

Report for: 195 KISKA ROAD



Assessor

Parcel	4700/052
Address	135-195 KISKA RD
Mailing Address	9 PIER STE 114
	SAN FRANCISCO, CA 94111

Assessed Values		Construction Type	-
Land	\$3,640,466.00	Use Type	Apartment 15 Units or more
Structure	\$2,608,994.00	Units	82
Fixtures	-	Stories	-
Personal Property	-	Rooms	-
Last Sale	-	Bedrooms	-
Last Sale Price	-	Bathrooms	-
Year Built	-	Basement	-
Building Area	-		
Parcel Area	287,600 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

REARDON HEIGHTS ASSOCS LP	Owner Date 6/3/2008
9 PIER STE 114	
SAN FRANCISCO, CA 94111	
	9 PIER STE 114

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Mailing Address	9 PIER STE 114
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OwnerREARDON HEIGHTS ASSOCS LPOwner Date 6/3/20089 PIER STE 114SAN FRANCISCO, CA 94111

Zoning Information

Planning Department Zoning and other regulations.

Business Zo	ning Check ^{BETA}	
Find out what businesses are permitted at this property 🗗		
Coastal Zon	e	
Not in the Coas	tal Zone	
Port Not under Port Jurisdiction		
Redevelopment Areas		
Name:	Hunters Point Shipyard (Expires 2028) 🗗	
Jurisdiction:	OCII	
Reason for Jurisdiction:	Major Approved Development Project per Ord 11-12 Ordinance Document 🗗	
Name:	Bayview Hunters Point Area B Zone 2 (Expires 2036) 🖸	
Jurisdiction:	Planning Department	
	Find out what the property C Coastal Zon Not in the Coast Port Not under Port Redevelopm Name: Jurisdiction: Reason for Jurisdiction: Name:	

Limited and Nonconforming Uses	Reason for Jurisdiction:	Delegation agreement executed prior to SFRA dissolution.	
None Planning Areas Hunters Point Shipyard C Bayview Hunters Point C	Neighborhood-Specific Impact Fees In addition to those impact fees that apply throughout the City, the following neighborhood-specific impact fees apply to this particular property:		
Public Realm and Streetscape Plans	None		
None	An overview of	Development Impact Fees can be	
Notice of Special Restrictions	found on the In	npact Fees Website 🗹	
None	Mayor's Inv Areas ^{None}	est in Neighborhoods Initiative	
	Community	Benefit Districts	
	None		

Other Notices and Regulations

Instruction

Recycled Water Ordinance--New construction of 40,000 sq.ft. or more, or addition of 10,000 sq.ft. or more of irrigated space must include plumbing to supply recycled water.

Added: 10/2/2006

Planner:

Applicant/Requestor: Cliff Wong, PUC Recycled Water Program, tel: 554-8339

Project Review

50 Rearoon Rd. - Construct new leasing office within existing 82 unit residential complex. Added: 12/11/2007 Planner: ERIKA JACKSON Applicant/Requestor: Richard Parker, 450 Architects, tel: 546-0450

Accessory Dwelling Units

May be eligible for adding new accessory dwelling unit(s). Read more about this regulation Added: Staff Contact: Kimia Haddadan

Bayview Hunters Point Area B Coordination

FOR THIS PARCEL, ENTITLEMENTS ARE HANDLED BY THE PLANNING DEPARTMENT. Generally treat this parcel as any in the City. However, projects that involve ten or more units or 25,000 or more square feet of commercial use require special coordination between Planning and SFRA. Read more about this regulation Added: 9/16/2010 Staff Contact: Lily Langlois

Bayview Hunters Point Citizen Advisory Committee

Certain projects may be subject to the Bayview Hunters Point Citizen Advisory Committee Review. The legislation can be viewed here. Read more about this regulation 🗗 Added: 8/24/2013

