File No. 250295 **Committee Item No.** 8
Board Item No. 28

COMMITTEE/BOARD OF SUPERVISORS

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Committee: Land Use and Transportation **Date:** April 7, 2025
Board of Supervisors Meeting: **Date:** April 15, 2025

Cmte Board

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Prepared by: John Carroll **Date:** April 3, 2025
Prepared by: John Carroll **Date:** April 11, 2025
Prepared by: **Date:**

[Official Naming of Streets - Transbay Redevelopment Plan]

Resolution reserving East Clementina Street and East Tehama Street as official street names for an area from The Embarcadero westward to 1st Street and specifically naming the yet to be constructed one block segments of East Clementina and East Tehama Streets, between Main and Beale Streets, that currently are slated for public improvement and dedication as public right-of-way as part of the Transbay Redevelopment Plan.

WHEREAS, On April 22, 2004, the Commission of the former Redevelopment Agency of the City and County of San Francisco (the “Former Agency Commission”) adopted Resolution No. 45-2004 that certified the Final Environmental Impact Statement/Environmental Impact Report for the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project (the "FEIS/FEIR”), which included the Transbay Redevelopment Plan; and

WHEREAS, On January 25, 2005, the Former Agency Commission approved Resolution No. 11-2005, which adopted findings under the California Environmental Quality Act, California Public Resources Code Sections 21000 et seq. (the “CEQA Findings”), including a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program in connection with the adoption of the Redevelopment Plan; and

WHEREAS, In 2005 and 2006, the Board of Supervisors adopted its own CEQA findings as part of its approval for the Redevelopment Plan for the Transbay Redevelopment Project Area along with General Plan and Planning Code amendments in Ordinance Nos. 124-05, 125-05, 94-06, and 95-06; and

WHEREAS, The Board of Supervisors adopted various amendments to the Redevelopment Plan, including the most recent amendments in Ordinance No. 09-23, which the Board approved on February 3, 2023; and

WHEREAS, Ordinance No. 09-23, with updated CEQA Findings, is in Clerk of the Board of Supervisors File No. 221216 and included herein by reference; and

WHEREAS, Since the Board of Supervisors adoption of Ordinance No. 09-23, there have been no substantial changes to the Redevelopment Plan, no substantial changes with respect to the surrounding circumstances, and no new information of substantial importance that would result in new or more severe impacts than were addressed in the FEIS/FEIR and updated CEQA Findings; and

WHEREAS, On December 8, 2022, Public Works issued Public Works Order No. 208094 that approved the Tentative Parcel Map for an area generally bounded by Howard, Folsom, Main, and Beale Streets; and thereafter, approved Final Parcel Map (Map 11541), a four-lot subdivision, which was recorded on December 1, 2023, as Document No. 2023097238; and

WHEREAS, The Office of Community Investment and Infrastructure ("OCII") and Public Works are collaborating on the construction of one lot of this Final Parcel Map known as Transbay Redevelopment Plan Block 3 for a new 1-acre public park on a portion of the former temporary Transbay Bus Terminal; and

WHEREAS, Flanking either side of the future public park are two new public street segments (the "Public Streets") that OCII and Public Works will be improving or causing to be improved in association with adjacent vertical development project; and

WHEREAS, OCII anticipates dedicating these Public Streets to San Francisco as open public right-of-way; and Public Works and the Board of Supervisors, through subsequent

actions, will be accepting the Public Streets and associated public infrastructure for City maintenance and liability purposes subject to certain conditions; and

WHEREAS, The proposed street names for the Public Streets are East Clementina Street and East Tehama Street, and the portions of these streets to be improved and dedicated as public right-of-way in the near future are located between Main and Beale Streets, adjacent to Transbay Redevelopment Plan Block 3, and parallel to Folsom and Howard Streets in the Transbay Redevelopment Project Area; and

WHEREAS, The street names of East Clementina Street and East Tehama Street would be reserved for a larger area beginning at The Embarcadero and running westward to a terminus point on the eastern edge of 1st Street where they would be proximate to the starting point of the existing Clementina and Tehama Streets, respectively; and

WHEREAS, Of the larger area reserved for this assignment of future street names, the only portions currently proposed for improvement and dedication to San Francisco as public right-of-way are the single one block segments of East Clementina and East Tehama between Main and Beale Streets as part of the Transbay Redevelopment Plan; and

WHEREAS, Public Works processes proposed street name establishment for unnamed streets pursuant to the requirements of the California Streets and Highways Code, Section 971, Public Works Code, Section 423, and the Public Works informational bulletin entitled “Street Name Establishment/Street Name Change;” and

WHEREAS, Public Works also follows additional procedures regarding street name establishment in accordance with Streets and Highways Code, Sections 970.5 and 5026, and Government Code, Section 34091.1; and

WHEREAS, In Public Works Order No. 211519, dated March 18, 2025, the Public Works Director certified that Public Works finds that the proposed street names (East Clementina and East Tehama Streets) are consistent with the requirements of the applicable

State and local laws and regulations pertaining to the adoption of names for unnamed streets, including specifically a finding under Public Works Code, Section 423, that the aforementioned street names do not conflict with the names of existing City streets; and

WHEREAS, Public Works Order No. 211519, including a diagram of the approximate location of East Clementina and East Tehama Streets, is on file with the Clerk of the Board of Supervisors in File No. 250295 and incorporated herein by reference; now, therefore, be it

RESOLVED, For purposes of the actions identified in this Resolution, the Board of Supervisors adopts the updated CEQA Findings in Ordinance No. 09-23; and, be it

FURTHER RESOLVED, That consistent with the law and procedures specified above, the Board of Supervisors adopts the findings of Public Works Order No. 211519, and hereby establishes and reserves East Clementina Street and East Tehama Street as the official street names for an area identified in this Resolution in the approximate locations shown on the diagram on file with the Clerk of the Board of Supervisors; and, be it

FURTHER RESOLVED, That the Board of Supervisors specifically applies the street names East Clementina Street and East Tehama Street to the yet to be constructed unnamed one block street segments between Main and Beale Streets that are slated for improvement and dedication as public right-of-way and adjacent to the future public park on Transbay Redevelopment Plan Block 3; and, be it

FURTHER RESOLVED, That City departments are authorized to use the new street names prior to their operative opening date should it be necessary for efficient administration of governmental functions, such as permit issuance and creation of property tax bills; and, be it

FURTHER RESOLVED, That by adopting this Resolution, the Board of Supervisors does not intend to effectuate any change in City department jurisdictional control over any

portion of the streets depicted on maps on file with the Clerk of the Board of Supervisors; and, be it

FURTHER RESOLVED, That the Board of Supervisors directs the Clerk of the Board of Supervisors to forward a certified copy of this Resolution to the County Surveyor in accordance with California Streets and Highways Code, Section 5026, in order to enter the names on the official records of San Francisco street names.

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Transbay Development Projects

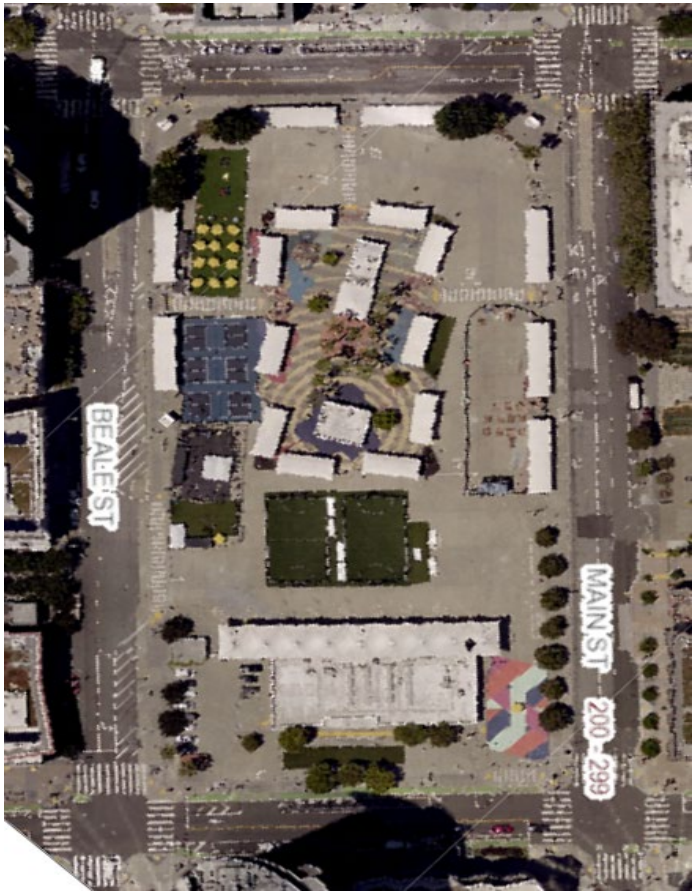
Street Name Reservation and Establishment Resolution – BOS File # 250295

