

Introduced by

2015 JUN -4 PM 1:10


Office of the City Attorney

Councilmember

OAKLAND CITY COUNCIL

Resolution No. 85618 C.M.S.

RESOLUTION ADOPTING APPROPRIATE CEQA FINDINGS AND CONDITIONALLY APPROVING A PHASE 1 FINAL MAP FOR TRACT NO. 8194 LOCATED AT 747 52ND STREET AND AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A SUBDIVISION IMPROVEMENT AGREEMENT WITH CHILDREN'S HOSPITAL AND RESEARCH CENTER OAKLAND FOR DEFERRED CONSTRUCTION OF PUBLIC INFRASTRUCTURE IMPROVEMENTS AS A CONDITION TO FINAL MAP APPROVAL FOR TRACT NO. 8194

WHEREAS, Children's Hospital and Research Center Oakland ("CHRCO"), now UCSF Benioff Children's Hospital Oakland, is an existing hospital facility that contains a complex of medical buildings on a triangular site, located at 747 52nd Street, in the northern portion of the City of Oakland, Alameda County; and

WHEREAS, CHRCO is the owner of 73 certain parcels of real property, recorded by the Alameda County Clerk-Recorder; and

WHEREAS, CHRCO has developed a Campus Master Plan Project ("Master Plan") that provides for the development of new and replacement facilities within the existing 11-acre CHRCO campus; and

WHEREAS, the Master Plan will be developed in two phases; and

WHEREAS, Phase 1 of the Project would include: (a) demolition of one residential building; (b) minor rear yard additions on two residential buildings; (c) construction of a 6-story, 89,100 sq. ft. Outpatient Center ("OPC2") and a 1,100 sq. ft. addition to the Central Plant Building; (d) construction of a new entrance to the existing parking garage off Martin Luther King Jr. Way; (e) landscaping and circulation improvements; (f) renovation of 95,500 sq. ft. within the existing CHRCO site; and (g) removal of nineteen trees, preservation of seven trees, and the installation of new native landscaping and bio-filtration planting areas around the OPC2 building; and

WHEREAS, Phase 2 of the Project would include: (a) demolition of one residential building, a modular building, the rear portions of three residential buildings, the B/C Wing, the existing heli-stop structure, the Bruce Lyon Memorial Research Center, the HemOnc

Administrative Building, and several trailers; (b) construction of a 2-story, 14,500 sq. ft. Family Residence Building with 12 to 16 residential units, a 3-story 31,300 sq. ft. Clinical Support Building, a 5-story, 43,500 sq. ft. Link Building with a heli-stop on the roof; a 5-story, 101,000 sq. ft. Patient Pavilion, a 3,800 sq. ft. Central Utility Plant Building, and a 4-story, 114,900 sq. ft. parking structure with 334 stalls; (c) acquisition and improvement of 1.5 acres of Caltrans Right-of-Way; (d) improvement of site access and circulation to 52nd Street and Dover Street; (e) landscaping and utilities improvements; (f) renovation of 42,342 sq. ft. within the existing CHRCO site; (g) relocation of two residential buildings east of the Family Residence Building; and (h) removal of 89 trees, preservation of 36 trees, and the installation of new native landscaping and bio-filtration planting areas; and

WHEREAS, CHRCO applied to the City of Oakland for a Vesting Tentative Tract Map (VTTM 8194) to merge all of the parcels owned by CHRCO and subject to the Master Plan (with the exception of 670 53rd Street and 770 53rd Street) into three parcels, which specifically proposed the following:

- Parcel A would merge 29 parcels into a 128,563 sq. ft. parcel and irrevocably dedicate public right-of-way and easement along 52nd Street;
- Parcel B would merge 10 parcels into a 35,541 sq. ft. parcel;
- Parcel C would merge 34 parcels into a 251,354 sq. ft. parcel; and
- If the Caltrans right-of-way property is acquired in the future, that parcel would be merged with Parcels B and C; and

WHEREAS, Final Maps for the Master Plan will be submitted in two phases; and

WHEREAS, on April 1, 2015, the City Planning Commission recommended that the City Council approve the Vesting Tentative Map for Tract No. 8194, upon which said Phase 1 Final Map is based; and

