposed by the U.S. government in response to Russia's actions in Ukraine, as well as any sanctions imposed under state law. The EO directs state agencies to terminate contracts with, and to refrain from entering any new contracts with, individuals or entities that are determined to be a target of Economic Sanctions. Accordingly, should the State determine Contractor is a target of Economic Sanctions or is conducting prohibited transactions with sanctioned individuals or entities, that shall be grounds for

STATE OF CALIFORNIA

DEPARTMENT OF GENERAL SERVICES
STATE OWNED LEASING & DEVELOPMENT

SECTION 3– STANDARD PROVISIONS

termination of this agreement. The State shall provide Contractor advance written notice of such termination, allowing Contractor at least 30 calendar days to provide a written response. Termination shall be at the sole discretion of the State.

CITY
REQUIREMENTS

75. This Lease shall be subject to the City of San Francisco requirements attached as Exhibit F and incorporated herein by this reference.

END OF SECTION 3

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STATE OF CALIFORNIA

DEPARTMENT OF GENERAL SERVICES
STATE OWNED LEASING & DEVELOPMENT

IN WITNESS WHEREOF, this Lease has been executed by the Parties hereto as of the date written below.

STATE OF CALIFORNIA

DEPARTMENT OF PARKS AND RECREATION

DocuSigned by:

By: 4B24ADBC7E7B4B1...
Brian Dewey, Assistant Deputy Director
Facilities and Development

Date Executed: _____

LESSEE:

CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation

By: _____
Andrico Q. Penick
Director of Real Estate
(San Francisco Board of Supervisor's Resolution
No. _____)

APPROVAL:

DEPARTMENT OF GENERAL SERVICES

Trevor
Johnson
By: _____
Trevor Johnson, Assistant Chief
State Owned Leasing and Development

Digitally signed by Trevor
Johnson
Date: 2025.05.30
10:30:21 -07'00'

APPROVED AS TO FORM:

David Chiu, City Attorney

By: _____
Vincent Brown
Deputy City Attorney

Date Signed: _____

APPROVAL RECOMMENDED:

DEPARTMENT OF PARKS AND RECREATION
Acquisition and Real Property Services

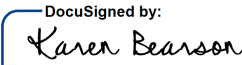
DocuSigned by:

By: 3CFFDD8EE7348C...
Karen Bearson
Senior Right of Way Agent

EXHIBIT B

CANDLESTICK POINT VEHICLE TRIAGE CENTER PHASE 1

SFM Permit #21-N-1920-C

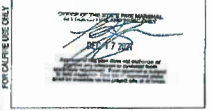


PAGE COUNT 21

BUREAU OF ARCHITECTURE



Ron Alameda - City Architect
Julia Lasso - Principal Architect / Bureau Manager
40 South Van Ness Ave., Suite 1100, San Francisco, CA 94103
Phone (415) 271-5555



CANDLESTICK POINT VEHICLE TRIAGE
CENTER - PHASE 1

500 Klamath Point Expressway, San Francisco, CA 94131
SFM Permit #21-N-1920-C

Copyright

Bureau Mgr. _____ John Lasso

Section Mgr. _____

Technical Mgr. _____

PERMIT SET 10/7/2021

No.	Date	Revisions
1	10/26/2021	Revision 1: SPM

PM _____
PA _____
Drawn _____
Checked _____



Drawing Title

COVER SHEET

Sheet No.

G 0.00

Scale: 1" = 1'-0"

CSPM File # 21-N-1920-C-DR

Original Sheet Size: 30" x 42"



Ron Almeida - City Architect
Julie Lauer - Principal Architect / Bureau Manager
440 South Van Ness Ave., Suite 1100, San Francisco, CA 94108
Phone (415) 271-2900



CANDLESTICK POINT VEHICLE TRIAGE CENTER - PHASE 1

500 Harbor Point Drive, San Francisco, CA 94124

Consultant



CANDLESTICK POINT VEHICLE TRIAGE CENTER
SUMMARY Vehicle count update per 5/14/2021
DATE: 12/1/2021

Category	Phase 1 Original	Phase 1 Rev 1	Phase 1 ADA Rev 1	Phase 1 ADA Original	Phase 1 Rev 2	Total Rev 2
RV-B	22	25	1	1	6	55
RV-C	19	16	7	4	35	54
PAS-U	12	47	7	8	88	154
STF	14	14	0	0	0	28
UNOCCUPIED	5	5	0	0	0	10
STAFF	2	2	1	1	0	5
VEHICLE	2	2	1	1	0	5
TRAILER	2	2	1	1	0	5
Grand Total	75	119	17	15	50	256

Category	Phase 1 Rev 1	Phase 1 Original	Phase 1 Rev 2	Phase 1 Original
Total Occupied and Unoccupied	75	77	119	122
Grand Total	119	122	154	154

1 SITE PLAN CODE REVIEW
1/2" = 1'0"

SHEET NOTES

- 1) RV/ANVENS MUST BE DISCONNECTED AND SECURED IN THE CLOSED POSITION.
- 2) CARBON MONOXIDE AND SMOKE DETECTORS TO BE PROVIDED AT ALL RV/ANVENS EQUIPPED WITH CARBON MONOXIDE AND SMOKE DETECTORS.
- 3) OFFICE TRAILERS WILL BE EQUIPPED WITH CARBON MONOXIDE AND SMOKE DETECTORS.
- 4) DISCONNECTED IN RVs TO BE DISCONNECTED AND NOT USED DURING STAY AT THIS SITE.
- 5) ALL EXITS FROM RVs AND TEMPORARY TRAILERS SHALL NOT BE BLOCKED AND FREE OF HAZARDS.
- 6) RV-B AND RV-C VEHICLES MUST MAINTAIN A 15'-0" MIN SEPARATION. SEE DETAIL 1 & 2 ON SHEET A-10 FOR DETAILS ON STALL STRIPING SEPARATION.

ADA PARKING COUNT ANALYSIS (INCLUDES ALL PROPOSED PARKING FOR PHASE 1 AND 2)

Category	ADA QTY	TYPE	MIN. REQUIRED	PROVIDED
TOTAL QTY	80	STANDARD	4	4
(8 ADA STALLS)	80	STANDARD	4	4
TOTAL ADA STALLS PROVIDED	80	STANDARD	4	4

ADA CODE REVIEW ITEMS

PARKING STALL INFORMATION FOR STRIPING - PHASE 1 (ALL 80 PARKING STALLS FOR CLIENTS INCLUDES OCCUPIED AND UNOCCUPIED)

TOTAL QTY	ADA QTY	TYPE	DIMENSIONS
2	2	ADA VAN STALL (SEE G SHEETS)	12'-0" W x 18'-0" L
N/A	2	ADA VAN STALL (SEE G SHEETS)	12'-0" W x 18'-0" L
23	2	ADA VAN STALL (SEE G SHEETS)	12'-0" W x 18'-0" L
5	1	ADA VAN STALL (SEE G SHEETS)	12'-0" W x 18'-0" L
43	4	ADA VAN STALL (SEE G SHEETS)	12'-0" W x 18'-0" L
75	9	TOTAL STALLS (INCLUDES ADA STALLS; DOES NOT INCLUDE UNOCCUPIED ZONES)	

FUTURE COUNTS FOR PORTABLE TOILETS & HANDWASHING STATION

Category	QTY	TYPE	MIN. REQUIRED	PROVIDED
TOTAL QTY	10	STANDARD	4	4
(10 ADA STALLS)	10	STANDARD	4	4
TOTAL ADA STALLS PROVIDED	10	STANDARD	4	4

FIRE CODE REVIEW ITEMS

ACCESS VEHICLE GATE AND PEDESTRIAN GATE (W/O FIRE GATE SCHEDULE OR A 5-10)

QTY	TYPE	DIMENSIONS
5	DOUBLE DYING - VEHICLE CHAIN LINK GATE	20'-0" W MIN. x 8'-0" H
5	SINGLE DYING - PEDESTRIAN CHAIN LINK GATE	10'-0" W MIN. x 8'-0" H
10	TOTAL NUMBER OF OCCUPIED VEHICLES IN PHASE 1	
47	OCCUPIED VEHICLES	