Board of Supervisors Land Use & Transportation Committee

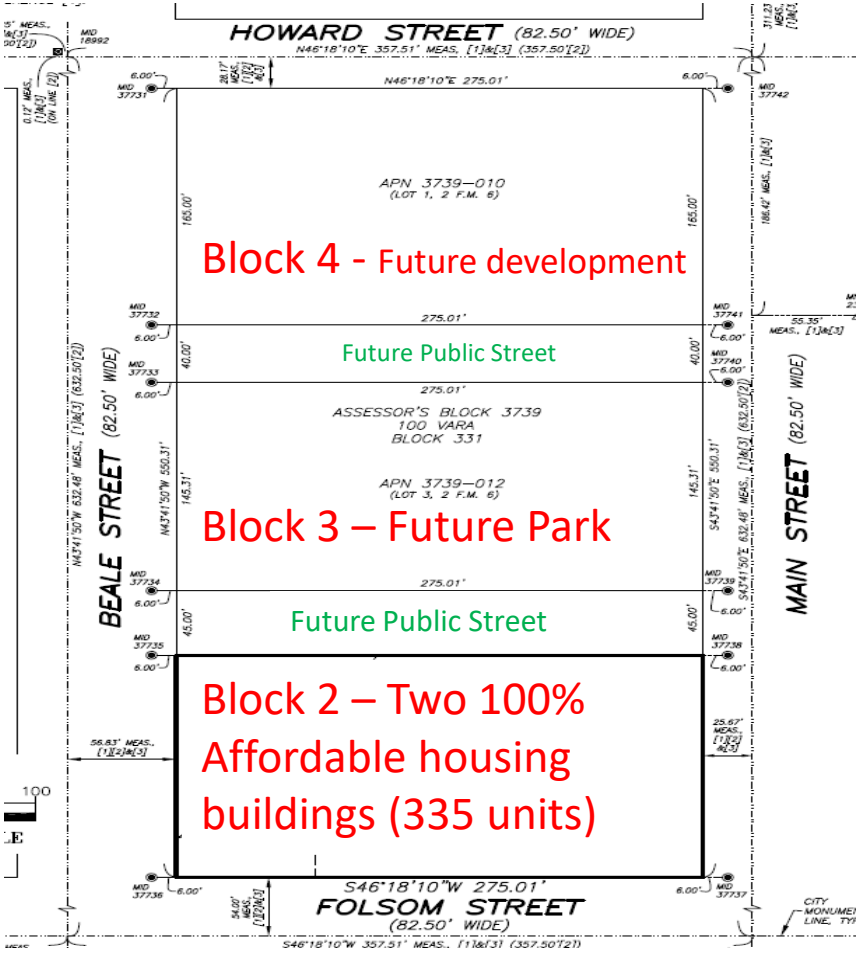
Monday, April 7, 2025

Transbay Development Projects

- OCII-led developments at Block 2, 3 and Block 4



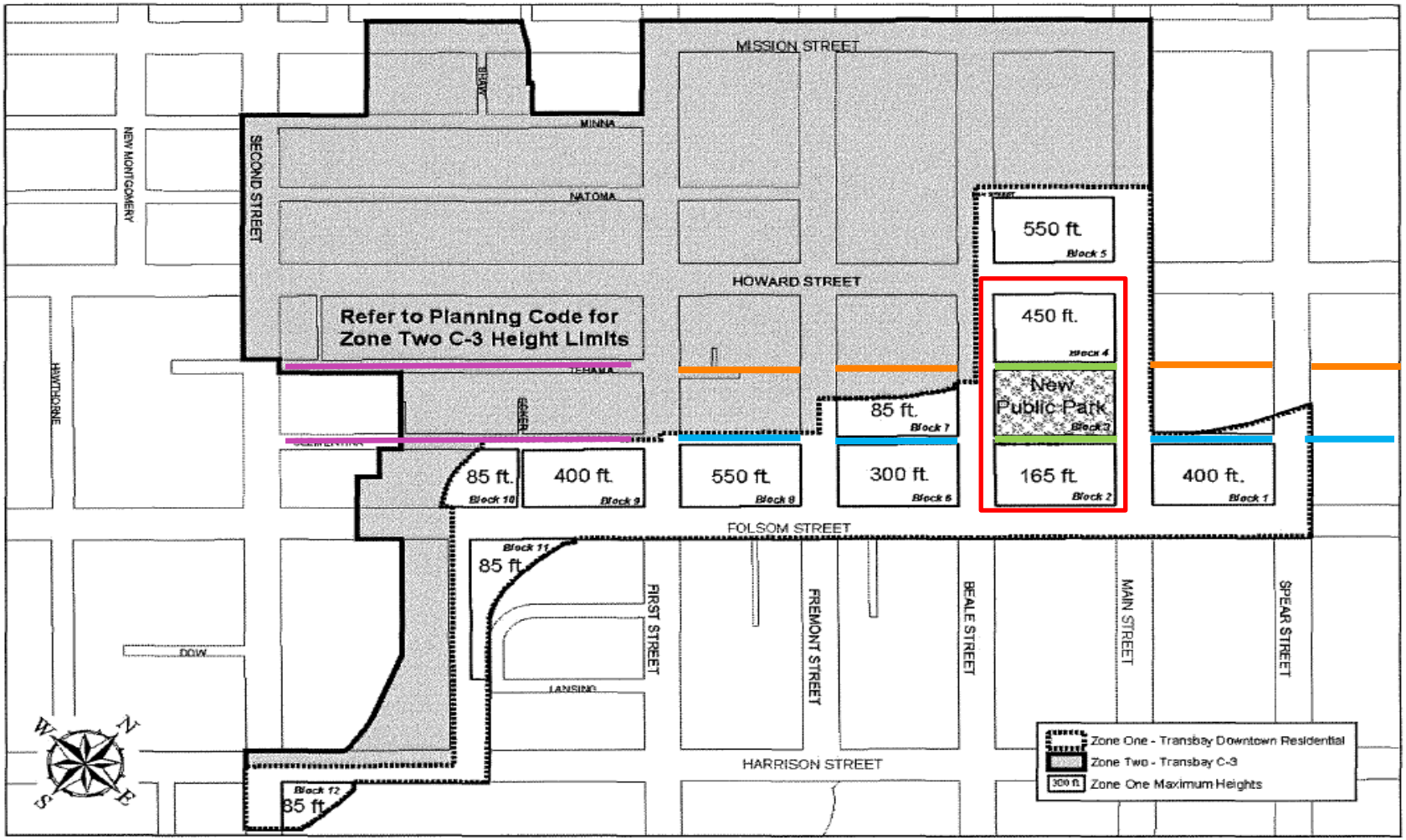
Former Temporary Transbay Bus Terminal



Parcel Map – 11541
Development Blocks 2, 3 & 4

SAN FRANCISCO PUBLIC WORKS

Transbay – Street Name Reservation



Existing Streets

Street name establishment

Street name reservation – East Tehama Street

Street name reservation – East Clementina Street

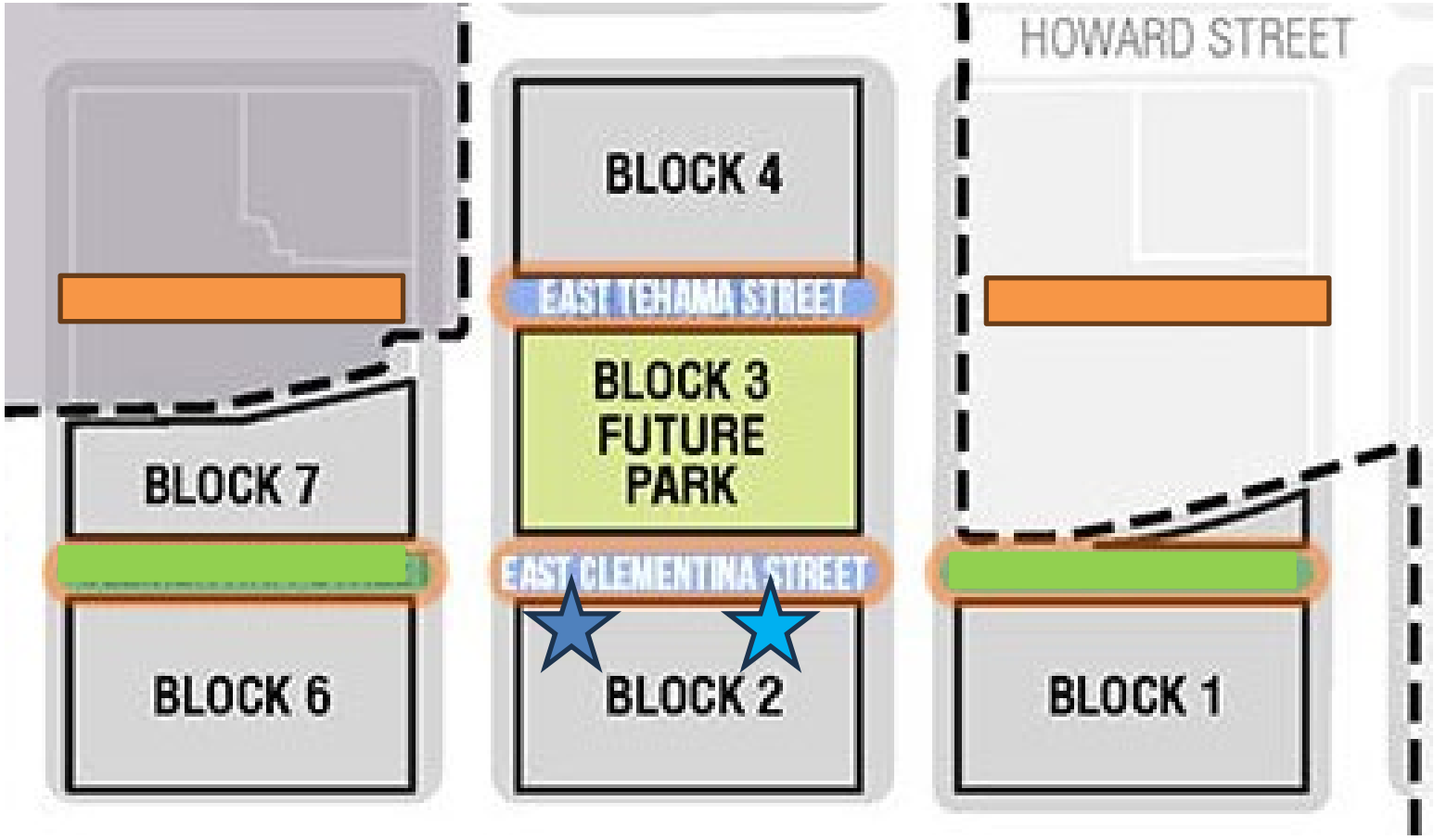
SAN FRANCISCO PUBLIC WORKS

Street Naming Needs

- **The Transbay Block 2 affordable housing projects** need the new Clementina Street extension to be **officially** named prior to summer 2025 for retail and childcare space addressing, permitting, development and occupancy
- **Naming the Tehama Street extension** now would provide for efficiency of process and simplify development of future Block 4
- **Clementina and Tehama new street** extension names were envisioned in the Redevelopment Plan and identified in the Transbay Redevelopment Project Area Streetscape & Open Space Plan approved in 2006
- **Address Range Conflicts require** partial name modification of street extensions to East Clementina Street and East Tehama Street
- **Examples of Streets with Cardinal Direction Modifiers**
  - Van Ness Avenue and South Van Ness Avenue
  - Clay Street and West Clay Street

SAN FRANCISCO PUBLIC WORKS

Official Street Name Establishment



BLOCK 2 WEST RETAIL

BLOCK 2 EAST CHILDCARE

SAN FRANCISCO PUBLIC WORKS

Thank you! Joined by OCII staff who are also available to answer any questions.

SAN FRANCISCO PUBLIC WORKS

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San Francisco Public Works
General – Director's Office
49 South Van Ness Ave., Suite 1600
San Francisco, CA 94103
(628) 271-3160 www.SFPublicWorks.org

Public Works Order No: 211519

RECOMMENDING RESERVING EAST CLEMENTINA STREET AND EAST TEHAMA STREET AS OFFICIAL STREET NAMES FOR AN AREA FROM THE EMBARCADERO WESTWARD TO 1ST STREET AND SPECIFICALLY NAMING THE YET TO BE CONSTRUCTED ONE BLOCK SEGMENTS OF EAST CLEMENTINA AND EAST TEHAMA STREETS BETWEEN MAIN AND BEALE STREETS THAT CURRENTLY ARE SLATED FOR PUBLIC IMPROVEMENT AND DEDICATION AS PUBLIC RIGHT-OF-WAY AS PART OF THE TRANSBAY REDEVELOPMENT PLAN.

BACKGROUND

On April 22, 2004, the Commission of the former Redevelopment Agency of the City and County of San Francisco ("Former Agency Commission") adopted Resolution No. 45-2004, certifying the Final Environmental Impact Statement/Environmental Impact Report (the "FEIS/EIR") for the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project, which included the Redevelopment Plan.

On January 25, 2005, the Former Agency Commission adopted Resolution No. 11-2005, adopting findings under the California Environmental Quality Act ("CEQA"), a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program in connection with the adoption of the Redevelopment Plan. The San Francisco Planning Commission and Board of Supervisors adopted similar findings.

The Board of Supervisors approved the Redevelopment Plan for the Transbay Redevelopment Project Area ("Redevelopment Plan") in 2005 and 2006, and approved various amendments to the Redevelopment Plan, including the most recent amendments thereto adopted on February 3, 2023, in Ordinance No. 09-023.

The CEQA findings that the Board of Supervisors adopted in Ordinance No. 09-23 are on file with the Clerk of the Board of Supervisors in File No. 221216 and are incorporated herein by reference. These CEQA findings remain adequate, accurate, and objective for purposes of the actions recommended in this Order. There have been: i) no substantial changes to the Redevelopment Plan; ii) no substantial changes with respect to the surrounding circumstances; and iii) no new information of substantial importance, that would result in new or more severe significant impacts than were addressed in the FEIS/EIR and CEQA findings. Accordingly, no supplemental or subsequent EIR or other environmental review is required for this street naming.

On June 22, 2021, the Board of Supervisors passed Motion No. M21-098 that approved Transbay Final Transfer Map No. 10327, a merger and five lot subdivision project, located at 200 Folsom Street, 200 and 250 Main Street, being a subdivision of Assessor's Parcel Block No. 3739, Lot Nos. 002, 004, 006, 007, and 008.

On December 8th, 2022, Public Works (the "Department"), in Public Work Order No. 208094, approved the Tentative Parcel Map and subsequent Final Parcel Map (Map 11541) on November 30, 2023, a four-lot subdivision. This Final Parcel Map which recorded on December 1, 2023, Document No 2023097238.

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The Office of Community Investment and Infrastructure ("OCII") and the Department are collaborating on the construction of one lot of this subdivision known as Block 3, for a new 1-acre park. Flanking either side of the park are two new public streets (the "Public Streets") that OCII and the Department will be building or causing to be built in association with adjacent vertical development projects. OCII anticipates dedicating these Public Streets to the City as an open public right-of-way, and the Department and Board of Supervisors, through subsequent actions, will be accepting the Public Streets and associated public infrastructure for City maintenance and liability purposes subject to certain conditions.

The Public Streets, originally identified as extensions of both Clementina and Tehama Streets, currently terminate with the lowest address numbers/unit block west of 1st Street. Thus, if these Public Streets were extended to blocks east of 1st Street, they could not establish any new addresses because the address numbering system does not accommodate negative numbers. To address this conflict, OCII (the Project Sponsor), proposed including the cardinal directions to distinguish the new street names on the east side of 1st Street as follows: "East Clementina Street" and "East Tehama Street" (the "Proposed Street Names).