WHEREAS, on May 19, 2015, the City Council approved the Vesting Tentative Tract Map for Tract No. 8194 and the land use entitlements (PLN14-170) and certified the Environmental Impact Report prepared for the Children's Hospital and Research Center Oakland Campus Master Plan Project, SCH #2013072058 ("EIR"); and

WHEREAS, the City Engineer of the City of Oakland has determined that:

- The Phase 1 Final Map for Tract No. 8194, delineated diagrammatically in *Exhibit A*, attached hereto and incorporated herein, is substantially in accordance with the Vesting Tentative Map approved by the City Council; and
- The Phase 1 Final Map for Tract No. 8194 complies in all manners with the provisions of California Government Code sections 66410 et seq. (Subdivision Map Act) and the City of Oakland's local subdivision ordinance (Oakland Municipal Code, Title 16 - Subdivisions); and

WHEREAS, pursuant to California Business and Professions Code section 6731, the City Engineer has further determined that the Phase 1 Final Map is technically correct and accurately delineates the proposed metes and bounds of the property boundaries, the limits of which have been established by a field boundary survey performed by a competent Land Surveyor, who is licensed by the State of California to practice land surveying, and can be re-established from the monuments, property corners, radii, bearings, and distances shown on the Phase 1 Final Map for Tract No. 8194; and

WHEREAS, CHRCO has employed a competent design professional, who is licensed by the State of California to practice civil engineering, to prepare plans and specifications for the construction of required surface and subsurface public infrastructure improvements in the public right of way; and

WHEREAS, the City Engineer has approved infrastructure permit No. 1500003 and CHRCO's plans and specifications for construction of the required public infrastructure improvements, attached hereto as *Exhibit B* and incorporated herein; and

WHEREAS, pursuant to Government Code section 66462 and Oakland Municipal Code section 16.20.100, as a condition precedent to approval of the Final Map for Tract 8194, CHRCO has executed a Subdivision Improvement Agreement ("SIA"), attached hereto as *Exhibit C* and incorporated herein, to assure the timely construction, unconditional warrantee, and prescribed maintenance of all required public infrastructure improvements; and

WHEREAS, pursuant to Government Code section 66499 et seq. and Oakland Municipal Code section 16.20.100, and as required by the SIA, CHRCO has deposited adequate security in the form of surety bonds, and in sufficient amounts as estimated by the City Engineer, to secure CHRCO's performance of the required public infrastructure improvements identified in the SIA; and

WHEREAS, the City's approval of a final subdivision map is a ministerial action that is exempt from the requirements of CEQA pursuant to Public Resources Code section 21080(b)(1) and CEQA Guidelines section 15268; and

WHEREAS, the City's approval of the SIA is a ministerial action that is exempt from the requirements of CEQA pursuant to Public Resources Code section 21080(b)(1) and CEQA Guidelines section 15268; and

WHEREAS, to the extent approval of the SIA is a discretionary action, on April 1, 2015, the City Planning Commission, after conducting and closing the public hearing, recommended that the City Council: (a) adopt the required CEQA findings, including certifying the EIR and rejecting alternatives as infeasible; (b) adopt the Project Standard Conditions of Approval and Mitigation Monitoring and Reporting Program ("SCAMMRP"); and (c) approve, as revised at the Planning Commission, the Project based, in part, upon the Project Findings and conditions of approval contained in the April 1, 2015 City Planning Commission Agenda Report and attachments ("City Planning Commission Report"); and

WHEREAS, on May 19, 2015, after conducting and closing the public hearing, the City Council, via Resolution No. 85601 C.M.S.: (a) made appropriate CEQA findings, including certification of the EIR and rejecting alternatives as infeasible; (b) adopted the SCAMMRP; and (c) approved, as revised at the Planning Commission, the Project, the Helistop Permit, and the Tree Permit for Phase 1, subject to findings and conditions of approval contained in the May 5, 2015 City Council Agenda Report; now, therefore, be it

RESOLVED: That the Phase 1 Final Map for Tract No. 8194 conforms to all the requirements in Government Code sections 66410 et seq. (Subdivision Map Act), Title 16 of the Oakland Municipal Code, and CEQA, and is hereby conditionally approved; and be it