FIRE ACCESS - TURN RADIUS DIAGRAM

REFER TO G.2.30 FOR FIRE ENGINE TURN RADIUS DIAGRAM

FIRE ACCESS AND EQUIPMENT COUNTS - PHASE 1

Category	QTY	TYPE	MIN. REQUIRED	PROVIDED
TOTAL QTY	10	STANDARD	4	4
(10 ADA STALLS)	10	STANDARD	4	4
TOTAL ADA STALLS PROVIDED	10	STANDARD	4	4

LEGEND

CODE REVIEW LEGEND

Category	QTY	TYPE	DIMENSIONS
1	1	VEHICLE	12'-0" W x 18'-0" L
2	2	VEHICLE	12'-0" W x 18'-0" L
3	3	VEHICLE	12'-0" W x 18'-0" L
4	4	VEHICLE	12'-0" W x 18'-0" L
5	5	VEHICLE	12'-0" W x 18'-0" L
6	6	VEHICLE	12'-0" W x 18'-0" L
7	7	VEHICLE	12'-0" W x 18'-0" L
8	8	VEHICLE	12'-0" W x 18'-0" L
9	9	VEHICLE	12'-0" W x 18'-0" L
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100	100	VEHICLE	12'-0" W x 18'-0" L

PERMIT SET 10/17/2021

No.	Date	Revisions
1	12/1/2021	Revision 1: 8PM



CODE REVIEW - PHASE 1

Sheet No. _____

G 2.10

Scale: As indicated

CSPM File # 21-N-1820-C-DR

BUREAU OF ARCHITECTURE



Ron Almeida - City Architect
Julie Lave - Principal Architect / Bureau Manager
40 South Van Ness Ave., Suite 1100, San Francisco, CA 94103
Phone (415) 375-2800

OFFICE OF THE SUPERVISOR
OF CALIFORNIA HIGHWAYS

DATE: 10/17/2021
PROJECT: CANDLESTICK POINT VEHICLE TRIAGE CENTER - PHASE 1
SHEET: 10/17/2021

CANDLESTICK POINT VEHICLE TRIAGE CENTER - PHASE 1

600 Hunters Point Expressway, San Francisco, CA 94134
SPM Permit #21-H-1020-C

Consultant



① SITE PLAN 1-50 FIRE ENGINE TURN RADIUS
1" = 50' 0"

SHEET NOTES

LEGEND

VEHICLE ACCESS ROUTE
FIRE DEPARTMENT 10' BY 10' TRUCK TRAILER DISTANCE
20' MIN. VEHICLE ACCESS GATE
3' MIN. PEDESTRIAN GATE

DISBURSERS OF FIRE TRUCK TURN GATE SHOWN



PERMIT SET			10/17/2021
No.	Date	Revisions	
1	12/1/2021	Revisions 1: SPM	

PREPARED BY: Julie Lave
CHECKED BY: Ron Almeida
DATE: 10/17/2021
C-18188

Drawing Title

CODE REVIEW - EMERGENCY ACCESS AND EGRESS

Sheet No.

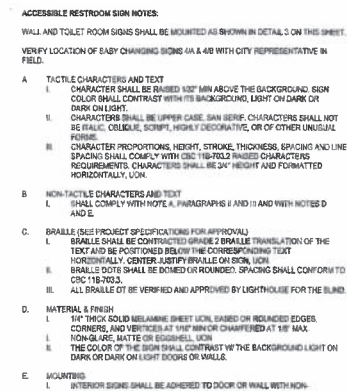
G 2.30

Book As Indicated

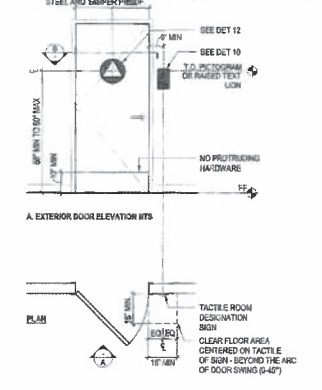
CSFM File # 21-H-1020-C-06

Original Sheet Size: 30" x 42"





4 BABY CHANGE SIGNS
3" = 1'-0" DAC CUSTOM 2019.08.01



ISA SYMBOLS

NOTES:

1. STANDARD COLORS AND WHITE PAINTING ON BLACK BACKGROUND APPROXIMATELY FEDERAL STANDARD 596C - F7 10308. NON-TOXIC/UL 94V-0.
2. COLOR EXCEPTIONS:
 - 1A. ON TONER AND BATHING ROOM DESIGNATION SIGNS OR WHEN APPROXIMATE THE CITY REPRESENTATIVE
 - 1B. PULL BUTTON ON DESIGNATED ELEVATOR SYSTEM - BACKGROUND SHALL BE BLACK
 - 1C. THE APPROPRIATE CITY REPRESENTATIVE MAY APPROVE OTHER COLORS PROVIDED THE SYMBOL CONTRAST IS LIGHT ON DARK OR DARK ON LIGHT
3. ON THE ACCESSIBILITY PULL BUTTON ON HALL CALL CORRELATE IN THE CITY REPRESENTATIVE-ORIENTED BUILDING. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A WHITE SYMBOL ON A BLACK BACKGROUND.
4. EXCEPTIONS FOR SPS ON EVALUATION MAPS: POWERED CORD ACTIVATOR SWITCH AND ALLEGRIE SEATING
5. STYLE OF LETTERING SHALL COMPLY WITH THAT IN BLDG CODE AND FACE TO RIGHT. A SYMBOL IS PERMITTED INSIDE OR OUTSIDE AS REQUIRED BY ADA.
6. SIGNS ON METALLIC SURFACES SHALL BE ENAMEL ON METAL AND MECHANICALLY FASTENED.
7. SIGNS ON GLASS SHALL BE OF EQUAL VOLTAGE AND READABLE FROM BOTH SIDES ON WHITE OR BLACK BACKGROUND AND EXPLODED AIR BUBBLES.

6 INTERNATIONAL SYMBOL OF ACCESSIBILITY
S = 1.0' DAC APPROVED 308 2010.00

TOILET OR BATHING ROOM ENTRANCE SIGNS
1/2" x 1-0"

OFFICE OF THE STATE ARCHITECT
1000 N. G ST. SUITE 100
SACRAMENTO, CA 95833
(916) 227-2600
FAX (916) 227-2601
WWW.CA.AS.AE.GOV

Approved by the State Board of Architecture
and Professional Engineers on December 1, 2009
for the purpose of the State of California
to be used as a model for the State of California
to be used as a model for the State of California
to be used as a model for the State of California

500 Hunters Point Expressway, San Francisco, CA 94124
SFM Permit #21-N-1820-C

[illegible]

PW _____
PA _____ Jank K.
Groom _____ Working St
Checked _____ CCB
_____ W

SEAL OF THE ARCHITECTS
OF THE STATE OF NEW YORK
JANK K.
C-18160
EXPIR. 10/2009
STATE OF NEW YORK

Drawing Title _____

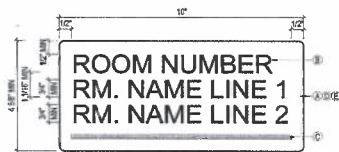
TOILET ROOM DOOR SIGNAGE
10-SIGN-REST-ADA-04

Sheet No. **G311**

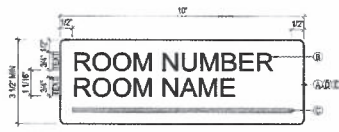
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CSFM File # 21-N-1020-C-001

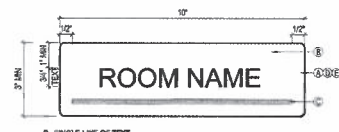
Original Sheet Size: 30" x 42"



A. THREE LINES OF TEXT
10 3 - LINE SIGN
6" x 14"

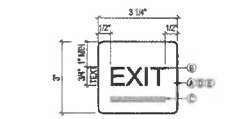


B. TWO LINES OF TEXT
11 2 - LINE SIGN
6" x 14"



B. SINGLE LINE OF TEXT
12 TACTILE ROOM NAME SIGN
6" x 14"

NOTES:
1. REFER TO SIGNAGE SCHEDULE FOR TEXT



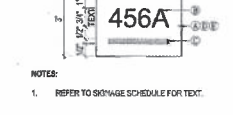
1 TACTILE EXIT DOOR SIGNS - EXIT
6" x 14"



5 TACTILE EXIT DOOR SIGNS - TO EXIT
6" x 14"

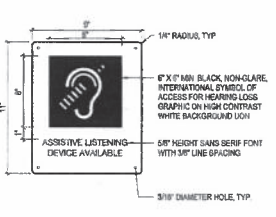


7C TACTILE EXIT DOOR SIGNS - EXIT ROUTE
6" x 14"



