

MISSION BAY BLOCKS 29-32 (MAP8593)

NOTES:

1. *This is a draft based on available City Comments on the Tentative Map Application, as of July 13, 2015.*
2. *It is understood that this draft is to provide a status of the review to date in order to provide advanced information on the Conditions of Approval of the Tentative Map; the Final Map; the Easement Vacations; Public Improvement Agreement; and Improvement Plans.*
3. *The Conditions of Approval cannot be finalized or signed without a General Plan & CEQA Referral, OCII statement of consistency with the Redevelopment Plan and Certification of the pending Environmental Impact Report ("EIR"), including but not limited to any conditions or Environmental Mitigation Measures related to the EIR.*
4. *This document is subject to additional City comments and review and approval by the City Attorney, the City and County Surveyor and the Director.*

DEPARTMENT OF CITY PLANNING

1. The Tentative Map is hereby approved by the Planning Department as determined by the referral letter dated _____, 2015 finding that the subdivision is consistent with CEQA per the FEIR certified on _____, 2015 and the General Plan and/or Specific Plan as applicable.

OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE (OCII)

The Tentative Map is in substantial conformance with the Blocks 29-32 Major Phase application and is consistent with the Mission Bay South Plans and Plan Documents, including the Mission Bay South Redevelopment Plan, Infrastructure Plan, the Scope of Development and the Design for Development, pursuant to Section 1434 of the Mission Bay Subdivision Code. The Agency hereby approves the Tentative Map for Blocks 29-32 as of _____, 2015, subject to the following :

1. This tentative Map shall be subject to the conditions of the Blocks 29-32 Major Phase approval.
2. Public Improvement Plans shall be in accordance with the Mission Bay South Plan and Plan Documents.
3. Improvements Plans shall show utility laterals to all developable lots.

DEPARTMENT OF BUILDING INSPECTION (DBI)

1. All resultant lots shall have direct frontage to a public street or have access to a public way through a private street.
2. Preliminary Geotechnical Evaluation Report (Soils Report) shall be amended to include the information on the suitability of the earth materials for the construction

of stable embankments and excavation slopes together with recommended construction procedures needed to obtain stability.

3. Preliminary Geotechnical Evaluation Report (Soils Report) shall be amended to include the information on slides, springs and seepage conditions, faults and erosion problems together with recommendations for correction of any problems or hazards presented by such conditions.
4. Any private roadways, being as an equivalent to public way serving the adjoining lots, will also be used by Fire Department apparatus and shall be improved to Public Works Standards.
5. Any pedestrian use for these private roadways should be accommodated by separate pedestrian sidewalk on both sides when there will be occupant ingress-egress uses on each side. Sidewalk width shall in accordance with Mission Bay South Infrastructure Plan or as amended by the approved Blocks 29-32 Major Phase.
6. Building permit will be required for any improvement work as noted in San Francisco Building Code (Sections 106.1 and 106.2) and within private or city-owned property (including installation and improvement in future public way, but to be constructed before their dedication) where site location is within the jurisdiction of the City and County of San Francisco. (Please refer the San Francisco Building Code Section 106.2, which is an amendment to Section 106.2 of the California Building Code, for construction that may be exempted from building permit application.)

SAN FRANCISCO PUBLIC UTILITY COMMISSION (SFPUC)

SFPUC-Wide

1. No warping of the sidewalk to accommodate vertical construction will be allowed.
2. The public and private utilities shall be designed and shown on the Improvement Plans, subject to the City's acceptance, so as to avoid conflicts in utility location and accessibility. Private utilities shall be designated as private.
3. The Improvement Plans shall show how the construction will not interrupt the utility service or access to the existing or adjacent tenants.
4. As-builts in AutoCAD and scans of contractor redlines shall be submitted to the SFPUC via Public Works.
5. Utilities in private streets shall be connected to the City systems in the City street right-of-way and installed or be stubbed out at a point just outside the City Street right-of-way prior to completion of the street base and surfacing.
6. Water, wastewater and streetlight facilities in private streets shall be private.