Staff Contact: DJHARRIS

Civic Design Review

Pursuant to Charter Section 5.103, any new construction or exterior modification to a structure on this parcel is subject to Civic Design Review. The Planning Department shall not approve any permit until this requirement is fulfilled. Advise the applicant to contact the SF Arts Commission at (415) 252-2590 with any questions regarding the design review process. More information including the Civic Design Review Committee Submission Guidelines are available on the Arts Commission website www.sfartscommission.org. Read more about this regulation **7** Added: 5/10/2010 Staff Contact: Jonas Ionin

Health Code Article 31 Restrictions Apply

Earth disturbing activities subject to Health Code Article 31 AND Article 31 Regulations . For more information please email amy.brownell@sfdph.org Added:

Staff Contact:

Serpentine Rock

Construction activities are subject to the Dust Control Ordinance requirements contained in San Francisco Health Code Article 22B and San Francisco Building Code Section 106.A.3.2.6. Requirements of the Dust Control Ordinance include, but are not limited to, watering to prevent dust from becoming airborne, sweep or vacuum sidewalks, and cover inactive stockpiles of dirt. These measures ensure that serpentinite does not become airborne during construction.

Added: 3/20/2013

Staff Contact: Chelsea Fordham

Stormwater Management Ordinance

Projects that disturb 5,000 square feet or more of the ground surface must comply with the Stormwater Design Guidelines and submit a Stormwater Control Plan to the SFPUC for review. To view the Guidelines and download instructions for preparing a Stormwater Control Plan, go to http://stormwater.sfwater.org/. Applicants may contact stormwaterreview@sfwater.org for assistance.

Read more about this regulation 🗗 Added: 8/6/2010 Staff Contact: Joy Navarette

Design Guidelines

Area Specific Design Guidelines

Residential Design Guidelines 🗹

The Residential Design Guidelines articulate expectations regarding the character of the built environment and are intended to promote design that will protect neighborhood character, enhancing the attractiveness and quality of life in the city. These guidelines are integral to the Department's design review process for residential districts.

HOME-SF Design Guidelines 🗹

The Affordable Housing Bonus Program (AHBP) design guidelines will be applied to projects that utilize the HOMESF density bonus program to clarify how projects shall adapt to their neighborhood context with added height or differing masses.

This location is potentially eligible for HOME-SF, a number of limiting criteria apply. See http://sfplanning.org/homesf for details. In cases where there is a discrepancy between the unique architectural attributes accessible through the AHBP (HOMESF) guidelines and the Residential Design Guidelines, the AHBP Specific Design Guidelines shall apply.

Urban Design Guidelines 🗹

The Urban Design Guidelines are an implementation document for Urban Design Policy in the General Plan. Sites in National Register, California Register, Article 10 and Article 11 Historic Districts are exempt. They apply in Residential districts only for projects with non-residential uses or residential projects with twentyfive units or more or with a frontage longer than 150'.

Citywide Design Guidelines

Architectural Design Guide for Exterior Treatments of Unreinforced Masonry Buildings during Seismic Retrofit 🗹

This design guide should provide guidance on how to maintain the historical character of a building when conducting seismic retrofit.

General information only. Use of this information for specific applications should be determined in each instance by the user and only upon the professional advice of competent experts.

Design Guide Standards for Bird-Safe Buildings 🗹

These guidelines should be applied to new construction and alterations that require treatment options fo meet the Bird-Safe Building Standards.

Guide to the San Francisco Green Landscaping Ordinance 🗹

The guide describes the Green Landscaping Ordinance and helps san Francisco residents and property owners understand the benefits, requirements, and ways to comply with the ordinance. Planning Code; Public Works Code

Guidelines for Adding Garages and Curb Cuts 🗹

These guidelines explain the criteria in which new garages and curb cuts are reviewed when installing to an existing or an historic building.

Guidelines for Ground Floor Residential Design 🗹

The Ground Floor Residential Design Guidelines (Draft) promote buildings that enhance the pedestrian experience and the livability of dwelling by encouraging the ground floor to contribute to active, safe, and comfortable streets.

