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## **Public Works Order No: 300046**

### **Conditionally Approving the Deferred Materials Submittal Package with Conditions of Approval and Conditionally Approving Certain Exceptions to and Deferrals from Requirements of the Candlestick Point/Hunters Point Shipyard Subdivision Regulations and Vesting Tentative Map No. 7878.**

#### **I. General Findings**

WHEREAS, Pursuant to the Subdivision Map Act of California, Government Code Sections 66410 et seq., the Board of Supervisors adopted the San Francisco Subdivision Code, including particularly the Candlestick Point/Hunters Point Shipyard Subdivision Code (Division 3 of the San Francisco Subdivision Code, referred to hereafter as the “Subdivision Code”) and the Department of Public Works adopted the 2014 Subdivision Regulations for the Candlestick Point/Hunters Point Shipyard (the “Regulations”); and

WHEREAS, Public Works, acting through its Director (“Director”), is the Advisory Agency for all purposes of the Subdivision Code and the Regulations; and

WHEREAS, The Subdivision Code and the Regulations apply to all subdivisions made within the Candlestick Point-Hunters Point Shipyard Project area; and

WHEREAS, The Successor Agency to the Redevelopment Agency of the City and County of San Francisco (“Agency”) and CP Development Co., LLC (referred herein as “Developer” or “Subdivider”) are parties to that certain Disposition and Development Agreement (Candlestick Point and Phase 2 of the Hunters Point Shipyard), dated as of June 3, 2010 and recorded in the Official Records of the City and County of San Francisco (the “Official Records”) on November 18, 2010 as Document No. 2010-J083660-00 at Reel K273, Image 427, and as amended in 2012, 2014, 2018, and 2025 (collectively, the “DDA”); and

WHEREAS, On June 3, 2010, the Planning Commission and the Agency certified the Environmental Impact Report (“Project EIR”) for the Candlestick Point – Hunters Point Shipyard Phase II (“Project”); and

WHEREAS, On July 13, 2010, the Board of Supervisors affirmed the Planning Commission’s certification of the Project EIR by Motion No. 10-0110 in compliance with the California Environmental Quality Act (“CEQA”) (California Public Resources Code Sections 2100 et seq.) and in Resolution No. 347-10, the Board of Supervisors adopted findings required by CEQA, including a statement of overriding considerations and a mitigation monitoring and reporting program (“CEQA Findings”); and

WHEREAS, The actions contemplated in this Public Works Order fall within the scope of the FEIR and the Director Public Works adopts the CEQA Findings and other findings set forth above for purposes of this Order; and

WHEREAS, No additional environmental review is required because there are no substantial changes to the project analyzed in the FEIR, no changes in circumstances under which the project is being undertaken, and no new information of substantial importance indicating that new significant impacts would occur, that the impacts identified in the FEIR as significant impacts would be substantially more severe, or that mitigation or alternatives previously found infeasible are now feasible; and

WHEREAS, The Director of Public Works (the "Director"), acting as the Advisory Agency, approved a vesting tentative map, entitled "Candlestick Point Vesting Tentative Subdivision Map No. 7878" (the "Vesting Tentative Map"), for the proposed subdivision of property for the Candlestick Point portion of the Project area, subject to certain requirements and conditions contained in the Director's Conditions of Approval, Department of Public Works ("PW") Order No. 182724, dated June 30, 2014, ("VTSM Conditions of Approval"); and

WHEREAS, In a letter dated April 23, 2014 (and reconfirmed on June 17, 2014), the Planning Department made findings that the Vesting Tentative Map was, on balance, consistent with the General Plan and Planning Code Section 101.1 ("Consistency Findings"); and

WHEREAS, Pursuant to the DDA and Project Improvement Agreement ("PIA") associated with each phased final map, Subdivider is obligated to construct horizontal improvements and public infrastructure ("Required Infrastructure") and which improvements are more particularly described in the Candlestick Point Infrastructure Plan (Exhibit I to the DDA), as it may be amended from time to time; and

WHEREAS, PW Order No. 182724 also granted an extension of the initial life of the Vesting Tentative Map by six (6) years beyond the initial thirty-six (36) month life applicable to such map pursuant to Section 1655 of the Candlestick Point/Hunters Point Shipyard Subdivision Code. Following approval of this Final Map No 12681, the Vesting Tentative Map will have used all extensions permissible by law and expire in 2030.