FURTHER RESOLVED: That the City Council, as the final decision-making body for the lead agency, has independently reviewed, considered, and determined that these actions are exempt from CEQA pursuant to Public Resources Code section 21080(b)(1) and CEQA Guidelines section 15268; and be it

FURTHER RESOLVED: That to the extent approval of the SIA is a discretionary action, the City Council, as the final decision-making body for the lead agency, has independently reviewed, considered, and analyzed the Project EIR and the CEQA findings of the City Planning Commission contained in the approved City Planning Commission Report and the City Council Agenda Report and hereby reconfirms, readopts, and incorporates by reference into this Resolution (as if fully set forth herein) all the CEQA findings, including certification of the Project EIR, relative to the SIA, as contained in the approved City Planning Commission Report and the City Council Agenda Report prior to adopting this Resolution; and be it

FURTHER RESOLVED: That the irrevocable dedication without valuable consideration to the City of Oakland of real property owned by CHRCO for use as public right-of-way and easement, as delineated on said Final Map, is hereby conditionally accepted; and be it

FURTHER RESOLVED: That the approval of the Phase 1 Final Map and the acceptance of said dedication are conditioned upon completion to the satisfaction of the City Engineer of public infrastructure improvements, as required by the SIA; and be it

FURTHER RESOLVED: That CHRCO shall be responsible until the expiration of the warrantee period for the installation, maintenance, repair, and removal of all infrastructure improvements within said public right-of-way and easement as delineated on the Final Map, including but not limited to roadway pavement, sidewalks, curbs, gutters, trees and landscaping, irrigation, electrical lighting, sanitary sewer piping, and storm water piping, but excepting from said responsibility infrastructure improvements that are otherwise regulated by California Public Utilities Commission; and be it

FURTHER RESOLVED: That the hereinabove conditions shall be binding upon CHRCO and its successors or assigns, affiliated companies or corporations, parent companies or corporations, or partners; and be it

FURTHER RESOLVED: That failure by CHRCO to comply in all aspects with the SIA shall void the approval of the Phase 1 Final Map and shall revert the original parcels comprising Tract No. 8194 to acreage; and be it

FURTHER RESOLVED: That the City Engineer and the City Clerk of the City of Oakland are hereby authorized to endorse the Phase 1 Final Map for Tract No. 8194; and be it

FURTHER RESOLVED: That upon said executions by the City Engineer and the City Clerk, the City Engineer is hereby directed to file the fully endorsed Phase 1 Final Map for Tract No. 8194 with the Alameda County Clerk-Recorder for recordation; and be it

FURTHER RESOLVED: That the City Administrator is hereby authorized to enter into an SIA with CHRCO for deferred construction of public infrastructure improvements as a condition to final map approval for Tract No. 8194; and be it

FURTHER RESOLVED: That all documents related to this Resolution shall be reviewed and approved by the City Attorney's Office prior to execution; and be it

FURTHER RESOLVED: That the City Engineer is hereby directed to file the fully executed SIA concurrently with the fully endorsed Final Map for Tract No. 8194 with the Alameda County Clerk-Recorder for simultaneous recordation; and be it

FURTHER RESOLVED: That the City's Environmental Review Officer shall cause to be filed a Notice of Determination/Exemption with the appropriate agencies; and be it

FURTHER RESOLVED: That the custodians and locations of the documents or other materials which constitute the record of proceedings upon which the City Council's decision is based, are respectively: (a) Planning and Building Department – Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California; (b) Planning and Building Department – Bureau of Building, 250 Frank H. Ogawa Plaza, Oakland, California; and (c) Office of the City Clerk, One Frank H. Ogawa Plaza, 1st Floor, Oakland, California; and be it

FURTHER RESOLVED: That this Resolution shall be effective upon its adoption by a sufficient affirmative votes of the elected members of Council of the City of Oakland, as provided in the Charter of the City of Oakland.