8 ROOM ID SIGN
6" x 14"

NOTES:
1. REFER TO SIGNAGE SCHEDULE FOR TEXT

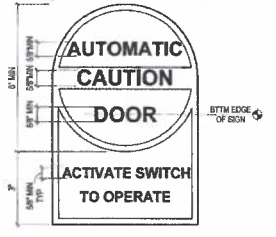


ASSISTIVE LISTENING DEVICE NOTES:
1. USE STAINLESS STEEL W/ADHESIVE RESISTANT FASTENERS.
2. SIGNS SHALL BE NON-REFLECTIVE AND NON-TACTILE.
3. TEXT SHALL BE SAN SERIF FONT.
4. GRAPHIC FIELD 6" x 12" MINIMUM AREA.
5. GRAPHIC AND BACKGROUND: LIGHT-ON-DARK OR DARK-ON-LIGHT.
6. USE THE FOLLOWING COLORS:
WHITE: WHITE COLOR NO. 1185 IN FEDERAL STANDARD 595B
BLACK: NO. 1705 IN FEDERAL STANDARD 595B
7. 1" CLEARANCE AROUND ALL BORDERS BETWEEN EDGE OF SIGN AND CHARACTERS OR GRAPHIC

4 ASSISTIVE LISTENING DEVICE SIGN
6" x 14"



6 POWERED DOOR SIGN
6" x 14"



POWER DOOR CAUTION SIGNAGE NOTES:
1. UNLESS OTHERWISE NOTED, BACKGROUND COLOR SHALL BE BLACK, TEXT AND GRAPHICS YELLOW.
2. UNLESS OTHERWISE NOTED, BACKGROUND COLOR SHALL BE YELLOW, TEXT AND GRAPHICS BLACK.
3. IF KNOWING ACT OR ACTIVE SWITCH TO OPERATE SWITCH IS USED TO INITIATE DOOR OPERATION, BACKGROUND COLOR SHALL BE BLUE, TEXT AND GRAPHICS SHALL BE WHITE AND THE LETTERS SHALL BE 5/8" HIGH MIN.
4. VINYL STICKER SHALL BE MOUNTED ON BOTH SIDES OF DOOR 6" x 12" FROM THE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN.
5. PROVIDE A SIGN SHEET (0.11) DETAILS ON BOTH SIDES OF DOOR OR IMMEDIATELY ADJACENT WINDOW

7 EXIT SIGNAGE LOCATIONS
10" x 14"

NOTES:
1. WALL MOUNT ADJACENT TO MATCH SIDE OF DOOR.
2. INACTIVE LEAF OF A DOUBLE DOOR WITH A SINGLE ACTIVE LEAF.
3. THE RIGHT DOOR OF A DOUBLE DOOR WITH 2 ACTIVE LEAFS.
4. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE OF A SINGLE DOOR OR RIGHT SIDE OF A DOUBLE DOOR, SIGN SHALL BE LOCATED ON THE NEAREST ADJACENT WALL - COORDINATE LOCATION WITH CITY REPRESENTATIVE

7C TACTILE EXIT DOOR SIGNS - EXIT ROUTE
6" x 14"

NOTES:
1. INTERIOR SIGNS SHALL BE ADHERED TO DOOR OR WALL WITH NON-STAINING SILICONE SEALANT AND FOAM TAPE WITH FOUR MECHANICAL FASTENERS. EXTERIOR SIGNS SHALL BE HELD IN PLACE WITH SILICONE ADHESIVE AND MECHANICALLY FASTENED. FASTENERS SHALL BE STAINLESS STEEL AND TAMPER PROOF

7C TACTILE EXIT DOOR SIGNS - EXIT ROUTE
6" x 14"

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6" x 14"

7C TACTILE EXIT DOOR SIGNS - EXIT ROUTE
6" x 14"

TACTILE EXIT SIGNAGE NOTES:
WALL AND TOILET ROOM SIGNS SHALL BE MOUNTED AS SHOWN IN DETAIL 3 ON THIS SHEET

VERIFY LOCATION OF ASSISTIVE LISTENING DEVICE SIGN 4A & 4B WITH CITY REPRESENTATIVE IN FIELD

A. TACTILE CHARACTERS AND TEXT
I. CHARACTER SHALL BE RAISED 1/32" MIN ABOVE THE BACKGROUND. SIGN COLOR SHALL CONTRAST WITH ITS BACKGROUND, LIGHT ON DARK OR DARK ON LIGHT.
II. CHARACTERS SHALL BE UPPER CASE, SAN SERIF, CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, LINEAR, DECORATIVE, OR OF OTHER UNUSUAL FORMS.
III. CHARACTER PROPORTIONS, HEIGHT, STROKE, THICKNESS, SPACING SHALL COMPLY WITH CIB 118-1003 RAISED CHARACTERS REQUIREMENTS. CHARACTERS SHALL BE 3/4" HEIGHT AND FORMATTED HORIZONTALLY, UNLESS OTHERWISE NOTED

B. NON-TACTILE CHARACTERS AND TEXT
I. SHALL COMPLY WITH NOTE A, PARAGRAPHS I AND II AND WITH NOTES D AND E.
II. SHALL COMPLY WITH NOTE A, PARAGRAPHS I AND II AND WITH NOTES D AND E.

C. BRAILLE (SEE PROJECT SPECIFICATIONS FOR APPROVAL)
I. BRAILLE SHALL BE CONTRACTED GRADE 3 BRAILLE TRANSLATION OF THE TEXT AND BE POSITIONED BELOW THE CORRESPONDING TEXT HORIZONTALLY, CENTER JUSTIFY BRAILLE ON SIGN, UNLESS OTHERWISE NOTED.
II. BRAILLE DOTS SHALL BE DOMED OR ROUNDED. SPACING SHALL CONFORM TO CIB 118-1003.

D. MATERIAL & FINISH
I. 1/4" THICK SOLID MELAMINE SHEET UNLESS OTHERWISE NOTED.
II. CORNERS AND VERTICES AT 1/4" MIN OR CHAMFERED AT 1/8" MAX.
III. NON-GLARE WHITE OR COGNAC, UNLESS OTHERWISE NOTED.
IV. THE COLOR OF THE SIGN SHALL CONTRAST WITH THE BACKGROUND LIGHT ON DARK OR DARK ON LIGHT DOORS OR WALLS.

E. MOUNTING
I. INTERIOR SIGNS SHALL BE ADHERED TO DOOR OR WALL WITH NON-STAINING SILICONE SEALANT AND FOAM TAPE WITH FOUR MECHANICAL FASTENERS. EXTERIOR SIGNS SHALL BE HELD IN PLACE WITH SILICONE ADHESIVE AND MECHANICALLY FASTENED. FASTENERS SHALL BE STAINLESS STEEL AND TAMPER PROOF

7C TACTILE EXIT DOOR SIGNS - EXIT ROUTE
6" x 14"

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7C TACTILE EXIT DOOR SIGNS - EXIT ROUTE
6" x 14"

7C TACTILE EXIT DOOR SIGNS - EXIT ROUTE
6" x 14"

BUREAU OF ARCHITECTURE
PUBLIC WORKS
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Julie Laue - Principal Architect / Bureau Manager
40 South Van Ness Blvd., Suite 1100 San Francisco, CA 94103
Phone (415) 774-2000



CANDLESTICK POINT VEHICLE TRIAGE
CENTER - PHASE 1

800 Haight Street Exposition, San Francisco, CA 94104
DPM Permit #21-1-1020-C

Consultant

PERMIT SET 10/7/2021

Rev. Date

Rev. Date

Rev. Date

Rev. Date

Rev. Date

Rev. Date

Rev. Date

Rev. Date

Rev. Date

Rev. Date

Rev. Date

Rev. Date

Rev. Date

Rev. Date

Rev. Date

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Rev. Date

Rev. Date

Rev. Date

Rev. Date

Rev. Date



Ron Nemes - City Architect
Julia Leve - Principal Architect / Bureau Manager
40 South Van Ness Ave., Suite 1100, San Francisco, CA 94103
Phone (415) 774-3000



CANDLESTICK POINT VEHICLE TRIAGE CENTER - PHASE 1

500 Haines Point Expressway, San Francisco, CA 94101
SPN Permit #21-A-1025-C

Consent

TYP DOOR AND GATE ACCESSIBILITY REQUIREMENTS:

ALL ENTRANCE DOORS, DOORS ON ACCESSIBLE ROUTES, EXIT DOORS AND GATES SHALL COMPLY WITH TITLE 24 CALIFORNIA BUILDING CODE (CBC) AND AS SUPPLEMENTED HEREIN, UNLESS OTHERWISE MODIFIED IN THE CONSTRUCTION DOCUMENTS.