Draft Document

Standards for Storefront Transparency 🗹

These standards promote a transparent storefront that welcomes customers inside with producets and services on display, discourage crime with more "eyes on the street," reduced energy consumption with use of natural light, and enhances the curb appeal and value of the tsore and the entire neighborhood. Planning Code Requirements for Commercial Buildings

Better Streets Plan 🗹

The Better Streets Plan contains guidelines that focus on pedestrian comfort, safety, and the usability of streets as public spaces. They contain pedestrian-oriented guidelines for curb lines, crosswalks, and other street design features to enable generous, usable public spaces.

Commission Guide for Formula Retail 🗹

The purpose of this document is to evaluate the appropriateness of each individual formula retail establishment's use, design, and necessity to help preserve the character of the City's neighborhoods. Aligns with Planning Code Sections 303.1, 703.3, 803.6(c), Article 6, Article 11

Standards for Window Replacement 🗹

With such a variety of different window shapes, muntin profiles, methods of operation and configurations, windows can alter the appearance of a building or overall neighborhood character. These standards are

meant to inform the applicant on these details and provide design standards that allow new or replacement windows to be approved.

Zoning Letters of Determination

None

Official Zoning Maps

View Zoning District Map - ZN9 🖄 View Height District Map - HT9 🖄 View Special Use District Map - SU9 🖄 View Special Sign District Map - Citywide - SS01 🖄 View Special Sign District Map - Detailed - SS02 🖄

Environmental Information

The two sections below list environmental monitoring requirements and general environmental topics related to this property.

CEQA Information

Known environmental issues related to this property are listed below. Under the California Environmental Quality Act (CEQA), certain types of work on this property may require additional environmental review.

Air Pollutant Exposure Zone Health Code Article 38 🗗 Not applicable.

Archeologically Sensitive Areas Not applicable.

Cortese List – State Database of Hazardous Sites California Government Code Section 65962.5

Flooding: 100-Year Storm Flood Risk Zone (Stormwater) Not applicable.

Flooding: FEMA FIRM Flood Hazards (Coastal)

This location does not fall within a Special Flood Hazard Area (SFHA) pursuant to the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps (FIRM). Read more about the City's Floodplain Management Program 🕝 and the Floodplain Management ordinance 🕝 or contact the City Administrator's Office at floodplainadminister@sfgov.org.

FEMA FIRM Map Panel 0232A 🗹

AREA OF LOW OR MINIMAL FLOOD RISK

This location has an area of Low or Minimal Flood Risk - Flood Zone: X Unshaded 🗹

"Shaded" Zone X represents areas of moderate or low flood risk – these areas are subject to inundation during a flood having a 0.2-percent-annual-chance of occurrence, or during the 1-percent-annual-chance flood with depth less than 1 foot. "Unshaded" Zone X represents areas of minimal flood risk or areas that FEMA did not study or map. For San Francisco, FEMA did not study or map inland areas where stormwater flooding occurs during heavy rains. Flood insurance purchase requirements do not apply in these areas, but flood insurance may be purchased at reduced cost.

Maher Ordinance

Health Code Article 22A 🗹

Projects that are located on sites with known or suspected soil and/or groundwater contamination are subject to the provisions of Health Code Article 22A, which is administered by the Department of Public Health (DPH). Submittal of the Maher Application to and coordination with DPH may be required. Applicants may contact DPH for assistance.

Read more about this regulation 🗗 Added: 9/24/2013

Seismic Hazard – Landslide

Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone?

Additionally, any new construction is subject to a mandatory Interdepartmental Project Review. Read more about this regulation 🗗 Added: 3/20/2013

Seismic Hazard – Liquefaction Not applicable.

Serpentine Rock Not applicable.

Slopes of 20% or Greater

Projects involving a lot split on a parcel with an average slope of 20% or greater must contact cpc.epintake@sfgov.org. Added: 3/19/2013

Slopes of 25% or Greater

Projects on a parcel with an average slope of at least 25 percent and include any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? For more information contact cpc.epintake@sfgov.org. Added: 5/13/2019 Slope Protection Areas - San Francisco Building Code Not applicable.

