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Edwin M. Lee, Mayor  
 Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

### DPW Order No: 182725

The Department of Public Works hereby approves Tentative Transfer Map No. 7879, Assessor's Block-Lot 4884-024, 4884-025, 4884-026, 4884-027, 4886-008, 4917-002, 4935-002, 4977-006, and 5000-001, prepared for and on behalf of CP Development Co. L.P. and the Successor Agency to the San Francisco Redevelopment Agency (the "Applicant" and the "Subdivider") by Carlson, Barbee & Gibson Engineers, Inc., subject to compliance with the following findings and conditions:

#### A. FINDINGS

1. On February 28, 2014 the Subdivider submitted an application and was assigned Project Identification No. 7879 for a Tentative Transfer Map Application. On March 14, 2014, the application was deemed complete. On April 30, 2014, the Director of the Department of Public Works ("DPW") opened a public hearing to receive comments regarding the application of Subdivider for approval of Tentative Transfer Map No. 7879 (CP TTM), Assessor's Blocks 4884-024, 4884-025, 4884-026, 4884-027, 4886-008, 4917-002, 4935-002, 4977-006, and 5000-001, ("Application"), in an area west of Carroll Avenue, south of Hawes Street, east of Jamestown Avenue, and north of the San Mateo County line. This hearing was continued and additional public hearings were held on May 14, 2014, May 28, 2014, and concluded on June 11, 2014. The initial public hearing was noticed with a mailing to all adjacent property owners and residents within 300' of the project boundaries. All hearings were noticed by an announcement in a newspaper of general circulation, the SF Chronicle. No public comment was received and the hearing officer recommended on June 17, 2014 that DPW approve this project. The entire development is within Zone 1 of the Bayview Hunters Point Redevelopment Plan Area and is subject to the Bayview Hunters Point Redevelopment Plan (the "Plan"), the Disposition and Development Agreement for Candlestick Point and Phase 2 of Hunters Point Shipyard by and between the Successor Agency to the Redevelopment Agency of the City and County of San Francisco ("OCII") and CP Development Co., LP (as amended from time to time, the "DDA"), and the Candlestick Point Design for Development (as amended from time to time, the "CP D4D"). Capitalized terms used but not otherwise defined herein shall have the meanings ascribed, or provided for, in the DDA.
2. The Application requested approval to subdivide Assessor's Blocks 4884-024, 4884-025, 4884-026, 4884-027, 4886-008, 4917-002, 4935-002, 4977-006, and 5000-001, in multiple development blocks in order to create transfer parcels to facilitate implementation of the



Project. The transfer parcels created pursuant to the Application are for conveyancing and financing purposes only and do not, without the processing of final subdivision maps, confer development rights. Vesting Tentative Subdivision Map No. 7878 (the CP VTSM) was approved by the Director contemporaneously with this CP TTM. The CP VTSM, or some other tentative subdivision map approved by the Director, will be required to subdivide lots for development purposes.

3. The Tentative Transfer Map is within the scope of the Final Environmental Impact Report for Candlestick Point/Hunters Point Shipyard Phase 2 Development Project (FEIR) prepared pursuant to the California Environmental Quality Act, which was certified as adequate, accurate, and objective by the San Francisco Redevelopment Agency Commission and the San Francisco Planning Commission on June 3, 2010 by Resolution Nos. 58-2010 and 18096, respectively. The Board of Supervisors affirmed the Planning Commission's certification of the FEIR on August 3, 2010 by Resolution No. 347-10. An addendum to the FEIR was prepared and approved on January 7, 2014 in connection with the approval of certain refinements to the phasing program for the Candlestick Point/Hunters Point Shipyard Phase 2 Development Project (the "Project") and granting of the first Major Phase Approval by the Successor Agency to the San Francisco Redevelopment Agency (now the Office of Community Investment and Infrastructure, or "OCII") pursuant to the DDA. A second addendum to the FEIR was prepared and approved on May 2, 2014 in connection with the proposed inclusion of an automated waste collection system throughout the Project, including the street network. Since the FEIR and the Project were originally approved on August 3, 2010, there have been: i) no substantial changes to the Project; 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 FEIR. Accordingly, no supplemental or subsequent EIR or other environmental review is required.
4. The Planning Department's findings and conditions, as set forth in the Planning Department letter signed by Scott Sanchez on April 23, 2014 (and reconfirmed on June 17, 2014), including that the Tentative Transfer Map does not present any evidence of a significant environmental effect that would warrant preparation of a subsequent environmental document, are incorporated herein by reference.
5. The above referenced determinations of the Planning Department including that the Tentative Transfer Map (together with the design elements and improvements incorporated therein and authorized thereby), is consistent with the General Plan and Section 101.1 of the Planning Code pursuant to the Planning Commission's Finding of Consistency for Plan, which are described in Planning Commission Resolution No. 18102, dated June 3, 2010, are incorporated herein by reference.
6. The determinations of the Successor Agency to the San Francisco Redevelopment Agency, as set forth in the letter dated June 10, 2014, from Wells Lawson, Project Manager Candlestick Point/Hunters Point Shipyard, to Bruce Storrs, the City and County Surveyor, that the Tentative Transfer Map is consistent with the Plan and the Plan Documents (as defined in the DDA), including the DDA's Candlestick Point Infrastructure Plan (as amended from time to time, "Infrastructure Plan"), the CP D4D, are hereby incorporated herein by reference.