A. ACCESSIBLE DOORS AND GATES

1. CLEARANCES

DOORS AND GATES SHALL BE CAPABLE OF AN OPENING SWEPT OF 80 DOGFEET. THE CLEAR OPENING AT DOORS AND GATES SHALL BE 32" MIN FROM FACE OF DOOR/LATCH STOP TO FACE OF DOOR WHEN OPENED TO 90 DEGREE POSITION, UNLESS:

II. THRESHOLDS, TOP OF THRESHOLDS SHALL NOT EXCEED 1/2" AFF FLOOR. CARPET FINISH OR CONCRETE CHANGES IN LEVEL OF 1/4" MAX HIGH SHALL BE PERMITTED TO BE VERTICAL, CHANGES IN LEVEL BETWEEN 1/4" MIN TO 1/2" MAX SHALL BE INFILLED WITH A SLOPE NOT STEEPER THAN 1:2. THE SLOPE OF TOP SURFACE OF THRESHOLDS SHALL NOT EXCEED 1:20.

III. LEVEL MANEUVERING CLEARANCES

FLOOR AREAS ON EITHER SIDE OF DOOR SHALL NOT EXCEED 1.8 PERCENT SLOPE IN ANY DIRECTION. CHANGES IN LEVEL ARE NOT PERMITTED.

IV. PUSH-SIDE KICK PLATE AREAS

- SWINGING DOOR AND GATE SURFACES WITHIN 18" OF THE FINISH FLOOR OR GROUND SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXCEEDING THE FULL WIDTH OF THE DOOR OR GATE.
- ON GLASS DOORS, THE KICK PLATE AREA SHALL BE A MATERIAL OTHER THAN GLASS. MANEUVERING KINGS AND LOCKING MECHANISMS ARE NOT PERMITTED IN THE KICK PLATE AREA.
- SURFACE IMPARTED RILLS OR PROTRUDING RIMS OF CYLINDER LOCKS ARE NOT FORBIDDEN IN THIS AREA. PARTY CREATING CONCENTRIC OR VERTICAL JOINTS IN THIS SURFACE SHALL BE WITHIN 1/4" OF THE SAME PLANE AT THE OTHER, AND BE FREE OF SHARP OR ABRASIVE EDGES.
- CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.

V. FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATES

- INTERIOR DOORS AND GATES: 5 LBS MAX.
- SLIDING OR FOLDING DOORS AND PRESETTIN GATES: 5 LBS MAX. REQUIRED FIVE DOORS, THE MIN OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15.0 LBS MAX.
- EXTERIOR HINGED DOORS: 5 LBS MAX.
- AT COVERED DOORS, MANUAL DOOR LEAF IN THE SAME LOCATION: 8 1/2 LBS MAX.
- DOORS TO ROOMS FOR FACILITIES LISTED IN CBC 118-900 GENERAL EXCEPTIONS ARE NOT REQUIRED TO COMPLY WITH THESE FORCE REQUIREMENTS.

VI. CLOSING SPEED OR GATES

DOORS WITH AUTOMATIC CLOSING SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION TO 12 DEGREES FROM LATCH IS 60 SECONDS MIN. SPRING WEBS SHALL BE ADJUSTED SO THAT FROM 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS.

B. RATED DOOR ASSEMBLIES

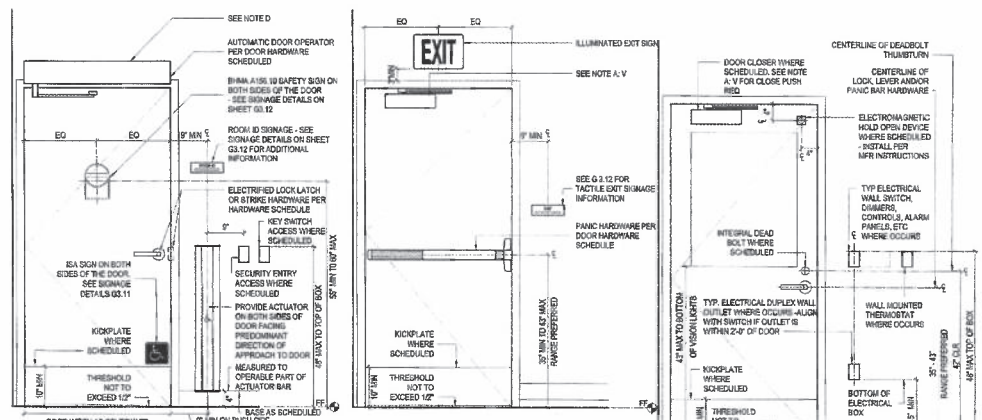
SHALL BE POSITIVE LATCHING AND INCLUDE A CLOSER. RATED ASSEMBLIES SHALL COMPLY WITH CBC CHAPTER 10 REQUIREMENTS AND THOSE OF THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE FOR ALL RATED DOOR ASSEMBLIES.

C. SAFETY GLAZING SAFETY

GLAZING AT DOORS SHALL COMPLY WITH CBC CHAPTER 24, SECTION 2406 AND THE DRAWINGS.

D. POWERED DOORS

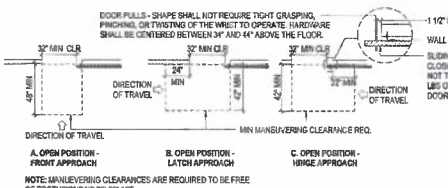
- POWERED DOORS SHALL COMPLY WITH EXCEPTIONS IN CBC 118-04.2.9.
- POWERED DOORS ARE REQUIRED FOR PRIVATE PUBLIC AND EMPLOYEE ENTRANCES TO BUILDINGS AND FACILITIES UNLESS WHERE A PAIR OF DOORS OCCURS IN THAT ASSEMBLY, BOTH LEAFS SHALL BE POWERED.
- POWERED DOORS ARE PERMITTED IN CASES OF OPENING FORCES NOTED IN DOOR AND GATE REQUIREMENTS NOTE A.5. MINIMUM FORCE ON POWERED DOOR PANELS IS 15 LBS.
- SAN FRANCISCO BUILDING DEPARTMENT INFORMATIONAL: PERMISSIBLE USE OF POWERED DOORS IN ALTERNATIONS IS ACCEPTED BY THESE REQUIREMENTS.
- INITIAL DOOR ACTUATORS ARE REQUIRED AND ARE REQUIRED TO BE DIRECTLY IMPARTED TO DOOR OPERATOR UNLESS, WHERE DESIGNER DEVICES ARE UTILIZED, A PUSH PLATE SHALL BE PROVIDED UNLESS.
- POWERED DOORS SHALL HAVE KEYS OR TOOLS TO WALL SWITCHES DISCONNECT IN THE VICINITY OF THE POWERED DOOR.
- POWERED DOOR HARDWARE, ACTUATORS AND DISCONNECT IS PERMITTED TO BE INTEGRATED WITH SECURITY SYSTEMS, OR TITAN OPERATIONAL HARDWARE FROM THE CITY'S REPRESENTATIVE.
- CBC 118-04.2.1 EXCEPTIONS C, D AND E CONTAIN SIGNAGE REQUIREMENTS THAT ARE NOT COMPLETELY IDENTIFIED IN DETAILS SHOWN IN THE TYPICAL ACCESSIBLE DOOR AND GATE SHEET.