Historic Preservation

Historic preservation surveys and evaluations. The Historic Resource status shown on this page is tentative, to confirm the status of your property please speak to a Preservation Technical Specialist. Tel: 628.652.7300; Email: pic@sfgov.org. For a glossary of terms, visit the Help section of this site.

Historic Evalu Planning Dept. B - Unknown / Ag	Historic Resource Status:	Article 10 Designated Historic Districts and Landmarks None
Parcel: Building Name: Address: Status Reason:	4700/052 135 - 195 KISKA RD No evaluation and 45 years or older	Article 11 Preservation Designation None Mills Act Properties with Mills Act I approval. None
None	ister of Historic Places gister of Historical	Legacy Business Registry None

Historic Resource Evaluation Responses

None

Evaluations for the Purposes of CEQA - These evaluations do not result in the automatic listing or designation of any property within the study area. **Districts:** None

Historic Resource Assessments

None

Historic Surveys

Historic Context Statements None

Architecture

Unknown







National Flood Hazard Layer FIRMette

250

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500

1,000

1,500



Legend

regulatory purposes.



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

FISH & WILDLIFE SERVICE

U.S. Fish and Wildlife Service Coastal Barrier Resources System

Map of Coastal Barrier Areas



April 18, 2022

CBRS Units

This map is for general reference only. The Coastal Barrier Resources System (CBRS) boundaries depicted on this map are representations of the controlling CBRS boundaries, which are shown on the official maps, accessible at https://www.fws.gov/library/collections/official-coastal-barrier-resources-system-maps. All CBRS related data should be used in accordance with the layer metadata found on the CBRS Mapper website.

The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (<u>https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation</u>) as to whether the property or project site is located "in" or "out" of the CBRS.

CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward This page was produced by the CBRS Mapper



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DONCO INDUSTRIES INC	INACTIVE - NEEDS EVALUATION	CORRECTIVE ACTION	894 INNES AVE	SAN FRANCISCO
HUNTERS POINT ANNEX	NO FURTHER ACTION	MILITARY EVALUATION		SAN FRANCISCO

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 \equiv GeoTracker

Search for a Project

GeoTracker

≣ SITES VISIBLE ON MAP - CH	OOSE FIELDS	×
SITE NAME	STATUS	
900 INNES - INDIA BASIN	OPEN - REMEDIATION	
ARNOLD & EGAN MFG CO.	COMPLETED - CASE CLOSED	
BAY AREA DRUM	COMPLETED - CASE CLOSED	
COMMERCIAL PROPERTY	COMPLETED - CASE CLOSED	
FLORENCE DISTRIBUTING CO.	COMPLETED - CASE CLOSED	
G. PAIZIS TRUSTEE	COMPLETED - CASE CLOSED	
HUNTERS POINT NSY - PARCEL E-	OPEN - ASSESSMENT & INTERIM	
2 LANDFILL	REMEDIAL ACTION	
HUNTERS POINT NSY - PARCEL UC-3	OPEN - VERIFICATION MONITORING	
MCGARVEY PROPERTY	OPEN - INACTIVE	
MEE CORP.	COMPLETED - CASE CLOSED	
PACIFIC FAN & BLOWER	COMPLETED - CASE CLOSED	-
DE I MEISMINKEI	COMPLETED CASE CLOSED	•





200 m Map data ©2022 Google

Sites Shown on Map: 🛛 🗣 28 Total Sites 🖓 6 Open Sites 🚱 22 Closed Sites 🍐 0 Sites w/Water Quality Data

NEPAssist

(https://www.epa.gov/) NEPASSIStHome (//www.epa.gov/nepa/nepassist) | Mobile (mobile/index.html) | Help (help/N

Q 195 Kiska Rd, San Francis 🛛 🗙



EnviroMapper®

300 ft

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San Francisco Bay Plan Reprinted May 2020