7. All governmental and utility agencies determined by the Department of Public Works to be affected by the proposed development or expected to provide or approve water, sewage, streets, roads or other essential facilities or services to the project, whose ability to provide those facilities and services may be significantly affected, have been notified and given the opportunity to respond to the application, except as may be conditioned herein.
8. None of the bases to deny a tentative map under Government Code Section 66474 exist in regard to this tentative map.
9. The subdivision reflected on this Tentative Transfer Map is consistent with the requirements and conditions imposed by the Subdivision Map Act, the Candlestick Point/Hunters Point Shipyard Subdivision Code (“CP/HPS Subdivision Code”), and the Candlestick Point/Hunters Point Shipyard Subdivision Regulations (“CP/HPS Subdivision Regulations”).
10. All testimony and materials, including, but not limited to the FEIR, the Plan, the Plan Documents, the Candlestick Point Streetscape Master Plan, 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 Application have been considered.
11. The Subdivider intends to utilize this Tentative Transfer Map in connection with conveyances and financings for the full extended development horizon of the Project. As permitted under Section 66452.6(a)(1) of the Subdivision Map Act and Section 1655.1 of the Candlestick Point/Hunters Point Shipyard Subdivision Code (the “CP/HPS Subdivision Code”), the Subdivider intends to file multiple, phased final subdivision maps based on the Tentative Transfer Map. The Project and the Tentative Transfer Map are conditioned upon the Subdivider providing substantial off-site improvements, which include those described in Attachment 4 (Engineers Estimate) to the conditions of approval to the CP VTSM (Engineers Estimate). Accordingly, the life of the Tentative Transfer Map would be automatically extended pursuant to Section 66452.6(a)(1) of the Subdivision Map Act provided phased final maps are processed and approved within the timeframes set forth in that section.
12. In no event shall any finding or condition of approval set forth in this letter modify, and all such findings and conditions of approval are subject to, the Applicable City Regulations (as defined in the Plan and the Interagency Cooperation Agreement for the Project dated for reference purposes as of June 3, 2010 (as amended from time to time, the “ICA”)).
13. Any Final Map Checkprint shall be routed to OCII for review consistent with the requirements of the ICA (Section 3.4(f)). OCII shall determine the consistency of a Final Map Checkprint with the Plan and the Plan Documents. As set forth in the ICA, and notwithstanding anything to the contrary in any finding or condition of approval set forth in this letter, the City shall not deny a Final Map Checkprint for an area within the Tentative Transfer Map where the Final Map Checkprint is consistent with the Tentative Transfer Map (including the findings of approval set forth in this letter), the Subdivision Map Act, the CP/HPS Subdivision Code, and the CP/HPS Subdivision Regulations.



14. All notes included on the map sheets of the Tentative Transfer Map are hereby adopted and incorporated by reference herein as findings by the Director. A copy of the map notes appearing on the Tentative Transfer Map is attached hereto as Attachment 1.
15. The Director finds that substantial conformity between Final Maps and this Tentative Transfer Map is to be liberally construed in light of the fact that this Tentative Transfer Map does not confer development rights and the intended function of this Tentative Transfer Map, and the purpose for which it is approved by the Director, is to broadly facilitate transfers of property to implement the Project. This Tentative Transfer Map approves and authorizes more than one Final Transfer Map within the Tentative Transfer Map where necessary or desirable to implement transfers of property to or from OCII pursuant to the DDA or its ancillary agreements (e.g. the Trust Exchange Agreement). Approval and recordation of a Final Transfer Map on portions of property that comprise multiple development blocks (or portions thereof) shall be permitted without jeopardizing the ability of the Subdivider to process one or more additional Final Transfer Maps over the same area in order to later establish the development block and street pattern shown on the Tentative Transfer Map. For example, the Subdivider may file, and the Director may approve and record: (i) a Final Map over Block/Lot 5000-001 and adjacent parcels to establish trust streets within such parcels as well as large Transfer Parcels delineated so as to effectuate the Trust Exchange and associated transfers before and after the Trust Exchange, including between OCII and CP Development; and (ii) at a later time, one or more Final Transfer Maps over the same property to establish the development block and lot pattern in an area including all or a portion of the same area covered under (i).