## **II. Deferred Materials Submittal Recitals**

WHEREAS, Section IV.F of the Subdivision Regulations requires the Subdivider to submit a Deferred Materials Submittal ("DMS") to the Director concurrently with each phased final map application and provides the Director with the right to impose reasonable conditions necessary on the development and to refine, adjust, supplement, modify, and/or delete the VTSM Conditions of Approval, based on the City's review of the Subdivider's Deferred Materials Submittal, to the extent consistent with the earlier approval; and

WHEREAS, The Subdivider submitted a Deferred Materials Submittal for the Candlestick Point Major Phase 2 phased final map (referred to as Final Map No. 12681) on September 3, 2025, which was circulated to City Agencies for review; and

WHEREAS, Based on the Director's review of the Deferred Materials Submittal, in consultation with reviewing Agencies, the Director hereby sets forth the DMS Conditions of Approval as shown in Attachment A, and determined that the conditions are necessary for phased Final Map No. 12681.

## **II. Exceptions and Deferrals Recitals**

WHEREAS, Per Section 1612 of the Subdivision Code, the Director, upon application by a subdivider, and subject to the Subdivision Map Act, may authorize exceptions, waivers or deferrals to any of the requirements set forth in the Subdivision Code or Subdivision Regulations which are not in violation of the Subdivision Map Act, provided that the Director must find: (1) that the application of certain provisions of the Code or the Subdivision Regulations would result in practical difficulties or unnecessary hardships affecting the property inconsistent with the general purpose and intent of the Project Documents and City Regulations (both as defined in the Subdivision Code); (2) that the granting of the exception, waiver, or deferral will not be materially detrimental to the public welfare or injurious to other property in the area in which said property is situated; and (3) that the granting of such exception, waiver, or deferral will not be contrary to the Project Documents or City Regulations; and

WHEREAS, On May 12, 2026, the Subdivider submitted a request to the Director for twelve (12) design exceptions (Exception 1) and six (6) other exceptions and deferrals to the Subdivision Regulations, Deferred Material Submittal Conditions of Approval, and VTSM Conditions of Approval (Exceptions 2 – 7) (“Deferral Request Letter”), which is attached hereto as Attachment B. Specifically, Subdivider requests the following exceptions and deferrals:

- Exception 1: Exceptions to various technical design standards specified in the Regulations including minimum curb height, intersection, grading and drainage, roadway centerline slope, sidewalk variance, location of manhole in crosswalk, valley gutter design, and median deletion.
- Exception 2: Exception from the Regulations to authorize the City to accept certain completed utility systems located in incomplete streets prior to the completion of such streets (Ingerson Avenue, West Harney Way, Harney Way, and Gilman Avenue).
- Exception 3: Deferral of final design details for certain components of the Major Phase 2 Street Improvement Permit Plans, Offsite Harney Improvement Plans, Outfall 2 Improvement Plans, and Sanitary Sewer Pump Station Improvement Plans.
- Exception 4: Deferral from the requirement to obtain certain temporary and permanent easements and agreements and to record certain notices of restriction.
- Exception 5: Deferral of the requirement to vacate a portion of existing Jamestown Avenue (identified as remainder parcel Lot 57 on Final Map 12681) until prior to Notice of Completion of public utilities constructed on remainder parcel Lot 57.
- Exception 6: Exception to permit use of 7.5-inch minimum diameter HDPE pipe for gravity sanitary sewer.
- Exception 7a: Deferral of certain Deferred Material Submittal Conditions of Approval as set forth in Exhibit D to the Deferral Request Letter.
- Exception 7b: Deferral of certain VTSM Conditions of Approval as set forth in Exhibit E to the Deferral Request Letter.

WHEREAS, The Director published notice of a public hearing to consider these requests in accordance with the requirements of the Subdivision Code and the Regulations; and

WHEREAS, On May 13, 2026, the Director held a public hearing to solicit public comment on the requested exceptions.

**NOW THEREFORE BE IT ORDERED THAT,**

**A. APPROVAL OF DEFERRED MATERIALS SUBMITTAL PACKAGE AND ISSUANCE OF DEFERRED MATERIALS SUBMITTAL CONDITIONS OF APPROVAL**

Based on the Director's review of Subdivider's Deferred Materials Submittal for Final Map No. 12681, and in consultation with reviewing Agencies, the Director, in accordance with the Regulations, hereby conditionally approves the Deferred Materials Submittal package subject to the Deferred Material Submittal Conditions of Approval detailed in attached Attachment A. For additional detail and requirements refer to Attachment A.