JUN 02 2015

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, CAMPBELL WASHINGTON, GALLO, GUILLEN, KALB, KAPLAN, REID, and
PRESIDENT GIBSON MCELHANEY - 8

NOES - 0

ABSENT - 0

ABSTENTION - 0

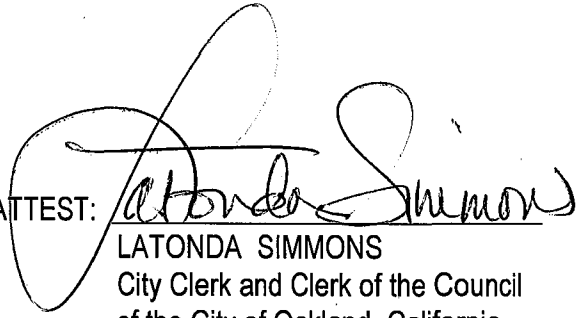
ATTEST: 
LATONDA SIMMONS
City Clerk and Clerk of the Council
of the City of Oakland, California

EXHIBIT A

Phase 1 Final Tract Map for Tract No. 8194

OWNERS' STATEMENT

THE UNDERSIGNED HEREBY STATES THAT IT IS THE OWNER OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES ON THE HEREIN EMBODIED MAP ENTITLED "TRACT NO. 8194", THAT SAID OWNER ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THE FOLLOWING LISTED DEEDS:

1. GRANT DEED RECORDED JULY 28, 1988 UNDER RECORDER'S SERIAL NUMBER 88-189095.
2. GRANT DEED RECORDED FEBRUARY 16, 1990 UNDER RECORDER'S SERIAL NUMBER 90-046639.
3. GRANT DEED RECORDED OCTOBER 13, 2005 UNDER RECORDER'S SERIAL NUMBER 2005443607.
4. GRANT DEED RECORDED DECEMBER 19, 2006 UNDER RECORDER'S SERIAL NUMBER 2006461704.
5. GRANT DEED RECORDED DECEMBER 22, 2011 UNDER RECORDER'S SERIAL NUMBER 2011372649.
6. GRANT DEED RECORDED AUGUST 15, 2012 UNDER RECORDER'S SERIAL NUMBER 2012266756.

OFFICIAL RECORDS OF ALAMEDA COUNTY, CALIFORNIA, THAT IT CONSENTS TO THE PREPARATION AND FILING OF THIS MAP.

THE UNDERSIGNED DOES HEREBY IRREVOCABLY OFFER FOR DEDICATION IN FEE TO THE CITY OF OAKLAND FOR THE PURPOSES OF PUBLIC ROAD RIGHT-OF-WAY THOSE AREAS DESIGNATED "PUBLIC ROAD RIGHT-OF-WAY ON THE HEREIN EMBODIED MAP."

THE AREA WITHIN PARCEL 1 DESIGNATED AS "PUBLIC SERVICE EASEMENT" IS HEREBY DEDICATED TO THE CITY OF OAKLAND FOR USE AS A NON-EXCLUSIVE EASEMENT FOR UNCONDITIONAL AND UNRESTRICTED PEDESTRIAN ACCESS BY THE GENERAL PUBLIC OVER A SIDEWALK AND FOR USE AS A NON-EXCLUSIVE EASEMENT FOR INSTALLATION AND MAINTENANCE OF TRAFFIC SIGNAL EQUIPMENT, WIRING AND APPURTENANCES.

CHILDREN'S HOSPITAL MEDICAL CENTER OF NORTHERN CALIFORNIA, A CALIFORNIA NON-PROFIT CORPORATION BY:

CHILDREN'S HOSPITAL & RESEARCH CENTER AT OAKLAND, NON-PROFIT PUBLIC BENEFIT CORPORATION BY:

SIGNATURE *Richard DeCarlo*
 PRINTED NAME **Richard DeCarlo**
 TITLE **Executive Vice President & Chief of Hospital Operations**

SIGNATURE *Richard DeCarlo*
 PRINTED NAME **Richard DeCarlo**
 TITLE **Executive Vice President & Chief of Hospital Operations**