The Proposed Street Names would be reserved for the area starting on The Embarcadero and running westward to a terminus point on the eastern edge of 1st Street where they would be proximate to start of the existing Clementina and Tehama Streets, respectively.

Of the area reserved for this assignment of future street names, the only portions currently proposed for improvement and dedication to San Francisco as public right-of-way are the single one block segments of East Clementina and East Tehama between Main and Beale Streets as part of the Transbay Redevelopment Plan. East Clementina is identified as Lot 4, APN 3738-013 and East Tehama Street identified as Lot 2, APN 3739-011 on Parcel Map 11541.

The Department processes proposed street name establishment for unnamed streets pursuant to the requirements of the California Streets and Highways Code Section 971. Public Works Code Section 423, and Public Works informational bulletin entitled "Street Name Establishment/Street Name Change." Public Works also follows additional procedures regarding street name establishment in accordance with Streets and Highways Code Sections 970.5 and 5026 and Government Code 34091.1. Under Public Works Code Section 423, the Proposed Street Names do not exist elsewhere in San Francisco, and therefore, do not conflict or cause confusion with existing street names. On February 13, OCII presented the proposed names to the East Cut Citizen Advisory Committee and later met with local District Supervisor. OCII reports there was general consensus that the Proposed Street Names are acceptable.

FINDINGS

The Director of Public Works finds that the Proposed Street Names (East Clementina and East Tehama), as described above and as depicted on Attachment 1 hereto, are consistent with the requirements of the applicable State laws and local laws and regulations pertaining to the adoption of names for unnamed streets, including specifically that the aforementioned Proposed Street Names do not conflict with the names of existing City streets.

DECISION

The Director of Public Works hereby recommends the Board of Supervisors reserves East Clementina Street and East Tehama Street as official street names for an area from The Embarcadero westward to 1st Street.

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The Director further recommends establishing East Clementina and East Tehama for the unnamed roadways as depicted on Attachment 2 hereto, including by adopting legislation establishing the street names and, in accordance with California Streets and Highways Code Section 5026, direct the Department, including its County Surveyor, to add the street names to the official records of San Francisco street names. For purposes of convenience, this Order is dated March 18, 2025.

X DocuSigned by: Katharine Anderson 9B46266D6122465...

Anderson, Katharine
Interim City and County Surveyor

X DocuSigned by: Carla Short 073CF73A4EA6486...

Short, Carla
Director of Public Works

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Transbay Redevelopment Plan

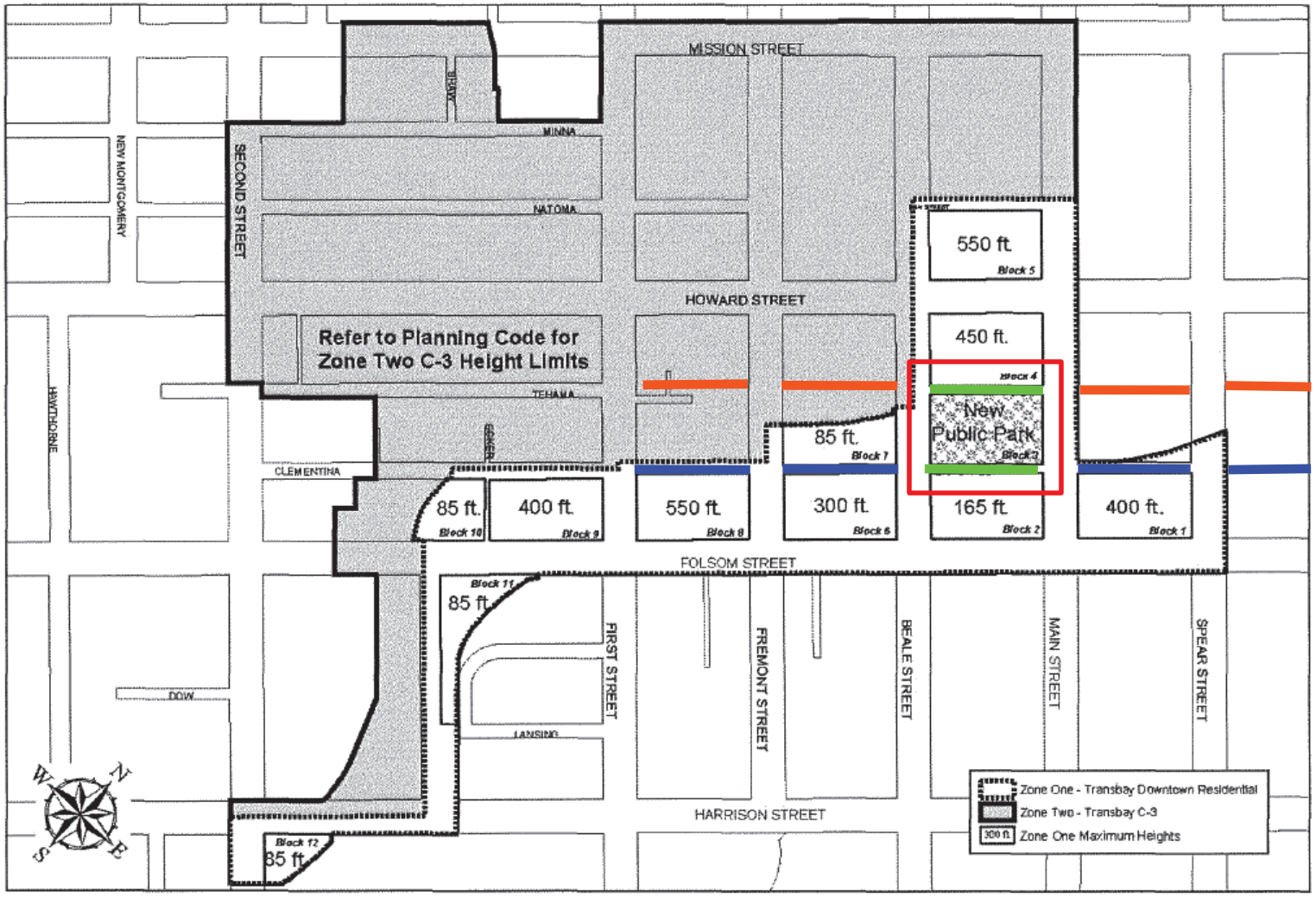

Exhibit 4 : Zone One Plan Map

Legend

- **Transbay Redevelopment Project Area**
- Street name establishment
- Street name reservation - East Tehama St
- Street name reservation - East Clementina St

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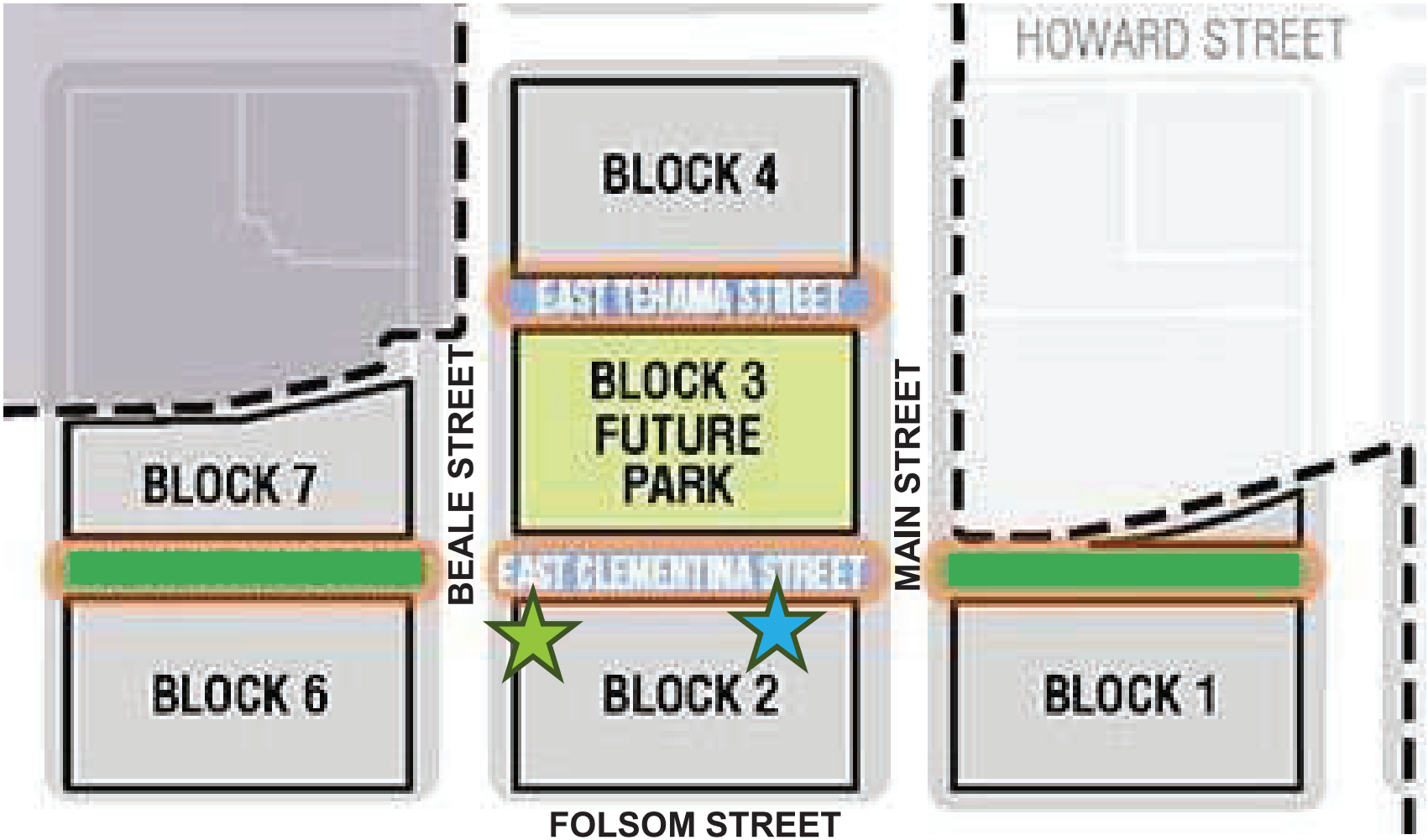
Street Extension Locations



BLOCK 2 WEST RETAIL

BLOCK 2 EAST CHILDCARE

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San Francisco Public Works
General – Director's Office
49 South Van Ness Ave., Suite 1600
San Francisco, CA 94103
(628) 271-3160 www.SFPublicWorks.org

Public Works Order No: 208094

Public Works hereby approves Tentative Parcel Map No. 11541 dated 12/8/2022, Assessor's Block-Lot 3739-014, prepared by Martin M. Ron Associates, Inc. on behalf of the Office of Community Investment and Infrastructure (OCII) subject to the following findings and conditions:

A. FINDINGS

1. On April 22, 2004, the Commission of the former Redevelopment Agency of the City and County of San Francisco ("Former Agency Commission") adopted Resolution No. 45-2004, certifying the Final Environmental Impact Statement/Environmental Impact Report (the "FEIS/EIR") for the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project, which included the Redevelopment Plan.

2. On January 25, 2005, the Former Agency Commission adopted Resolution No. 11-2005, adopting findings under the California Environmental Quality Act ("CEQA"), a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program in connection with the adoption of the Redevelopment Plan. The San Francisco Planning Commission and Board of Supervisors adopted similar findings.

3. The Board of Supervisors approved the Redevelopment Plan for the Transbay Redevelopment Project Area ("Redevelopment Plan") in 2005 and 2006, and approved amendments to the Redevelopment Plan in 2015 and 2016 and most recently the amendment thereto passed on January 24, 2023, Ordinance No. 009-023 (File No. 221216).