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U.S. Fish and Wildlife Service **National Wetlands Inventory**

195 Kiska Road Wetlands Mapper



April 18, 2022

Wetlands

- Estuarine and Marine Wetland

Estuarine and Marine Deepwater

- Freshwater Forested/Shrub Wetland

Freshwater Emergent Wetland

Freshwater Pond

Lake Other Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

https://19january2017snapshot.epa.gov/www3/region9/water/groundwater/ssa.html

SEPA United States Environmental Protection Agency

Pacific Southwest, Region 9

Serving: Arizona, California, Hawaii, Nevada, Pacific Islands, Tribal Nations

Ground Water

Ground Water Quick Finder

<u>Ground Water Home</u> <u>Class V Wells</u> <u>Cesspools in Hawaii</u> Onsite Sewage Treatment Permits Sole Source Aquifer Source Water Protection Tribal Water Protection Underground Injection Wells

Home

National Links

You will need Adobe Reader to view some of the files on this page. See <u>EPA's PDF</u> <u>page</u> to learn more about PDF, and for a link to the free Adobe Reader.

EPA Ground Water & Drinking Water

Sole Source Aquifer

The EPA's Sole Source Aquifer (SSA) Program was established under Section 1424(e) of the Safe Drinking Water Act (SDWA.) Since 1977, it has been used by communities to help prevent contamination of groundwater from federally-funded projects. It has increased public awareness of the vulnerability of groundwater resources. The SSA program allows for <u>EPA environmental review</u> (<u>PDF</u>) (1pg, 34K) of any project which is financially assisted by federal grants or federal loan guarantees. These projects are evaluated to determine whether they have the potential to contaminate a sole source aquifer.

In Region 9, nine sole source aquifers have been designated:



Maps

Click here for a national layer including all available coverage for Sole Source Aquifers (SSA) that can be used in Geographic Information Systems (GIS)

State	Sole Source Aquifer Name	Federal Reg. Cit	Publ. Date	Мар
AZ	Upper Santa Cruz & Avra Basin Aquifer	49 FR 2948	01/24/84	<u>KMZ</u> PDF (1 pg, 1.3M)
AZ	Bisbee-Naco Aquifer	53 FR 38337	09/30/88	KMZ PDF (1 pg, 175K)
CA	Fresno County Aquifer	44 FR 52751	09/10/79	<u>KMZ</u> PDF (1 pg, 1.3M)
CA	Santa Margarita Aquifer, Scotts Valley	50 FR 2023	01/14/85	<u>KMZ</u> <u>PDF</u> (1 pg, 434K)
CA	Campo/Cottonwood Creek	58 FR 31024	05/28/93	<u>KMZ</u> PDF (1 pg, 321K)
CA	Ocotillo-Coyote Wells Aquifer	61 FR 47752	09/10/96	<u>KMZ</u> PDF (1 pg, 337K)
GU	Northern Guam Aquifer System	43 FR 17867	04/26/78	<u>KMZ</u> <u>PDF</u> (1 pg, 400K)

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Sole Source Aquifer: Ground Water | Region 9: Water | US EPA

State	Sole Source Aquifer Name	Federal Reg. Cit	Publ. Date	Мар
HI	Southern Oahu Basal Aquifer	52 FR 45496	11/30/87	<u>KMZ</u> <u>PDF</u> (1 pg, 716K)
HI	Molokai Aquifer	59 FR 23063	04/20/93	<u>KMZ</u> <u>PDF</u> (1 pg, 146K)

A map of all nationally designated SSAs is also available on the Source Water Protection Publications Database.

For more information, please contact the Ground Water Office at 415-972-3971 or visit the national <u>EPA Sole Source Aquifer Program</u> site.

Outreach Documents

Sole Source Aquifer Fact Sheet (PDF) (1pg, 34K)

For Project Planners: What to submit for EPA review of proposed projects (PDF) (1pg, 34K)

Contact Information

See the Sole Source Aquifer section of the Ground Water contacts page.

Last updated on 2/14/2017