7. Any proposed utility easements for SFPUC facilities require review and approval of the SFPUC on a case-by-case basis.
8. Proposed easement vacations require review by the affected utility and the City Attorney's Office must be completed in accordance with applicable law and prior written agreements. Approval of this Tentative Subdivision Map shall not constitute approval of any proposed easement vacations.
9. Improvement Plans shall include a notation to contractors that construction shall not interrupt the utility service or access to existing tenants or residents at any point in time or disrupt the appropriate conveyance of overland flow of stormwater as defined in the Mission Bay Subdivision Regulations and by the SFPUC.
10. Improvement Plans to be reviewed and commented upon by SFPUC shall include plans for the demolition of any existing SFPUC facilities, including but not limited to piping, pump stations or stormwater management facilities that were previously serving the area or providing interim service to the area that will be replaced by new SFPUC facilities, as they come online.
11. The Subdivider shall show the size and location of all utility systems with reference to rights of way for review and approval in the applicable Improvement Plans. Flow calculations shall be included for review and approval with said Improvement Plans. The Subdivider shall clearly indicate whether streets will be dedicated to the City and whether interim utility easements will apply and whether and when utility facilities and improvements will be owned and maintained by the City.
12. Utilities for and serving Open Space Lots shall be shown on applicable Improvement Plans.
13. Gas service shall be provided on all blocks and shall be shown on all applicable Improvement Plans.
14. When ultimate facilities are constructed, the Subdivider shall relocate, abandon and/or remove, to the satisfaction of SFPUC, the existing water lines, sanitary sewer and storm drain facilities within any vacated streets within the area shown on the Final Map. Further, the Subdivider shall abandon and/or remove, to the satisfaction of the Director of Public Works, any abandoned private storm system that will ultimately be within any public property or right-of-way. The Subdivider shall cause such relocation, abandonment, and/or removal obligations to be reflected in the applicable Public Improvement Agreement ("PIA") to the extent practicable.
15. Where the Subdivider is required by these conditions to provide the City rights to operate and maintain interim facilities, Subdivider shall convey such rights to the

City prior to approval of the applicable PIA unless the Director, in consultation with the SFPUC, approve an alternate arrangement in their sole discretion.

16. Utility laterals shall be connected to the City systems in the City right-of-way and be stubbed out at a point at least 1' outside the City street right-of-way prior to completion of the street base and surfacing to avoid trenching the street at a future date. For those utilities requiring meters, they shall be located within the City right-of-way.
17. Prior to approval of any Improvement Plans related to this Subdivision and its associated street improvements, the Subdivider shall submit for review and receive SFPUC approval a detailed Utility Acceptance Plan, separate from the Stormwater Control Plan, for this Subdivision and its associated street improvements that clearly shows all proposed stormwater, sanitary and combined sewer infrastructure that will be proposed for acceptance by the City following completion of the public improvements included in the area included in this Tentative Subdivision Map.
18. The SFPUC is not waiving any rights or interests in the subject property that may exist by law.

SFPUC Water Conservation

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

SFPUC City Distribution Division

1. Plans must be submitted to, and approved by, the San Francisco Fire Department ("SFFD") to determine the location of proposed hydrants and the necessary fire flow prior to submitting requests for Street Improvement Permits or other permits impacting existing or proposed SFPUC water facilities and fire hydrants.
2. The Subdivider shall work with SFPUC City Distribution Division ("CDD") to conduct a hydraulic analysis to ensure the proper main and service sizes are used. NOTE: Send a request to CDDengineering@sfwater.org to initiate this process.
3. All connections to existing or proposed water mains (potable, recycled, AWSS) shall be done by SFPUC-CDD. The Subdivider can prepare the site and install mains and services, but CDD must make all connections to existing or active proposed facilities.
4. All proposed connections shall be clearly identified in the Improvement Plans.