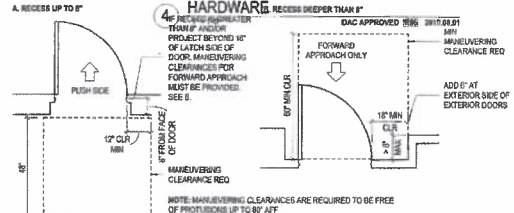
10 POWERED OPERATOR HARDWARE
1" = 1'-0"

7 EXIT DOOR HARDWARE
1" = 1'-0"

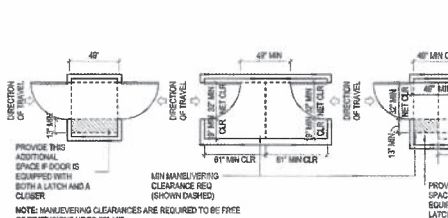
ELEC SECURITY & CONTROL HARDWARE
RECESS DEEPER THAN 1"



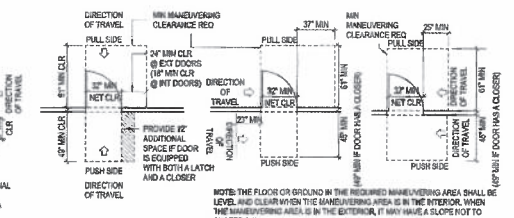
11 MANEUVERING CLEARANCE AT SLIDING & POCKET DOORS
1/4" = 1'-0"



8 MANEUVERING CLEARANCE AT RECESSED DOOR
1/4" = 1'-0"



12 MANEUVERING CLEARANCE AT DOORS IN SERIES
1/4" = 1'-0"



9 REQUIRED MANEUVERING CLEARANCES AT DOORS
1/4" = 1'-0"

PERMIT SET

No.	Date	Revisions

Prep	
FA	
Drawn	
Checked	

Drawing Title

TYPICAL ACCESSIBLE DOORS AND GATES

Sheet No. G 3.21

Scale: As Indicated

CSPN File # 21-A-1025-C-01

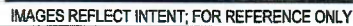
Original Sheet Size: 37" x 47"



LEGEND



Original Sheet Size: 30" x 42"



Original Sheet Size: 30" x 42"



Ron Almeida - City Architect
Julia Leue - Principal Architect / Bureau Manager
42 South Van Ness Ave., Suite 1100, San Francisco, CA 94103
Phone: (415) 277-0200



CANDLESTICK POINT VEHICLE TRIAGE CENTER - PHASE 1

300 Hunters Point Expressway, San Francisco, CA 94124
87M Permit #21-H-1029-C

Consultant



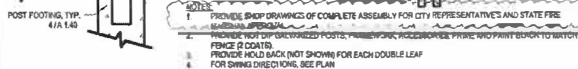
1 SITE PLAN PHASE 1
1/32" = 1'-0"

SHEET NOTES

- CONTRACTOR RESPONSIBLE FOR ALL BOOPS UNLESS OTHERWISE NOTED.
- CONTRACTOR TO PROVIDE OFFICE TRAILER AND RAMP SYSTEM TO BE ANCHORED TO GROUND BY TRAILER VENDOR.
- BOORTHING TO BE PROVIDED AROUND OFFICE TRAILER WITH LOCKABLE ACCESS PANEL FOR MAINTENANCE STAFF ONLY. (BOORTHING BY VENDOR)
- IF A GENERATOR IS NEEDED AND PROVIDED, ADD LOCKABLE CHAIN LINK ENCLOSURE FOR MAINTENANCE STAFF ACCESS.
- FIRE EXTINGUISHERS TO BE PROVIDED IN ENCLOSED CABINETS. REFER TO PLANS FOR LOCATIONS.
- PROVIDE NEW STRIPING PER PLANS FOR ENTIRE PARKING LOT INCLUDING ADA STALLS.
- PROVIDE TWO METAL CURB RAMPS FOR ACCESSING NORTHWEST STAFF PARKING LOT.
- PROVIDE 8'-0" HIGH TEMPORARY CONSTRUCTION-TYPE CHAIN LINK FENCE AROUND PERIMETER OF SITE AS SHOWN IN THE PLANS. ALL FENCE SECTIONS TO BE LOCKED AND LINKED TOGETHER.
- PROVIDE SLATS OR FABRIC SCREENING ON FULL HEIGHT OF PERIMETER FENCE AND GATES COMPLIANT WITH CHG&H OR HAVE A CSPM SEAL OF APPROVAL.
- PROVIDE KRAILS PER THE PLANS.
- PLACE A 200 GALLON WATER TANK FOR PORTABLE WATER PER THE PLANS, SEE TYP. (230/VIDEO BY OPERATOR)
- PLACE PORTABLE RESTROOM UNITS PER THE PLANS AND LEGEND. INCLUDES STANDARD TOILETS, ADA TOILETS AND HAND WASHING STATIONS. (230/VIDEO BY OPERATOR)
- PROVIDE AREA DESIGNATED FOR MOBILE SHOWER SERVICE TO BE CLEARED AND KEPT CLEAN. (MOBILE SERVICE PROVIDED AND COORDINATED BY OPERATOR)
- PROVIDE MOBILE GATES AND PEDESTRIAN GATES PER THE PLANS. SEE SHEET A.14 FOR DETAILS.
- PROVIDE MOBILE SOLAR LIGHTING TOWERS PER ELECTRICAL DRAWINGS.
- PROVIDE MOUNTING POSTS FOR CAMERAS. COORDINATE WITH CAMERAS/SECURITY CONSULTANT. (230/VIDEO BY OPERATOR)
- PROVIDE PRE-FABRICATED GUARD SHACK: SEE DETAILS S.6 & S.8 ON SHEET A.4.10.
- PROVIDE PROJECT IDENTIFICATION SIGN AS INDICATED ON SHEET A1.36.
- PROVIDE STREET NAME AND STALL NUMBER SIGNS IN 5 GALLON CONCRETE FILLED BUCKETS WITH MOUNTING POST. SEE SHEET A1.36.
- PROVIDE DIRECTIONAL, DISBURSE FOR ENTERING AND EXITING OF PARKING LOT. SEE SHEET A1.36.
- PROVIDE ROOM, TACTILE AND ILLUMINATED EXIT SIGNS FOR OFFICE TRAILER. SEE S. SHEETS.
- PORTABLE TOILETS COME WITH SIGNAGE. IF NON-COMPLIANT CONTRACTOR TO PROVIDE COMPLIANT SIGNS AND MOUNT TO PORTABLE TOILETS.

LEGEND

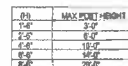
VEHICLES			
DESCRIPTION	LEVEL	QTY	WIDTH LENGTH
DOUBLE SWING VEHICLE GATE - CLASS B	PAS-B	25	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS C	PAS-C	5	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS D	PAS-D	10	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS E	PAS-E	7	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS F	PAS-F	2	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS G	PAS-G	2	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS H	PAS-H	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS I	PAS-I	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS J	PAS-J	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS K	PAS-K	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS L	PAS-L	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS M	PAS-M	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS N	PAS-N	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS O	PAS-O	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS P	PAS-P	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS Q	PAS-Q	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS R	PAS-R	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS S	PAS-S	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS T	PAS-T	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS U	PAS-U	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS V	PAS-V	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS W	PAS-W	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS X	PAS-X	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS Y	PAS-Y	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS Z	PAS-Z	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS AA	PAS-AA	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS AB	PAS-AB	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS AC	PAS-AC	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS AD	PAS-AD	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS AE	PAS-AE	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS AF	PAS-AF	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS AG	PAS-AG	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS AH	PAS-AH	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS AI	PAS-AI	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS AJ	PAS-AJ	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS AL	PAS-AL	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS AM	PAS-AM	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS AN	PAS-AN	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS AO	PAS-AO	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS AP	PAS-AP	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS AQ	PAS-AQ	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS AR	PAS-AR	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS AS	PAS-AS	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS AT	PAS-AT	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS AU	PAS-AU	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS AV	PAS-AV	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS AW	PAS-AW	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS AX	PAS-AX	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS AY	PAS-AY	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS AZ	PAS-AZ	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS BA	PAS-BA	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS BB	PAS-BB	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS BC	PAS-BC	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS BD	PAS-BD	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS BE	PAS-BE	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS BF	PAS-BF	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS BG	PAS-BG	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS BH	PAS-BH	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS BI	PAS-BI	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS BJ	PAS-BJ	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS BL	PAS-BL	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS BM	PAS-BM	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS BN	PAS-BN	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS BO	PAS-BO	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS BP	PAS-BP	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS BQ	PAS-BQ	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS BR	PAS-BR	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS BS	PAS-BS	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS BT	PAS-BT	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS BU	PAS-BU	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS BV	PAS-BV	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS BW	PAS-BW	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS BX	PAS-BX	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS BY	PAS-BY	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS BZ	PAS-BZ	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS CA	PAS-CA	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS CB	PAS-CB	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS CC	PAS-CC	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS CD	PAS-CD	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS CE	PAS-CE	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS CF	PAS-CF	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS CG	PAS-CG	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS CH	PAS-CH	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS CI	PAS-CI	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS CJ	PAS-CJ	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS CL	PAS-CL	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS CM	PAS-CM	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS CN	PAS-CN	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS CO	PAS-CO	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS CP	PAS-CP	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS CQ	PAS-CQ	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS CR	PAS-CR	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS CS	PAS-CS	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS CT	PAS-CT	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS CU	PAS-CU	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS CV	PAS-CV	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS CW	PAS-CW	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS CX	PAS-CX	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS CY	PAS-CY	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS CZ	PAS-CZ	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS DA	PAS-DA	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS DB	PAS-DB	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS DC	PAS-DC	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS DD	PAS-DD	1	12'-0" 20'-0"
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DOUBLE SWING VEHICLE GATE - CLASS DH	PAS-DH	1	12'-0" 20'-0"
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DOUBLE SWING VEHICLE GATE - CLASS DW	PAS-DW	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS DX	PAS-DX	1	12'-0" 20'-0"
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DOUBLE SWING VEHICLE GATE - CLASS EC	PAS-EC	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS ED	PAS-ED	1	12'-0" 20'-0"
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DOUBLE SWING VEHICLE GATE - CLASS EG	PAS-EG	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS EH	PAS-EH	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS EI	PAS-EI	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS EJ	PAS-EJ	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS EL	PAS-EL	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS EM	PAS-EM	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS EN	PAS-EN	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS EO	PAS-EO	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS EP	PAS-EP	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS EQ	PAS-EQ	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS ER	PAS-ER	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS ES	PAS-ES	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS ET	PAS-ET	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS EU	PAS-EU	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS EV	PAS-EV	1	12'-0" 20'-0"
DOUBLE SWING VEHICLE GATE - CLASS EW	PAS-EW	1	1