OWNERS' ACKNOWLEDGEMENT

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 SS.
 COUNTY OF Alameda
 ON Thursday, April 23, 2015, at 10:00 A.M., Katherine L. Castillo
Richard DeCarlo
 A NOTARY PUBLIC, PERSONALLY APPEARED Richard DeCarlo WHO PROVIDED 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(ES), 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
 SIGNATURE *Katherine L. Castillo*
 PRINTED NAME **Katherine L. Castillo**
 PRINCIPLE PLACE OF BUSINESS (COUNTY) Alameda
 EXPIRATION OF COMMISSION March 29, 2018
 COMMISSION NO. 2062764

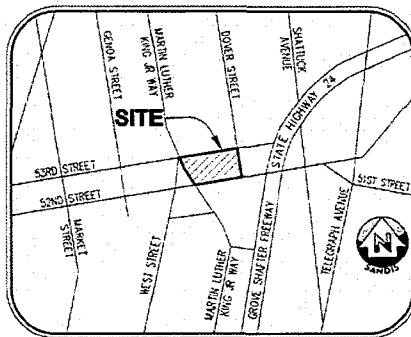


CITY CLERK'S STATEMENT

I HEREBY STATE THAT THIS MAP, DESIGNATED AS TRACT NO. 8232, CONSISTING OF THREE (3) SHEETS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OAKLAND AT A MEETING OF SAID COUNCIL HELD ON THE _____ DAY OF _____ 2015 AND THAT SAID COUNCIL ACCEPTED, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE PUBLIC, ALL RIGHT-OF-WAY AND EASEMENTS DEDICATED TO PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE DEDICATION.

COUNCIL RESOLUTION NO. _____ C.M.S.

LA TONDA SIMMONS DATE _____
 CITY CLERK OF THE CITY OF OAKLAND



VICINITY MAP
 N.T.S.

SEISMIC HAZARD NOTE

THE REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA: A SEISMIC HAZARD ZONE- LIQUIDATION ZONE PURSUANT TO SECTION 2696 OF THE PUBLIC RESOURCES CODE. THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEREE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

CLERK OF THE BOARD OF SUPERVISORS STATEMENT

I, ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE IN CONFORMANCE WITH THE REQUIREMENTS OF SECTIONS 66492 AND 66493 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

DATED: _____
 ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD OF SUPERVISORS,
 COUNTY OF ALAMEDA, STATE OF CALIFORNIA.

BY: _____
 DEPUTY CLERK

CITY PLANNING COMMISSION'S STATEMENT

I HEREBY STATE THAT THE PLANNING COMMISSION OF THE CITY OF OAKLAND APPROVED ON _____ 2015, THE VESTING TENTATIVE TRACT MAP NO. 8194, UPON WHICH THIS FINAL MAP ENTITLED TRACT NO. 8194 IS BASED.

ROBERT D. MERKAMP DATE _____
 SECRETARY TO OAKLAND PLANNING COMMISSION

COUNTY RECORDER'S STATEMENT

FILED AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY, AT _____ MINUTES PAST _____ O'CLOCK _____ M. ON THE _____ DAY OF _____ 2015, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, IN BOOK _____ OF PARCEL MAPS AT PAGES _____

STEVE MANNING
 CLERK RECORDER IN AND FOR THE
 COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BY: _____
 DEPUTY CLERK RECORDER

SURVEYOR'S STATEMENT

THIS PARCEL 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 CHILDREN'S HOSPITAL AND RESEARCH CENTER AT OAKLAND IN MARCH OF 2015. I HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET BEFORE THE END OF DECEMBER, 2016, ACCORDING TO THE CURRENT CONSTRUCTION SCHEDULE, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF.

SIGNATURE *David W. Betham*
 DAVID W. BETHAM, P.L.S. NO. 7047
 LICENSE EXPIRES: DECEMBER 31, 2016



APRIL 22, 2015

CITY SURVEYOR'S STATEMENT

I, GILBERT E. HAYES, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY SURVEYOR OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN EMBODIED PARCEL MAP ENTITLED "TRACT MAP NO. 8194". I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____ 2015.