5. Any proposed work on existing water infrastructure that is currently owned by the SFPUC shall require further review and approval by SFPUC-CDD.
6. The Subdivider shall resolve, to CDD's satisfaction, the following issues found in this map:
 - a. The 12" AWSS water main on 3rd Street is not shown as being continuous.
 - b. The 12" ductile-iron water main on 3rd Street is not shown as being continuous.
 - c. The existing 8" cast-iron water main and associated valves are not shown in the right location. This main's gate and air valves at the intersection of 3rd and 16th Streets are 32' south of the northern property line. At the intersection of 16th and Illinois Streets, a gate valve and air valve on the main are 12' south of the northern property line. Verify the location of this main in the field and provide accurate information in all future submittals.
 - d. Specify the utilities of the 18" steel main and the 2" pipe on 16th Street.
 - e. Locations of water mains do not match our records. Verify the locations of water mains and clearly specify on future drawings whether the mains and services are existing or proposed.
 - f. Clearly call out the proposed connections between existing water mains and the proposed mains or services.
 - g. What does the proposed potable water line connect to at Illinois Street? The drawing shows it connecting to nothing. All proposed connection points should be clearly identified.
 - h. The size of the new LPW on 16th Street should be clearly depicted on improvement plans.
 - i. Subdivider shall apply for and obtain a vacation or quitclaim for all existing encumbrances affecting the subject property pursuant to BSM-Mapping and Subdivision Condition #5 below.
7. Water meters must be a minimum of five feet from proposed trees.
8. The Subdivider shall prepare and submit a drawing showing only water utilities as part of the Improvement Plans.
9. Any existing or proposed water valves must be within the footprint of the public right-of-way and outside of any bulbouts, planters, permeable paving, etc.

10. Publicly maintained recycled water mains cannot be under a sidewalk and must be in the public right-of-way.
11. All changes and additions to existing potable and fire water distribution facilities need to be prepared in accordance with SFPUC-CDD standards and to the satisfaction of the SFPUC.

SFPUC Wastewater Enterprise

1. Sanitary sewer discharge locations must be reviewed by the SFPUC and approved at the SFPUC's sole discretion.
2. The Subdivider shall meter all flows exiting this Subdivision in perpetuity. The Subdivider shall be responsible for ownership and maintenance of equipment to the satisfaction of the SFPUC.
3. The Subdivider shall commit to fair share negotiations with SFPUC for impacts to sewer and treatment systems.
4. The Subdivider shall not install new force mains beneath the public right-of-way without specific written approval of the SFPUC; however, any new force mains on private property shall be privately owned and maintained.
5. Final connection to both storm and sanitary mainlines shall be subject to SFPUC Wastewater Enterprise (WWE) Collection Systems Division (CSD) inspection. Contact Kent Eickman at keickman@sfgwater.org for inspections.
6. All new infrastructure installed by the Subdivider shall conform to Mission Bay Standard Specifications, subject to SFPUC review and approval. Existing laterals should be utilized as approved by SFPUC.
7. Pre- and post-construction video inspection of existing sewer and storm mains around this Subdivision shall be submitted to WWE/CSD for review and approval.
8. The Subdivider is responsible for any efforts to mitigate damaged utilities as determined by SFPUC. All gravity utilities within a 20' proximity of pile driving activities shall be monitored for settlement and vibration impacts. The Subdivider shall submit a work plan to WWE/CSD for review and approval.
9. Groundwater discharge into the sewer system is not allowed; please contact Tomio Takeshita, Pretreatment Program Manager for details at ttakeshita@sfgwater.org.
10. The Subdivider shall submit a monitoring plan to the SFPUC for approval prior to start of work for vibration due to construction activities (pile driving, compaction, etc.) to protect the utilities.

11. The Subdivider shall submit to, and receive approval of WWE/CSD for a plan to avoid impact to existing utilities prior to start of work.
12. The Subdivider shall perform pre-construction inspections prior to any excavation and post-construction inspections of wastewater assets. Video inspections performed by the developer shall comply with SFPUC standards. Resultant damages shall be remedied by the Subdivider.
13. Any changes to street flow, such as moving/changing catch basins, and bulbouts, will require a street flow analysis. The analysis will require approval.
14. Future plans and specifications must designate sewers as combined, sanitary or storm sewers.

SFPUC Power Enterprise

1. The streetlight facilities installed on private streets shall not be owned or maintained by the City.
2. Street light facilities on public streets shall be in accordance with Mission Bay Standards and as approved by SFPUC.

SAN FRANCISCO FIRE DEPARTMENT (SFFD)

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

installed per the AWSS requirements determined by Fire Dept. Support Services and the PUC.