1



1-14



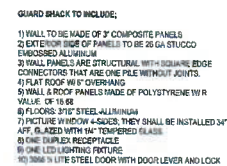
1-800-451-4242



2 ACCESSIBLE HAND WASHING STATION



PRELIMINARY PLANS FOR GUARD SHACK MANUFACTURER



7% MAX CROSS SLOPE, 4% MAX RUNNING SLOPE

7% MAX SLOPE IN ALL DIRECTIONS
AREAS WITH COARSE RISE 0.3-1" FCIR (AMONG OTHERS)

[illegible]

PM _____ Javed K
FA _____ Sameer Ali
Drawn _____ Author
Checked _____
_____ Checker

Drawing Title _____

SEAL: C-18165, RETN 10022, STATE OF CALIFORNIA, LICENSED ARCHITECT, 10/10/20

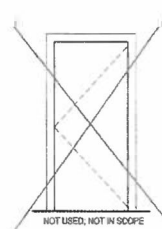
Sheet No. **A 4 10**

Scale: As indicated

Original Sheet Size: 30" x 42"

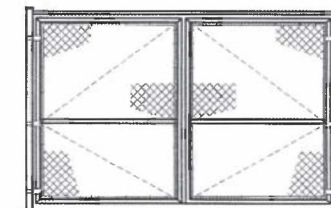
NUMBER OF GATES	TYPE	REFERENCE
QTY.		
1	DOUBLE SWING VEHICULAR GATE	SEE SHEET A.5.10 FOR DETAILS
1	SINGLE SWING PEDESTRIAN GATE	SEE SHEET A.5.10 FOR DETAILS

PEDESTRIAN AND VEHICULAR ACCESS GATE SCHEDULE						
GATE NUMBER	HEIGHT	WIDTH	THICKNESS	GATE TYPE	HARDWARE GROUP	COMMENTS
01	8'-0"	3'-0"	0'-2"	C	1	
02	8'-0"	3'-0"	0'-2"	C	1A	PROVIDE SURFACE MOUNTED EXIT ALARM
03	8'-0"	3'-0"	0'-2"	C	1A	PROVIDE SURFACE MOUNTED EXIT ALARM
04	8'-0"	30'-0"	0'-1.50"	B	2	NO BRUSH BUSHES OVER SPFD
05	8'-0"	30'-0"	0'-1.50"	B	2	NO BRUSH BUSHES OVER SPFD
06	8'-0"	30'-0"	0'-1.50"	B	2	NO BRUSH BUSHES OVER SPFD
07	8'-0"	30'-0"	0'-1.50"	B	2	NO BRUSH BUSHES OVER SPFD
08	8'-0"	30'-0"	0'-1.50"	B	2	NO BRUSH BUSHES OVER SPFD
09	8'-0"	30'-0"	0'-1.50"	B	2	NO BRUSH BUSHES OVER SPFD
10	8'-0"	30'-0"	0'-1.50"	B	2	NO BRUSH BUSHES OVER SPFD

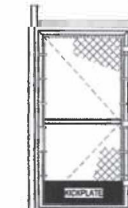


NOT USED, NOT IN SCOPE

TYPE A:
SINGLE
WOOD OR
HOLLOW METAL



TYPE B:
DOUBLE SWING
CHAIN LINK GATE



TYPE C:
SINGLE SWING
CHAIN LINK GATE

DOOR AND GATE TYPES 12" x 14"

DOOR AND GATE HARDWARE GROUP

DOOR AND GATE HARDWARE SCHEDULE						
Frontier, Stone 3, Aggregates, Reinforced, Stone, 3/4", Single, Split						
PRODUCT TYPE	NOTES	MANUFACTURER	FINISH	COLOR	QTY	REMARKS
DOOR	BY CHAIN LINK FENCE MANUFACTURER	TRU	BLACK	BLACK	1	
DOOR SERVICE	DOOR IS 100% GALV	TRU	BLACK	BLACK	1	COMMERCIAL GRADE
DOOR	DOOR IS 100% GALV	TRU	BLACK	BLACK	1	COMMERCIAL GRADE
DOOR	DOOR IS 100% GALV	TRU	BLACK	BLACK	1	COMMERCIAL GRADE
DOOR	DOOR IS 100% GALV	TRU	BLACK	BLACK	1	COMMERCIAL GRADE
DOOR	DOOR IS 100% GALV	TRU	BLACK	BLACK	1	COMMERCIAL GRADE
DOOR	DOOR IS 100% GALV	TRU	BLACK	BLACK	1	COMMERCIAL GRADE
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BUREAU OF ARCHITECTURE

WORKS

Ron Almeida - City Architect
Julie Lave - Principal Architect / Bureau Manager
40 South Van Ness Ave., Suite 1400 San Francisco, CA 94103
Phone (415) 777-1000