4. On June 22, 2021, San Francisco Board of Supervisors passed Motion No. M21-098 which approved Transbay Final Transfer Map No. 10327, a merger and five lot subdivision project, located at 200 Folsom Street, 200 and 250 Main Street, being a subdivision of Assessor's Parcel Block No. 3739, Lot Nos. 002, 004, 006, 007, and 008, and adopting findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

5. Subsequently, the Former Agency or Successor Agency approved and incorporated nine addenda to the FEIS/EIR. Most recently, the Successor Agency issued Addendum No. 10 to the FEIS/EIR to evaluate the potential environmental effects associated with various approvals to facilitate the development of two mixed-use residential buildings on Transbay Block 2 as depicted in the Tentative Map Application. By Resolution No. 39-2022, the Successor Agency Commission adopted CEQA findings based on the analysis provided in this Addendum. The Board of Supervisors adopted similar findings.

6. Those findings are on file with the Successor Agency Commission Secretary and the Clerk of the Board and are incorporated by reference. These CEQA findings remain adequate, accurate and objective. There have been: i) no substantial changes to the Redevelopment Plan; ii) no substantial changes with respect to the surrounding circumstances; and iii) no new information of substantial importance, that would result in new or more severe significant impacts than were addressed in the FEIS/EIR and CEQA findings. Accordingly, no supplemental or subsequent

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EIR or other environmental review is required for the Tentative Parcel Map

7. On November 15, 2022, the Subdivider submitted an application ("Application") and was assigned Project Identification No. 11541 for a Tentative Parcel Map ("TPM") Application. The Application requested approval to subdivide Assessor's Block 3739-014; into four vertical parcels to facilitate implementation of the Project.

8. All governmental and utility agencies affected by the proposed development or expected to provide water, sewage, streets, roads or other essential facilities or services within the development, whose ability to provide those facilities and services may be significantly affected by the development, have been notified and given the opportunity to respond to the Application.

9. None of the conditions described in Government Code Section 66474(a) through (g), inclusive, requiring denial of a tentative map, exist with respect to this subdivision as documented below and in the OCII Planning and Design Review Manager findings in its June 2, 2020.

    a. Govt. Code § 66474(a): That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

The TPM is consistent with the General Plan, and there is no applicable specific plan.

    b. Govt. Code § 66474(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

The design and improvement of the proposed subdivision is consistent with the General Plan, and there is no applicable specific plan, as detailed above in these findings.

    c. Govt. Code § 66474(c) That the site is not physically suitable for the type of development.

The site is physically suitable for the type of development. The FEIR evaluated potential environmental impacts associated with the development, which development is consistent with that described in the Transbay Redevelopment Project Area. All required mitigation measures identified in the FEIR's mitigation monitoring and reporting program ("MMRP") will be applied to the TPM as a condition of this approval. The FEIR and corresponding mitigation measures address, among other issues, geotechnical and soils conditions and hazards and hazardous materials.

    d. Govt. Code § 66474(d) That the site is not physically suitable for the proposed density of development.

The site is physically suitable for the proposed density of development as detailed in these findings.

    e. Govt. Code § 66474(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Neither the design of the subdivision nor the proposed improvements are likely to cause

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substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The FEIR incorporates a comprehensive evaluation of biological resources, including fish and wildlife and their habitat. All feasible and applicable mitigation measures identified in the MMRP will be applied to the TPM as a condition of this approval.

f. Govt. Code § 66474(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.

Neither the design of the subdivision nor the type of improvements are likely to cause serious public health problems. All feasible and applicable mitigation measures identified in the MMRP will be applied to the TPM as a condition of this approval.

g. Govt. Code § 66474(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

Neither the design of the subdivision nor the type of improvements will conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision. No such public easements for use or public access would be adversely affected by the proposed subdivision.

10. The Application satisfies the requirements or conditions imposed by the Subdivision Map Act and the San Francisco Subdivision Code.

11. As contemplated by Public Resources Code Section 2116 and Cal. Code Regs., tit. 14 § 15162, the Project was previously evaluated under the FEIR, and no subsequent or supplemental EIR is required for the Application, because: (1) there are no substantial changes to the Project proposed by the Application which will require major revisions to the FEIR due to new significant impacts or a substantial increase in the severity of previously identified impacts; (2) no substantial changes have occurred with respect to the circumstances under which the Project is being undertaken which will require major revisions in the FEIR due to new significant impacts or a substantial increase in the severity of previously identified impacts; and (3) there is no new information which was not known and could not have been known at the time the FEIR was certified as complete that has become available and shows new significant impacts, an increase in the severity of a previously identified significant impact, or changes related to the feasibility of, or new, mitigation measures and alternatives which would substantially reduce significant impacts and which were rejected.

12. All testimony and materials, including, but not limited to, the Project Approvals, staff reports, comments, responses, and other information from other concerned governmental agencies and utilities, and the information submitted by or on behalf of Subdivider, and other comments, responses, and information provided in connection with the Tentative Map Applications have been considered, including any commentary received at the Director's public hearing, held on

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April 26, 2023, and for which 10 days notice was provided to owners and occupants within 300 feet of the subdivision, as well as by a newspaper of general circulation within the City and County of San Francisco. No objecting testimony was received prior to or during the public hearing and the Tentative Parcel Map was recommended to be approved by the hearing officer.

13. This approval shall be effective upon execution by the Director of Public Works.

B. **DECISION:** The Tentative Parcel Map, which Applicant submitted for review, IS HEREBY APPROVED subject to the conditions set forth below in Section C below and such approval is effective upon execution of this letter by the Director of Public Works.

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C. CONDITIONS OF APPROVAL FOR THE TENTATIVE MAP

SAN FRANCISCO PUBLIC UTILITIES COMMISSION (SFPUC)

SFPUC Water Enterprise – City Distribution Division (CDD)

To ensure the welfare and safety of people and structures in the City and County of San Francisco, the Subdivider is required to design all applicable water facilities, including potable, fire-suppression, and non-potable water systems, to conform to the current SFPUC City Distribution Division (CDD) and San Francisco Fire Department (SFFD) standards and practices. These include, but are not limited to, the following:

1. CDD Standard Specifications for the Installation of Ductile Iron Water Mains 16-Inches and Smaller (January 2020 or Latest Revision);

2. CDD Standard Plans (January 2020 or Latest Revision);

3. SFPUC Asset Protection Standards (May 2017 or Latest Revision);

4. SFPUC Rules and Regulations Governing Water Service to Customers (September 2016);

5. San Francisco Fire Code (2016);

6. California Safe Drinking Water Act; and

7. California Code of Regulations Titles 17 and 22

8. In addition to conforming to pertinent SFPUC, CDD, and SFFD standards, a hydraulic analysis will be required to confirm the adequacy of the water distribution system for both potable, non-potable, and fire use. If current distribution system pressures and flows are inadequate, the Subdivider shall be responsible for any water distribution system improvements required to meet the proposed project's water demands. Additionally, a capacity fee shall be assessed for the entire project. To initiate this process, Subdivider shall contact the SFPUC Customer Service Bureau at 415-551-2900.

9. To ensure adequate fire suppression reliability and capacity, the Subdivider may be required to include the construction of one or more of the following: two sources of water delivery (connections to two separate potable water mains), low-pressure fire hydrants, and AWSS high-pressure distribution piping and hydrants.

SFPUC Wastewater Enterprise (WWE)

1. The Subdivider must provide both existing and proposed utility drawings. Show all lateral connections on drawings. Each building shall have its own sewer/storm lateral constructed per City Std plan 87,196. Sewer vents shall be located two feet behind the proposed face of the curb.

2. The Subdivider must provide the final proposed building sanitary and storm flows in GPM at each point of connection. For storm flow calculations, see the 2015 Subdivision Regulations.

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3. The Subdivider shall replace all existing laterals in accordance with to SFPUC standards. Proposed lower laterals shall be a minimum 6-inch diameter for single-family residential occupancy and a minimum 8-inch diameter for multi-family residential or commercial occupancies. Lower laterals shall be at a minimum 2% slope.

4. Reuse of existing laterals shall not be allowed. All lateral connections shall be new and replaced to current SFPUC standards, regardless of as-found condition.

5. Any modifications that affect the street flow, including but not limited to sidewalk bulb-outs, altered/moved catch basins, sidewalk widening, etc. will require cross-sectional analyses of each street affected by proposed changes. The Subdivider shall determine the existing flow line and compare the pre-existing flow line to the proposed flow line, demonstrating that the existing street overland capacity is not impacted by the proposed development. The analysis shall be provided by the project proponent and submitted to SFPUC Wastewater Enterprise for review and approval.

6. In addition, the Subdivider shall replace any existing sewer laterals within the sidewalk widening limits to comply with the clean-out vent location, which shall be within two feet behind the proposed face of the curb (refer to condition “1.”)

7. Any proposed sidewalk changes within SFPUC-Wastewater Enterprise assets are not approved by SFPUC Division unless any existing manhole(s) within sidewalk extension or bulb out is relocated. Refer to SFPUC Asset Protection Standards S2.a "Sidewalk extensions, bulb-outs, curbs, and gutters shall not be built in the same location as existing manholes." The face of any new curb shall be horizontally offset from the outside edge of any manhole frame by a minimum of 18 inches.

8. The sewer lateral requires five feet of clearance from outside of the sewer lateral to the centerline of the tree basin.

9. The project is responsible for designing and building at the correct elevation to avoid flooding from overland flow.

10. All materials shall comply with the latest available City standards or better, subject to prior approval by the SFPUC.

11. All proposed force mains (if any) are considered private. The SFPUC Wastewater Enterprise responsibility starts at the connection point to SFPUC Wastewater Enterprise assets.

12. Any increase in wastewater demand shall be submitted to the SFPUC for prior review and approval including but not limited expansion of property, change in usage, addition of units, etc. The capacity of the sewer system will need to be analyzed to ensure that it can accommodate the flows. The project proponent has the option of providing the analysis, or SFPUC can provide the analysis. If the project proponent performs the analysis, it must send the analysis to the SFPUC Wastewater Enterprise for review and approval. If SFPUC does the analysis, the project proponent shall reimburse the SFPUC for personnel time. Note if capacity is limited, additional mitigation will be required from the project.

13. Construction activities such as pile driving, compaction, pipe jacking and large excavations can damage SFPUC Wastewater Enterprise assets. If these activities take place, monitoring for vibration and settlement of SFPUC Wastewater Enterprise assets will be required. A monitoring plan shall be submitted to SFPUC for review and approval.

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14. (For large excavation) Foundation excavation within the proposed property will likely impact utilities. A workplan needs to be reviewed and approved by SFPUC Wastewater Enterprise prior to commencement of excavation work including, but not limited to, excavation of basements and underground utilities. The project will need to perform pre- and post CCTV inspection of SFPUC Wastewater Enterprise assets prior to commencement of any excavation. CCTV inspection performed by the project proponent shall comply with SFPUC standards. Resultant damages shall be remedied by the project proponent.

15. Special foundations such as tie-backs, pressure grout / soil stabilization, etc., that encroach into public rights of way shall include pre and post CCTV inspection of SFPUC Wastewater Enterprise assets to ensure no impact from project.

16. Pre-construction and post construction videos of SFPUC Wastewater Enterprise assets will be required if construction activities, such as the examples above, are performed. The videos shall be submitted in PACP format and reviewed by the SFPUC Wastewater Enterprise.

17. Dewatering discharge to the sewer system requires prior review and approval from the SFPUC Wastewater Enterprise.

18. All underground basement(s), if any, shall have a detailed permanent dewatering plan, including but not limited to water quality, estimated flow, etc.

19. The Subdivider shall notify the SFPUC-Wastewater Enterprise prior to the commencement of any construction activities.

20. The Subdivider shall reimburse the City for all construction management fees and project oversight during construction.

21. All newly installed sewers shall be air tested and televised according to SFPUC standards. The contractor shall coordinate with SFPUC staff for field witness of CCTV and testing. SFPUC standards can be obtained prior to construction.

22. New manholes will require vacuum testing and new sewers will require either air testing (to applicable ASTM standards) or Focused Electron Leak Locator (FELL).

23. The Subdivider must provide manhole details including a requirement for contractor shop drawings.

24. The Subdivider must provide a monitoring plan for the potential settlement of surrounding utilities and buildings. If development of the subject parcel or parcels create or replace 5,000 square feet or more of impervious surface area, the development will be subject to the current SFPUC Stormwater Management Requirements and the owner/subdivider must submit a Stormwater Control Plan in compliance with those requirements to the SFPUC for review and approval.