**B. CONDITIONAL APPROVAL OF REQUEST FOR EXCEPTIONS AND DEFERRALS RELATED TO THE VTSM CONDITIONS OF APPROVAL, DEFERRED MATERIAL SUBMITTAL CONDITIONS OF APPROVAL, AND THE SUBDIVISION REGULATIONS**

The Director finds that granting the exceptions and deferrals described herein is consistent with Subdivision Code Section 1612, as follows: That the application of certain provisions of the Subdivision Regulations would result in practical difficulties or unnecessary hardships affecting the property inconsistent with the general purpose and intent of the Project documents and City Regulations. (Subdivision Code §1612(b)(1).)

The Project is designed to be built out in phases. Application of the identified provisions of the Regulations, including specified VTSM Conditions of Approval and Deferred Materials Submittal Conditions of Approval, would result in practical difficulties and unnecessary hardships affecting the Property because strict compliance would impose requirements that do not account for the Project's approved phasing, existing site conditions, and infrastructure sequencing. In several instances, strict application would delay or impede construction of critical backbone infrastructure, require approvals or property rights before they are necessary for operation or maintenance, or prevent the use of design solutions that better serve the Project's existing site condition. Based on the foregoing, it is reasonable to find that application of the Regulations to the facts at hand would result in practical difficulties and unnecessary hardship.

- That the granting of the exception, waiver, or deferral will not be materially detrimental to the public welfare or injurious to other property in the area in which said property is situated. (Subdivision Code §1612(b)(2).)

The requested relief will not be materially detrimental to the public welfare or injurious to other property in the area. The exceptions and deferrals will remain subject to applicable City review, inspection, approval and acceptance processes, and the Developer will provide appropriate bonding for deferred design details and other conditions as set forth herein and in the PIA. The requested exceptions are limited to addressing discrete timing and design constraints while maintaining requirements for the Developer to construct, complete, and secure relevant improvements and property rights in a manner that would facilitate the orderly development of Major Phase 2.

- That the granting of such exception, waiver, or deferral will not be contrary to the Project Documents or City Regulations. (Subdivision Code § 1612(b)(3).)

The granting of this exception is consistent with the Project Documents and the City Regulations, as it will facilitate development of the Project consistent with the requirements of the street improvement plans and support the construction of vertical development within the development phase and future public park improvements.

- The exception is not in violation of the Map Act. (Subdivision Code § 1612(d).)

The Map Act does not prohibit the requested exceptions and deferrals and are not in violation of the Map Act.

Based on the findings described above, the Director makes the following determinations regarding the Subdivider's requests for exceptions and deferrals below.

**Exceptions from Subdivision Regulations, VTSM Conditions of Approval, and Deferred Materials Submittal Conditions of Approval**

**Request for Exception No. 1**

Subdivider requests the following technical design exceptions from the Regulations, Appendix C and the VTSM Conditions of Approval that are identified as Street Improvement Permit Design Exception Items 30, 33, 35, 36, 37, 38, 39, 47, 48, 50, 53, and 57, which are further described in Exhibit A to the Deferral Request Letter:

- Curb Height (Item 33). Subdivider requests an exception from the Regulations, Appendix C, Attachment 5, Section G which requires curbs to be 4" minimum and adhere to City Standard Plans 87,169. As set forth in Exhibit A to the Deferral Request Letter, Arelious Walker Drive includes locations that do not meet the minimum curb height requirement due to fire breaks and a pedestrian tabletop crossing.
- Curb and Gutter (Item 36). Subdivider requests an exception from the Regulations, Appendix C, Attachment 5, Section A.1.j which requires curb and gutter on both sides of the street. As set forth in Exhibit A to the Deferral Request Letter, it is not feasible to meet this requirement at the location specified in Gilman Avenue because the street is cross-sloped, not crowned, in order to conform to the existing conditions on the north side of Gilman Avenue.
- Intersection Grading (Items 37 and 39). Subdivider requests an exception from the Regulations, Appendix C, Attachment 5, section A.2.a which provides that intersection grading shall be 2% max platform unless otherwise approved by the City Engineer. The intersection grading at locations at Gilman Avenue (Item 37) and Ingerson Avenue (Item 39) do not meet the intersection grading requirement under the Subdivision Regulations due to existing conditions and constraints at the site.
- Minimum Passenger Loading Zone Width (Item 48). Subdivider requests an exception from the Mayor's Office on Disability Information Bulletin MOD-10 which requires an 8 ft wide minimum accessible passenger loading zone. The parking strip on Carmen Policy was designed to be 7 ft consistent with VTSM No. 7878 approved by PW Order No. 182724.