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

DEPARTMENT OF TECHNOLOGY (DT):

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

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

1. Subdivider shall not submit any Final Map Checkprint unless accompanied by a fully approved set of Improvement Plans for the areas pertaining to said Checkprint.
2. Prior to or concurrent with the submittal of the first Final Map Checkprint, pursuant to Government Code section 66473.7, Subdivider shall submit in writing either:
 - a) a water supply verification from the local water provider; or
 - b) confirmation from the local water provider that the subdivision is exempt from such requirement pursuant to section 66473.7(i)."
3. Subdivider shall provide a geotechnical report with detailed recommendations for design and construction of Public Infrastructure, including Open Space, within a proposed Final Map prior to issuance of a Public Works construction permit. The geotechnical consultant of record shall review all plans, specifications, and relevant design documents for the infrastructure and provide a letter to the City indicating that these project-specific design and permit plans and specifications have been reviewed, and conform to the requirements and recommendations of the geotechnical report. The geotechnical consultant then of record shall also observe construction of infrastructure as they determine to be appropriate so as to confirm subsurface conditions and compliance with the project geotechnical reports. A letter confirming that such observations were made, and confirming that construction conformed with the recommendations of the geotechnical consultant of record shall be provided to the City prior to and as a condition of City acceptance and/or final inspection of all Open Space Lots and Public Right-of-Way.
4. Prior to issuance of Public Works Construction Permits, Subdivider shall show on Improvement Plans or other equivalent construction documents any operational utility connection and services affected by the development proposed within the Final Map area. Subdivider shall also note on said Plans the requirement that contractors obtain DPW approval, prior to commencing construction, of a plan that shows how all such connections and services will be maintained during the staging of construction and thereafter. To the extent such connections and services are being modified or relocated, the Improvement Plans shall indicate such changes.
5. Subdivider shall execute a Public Improvement Agreement (PIA) including required security at the earlier of:
 - a) prior to recording a Final Map in the event Subdivider has not completed the infrastructure improvements required within the Final Map or
 - b) prior to issuance of DPW construction permits if the Subdivider will construct public improvements in advance of a Final Map.
6. Any Public Improvement Agreement shall require Approved 100% Improvement Plans prior to acceptance by Public Works. The form and amount of security

shall be addressed in each PIA. The PIA shall be executed to the satisfaction of the Director prior to mylar submission of a Final Map.

7. Subdivider shall be required to obtain an encroachment permit for any privately owned improvements that occupy a current or future public right-of-way.
8. The Subdivider shall show on Improvement Plans all improvements, including those beyond the boundaries of the proposed Final Map, that are required to provide necessary utilities and access for the area included in the Final Map.
9. Improvement Plans shall be in conformance with the Mission Bay Subdivision Regulations, except where a design modification or exception is requested by Subdivider and approved in writing by the Director.
10. Subdivider shall be required to obtain a Permit to Enter any City public property that is not public right-of-way prior to any construction unless covered by a master lease or other access agreement between Subdivider and City. For any construction within a public right-of-way or area proposed to be a future public right-of-way, Subdivider shall obtain any required Public Works construction permits and any permits that other City Agencies may require.
11. Subdivider shall provide a copy of Approved 3rd Party Utility Plans to the City together with the Improvement Plans prior to obtaining a Street Improvement Permit. Such plans shall be identified with the caption "for reference only."
12. Subdivider shall construct the entire right-of-way width of affected streets as part of this Subdivision as a condition precedent to City to acceptance and maintenance of the improvements.
13. Subdivider shall provide an irrevocable offer of dedication for the land needed for construction of all public right-of-way improvements proposed within these Tentative Maps. The area of dedication shall be more than or equal to the area of street vacations requested within the area of each Final Map. Such irrevocable offers shall accompany the PIA and meet the approval of the City Attorney. Subdivider shall provide such irrevocable offers as a condition precedent to any City approval of a street vacation request associated with a Final Map. And, City shall have executed and Subdivider shall have recorded any Street Vacation Deed prior to recording an associated Final Map.
14. Subdivider shall not be permitted to grade outside of the street rights of way until Subdivider furnishes proof to the Director of all necessary rights of entry, permits, and easements as applicable, necessary for construction of grading and drainage improvements. Any such grading, slopes and transitions to properties adjacent to construction in the street rights of way must comply with the applicable City regulations.
15. For those private properties within the subdivision boundaries that are not part of the subdivision, the Subdivider shall ensure that access from such private

properties to the public right-of-way for pedestrian, vehicle and utilities is maintained at all times.