SFPUC Power Enterprise – Streetlights

1. Subdivider shall design all proposed streetlight facilities in public rights of way in conformance with the SFPUC Streetlights Design Guidelines and Requirements as provided at www.sfpuc.org/streetlights. All Street Improvement Permits for public rights of way under this Tentative Map will meet the requirements of the applicable SFPUC Streetlights Design Guidelines and Requirements in place at the time of permitting.

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2. Subdivider shall complete and submit a streetlight review application at https://sfpuc.org/streetlights for SFPUC review and approval.

3. With the first submittal of the SIP plans for the Parcel Map area, Subdivider shall provide photometrics matching the streetlight layout sheets. No SIP permit shall be issued without approved photometrics.

4. Subdivider shall demonstrate in the Street Improvement Permit plans that streetlights must maintain clearances of 9, 15 and 21 feet from small, medium, and large trees, respectively. Tree size shall be determined by the Bureau of Urban Forestry (BUF). Any variances to tree size determination from BUF's published list shall be reviewed and approved by BUF in writing and provided to the SFPUC prior to any 100% design review. The clearance between streetlights and trees may be measured from the centerline of both.

SFPUC Real Estate Services

1. At this time, the SFPUC Real Estate Services Division does not identify any conflicts with the proposal as it relates to the SFPUC's property rights. However, the SFPUC is not waiving any rights or interests in the subject property that may exist by law.

2. The SFPUC will not accept utilities outside of the public right-of-way.

SAN FRANCISCO MUNICIPAL TRANSPORTATION AGENCY (SFMTA)

1. During the detailed design phase for Main Street between Folsom Street and Howard Street, the Subdivider shall adhere to the Housing Decision Memo dated April 12, 2022.

SAN FRANCISCO FIRE DEPARTMENT

1. The Subdivider shall submit a Street Improvement Permit (SIP) package that shows the locations of low pressure hydrants. The Subdivider shall provide additional low-pressure hydrants, as needed, to be within 100 feet distance to all building Fire Department Connections (FDC). Any additional hydrants per code may be placed mid-block. Hydrants shall be located within 2 feet from curb and have 5 feet clearance around them. A clear path from staged engine to hydrant shall be 10 feet.

2. The Subdivider shall provide vehicle access roads that have an unobstructed clear width of not less than (20) feet and a vertical clearance of not less than (13) feet (6) inches.

3. The Subdivider shall provide access roads for Fire Vehicle with an operational width of at least 26 feet where the adjacent buildings are greater than 40 feet in height and not of Type 1 (fire resistive) building construction.

4. The Subdivider shall provide exterior exit doors that lead directly to the exit discharge or to the public way without crossing neighboring property lines.

5. The Subdivider shall comply with all applicable codes.

PUBLIC WORKS

Bureau of Street Use and Mapping (BSM) Permits Division, SFPW Hydraulics and Task Force

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1. The Subdivider shall submit a Street Improvement Permit (SIP) package(s) prior to receiving final mylar approval for the Parcel Map, that complies with all City Subdivision Codes and that shows:

    a. Redesign/reconstruction of sidewalk(s) and street(s) as part of this subdivision.

    b. The future utility connections as well as driveway.

    c. Proposed grading plan with locations of proposed catch basins.

    d. Proposed sidewalk changes ensuring adequate drainage and do not cause ponding in the roadway.

    e. Proposed sewer and storm points of connections to the City main, including size, material, slope, and calculated flows.

    f. The finished ground floor for this development shall be built at official grade or higher to minimize storm waters from entering the property.

2. The Subdivider shall submit a Sidewalk Legislation Application prior to receiving final mylar approval of Final Map mylar.

3. No SIP construction shall commence until SIP plans and Bonds are approved by City Engineer.

4. Subdivider project team shall coordinate design and construction phases with:

    a. SFPW Block 3 project team,

    b. CCSF “Main Street Improvements” streetscape project.

5. It is the City’s policy that no single service electrical transformer (UCD) be placed in the public right-of-way. As detailed in the project’s Master Electric Infrastructure Plan, electrical transformers will be located at grade. Subdivider shall acknowledge that all single use electrical transformers will be placed on private property, unless an exception is granted by both the 3rd party utility power provider and the Director of Public Works.

6. Electrical transformers should be enclosed, screened from public view, or located away from the sidewalk area. The locations of any electrical transformers proposed in the frontage zone between the public sidewalk and building facades shall be indicated in a Design Review application for review and approval by the OCII Department and the 3rd party utility power provider.

7. Public Works shall not accept any retaining walls. All retaining walls, if any, shall be built on lands outside the public right of way. If any retaining walls are built on lands in the public right of way, such retaining walls would be subject to a major encroachment permit issued at the discretion of the Director of Public Works.

Disability Access Coordinator (DAC)

1. Subdivider shall submit the SIP plans to the Public Works DAC for approval prior to approval of a Street Improvement Permit, to ensure the proposed development complies with Title II and Title III of the

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Americans with Disabilities Act (ADA) of 1990, State of California Building Standards Codes, Title 24 of the California Code of Regulations, and City and County of San Francisco (CCSF) codes, standards and regulations.

2. Subdivider shall modify the design of curb locations as needed at accessible on-street loading and parking locations, in order to provide adequate width in accordance with Chapter 11B of the California Building Code, prior to issuance of any Street Improvement Permit that includes such locations.

Department of Building Inspection (DBI)

1. Subdivider shall submit to DBI a demolition permit for the removal of any and all existing structures.

Bureau of Street Use and Mapping (BSM) Mapping Division

1. The Parcel Map title block shall indicate this project as: a 4 Lot Vertical Subdivision of Lot 5, as said lot is shown on "Final Transfer Map 10327", filed July 1, 2021 in Book 2 of Final Maps, Pages 6-8, San Francisco County Records. Being a portion of 100 Vara Block 331. City and County of San Francisco, State of California.

2. References to Notices of Special Restrictions, if any, shall be shown on the Parcel Map.

3. The exterior subdivision boundary and lots shall be monumented to the satisfaction of the City and County Surveyor and in accordance with Appendix A of the 2015 Subdivision Regulations. Reference set monumentation and statements on the Parcel Map as appropriate or show monumentation TO BE SET at each location noted above. If monuments are shown "TO BE SET" on the Parcel Map, then the following note shall be included on the map: Monuments shown on this map "To Be Set" shall be set no later than xx/xx/20xx. If deferred, the Subdivider shall post a bond with Public Works in an amount the City and County Surveyor determines shall guarantee that the monuments will be set.

4. On the first Parcel Map check print submittal, monuments to be set shall be indicated on the map to enable the City and County Surveyor to initiate the official naming and inclusion into the City's records. Lost, destroyed and/or replaced survey control and monumentation shall be performed in compliance with the PLS Act and coordinated with the City and County Surveyor.

5. The Parcel Map's Basis of Bearings may maintain consistency with Record of Survey 6428 (Book EE of Survey Maps, pages 19-27) and Final Transfer Map 10327 (Book 2 of Final Maps, pages 6-8). The Parcel Map shall show at least 3 separate ties from CCSF-CS13 Control Points to two Parcel Map boundary corners. Plane coordinates are based on the "City and County of San Francisco 2013 Coordinate System (see Book EE Records of Surveys Page 147-157 SFCR for additional information).

6. A "Lot Information Table" shall be shown on the Parcel Map and include the following information: Lot Number, Area, Assessor's Parcel Number, and Use.

7. Prior to the approval of the Parcel Map, Subdivider shall provide a subdivision guarantee. If determined by the County Surveyor, a corporate resolution may be required.

8. Given this is a vertical subdivision, the following note shall be placed on the Parcel Map: "This subdivision of land contains a vertical subdivision of airspace. Vertical subdivisions often necessitate reciprocal easement agreements such as but not limited to access, maintenance, utilities, support, encroachments,

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emergency ingress and egress, permitted uses, no build zones, environmental hazards, etc. Some of these requirements may have a public nature to which the City and County of San Francisco is or should be a beneficiary. These are often not of a nature to be disclosed graphically on a survey map. Users of this map are therefore advised to consult their title company and legal counsel to determine whether adequate provisions exist and are sufficient and enforceable."

9. All documents associated with the filing of the Parcel Map must be submitted 10 days prior to mylar submittal.

10. The Parcel Map must comply with all provisions of the CCSF Subdivision Code, CCSF Subdivision Regulations, CCSF Mapping Standards, CA Subdivision Map Act, CA Professional Land Surveyors Act, and the Redevelopment Plan for the Transbay Redevelopment Project Area, and all amendments thereto.

11. Prior to, or together with, the first Parcel Map check print submittal, Subdivider shall prepare and submit to Public Works a spreadsheet matrix identifying how all conditions have been, or will be, satisfied.

12. Prior to Mylar Approval of the Parcel Map, Subdivider shall execute a lot-tie agreement or similar document acceptable to the City Attorney's Office requiring Subdivider to complete demolition of all existing structures spanning the proposed lot line(s) prior to execution of any ground lease intended to facilitate vertical development on a parcel created by this map (for the avoidance of doubt, agreements concerning demolition of said structures and related site preparation work are not subject to this limitation).

X DocuSigned by: Katharine Anderson 9E46266D6122465...

Anderson, Katharine
City and County Surveyor

X DocuSigned by: Albert Ko 281DC30E04CF41A...

Ko, Albert J
Engineer

X DocuSigned by: 073CF73A4EA6486...