- Street Centerline (Items 38 and 50). Subdivider requests an exception from the Regulations, Appendix C, Attachment 5, Section A.2.j.1 which provides that street centerline longitudinal slope shall be between 2% and 5%. As set forth in the Deferral Request Letter, the sidewalk longitudinal slope must be increased at the specified location within Arelious Walker Drive to meet other accessibility requirements.
- Sidewalks (Items 53 and 57). Subdivider requests an exception to the Regulations, Appendix C, Section A.1.i which requires sidewalks to be provided on both sides of streets. This requirement cannot be met at the specified locations along Giants Drive (Item 53) and Candlestick Park Drive South (Item 57) due to the development phasing of the Project.
- Manholes within Crosswalk (Item 30). Subdivider is requesting an exception from the Regulations, Appendix C, Attachment 6, Section C.1.a which provides that combined sewer manholes shall be located outside of crosswalks. As set forth in the Deferral Request Letter, existing manhole CSMH #506A within Gilman Avenue is located within the proposed crosswalks.
- Valley Gutter Design (Item 35). Subdivider requests an exception from the Regulations, Appendix C, Attachment 5, Section G which provides that gutters shall be 1' minimum wide and adhere to City Standard Plans 87,170. This requirement is not feasible at the specified location within West Harney Way due to street drainage.
- Median Deletion (Item 47). VTSM No. 7878 identified a median along Arelious Walker Drive. Subdivider requests an exception to remove the median identified in the location identified in Arelious Walker Drive. Removal of the median is necessary to allow additional queuing for the north and southbound turn pocket lanes.

**The following determinations are made with respect to the above requested exceptions:**

- Curb Height (Item 33): Approved with Conditions: Reflect non-standard element in O&M Matrix
- Curb and Gutter (Item 36): Approved
- Intersection Grading (Items 37 and 39): Approved
- Minimum Passenger Loading Zone Width (Item 48): Approved
- Street Centerline (Items 38 and 50): Approved
- Sidewalks on Giants Dr (Item 53): Not approved at this time. To be evaluated as part of subsequent Public Works hearing if needed.
- Sidewalks on Candlestick Park Dr (Item 57): Conditionally approved. Since no sidewalk is provided on the south side of Candlestick Park Drive, this project shall connect pedestrian paths of travel off of Harney Way to paths located within State Parks.
- Manholes within Crosswalk (Item 30): Conditionally approved. Subdivider shall procure and install non-slip manhole cover that does not rely on epoxy coating for slip resistance. This non-slip manhole cover shall be submitted for SFPUC and Public Works approval, and shall be documented in O&M matrix.
- Valley Gutter (Item 35): Not approved at this time. To be evaluated as part of subsequent Public Works hearing if needed.
- Median Deletion (Item 47): Approved as this configuration is preferred operationally by SFMTA

## **Request for Exception No. 2**

Subdivider requests an exception to the Regulations Attachment 3, Section E.2 and requests that the City accept the following Early Phased Required Infrastructure located within future Ingerson Avenue, West Harney Way, Harney Way, and Gilman Avenue, prior to the completion of the future street:

- Ingerson Utilities: Public utility improvements located within future Ingerson Avenue between Arelious Walker Drive and West Harney Way prior to completion of the permanent streets.
- Sanitary Sewer Pump Station Improvements: Sanitary sewer pump station improvements located within future West Harney Way between Ingerson Avenue and Edward J. Debartolo Jr. Lane prior to completion of the permanent street.
- Outfall 2: Outfall 2 storm drain pipe and related infrastructure located within future Harney Way and future Gilman Avenue prior to completion of the permanent streets.

The Early Phased Required Infrastructure are essential utility systems that are necessary to serve Major Phase 2. While the Early Phased Required Infrastructure are located in future streets that will be built in future phases, the infrastructure beneath them must be installed now so that the City can assume operational control over the utility systems to serve Major Phase 2 once the Early Phased Required Infrastructure is completed.