16. Subdivider shall submit updated grading plans at the time Improvement Plans are submitted. Where grading is proposed adjacent to private properties that are not a part of the subdivision, updated grading plans shall address how access and drainage between such private parcels and adjacent areas will be maintained.
17. Where new public utility facilities are proposed on private properties outside the boundaries of a proposed Final Map, but serving the property inside the Final Map, Subdivider shall include in Improvement Plans the drainage plans referencing the necessary property rights obtained for installation and operation of such drainage facilities. Copies of any license or easement agreements shall be provided to the Director for review and approval prior to recordation of an associated Final Map.
18. Where a new joint trench is proposed on private properties outside the boundaries of a proposed Final Map, but serving the property inside the Final Map, Subdivider shall include in Improvement Plans the proposed joint trench plans referencing the necessary property rights obtained for installation and operation of such joint trench. Copies of any license or easement agreements shall be provided to the Director for review and approval prior to recordation of an associated Final Map.
19. Subdivider shall show all existing easements on the applicable Final Map or if not shown, Subdivider shall vacate such easements prior to recording the Final Map.
20. Subdivider shall submit no Tentative Maps, subsequent Street Improvement Plans and Final Maps inconsistent with City Dedication and Official Grade Maps for right-of-way, lane and sidewalk widths for the existing street sections.
21. Prior to issuance of any Street Improvement Permit, Subdivider shall provide sufficient information for review at the Director's discretion with regards to callouts on the plans to a "curb cut" and a "curb drain", neither of which are currently defined or detailed.
22. Subdivider shall execute a PIA that includes a provision that the Subdivider shall maintain in perpetuity the bio-swale facilities, including the proposed bubble-up structures and pipes under the bio-swale areas.
23. Subdivider shall include in street improvement plans all off-site connections necessary in order to make any utilities operational, to the satisfaction of the Director. Subdivider shall clarify where the connection points are located for the storm drain, combined sewer, reclaimed water, low pressure water, high pressure water and joint trench utilities. (Current plans show utility mains extending beyond the limits of street improvements but with no connection points)

24. Subdivider shall execute a PIA that includes a provision that the Subdivider shall maintain in perpetuity the permeable pavement within the street sections.
25. Subdivider shall prepare detailed Improvement Plans providing for Blue accessible parking zones (at least 4% of the total on-street parking) and White accessible loading zones throughout the site, to the satisfaction of the Director.
26. Subdivider shall not design utilities (including Joint Trench) parallel to and beneath the bio-retention systems, but utilities may cross at perpendicular angles underneath the bio-retention systems.
27. Where proposed reclaimed water lines are located at the centerline of certain streets, the Subdivider shall submit for review and approval of the Director, in consultation with the PUC, additional information and mitigation measures for maintenance issues associated with closing both lanes of traffic for future maintenance of this pipe. The Subdivider shall obtain approval of the proposed location prior to issuance of any associated Street Improvement Permit.
28. Subdivider shall verify all vertical and horizontal sight distance requirements are met prior to issuance of any associated Street Improvement Permit.
29. The Subdivider shall design the proposed joint trench throughout the site to not be located under any curbs.
30. Subdivider shows proposed utilities within the Tentative Map that may lack the required horizontal clearance from other utilities and surface features (i.e. curbs). The Subdivider shall meet all utility separation criteria, to the satisfaction of the Director and the SFPUC, prior to issuance of any associated Street Improvement Permit.
31. Subdivider shall design tree-wells that provide for a 2 foot courtesy strip between the edge of the tree-well and face of curb. Subdivider shall not design a curb that is used as a wall/retaining device for the tree-well. Subdivider shall design public streets using City standard curb and gutter on the edge of the roadway.
32. The geotechnical consultant then of record shall also observe construction of park and public infrastructure improvements as they determine to be appropriate so as to confirm subsurface conditions and compliance with the project geotechnical reports. A letter confirming that such observations have been made and confirming conformance of construction with the recommendations of the geotechnical consultant of record shall be provided to the City prior to and as a condition of City acceptance and or final inspection of all park and public infrastructure improvements.