**B. FINDINGS REGARDING WAIVER OF CERTAIN CP/HPS SUBDIVISION CODE REQUIREMENTS & DISCRETIONARY EXTENSION OF LIFE OF TENTATIVE TRANSFER MAP.**

1. The Director of DPW is permitted under the CP/HPS Subdivision Code and the ICA to grant waivers or deferrals for the Project from various requirements for tentative maps set forth in the CP/HPS Subdivision Code, including transfer maps. The Subdivider applied for several such waivers. As permitted by Section 1622 of the Candlestick Point/Hunters Point Shipyard Subdivision Code and contemplated by the ICA, the Director hereby approves the waiver of Tentative Transfer Map submittal requirements as set forth in Attachment 2 hereto. Waiver of submittal requirements as described herein is appropriate because the size and extended development horizon of the Candlestick Point/Hunters Point Shipyard Project make providing certain information now practically difficult, unnecessarily burdensome, and inefficient. Such burdens and inefficiencies are inconsistent with the objectives of the DDA, the Bayview Hunters Point Redevelopment Plan, and the Candlestick Point Design for Development. The Director hereby determines that the waiver of items and the provision of information in accordance with Attachment 2 will not be materially detrimental to public welfare or injurious to other property and will not cause any conflict with the Bayview Hunters Point Redevelopment Plan.
2. As set forth in Section 66452.6(e) of the Subdivision Map Act and Section 5.3 of the ICA, the Subdivider applied to the Director for a discretionary extension of the life of the Tentative Transfer Map of six (6) years, which period would be in addition to any automatic extensions by virtue of the phasing of Final Maps pursuant to Section



66452.6(a)(1). The Director hereby grants such request by the Subdivider and extends the initial life of the Tentative Transfer Map by six (6) years beyond the initial thirty-six (36) month life applicable to such map pursuant to Section 1655 of the CP/HPS Subdivision Code.

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

**D. CONDITION OF APPROVAL:**

1. Subdivider shall generally submit Final Maps for review and approval in an orderly and timely manner on a Sub-Phase by Sub-Phase basis concurrent with the associated Sub-Phase application. However, this condition shall be construed liberally and flexibly in light of the conditions of approval placed on the CP VTSM and to ensure that the full development program and objectives of the Project, the Plan, and the Plan Documents can be fully implemented.
2. This Tentative Transfer Map (CP TTM No 7879) approves and authorizes the processing, approval, and recordation of phased Final Transfer Maps that may include up to eight (8) transfer lots within each standard sized development block (excluding Block 38, which may include more than eight (8) transfer parcels) shown on the approved Tentative Transfer Map. Relief from this limitation on the number of lots within a block may be granted on a case-by-case basis upon request by the Subdivider and for good cause at the sole discretion of the City and County Surveyor. The Subdivider shall, to the extent feasible, attempt to conform the boundaries of transfer lots within a development block to the future boundaries subdivision parcels on phased Final Maps processed pursuant to the approved Candlestick Point Vesting Tentative Subdivision Map (CP VTSM No. 7878), though the Director acknowledges that this may not be possible in many instances. The inclusion of more than one transfer lot within a development block on a Final Transfer Map pursuant to this condition, while not necessarily required to establish simultaneous creation of such parcels, shall constitute evidence of such intent to facilitate future simultaneous conveyance of such lots. Where a future CP VTSM development lot boundary differs from a CP TTM transfer lot boundary, the Subdivider may apply for, and the Director shall ministerially approve, lot mergers, lot line adjustments, or combined lot mergers and lot line adjustments, as appropriate, and accompanying certificates of compliance, on any transfer parcel(s) created pursuant to this Tentative Transfer Map whose boundaries need to be adjusted in order to mirror those corresponding boundaries proposed to be included on a phased Final Map Checkprint processed pursuant to CP VTSM No. 7878.

A total of five processes involving lot mergers, lot line adjustments, or combined lot mergers and lot line adjustments per block shown on the CP TTM are permitted prior to completion of final subdivisions under the CP VTSM. Relief from this limitation may be granted on a case-by-case basis upon request by the Subdivider and for good cause at the sole discretion of the City and County Surveyor

**Attachments (2):**



ATTACHMENT 1, Enlarged Copy of Map Notes Included on Candlestick Point  
Tentative Transfer Map (No. 7879) Incorporated Into Director's Findings under  
Section A.14

ATTACHMENT 2, Requested Waivers from Subdivision Code for Candlestick  
Point Tentative Transfer Map

6/30/2014

**X** Bruce R. Storrs

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Storrs, Bruce  
City and County Surveyor



San Francisco Department of Public Works  
Making San Francisco a beautiful, livable, vibrant, and sustainable city.