CANOLESTICK POINT VEHICLE TRIAGE CENTER - PHASE 1

500 Hunters Point Embarcadero, San Francisco, CA 94124
SFM Permit #21-1020-C

Contract

PERMIT SET

10/17/2021

1. 1/26/2021, San Francisco, SFM

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DATE OF REVIEW

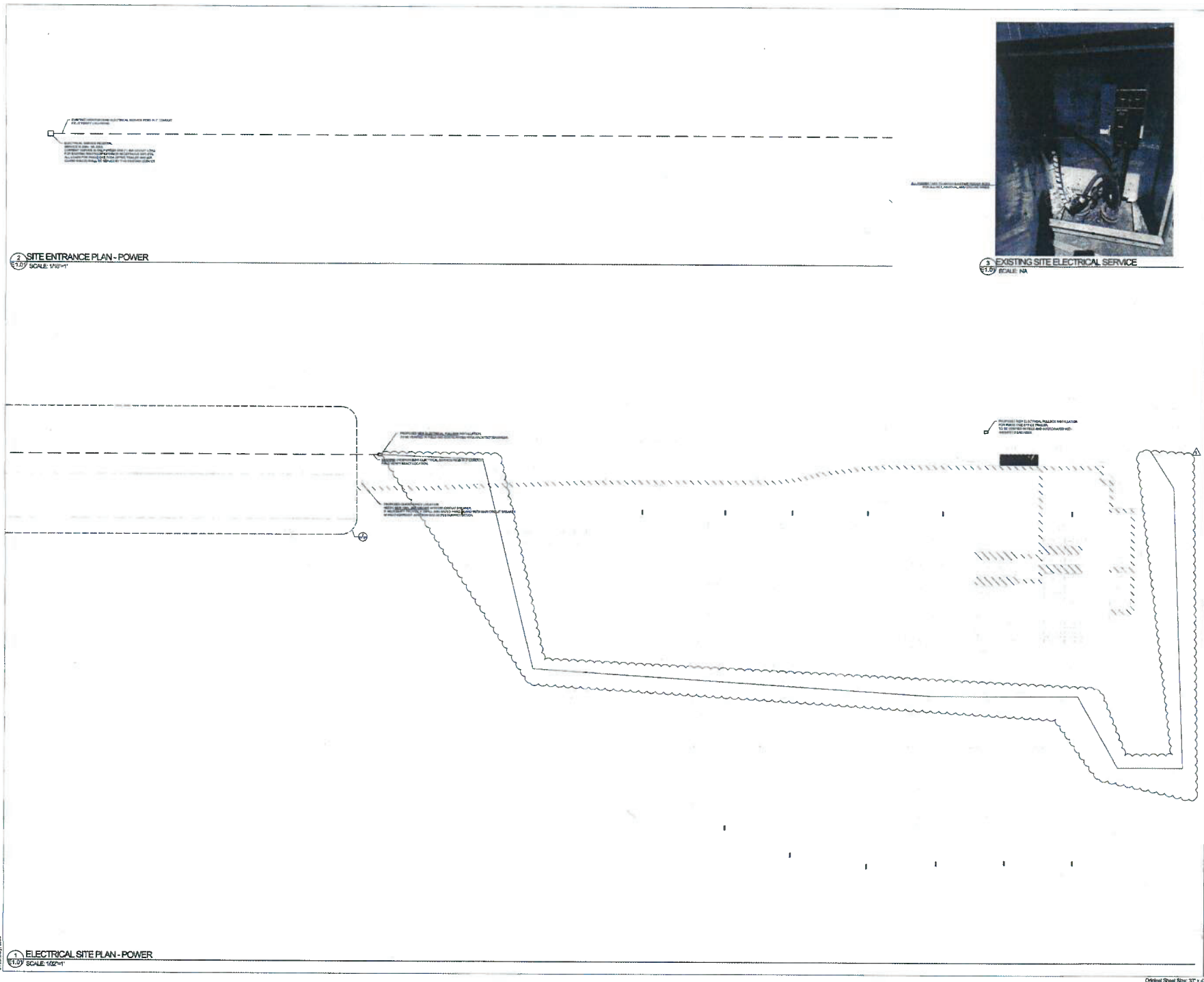
DOOR SCHEDULE AND TYPES

Sheet No. **A.5.10**

Scale: 1/8" = 1'-0"

C:\TM Files\21-1020-C-01

Original Sheet Size: 30" x 42"



BUREAU OF ARCHITECTURE



Ron Alarcon - City Architect
Julia Laine - Principal Architect/Bureau Manager
49 South Van Ness Ave., Suite 1100 - San Francisco, CA 94103
Phone: (415) 398-1100



CANDLESTICK POINT VEHICLE TRIAGE
CENTER - PHASE I

800 Hunters Point Esplanade, San Francisco, CA 94124

Consultant

FOR USE ONLY

PERMIT SET			10/7/2021
No.	Date	Revisions	
1	10/7/2021	REVISION 1.0	

PA
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Drawn
Checked
7/10/2021



Drawing Title

SITE POWER PLAN

Sheet No. **E1.01**

Scale: SEE SHEET CALLOUTS
CBFM File # 21-01-1020-COR

Original Sheet Size: 36" x 48"

LIGHTING FIXTURE SCHEDULE		
MANUFACTURER	MODEL	NOTES
GENERAC	MLT6SK	LIGHTING PHOTOMETRICS BASED ON 6,000W LIGHTING TOWER AT 10' FIXTURE MOUNTING HEIGHT.

2 LIGHTING FIXTURE SCHEDULE
SCALE: N/A

BUREAU OF ARCHITECTURE



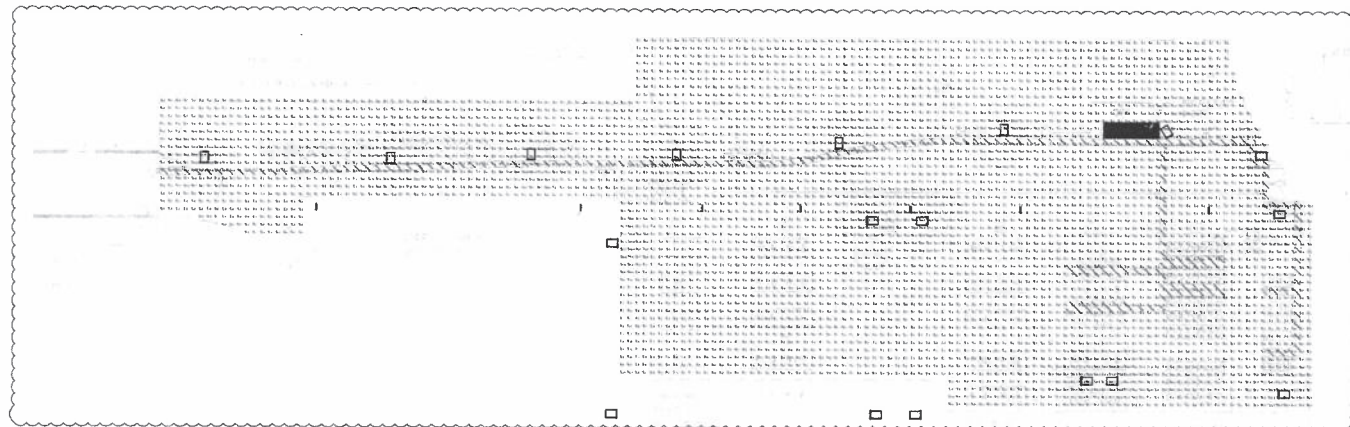
Ron Almeida - City Architect
Julia Laue - Principal Architect/Bureau Manager
80 South Van Ness Ave., Suite 1100 San Francisco, CA 94103
Phone (415) 277-0800



CANDLESTICK POINT VEHICLE TRIAGE
CENTER - PHASE 1

500 Hunters Point Expressway, San Francisco, CA 94124

Consultant



FOR CALTRANS USE ONLY

PERMIT SET 10/7/2021

No.	Date	Description
1	10/06/2021	REVISION 1: SPIN

PKI _____
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LDR _____
Checked _____
Drawing Title _____



SITE LIGHTING PLAN

Sheet No. E2.01

Scale: SEE SHEET CALLOUTS
CSFM File # 21-1102-C-01

1 ELECTRICAL SITE PLAN - LIGHTING
SCALE: 1/8"=1'-0"

Original Sheet Size: 30" x 42"

BUREAU OF ARCHITECTURE



Ron Alameda - City Architect
Julia Leue - Principal Architect/Bureau Manager
40 South Van Ness Ave., Suite 1100 - San Francisco, CA 94103
Phone (415) 271-2990

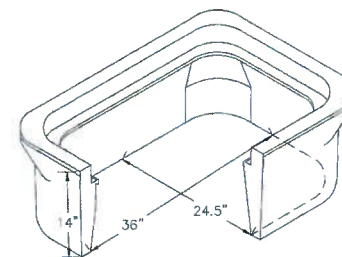
FOR CALPINE USE ONLY



**CANDLESTICK POINT VEHICLE TRIAGE
CENTER - PHASE 1**

650 Markers Point Embarcadero, San Francisco, CA 94124

Consultant



2 ELECTRICAL PULLBOX DETAIL - OLDCASTLE CHRISTY B40
E7.01 SCALE: 1/8" = 1"



1 ELECTRICAL FEEDER SPLICE - POLARIS IPLWB350-3P
E7.01 SCALE: N/A

FOR BUREAU USE ONLY

PERMIT SET			10/7/2021
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10/17/2021



Drawing Title

ELECTRICAL DETAILS

Sheet No.