Short, Carla
Interim Director of Public Works

Transbay Redevelopment Plan

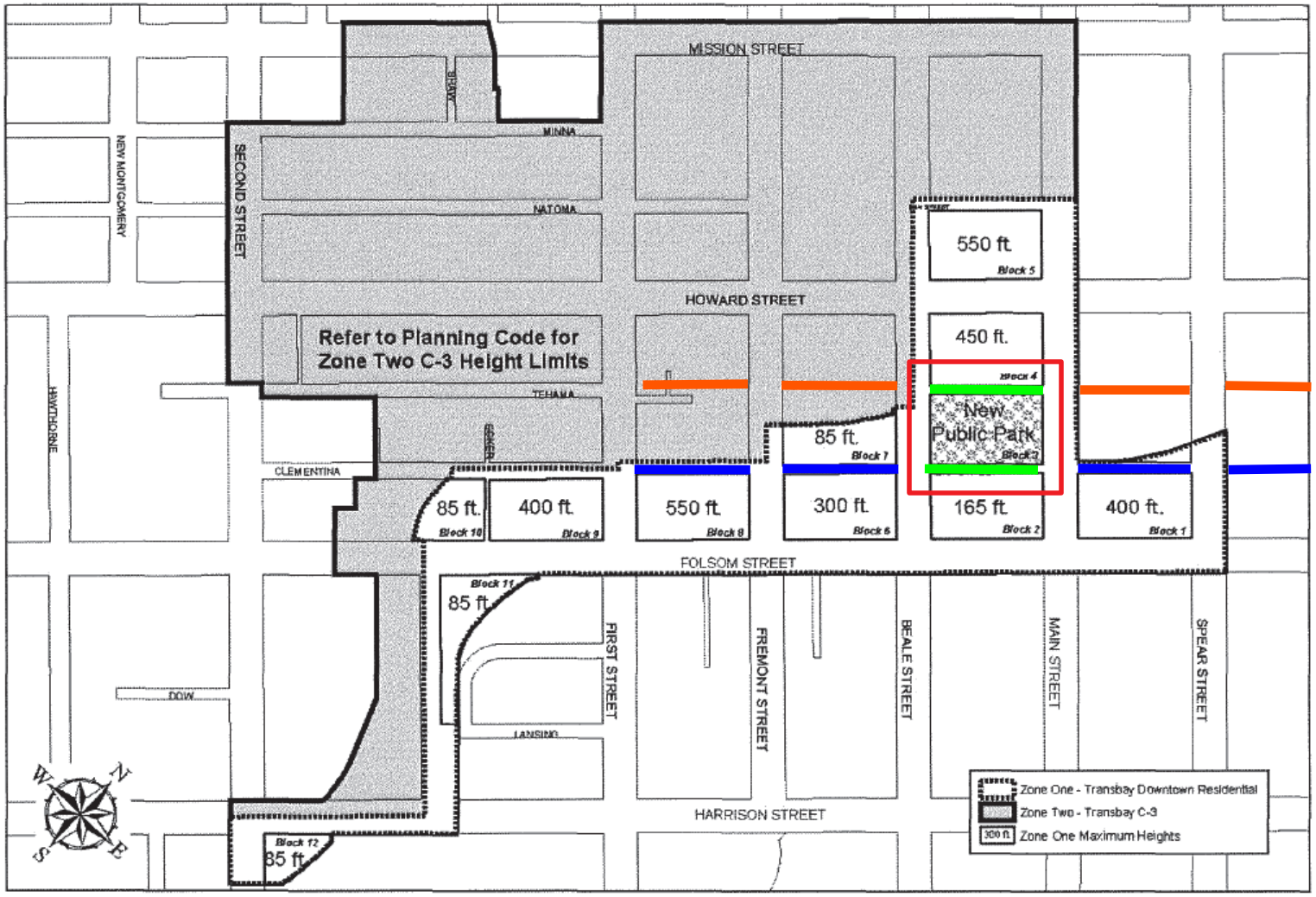
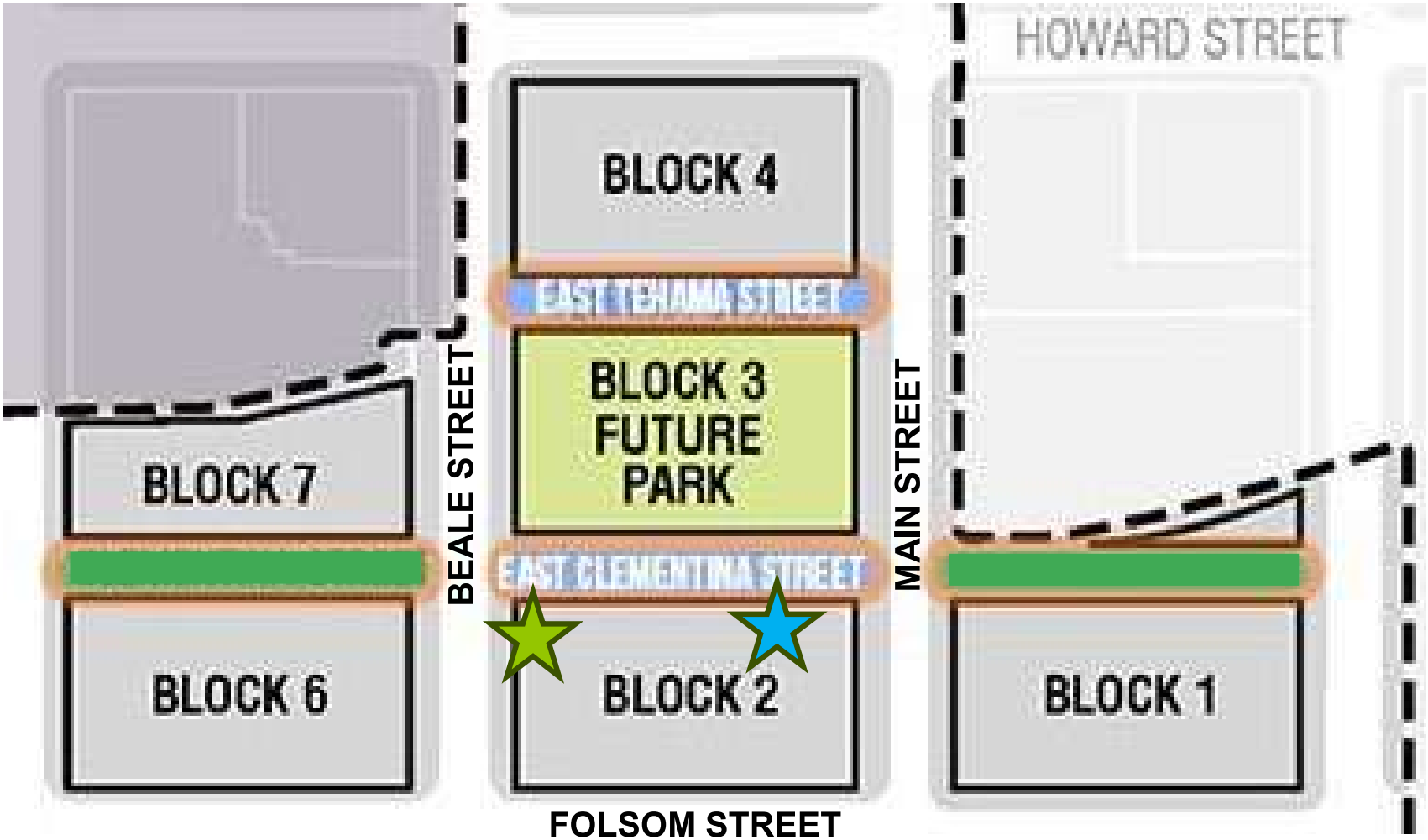


Exhibit 4 : Zone One Plan Map

Legend

- **Transbay Redevelopment Project Area**
- Street name establishment
- Street name reservation - East Tehama St
- Street name reservation - East Clementina St

Street Extension Locations



BLOCK 2 WEST RETAIL

BLOCK 2 EAST CHILDCARE

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF RECORD TITLE OWNERSHIP IN THE REAL PROPERTY SUBDIVIDED AND SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS SAID MAP.

OWNER: SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO, A PUBLIC BODY, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF CALIFORNIA

BY: _____

NAME: THURSTON KASLOFSKY

TITLE: EXECUTIVE DIRECTOR

OWNER'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California

COUNTY OF San Francisco

ON November 15, 2023 BEFORE ME, Jaimila Santiago Cruz, Notary Public

PERSONALLY APPEARED Thurston Kaslofsky,

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: _____

NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2353448

MY COMMISSION EXPIRES: March 31, 2025

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE ON NOVEMBER, 10 2022.
I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

I FURTHER STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: _____ DATE: 11-9-2023

DAVID B. RON
PLS No. 8954

PROFESSIONAL LAND SURVEYOR
DAVID B. RON
Exp. 09/30/24
PLS 8954
STATE OF CALIFORNIA

CITY AND COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

KATHARINE S. ANDERSON, PLS 8499
CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY: _____ DATE: 11/30/23

PROFESSIONAL LAND SURVEYOR
KATHARINE S. ANDERSON
NO. 8499
STATE OF CALIFORNIA

RECORDER'S STATEMENT:

FILED THIS 1st DAY OF DECEMBER, 2023

AT 12:16 P.M. IN BOOK 53 OF PARCEL MAPS, AT PAGES 160-163

AT THE REQUEST OF MARTIN M. RON ASSOCIATES.

SIGNED: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

Doc # 2023097238

City and County of San Francisco
Joaquin Torres, Assessor – Recorder

12/1/2023	12:16:53 PM	Fees	$0.00
Parcel Map	53 160 – 163	Taxes	$0.00
Pages	4 Title 207 AM	Other	$0.00
		SB2 Fees	$0.00
		Paid	$0 00

PARCEL MAP 11541

A 4 LOT VERTICAL SUBDIVISION
OF LOT 5, AS SAID LOT IS SHOWN ON "FINAL TRANSFER MAP 10327" FILED JULY 1, 2021 IN BOOK 2 OF FINAL MAPS, PAGES 6–8, SAN FRANCISCO COUNTY RECORDS.

BEING A PORTION OF 100 VARA BLOCK 331

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

NOVEMBER 2023

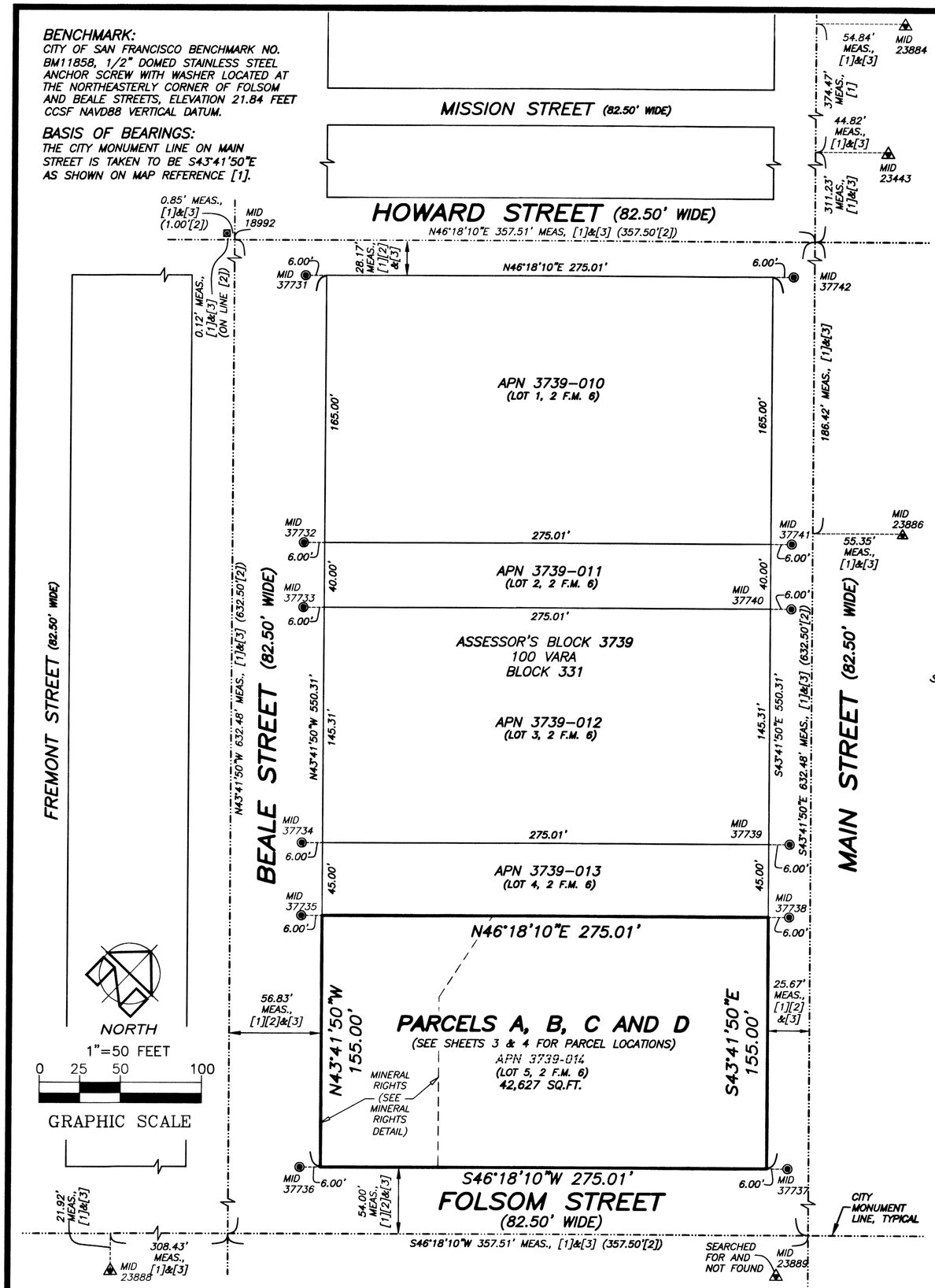
APN 3739-014

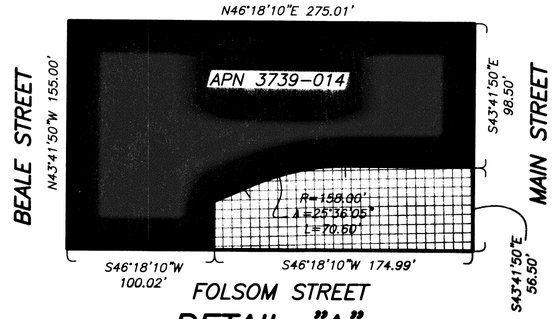
TRANSBAY BLOCK 2

T-1058 BLOCK 2 PM.DWG

BENCHMARK:
CITY OF SAN FRANCISCO BENCHMARK NO. BM11858, 1/2" DOMED STAINLESS STEEL ANCHOR SCREW WITH WASHER LOCATED AT THE NORTHEASTERLY CORNER OF FOLSOM AND BEALE STREETS, ELEVATION 21.84 FEET CCSF NAVD88 VERTICAL DATUM.