GILBERT E. HAYES, P.L.S. NO. 4700
 LICENSE EXPIRES: SEPTEMBER 30, 2015
 CITY SURVEYOR, CITY OF OAKLAND



CITY ENGINEER'S STATEMENT

I, MICHAEL J. NEARY, CITY ENGINEER, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTION OF THE CITY ENGINEER OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN EMBODIED PARCEL MAP ENTITLED "TRACT MAP NO. 8194"; THAT THE SUBDIVISION AS SHOWN UPON SAID PARCEL MAP IS SUBSTANTIALLY THE SAME AS THAT APPEARING ON THE TENTATIVE PARCEL MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT SAID PARCEL MAP COMPLIES WITH ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE PARCEL MAP.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____ 2015.

MICHAEL J. NEARY, R.C.E. NO. C38547
 LICENSE EXPIRES: MARCH 31, 2017
 CITY ENGINEER, CITY OF OAKLAND



TRACT NO. 8194

PHASE 1 OF 2 PHASES

VESTING TENTATIVE TRACT MAP NO. 8194

A SINGLE LOT SUBDIVISION OF BLOCK G, SANTA FE TRACT NO. 2,
 AS FILED DECEMBER 15, 1963 IN BOOK 19 OF MAPS, AT PAGE 85
 CITY OF OAKLAND APRIL 2015 COUNTY OF ALAMEDA



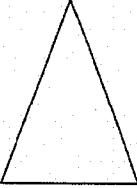
SANDIS

CIVIL ENGINEERS
 SURVEYORS
 PLANNERS

630 E. Duane Avenue | Sunnyvale, CA 94085 | P. 408.638.0800 | F. 408.638.0800 | www.sandis.net
 SUNNYVALE ROSEVILLE OAKLAND



SCALE: 1"=40'



LINE TABLE

L1	N25°46'28"W	16.77'
L2	N84°33'59"E	4.50'
L3	S25°46'30"E	14.01'
L4	N08°01'26"W	4.50'
L5	N81°58'34"E	4.00'
L6	S08°01'26"E	4.50'
L7	N81°58'34"E	10.42'
L8	N08°01'26"W	3.50'
L9	S08°01'26"E	7.90'

LEGEND

- INDICATES SURVEY TIE LINE
- ==== INDICATES BOUNDARY OF TRACT NO. 8232
- - - - INDICATES INTERNAL PROPERTY LINE TO BE CREATED ON THIS MAP
- · - · INDICATES EASEMENT LINE
- INDICATES EXISTING PROPERTY LINE
- · - · INDICATES INTERNAL LOT LINE
- INDICATES JOINT USE PARCEL
- · - · INDICATES ROAD CENTERLINE
- INDICATES MONUMENT LINE
- FOUND CITY OF OAKLAND PIN MONUMENT
- CITY OF OAKLAND STANDARD MONUMENT TO BE SET
- SEARCHED FOR NOT FOUND
- () RECORD DATA PER REFERENCE MAP

BASIS OF BEARINGS

THE BEARING OF N81°58'34"E, AS CALCULATED BETWEEN CITY OF OAKLAND MONUMENTS 6 SE 12 AND 9 SW 20-R, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

MAP REFERENCES

- (R1) - CITY OF OAKLAND MONUMENT MAPS 297 AND 309
- (R2) - SANTA FE TRACT NO. 2, 19-MAPS-85
- (R3) - QUILCLAM DEED, REEL 2195, IMAGE 619

NOTES

- 1.) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- 2.) ALL DISTANCES SHOWN ARE BASED ON FIELD MEASUREMENTS OR CALCULATED, UNLESS OTHERWISE DENOTED BY RECORD REFERENCE.
- 3.) ALL EXISTING LOT LINES WITHIN THE BOUNDARY ARE TO BE REMOVED UPON THE RECORDING OF THIS MAP.

TRACT NO. 8194

PHASE 1 OF 2 PHASES
 VESTING TENTATIVE TRACT MAP NO. 8194
 A SINGLE LOT SUBDIVISION OF BLOCK G, SANTA FE TRACT NO. 2,
 AS FILED DECEMBER 15, 1903 IN BOOK 19 OF MAPS, AT PAGE 85
 CITY OF OAKLAND APRIL 2015 COUNTY OF ALAMEDA