33. Provide Improvement Plans in accordance with Mission Bay Subdivision Code Section 1446 and Mission Bay Subdivision Regulations VII (A) and the Plan and Plan Documents.
34. Improvement Plans shall show any operational utility connection and services, if any, affected by the associated subdivision phase. Improvement Plans shall show how any such connections and services will be maintained during the staging of construction and thereafter. To the extent any such connections and services are being modified or relocated, the Improvement Plans shall indicate such changes.
35. On Improvement Plans, sidewalk cross slopes shall be in conformance with Mission Bay Subdivision Regulations and the Plan and Plan Documents except where a variance or exception is requested by Subdivider and approved by the City.
36. Roadway and sidewalk widths shall comply with City Standards for new subdivisions. Cross slopes and traverse slopes for roadway, sidewalks and gutters shall comply with City Standards for new subdivisions. Sidewalk cross sections shall comply with City standards. Improvement Plans shall show the street cross slope as from the center of street to lip of concrete gutter. Curb ramp design shall follow DPW standards.
37. Subdivider shall be required to obtain a Site Improvement and/or Street Improvement Permit from DPW prior to any construction.
38. Subdivider shall furnish City with a copy of the as-built Improvement Plans in both electronic CADD and Mylar formats, and any reports required by the Plans and Specifications.
39. As part of the subdivision Improvement Plan review, the various types of paving consistent with the approved Streetscape Master Plan for the sidewalk shall require approval from the Permits Division of the Bureau of Street-Use and Mapping.
40. Street and sidewalk widths are to be substantially consistent with the Infrastructure Plan then in effect.
41. The utilities shown in the right of way or the joint trench on the drawings will be identified for information only. City approval of the design and Improvement Plans and issuance of the Street Improvement Permit shall in no way constitute approval or authorization for such utilities to occupy public right-of way. All utilities occupying the joint trench must satisfy the application requirements set forth in Section 2.4.10 (a) (iv) of the Public Works Code and all other applicable local, state and federal laws pertaining to occupancy of the public right-of-way.
42. The following improvements will be developed according to the requirements as set out in the Mission Bay South Infrastructure Plan;

- a) Third Street from South Street to Sixteenth Street. (That portion not previously developed or constructed by adjacent Mission Bay projects.)
 - b) Sixteenth Street from Third Street to Terry A. Francois Boulevard. (That portion not previously developed or constructed by adjacent Mission Bay projects.)
 - c) South Street from Third Street to Terry A. Francois Boulevard. (That portion not previously developed or constructed by adjacent Mission Bay projects.)
 - d) Terry A. Francois Boulevard from Sixteenth Street to South Street.
43. Prior to the Final Map approval, Subdivider shall submit to the Director of Public Works a cumulative annual itemized total of all vehicle trips (Traffic Triggers as described in the Mission Bay FSEIR Mitigation Measures) in the South Plan Area that have been authorized through Major Phase Approvals or Tentative Subdivision Map approvals as well as at the time of each Final Map submittal.
44. Private communications' cabinets, conduits and appurtenant facilities on, under or across public sidewalk shall require an Encroachment Permit.

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

1. Provide brass cap monuments on a six (6) foot offset line at each property corner extended and at right of way intersections, provide monumentation at the point of intersection of the six (6) foot offset lines. Reference the set monumentation on the Improvement Plans and the Final Map as appropriate or show monumentation TO BE SET at each location noted above. In addition, Security in an amount of \$3,100.00 for each brass monument shall be filed with the Department of Public Works with each Final Map approval guaranteeing that the monuments will be set within (3) years from recordation of the associated Final Map or an extended period of time as thereafter approved by the Director of the Department of Public Works, but no longer than five (5) years from the date of recordation of said Final Map. All provisions of the Subdivision Map Act and Professional Land Surveyors Act shall be complied with.
2. Provide Public Improvement Agreement pursuant to Section 1451 of the Mission Bay Subdivision Code and security. Provide Certificate of Improvement Agreement in accordance with Section VIII (B) (6) of the Mission Bay Subdivision Regulations on the Final Map in the event Subdivider has not completed the improvements required as part of his proposed subdivision prior to recording the Final Map.
3. Subdivider shall provide the City with Irrevocable Offers of Dedication for Third Street and Terry Francois A. Francois Boulevard to be recorded concurrently with the Final Map.

4. Subdivider shall provide the City with Irrevocable Offer of Dedication for park purposes for Bay Front Park.
5. Existing City easements shall be vacated by the Board of Supervisors or quitclaimed after the Director of Public Works determines that appropriate alternate facilities have been constructed to City Standard.
6. Provide City a copy of any private easements quitclaimed by its easement holder.
7. Subdivider shall prepare and submit with the Final Map Checkprint a matrix showing when and how the subdivider has complied with the Conditions of Approval.
8. Subdivider shall provide for reciprocal easements between private lots subject to review and approval by the City. Where appropriate the City shall be named as a third party beneficiary to easements and shall review any subsequent amendment to the reciprocal easement agreement.