BASIS OF BEARINGS:
THE CITY MONUMENT LINE ON MAIN STREET IS TAKEN TO BE S43°41'50"E AS SHOWN ON MAP REFERENCE [1].



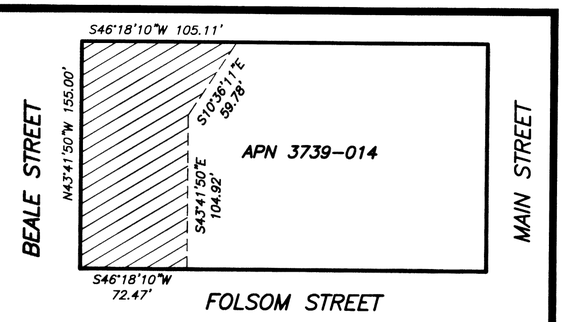


DETAIL "A"
SCALE: 1"=70'

"DECLARATION OF SITE RESTRICTIONS FOR THE RELINQUISHMENT OF POWER OF TERMINATION (TRANSBAY BLOCK 2)" (2021005055)

"DECLARATION OF SITE RESTRICTIONS TRANSBAY BLOCK 2" (2021004361)

NOTE: SEE SAID DOCUMENTS FOR COMPLETE DETAILS. DIMENSIONS PLOTTED ON THIS DETAIL ARE MEASURED AND ON THE PROJECT BEARING SYSTEM.



MINERAL RIGHTS DETAIL
SCALE: 1"=70'

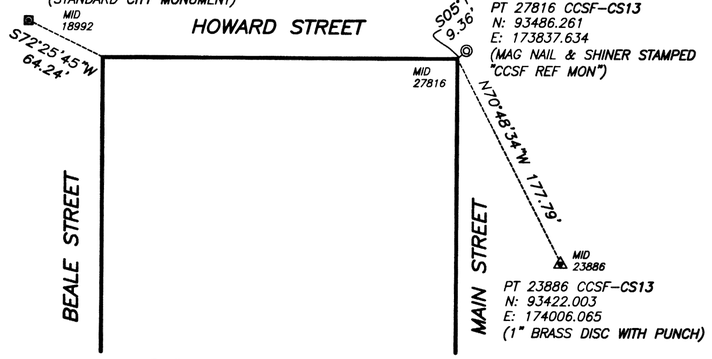
THE TITLE AND EXCLUSIVE RIGHT TO ALL MINERALS WERE RESERVED IN THE HATCHED AREA ABOVE BY THE SOUTHERN PACIFIC COMPANY IN THAT CERTAIN DOCUMENT RECORDED APRIL 10, 1956 IN BOOK 6822, PAGE 127, OFFICIAL RECORDS. SEE SAID DOCUMENT FOR COMPLETE DETAILS.

LEGEND

P.	PARCEL
MEAS.	MEASURED
APN	ASSESSOR'S PARCEL NO.
F.M.	FINAL MAPS
(T)	TANGENT BEARING
(R)	RADIAL BEARING
MID	MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE

- ■ STANDARD CITY MONUMENT (BRASS PIN IN LEAD IN WELL)
- ▲ 1" BRASS DISC W/PUNCH IN WALK
- ● FOUND NAIL IN 3/4" BRASS TAG STAMPED PLS 8954 [3]
- PROPERTY LINE
- RIGHT OF WAY LINE
- MONUMENT LINE
- BUILDING LINE

PT 18992 CCSF-CS13
N: 93262.200
E: 173581.304
(STANDARD CITY MONUMENT)
MID 18992



PT 27816 CCSF-CS13
N: 93486.261
E: 173837.634
(MAG NAIL & SHINER STAMPED "CCSF REF MON")

PT 23886 CCSF-CS13
N: 93422.003
E: 174006.065
(1" BRASS DISC WITH PUNCH)

CCSF-13 DETAIL
NO SCALE

NOTE: THE CCSF-13 (CITY AND COUNTY OF SAN FRANCISCO 2013 COORDINATE SYSTEM) COORDINATE VALUES SHOWN ABOVE WERE TAKEN FROM THAT CERTAIN SURVEY ENTITLED "TOPOGRAPHIC SURVEY FOR TRANSBAY PARK", JOB NO. 2019-28, ISSUE DATE 10/18/2019, PREPARED BY SAN FRANCISCO BUREAU OF STREET USE AND MAPPING.

MAP REFERENCES:
[1] RECORD OF SURVEY NO. 6428 FILED MAY 31, 2012 IN BOOK EE OF SURVEY MAPS, PAGES 19-27, SAN FRANCSICO COUNTY RECORDS.

[2] BLOCK DIAGRAM OF 100 VARA BLOCK 331 DATED JULY 13, 1909 ON FILE AS 3739b.TIF IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

[3] "FINAL TRANSFER MAP 10327" FILED JULY 1, 2021 IN BOOK 2 OF FINAL MAPS, PAGES 6-8, SAN FRANCISCO COUNTY RECORDS.

FIELD SURVEY COMPLETION:
THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON APRIL 24, 2020. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

NOTES:
1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL ANGLES ARE AT 90° UNLESS NOTED OTHERWISE.
3. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
4. ALL DISTANCES SHOWN FROM MONUMENT LINES TO MONUMENT REFERENCE POINTS ARE RECORD AND MEASURED, UNLESS NOTED OTHERWISE. SEE MAP REFERENCE [1].
5. ALL MONUMENT POINTS ALONG FOLSOM, BEALE, HOWARD AND MAIN STREETS NOT SHOWN HEREON WERE SEARCHED FOR AND NOT FOUND. SEE MAP REFERENCE [1].
6. ALL SURVEY POINTS FOUND OR SET PER MAP REFERENCE [3], THAT ARE NOT SHOWN HEREON, WERE SEARCHED FOR AND NOT FOUND.
7. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:
   a) THAT CERTAIN DOCUMENT RECORDED APRIL 10, 1956 IN BOOK 6822, PAGE 127, OFFICIAL RECORDS.
   b) THAT CERTAIN DOCUMENT RECORDED AUGUST 4, 2006, DOCUMENT NO. 2006-I224836, OFFICIAL RECORDS, "TRANSBAY REDEVELOPMENT PROJECT AREA DECLARATION OF RESTRICTIONS" RECORDED AUGUST 4, 2006, DOCUMENT NO. 2006-I224839, OFFICIAL RECORDS, "STATEMENT OF EMINENT DOMAIN LIMITATIONS IN THE TRANSBAY REDEVELOPMENT PROJECT AREA" RECORDED DECEMBER 31, 2007, DOCUMENT NO. 2007-I512986, OFFICIAL RECORDS, "REDEVELOPMENT PLAN FOR THE TRANSBAY REDEVELOPMENT PROJECT AREA" RECORDED JUNE 21, 2019, DOCUMENT NO. 2019-K785439, OFFICIAL RECORDS, AND "REDEVELOPMENT PLAN FOR THE TRANSBAY REDEVELOPMENT PROJECT AREA" RECORDED JUNE 21, 2019, DOCUMENT NO. 2019-K785440, OFFICIAL RECORDS.
   c) "QUITCLAIM DEED" RECORDED JANUARY 12, 2021, DOCUMENT NO. 2021004360, OFFICIAL RECORDS.
   d) "DECLARATION OF SITE RESTRICTIONS TRANSBAY BLOCK 2" RECORDED JANUARY 12, 2021, DOCUMENT NO. 2021004361, OFFICIAL RECORDS.
   e) "DECLARATION OF SITE RESTRICTIONS FOR THE RELINQUISHMENT OF POWER OF TERMINATION (TRANSBAY BLOCK 2)" RECORDED JANUARY 13, 2021, DOCUMENT NO. 2021005055, OFFICIAL RECORDS.
   f) "RELINQUISHMENT OF POWER OF TERMINATION QUITCLAIM DEED (TRANSBAY BLOCK 2)" RECORDED JANUARY 13, 2021, DOCUMENT NO. 2021005056, OFFICIAL RECORDS.

PARCEL MAP 11541

A 4 LOT VERTICAL SUBDIVISION
OF LOT 5, AS SAID LOT IS SHOWN ON "FINAL TRANSFER MAP 10327" FILED JULY 1, 2021 IN BOOK 2 OF FINAL MAPS, PAGES 6-8, SAN FRANCISCO COUNTY RECORDS.

BEING A PORTION OF 100 VARA BLOCK 331

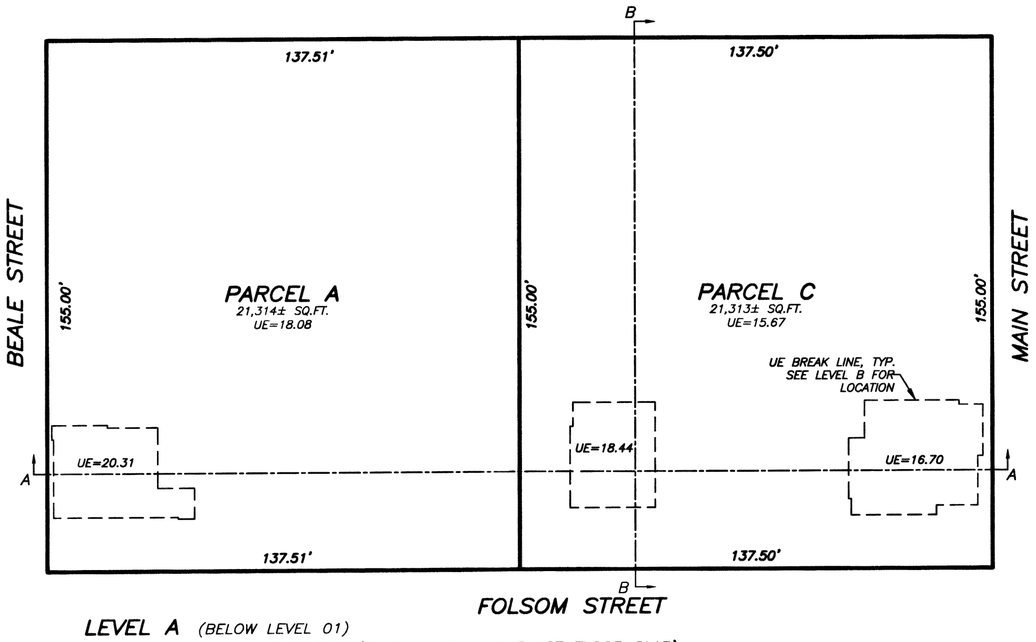
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

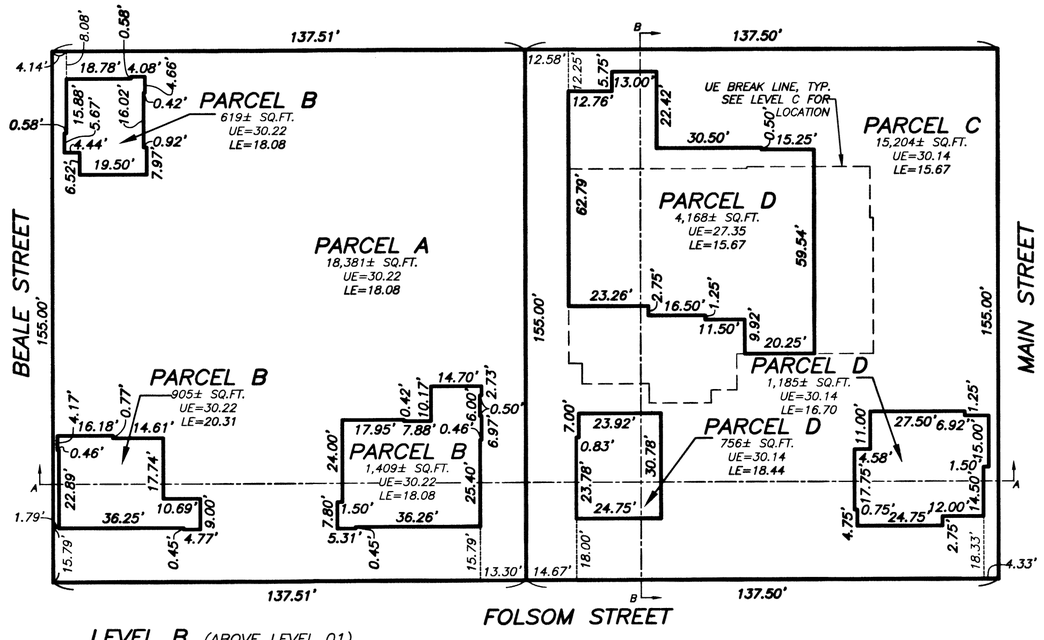
NOVEMBER 2023

APN 3739-014 TRANSBAY BLOCK 2

T-1058 BLOCK 2 PM.DWG



LEVEL A *(BELOW LEVEL 01)*
UPPER ELEVATION = AS SHOWN (CENTERLINE OF THE 1ST FLOOR SLAB)
LOWER ELEVATION = CENTER OF THE EARTH