SANDIS CIVIL ENGINEERS
 SURVEYORS
 PLANNERS

930 E. Duane Avenue | Sunnyvale, CA 94085 | P. 408.638.0800 | F. 408.638.0880 | www.sandis.net

SUNNYVALE ROSEVILLE OAKLAND

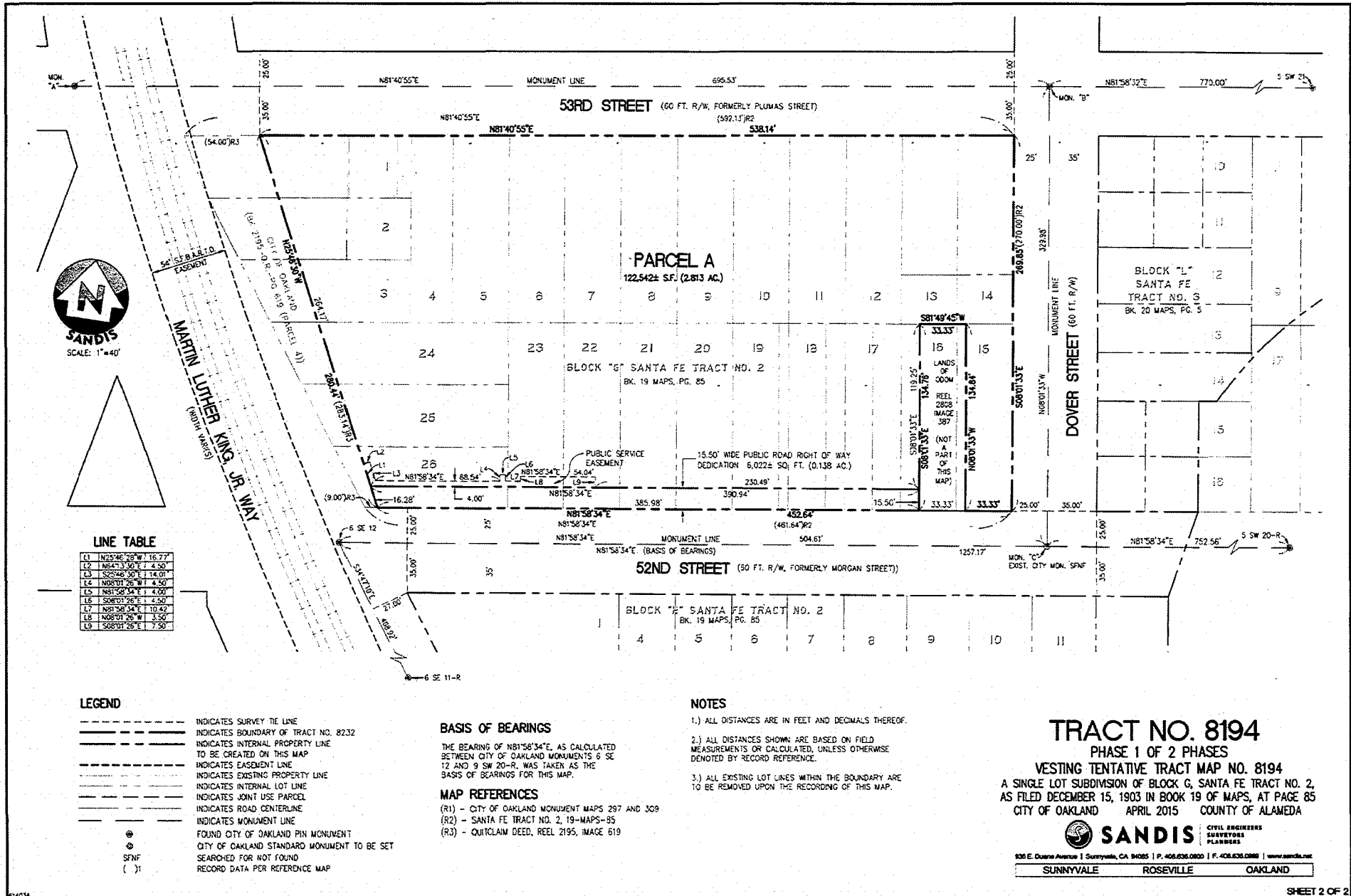


EXHIBIT B

Plan Infrastructure Permit No. 1500003

EXHIBIT C

Subdivision Improvement Agreement For Infrastructure Permit No. 1500003