E7.01

Scale: SEE SHEET CALLOUTS
CSPM File # 21-N-1020-C-01

Original Sheet Size: 30" x 42"



DEPARTMENT OF
HOMELESSNESS AND
SUPPORTIVE HOUSING

Shireen McSpadden, Executive Director



London Breed, Mayor

October 18, 2023

Armondo Quintero
Director
California Department of Parks and Recreation
715 P Street
Sacramento, CA 95814

Jennifer Lucchesi
Executive Officer
California State Lands Commission
100 Howe Ave. Suite 100-South
Sacramento, CA 95824

Dear Director Quintero and Executive Officer Lucchesi,

The San Francisco Department of Homelessness and Supportive Housing (HSH) is eager to continue our partnership to sublease the boat ramp parking lot at Candlestick Point SRA for an additional two years. This new sublease will allow us to continue to operate a Vehicle Triage Center for people experiencing homelessness and living in their vehicles in the surrounding area.

The San Francisco Board of Supervisor approved this sublease on October 11, 2023, and the lease will be heard by the State Lands Commission in December 2023. As part of this agreement staff from the Department of Parks and Recreation and the State Lands Commission, asked to provide a detailed demobilization plan that articulates how the City intends to close the site and return it to the state during the duration of the lease.

Please see the attached detailed timeline of all action steps required and responsible parties involved in closing the site in a way that ensures that all guests are offered safe alternative shelter and housing options prior to the closure of the site.

Thank you,
Emily

Emily Cohen
Deputy Director for Communications & Legislative Affairs
San Francisco Department of Homelessness and Supportive Housing

Date	Action	Responsibility
Sunday, June 1, 2025	VTC client data in ONE System updated.	Urban Alchemy / BVHPF
Sunday, June 1, 2025	Develop By Name List (BNL) for guest placement tracking.	HSH/Angelica
Sunday, June 1, 2025	HSH leadership to meet with UA and BVHPF to discuss VTC closure plan.	HSH leadership
Tuesday, July 1, 2025	Stop intakes at VTC	Urban Alchemy
Tuesday, July 1, 2025	Ensure all guests have been assessed via CE mobile Team.	HSH CE / BVHPF
Tuesday, July 1, 2025	Notify partners (SCA, DPH, and ECS) that the site is closing.	HSH / Angelica
Tuesday, July 15, 2025	Refer clients to DPH BHS and/or SFHOT Case Management that need extra support during the	BVHPF and HSH/Angelica Varela
Tuesday, July 15, 2025	Weekly meeting with HSH/UA/BVHPF to discuss demob and case conference clients.	HSH/BVHPF/UA
Tuesday, July 15, 2025	Continue bi-weekly meetings with TTX/Financial Justice Project.	TTX/HSH/BVHPF/UA
Friday, August 1, 2025	Provide monthly demob status updates to State Parks	HSH/Emily
Friday, August 1, 2025	Provide clients with demob notice with site closure details and exit options.	HSH/UA/BVHPF
Friday, August 15, 2025	Site Visit with DPW to get physical demob quote and scope.	HSH/DPW
Friday, August 15, 2025	Community meeting at site.	HSH/Angelica Varela & UA & BVHPF
Friday, August 15, 2025	Meeting with MTA to discuss towing support for RVs.	HSH/MTA
TBD	MDT at VTC	HSH/Angelica
Tuesday, September 30, 2025	30 day towing notice posted on each vehicle.	MTA/HSH/UA
Friday, October 31, 2025	Final exit date for All VTC Guests.	HSH/UA/BVHPF
Friday, October 31, 2025	Abandoned RVs towed to impound or junk yard.	MTA/HSH/UA
Friday, October 31, 2025	End Farming Hope meals.	UA/Farming Hope

Friday, October 31, 2025	UA to end all vendor services at site (review UA budget).	UA
Friday, October 31, 2025	UA to reduce staffing at site to security staff only	UA
Friday, October 31, 2025	BVHPF to end staffing at site and end vendor services.	BVHPF
Saturday, November 15, 2025	DPW to begin physical site demob	DPW & HSH/Joanne
Saturday, November 15, 2025	Remove light towers	UA - Cresco
Saturday, November 15, 2025	Remove temporary office	UA - mobile modular
Saturday, November 15, 2025	Remove garbage cans and dumpster	UA - Recology
Saturday, November 15, 2025	Removal of Electrical Box	PG&E
Saturday, November 15, 2025	Breakdown and remove charging stations	DPW/Joanne
Saturday, November 15, 2025	Breakdown and remove bike rack	DPW/Joanne
Saturday, November 15, 2025	Painting	DPW/Joanne
Saturday, November 15, 2025	Pressure wash hard surfaces	DPW/Joanne
Saturday, November 15, 2025	Site sweep - garbage removal	DPW/Joanne
Monday, December 1, 2025	Send UA and BVHPF contract close out letter.	HSH/Angelica/contracts
Saturday, November 15, 2025	Remove fence.	DPW
Thursday, January 1, 2026	K-rails removal	DPW
Thursday, January 1, 2026	End UA security	UA
Thursday, January 1, 2026	Site inspection with State parks and HSH	HSH/Angelica
Thursday, January 1, 2026	Final inspection - turnover	HSH/Angelica
Thursday, February 15, 2024	Final day for UA and BVHPF to submit invoices for costs incurred	UA & BVHPF

Exhibit F

CITY AND COUNTY OF SAN FRANCISCO
REQUIREMENTS

1. Eminent Domain. In the event all or part of the Lease or Lease Area is taken by eminent domain, City shall have the right to seek an award for the value of its interest in the Lease taken.

2. Landlord Ownership of Lease Area. State represents that it leases the Lease Area, and that it is authorized to enter into this Lease. Any necessary State and master landlord consents have been obtained to enter into this Lease.

3. Applicable Law. This Lease shall be construed and enforced in accordance with the laws of the State of California.

4. Non-Discrimination. In the performance of this Lease, the parties agree to comply with state and federal non-discrimination employment laws.

5. Controller's Certification of Funds. The terms of this Lease shall be governed by and subject to the budgetary and fiscal provisions of the City and County of San Francisco's Charter. Notwithstanding anything to the contrary contained in this Lease, there shall be no obligation for the payment or expenditure of money by Lessee under this Lease unless the Controller of the City and County of San Francisco first certifies, pursuant to Section 3.105 of the City's Charter, that there is a valid appropriation from which the expenditure may be made and that unencumbered funds are available from the appropriation to pay the expenditure.

6. MacBride Principles- Northern Ireland. The City and County of San Francisco urges companies doing business in Northern Ireland to move toward resolving employment inequities and encourages them to abide by the MacBride Principles as expressed in San Francisco Administrative Code Section 12F.1 et. seq. The City and County of San Francisco also urges San Francisco companies to do business with corporations that abide by the MacBride Principles.

7. Tropical Hardwood and Virginia Redwood Ban. Lessee urges companies not to import, purchase, obtain or use for any purpose any tropical hardwood, tropical hardwood product, virgin redwood or virgin redwood wood products.

8. Bicycle Parking Facilities. Article 1.5, Section 155.3, of the San Francisco Planning Code (the Planning Code) requires the provision of bicycle parking at City-leased buildings at no cost to State. During the Term, City shall have the right to install and maintain, at its sole cost, bicycle parking at the Lease Area; provided any improvements to the Lease Area will be subject to State's consent as set forth in the Lease. This Lease is not for a City-leased building.

Certificate Of Completion

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Status: Completed

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Document Pages: 48

Signatures: 2

Envelope Originator:

Certificate Pages: 2

Initials: 0

Karen Bearson

AutoNav: Enabled

715 P Street

Envelopeld Stamping: Enabled

Sacramento, CA 95814

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Karen.Bearson@parks.ca.gov

IP Address: 67.181.186.210

Record Tracking

Status: Original

Holder: Karen Bearson

Location: DocuSign

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Karen.Bearson@parks.ca.gov

Security Appliance Status: Connected

Pool: StateLocal

Storage Appliance Status: Connected

Pool: California State Department of Parks and Recreation

Location: Docusign

Signer Events

Karen Bearson

karen.bearson@parks.ca.gov

Associate Land Agent

Security Level: Email, Account Authentication (None)

Signature

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Brian Dewey

Brian.Dewey@parks.ca.gov

Assistant Deputy Director

State Parks

Security Level: Email, Account Authentication (None)

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Electronic Record and Signature Disclosure:

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In Person Signer Events

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Editor Delivery Events

Status

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Agent Delivery Events

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Intermediary Delivery Events

Status

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Certified Delivery Events

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Carbon Copy Events

Status

Timestamp

Trevor Johnson

Trevor.Johnson@dgs.ca.gov

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Notary Events	Signature	Timestamp
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