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SAN FRANCISCO EXAMINER

This space for filing stamp only

835 MARKET ST, SAN FRANCISCO, CA 94103
Telephone (415) 314-1835 / Fax (510) 743-4178

Paul Mabry
CCSF PUBLIC WORKS/STREET USE/MAPPING
1155 MARKET ST 3RD FLOOR
SAN FRANCISCO, CA - 94103

EXM#: 2801979

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of SAN FRANCISCO) ss

Notice Type: HRG - NOTICE OF HEARING

Ad Description:

NOTICE IS HEREBY GIVEN THAT THE DIRECTOR OF PUBLIC WORKS HAS REC

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the SAN FRANCISCO EXAMINER, a newspaper published in the English language in the city of SAN FRANCISCO, county of SAN FRANCISCO, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of SAN FRANCISCO, State of California, under date 10/18/1951, Case No. 410667. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

10/06/2015

Executed on: 10/06/2015
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

NOTICE IS HEREBY GIVEN THAT THE DIRECTOR OF PUBLIC WORKS HAS RECEIVED AN APPLICATION FOR A SUBDIVISION AT ASSESSOR'S BLOCK 8722 LOTS 001 AND 008.

The Director of Public Works, together with the Planning Department and other City agencies will review the application for conformity with the General Plan, and with the requirements of the Subdivision Map Act, San Francisco Subdivision Code, Plan and Plan Documents and applicable regulations for the Tentative Final Map being a merger and eight (8) parcel subdivision and a 100 commercial unit condominium project lying within the Mission Bay South Redevelopment Area.

The Department of Public Works staff will mail this notice to all property owners within 300 feet of the property that is the subject of this application.

A public hearing will be held by the Director of Public Works to consider this proposal in Room 400, City Hall, 1 Dr. Carlton B. Goodlett Place, at 9:00 a.m. on October 28, 2015.

Testimony at the Director of Public Works' hearing **will be restricted** to technical surveying/engineering issues of the Tentative Final Subdivision Map. Other issues, such as building permits, conditional use permits, building heights, zoning, parking, and restricted views **WILL NOT** be considered at this hearing. Inquiries regarding building permits, etc. should be directed to the Department of Building Inspection at (415) 558-6088. Inquiries regarding General Plan conformance should be directed to the Planning Department at (415) 558-6378. Redevelopment questions including zoning and permitted uses should be directed to the City and County of San Francisco Office of Community Investment and Infrastructure at (415) 749-2400.

All comments must be filed, in writing, with the Director of Public Works, Room 348, City Hall, 1 Dr. Carlton B. Goodlett Place, before 5:00 p.m. on Friday, October 23, 2015, or may be made orally during the public hearing. Additional information, if desired, may be viewed between the hours of 8AM and 5PM from October 21, 2015 to October 27, 2015 in

1155 Market Street, Third Floor, San Francisco, CA 94103. For further information contact subdivision.mapping@sfdpw.org, or (415) 554-5827.

Signature



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NEIGHBORHOOD NOTIFICATION

Date: October 3, 2015

Edwin M. Lee
Mayor

Mohammed Nuru
Director

Jerry Sanguinetti
Manager

Street Use and Mapping
1155 Market St., 3rd floor
San Francisco, CA 94103
tel 415-554-5810

sfpublicworks.org
facebook.com/sfpublicworks
twitter.com/sfpublicworks

NOTICE IS HEREBY GIVEN THAT THE DIRECTOR OF PUBLIC WORKS HAS RECEIVED AN APPLICATION FOR A SUBDIVISION AT ASSESSOR'S BLOCK 8722 LOTS 001 AND 008.

The Director of Public Works, together with the Planning Department and other City agencies will review the application for conformity with the General Plan, and with the requirements of the Subdivision Map Act, San Francisco Subdivision Code, Plan and Plan Documents and applicable regulations for the Tentative Final Map being a merger and eight (8) parcel subdivision and a 100 commercial unit condominium project lying within the Mission Bay South Redevelopment Area.

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Sincerely,

Bruce R. Storrs
City and County Surveyor



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 184159

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10/19/2015

X *Frank W. Lee*

Lee, Frank W

Approver



San Francisco Public Works

Making San Francisco a beautiful, livable, vibrant, and sustainable city.