LEVEL B *(ABOVE LEVEL 01)*
UPPER ELEVATION = AS SHOWN (CENTERLINE OF THE 2ND FLOOR SLAB)
LOWER ELEVATION = AS SHOWN (CENTERLINE OF THE 1ST FLOOR SLAB)

(SEE SHEET 4 FOR SECTIONS)

LEGEND

LE	LOWER ELEVATION
UE	UPPER ELEVATION

RECIPROCAL EASEMENT AGREEMENT NOTE:
THIS SUBDIVISION OF REAL PROPERTY CONTAINS A VERTICAL SUBDIVISION OF AIRSPACE. VERTICAL SUBDIVISIONS OFTEN NECESSITATE RECIPROCAL EASEMENT AGREEMENTS SUCH AS BUT NOT LIMITED TO ACCESS, MAINTENANCE, UTILITIES, SUPPORT, ENCROACHMENTS, EMERGENCY INGRESS AND EGRESS, PERMITTED USES, NO BUILD ZONES, ENVIRONMENTAL HAZARDS, ETC. SOME OF THESE REQUIREMENTS MAY HAVE A PUBLIC NATURE TO WHICH THE CITY AND COUNTY OF SAN FRANCISCO IS OR SHOULD BE A BENEFICIARY. THESE MAY NOT BE DISCLOSED GRAPHICALLY ON THIS SURVEY MAP. USERS OF THIS MAP ARE ADVISED TO CONSULT THEIR TITLE COMPANY AND LEGAL COUNSEL TO DETERMINE WHETHER ADEQUATE PROVISIONS ARE PRESENTLY ON RECORD AND ARE SUFFICIENT AND ENFORCEABLE.

PARCEL AREA TABLE

(AREAS SHOWN IN THE TABLE ARE IN SQ.FT.)

	PARCEL A	PARCEL B	PARCEL C	PARCEL D
	APN 3739-015	APN 3739-016	APN 3739-017	APN 3739-018
LEVEL A	21,314	0	21,313	0
LEVEL B	18,381	2,933	15,204	6,109
LEVEL C	18,813	2,501	15,260	6,053
LEVEL D	21,314	0	21,313	0
TOTAL	79,822	5,434	73,090	12,162
PROPOSED USE	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL

NOTE:
THE PROPOSED ASSESSOR'S PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

NORTH

1"=30 FEET
0 15 30 60
GRAPHIC SCALE

PARCEL MAP 11541

A 4 LOT VERTICAL SUBDIVISION OF LOT 5, AS SAID LOT IS SHOWN ON "FINAL TRANSFER MAP 10327" FILED JULY 1, 2021 IN BOOK 2 OF FINAL MAPS, PAGES 6-8, SAN FRANCISCO COUNTY RECORDS.

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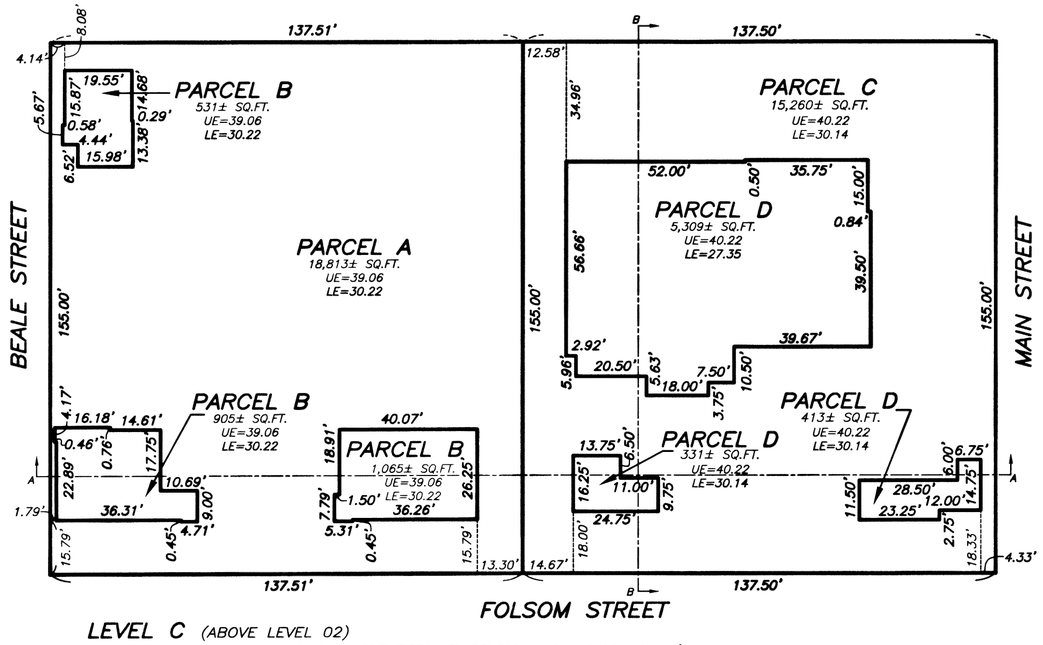
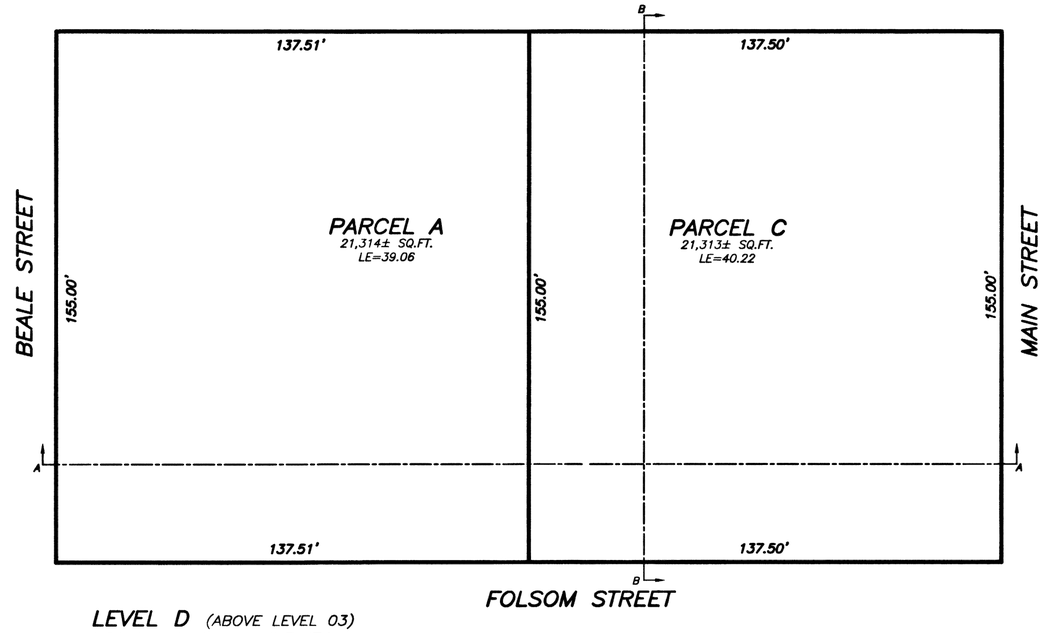
APN 3739-014

TRANSBAY BLOCK 2

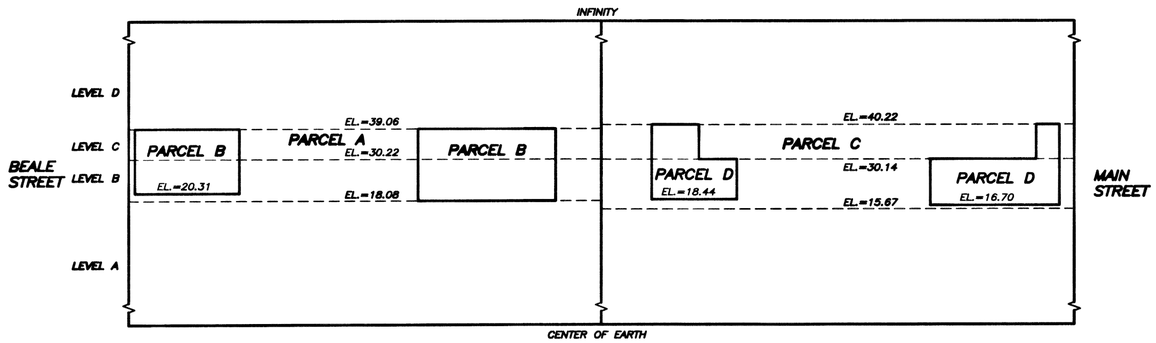
T-1058 BLOCK 2 PM.DWG



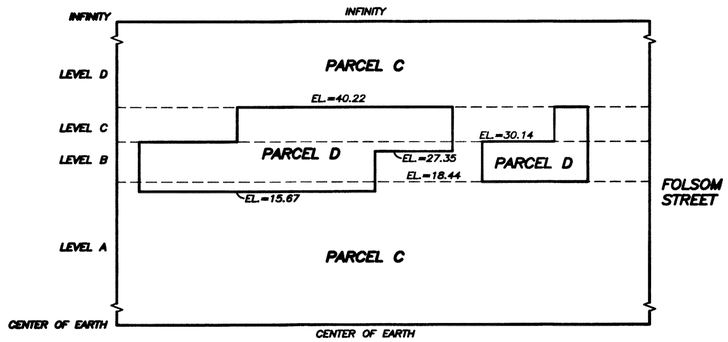
LEVEL C *(ABOVE LEVEL 02)*
UPPER ELEVATION = AS SHOWN (CENTERLINE OF THE 3RD FLOOR SLAB)
LOWER ELEVATION = AS SHOWN (CENTERLINE OF THE 2ND FLOOR SLAB)



LEVEL D *(ABOVE LEVEL 03)*
UPPER ELEVATION = INFINITY
LOWER ELEVATION = AS SHOWN (CENTERLINE OF THE 3RD FLOOR SLAB)



SECTION A
NO SCALE



SECTION B
NO SCALE

LEGEND

EL.	ELEVATION
LE	LOWER ELEVATION
UE	UPPER ELEVATION

RECIPROCAL EASEMENT AGREEMENT NOTE:

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TRANSBAY BLOCK 2

T-1058 BLOCK 2 PM.DWG

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

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

- [x] 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- [ ] 2. Request for next printed agenda (For Adoption Without Committee Reference)
  (Routine, non-controversial and/or commendatory matters only)
- [ ] 3. Request for Hearing on a subject matter at Committee
- [ ] 4. Request for Letter beginning with "Supervisor _____ inquires…"
- [ ] 5. City Attorney Request
- [ ] 6. Call File No. _____ from Committee.
- [ ] 7. Budget and Legislative Analyst Request (attached written Motion)
- [ ] 8. Substitute Legislation File No. _____
- [ ] 9. Reactivate File No. _____
- [ ] 10. Topic submitted for Mayoral Appearance before the Board on _____

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission

☐ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

☐ Yes ☐ No

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

Sponsor(s):

Dorsey

Subject:

Official Naming of Streets – Transbay Redevelopment Plan

Long Title or text listed:

Resolution reserving East Clementina Street and East Tehama Street as official street names for an area from The Embarcadero westward to 1st Street and specifically naming the yet to be constructed one block segments of East Clementina and East Tehama Streets between Main and Beale Streets that currently are slated for public improvement and dedication as public right-of-way as part of the Transbay Redevelopment Plan.

Signature of Sponsoring Supervisor: Matt Dorsey