### **The exception is approved subject to the following conditions:**

- 1) This approval is granted only for portions of Ingerson Avenue, West Harney Way and Harney Way (identified as Lots Y, 51\*, 52\* on Final Map PID 12681) for SFPUC underground facilities required to support Major Phase 2 as well as portions of Harney Way and Gilman Ave located outside of the Final Map for Outfall No. 2.
- 2) As part of the PIA, Subdivider shall provide a separate Infrastructure bond for completion of future Ingerson Avenue, future West Harney Way, future Harney Way and future Gilman Avenue (along the Outfall 2 alignment) as complete streets (as defined in Subdivision Regulations). The bond for future Harney Way and future Gilman Avenue may be deferred as set forth in the PIA Section 3(a)(ix), which reflects the bonding requirements related to this deferral.
- 3) Subdivider shall offer Ingerson Avenue (Lot Y) for dedication in fee with this Final Map. Clerk's statement shall conditionally accept dedication in fee, subject to completion of roadway in a future phase.
- 4) Subdivider shall maintain dedicated H2O loaded access roads for SFPUC use. Until such time as the permanent roadways are completed and accepted, Subdivider shall ensure sufficient protection of SFPUC utilities.
- 5) This approval is subject to approval of detailed designs and successful completion of infrastructure according to the terms of the PIA and related infrastructure permits (SIP, EXC etc)
- 6) This approval is subject to the provision of permanent land rights (easements or fee dedication, as specified by SFPUC) granted concurrently with the Final Map or deferred to no later than the request for a Notice of Completion of related improvements.
- 7) In granting this approval, the City, including the SFPUC GM, retains full discretion to determine whether it will accept or conditionally accept any or all public facilities in these explicitly identified areas at the time Subdivider requests such action. Any decision the City makes regarding these specific facilities is

not binding in any way in regard to any other public facilities that are not specifically identified in this grant of exception.

### **Request for Exception No. 3**

Subdivider requests a waiver from Section VII of the Regulations and the requirement to obtain approved improvement plans as a prerequisite to a Public Improvement Agreement and a phased final map. Subdivider seeks to defer providing detailed designs for certain components of the Major Phase 2 100% Street Improvement Plans, Offsite Harney Improvement Plans, Outfall 2 Improvement Plans and Sanitary Sewer Pump Station Plans as a prerequisite to a Public Improvement Agreement and a phased final map.

- **Major Phase 2 100% Street Improvement Plans.** A majority of the Major Phase 2 Street Improvement Plans submitted to the City are at 100% level of design. However, certain limited components of the Major Phase 2 100% Street Improvement Plans identified in Exhibit B to the Deferral Request Letter are being finalized in coordination with the City.
- **Off-Site Harney Improvement Plans.** Subdivider has submitted Off-Site Harney Improvement Plans that are at 100% level of design. However, as detailed in Exhibit B to the Deferral Request Letter, certain components of the design details are being finalized in coordination with the City.
- **Outfall 2 Improvement Plans.** Subdivider has submitted 100% Outfall 2 Improvement Plans and is working with City departments to resolve remaining comments to the detailed design.
- **Sanitary Sewer Pump Station Improvement Plans.** At the City's request, Subdivider evaluated the feasibility of relocating the Sanitary Sewer Pump Station to the eastern portion of future Willie Mays Park. Following this evaluation, Subdivider and SFPUC determined that the Sanitary Sewer Pump Station should be located in the western portion of the park. Subdivider has submitted a Sanitary Sewer Pump Station Basis of Design (BOD) and 10% design drawings for City review. Subdivider requests deferral of remaining detailed design to be completed following approval of the Final Map.

#### **The exception is approved subject to the following conditions:**

- 1) Subdivider shall provide a separate Design Bond for elements of deferred design, which shall be released once permit is issued (inclusive of Instructional Bulletins (IBs))
- 2) Subdivider shall submit updated Engineers Estimates for City review once all deferred design elements have been completed (inclusive of IBs). Subdivider shall update or deliver supplemental Payment & Performance Bonds if the amount secured under the Public Improvement Agreement is exceeded once detailed design is completed. Refer to PIA provisions.
- 3) Public Works will not recommend approval of building permits, except Site Permits, for lots created through this Final Map until infrastructure permits for all Required Infrastructure have been secured and timeline for completion is known. At the time that the Public Works issues the last of the following three permits: Sanitary Sewer Pump Station, Outfall No. 2, and Major Phase 2 street improvement permit, it shall adopt a Public Works Order certifying this milestone and authorizing an amendment to the constructive notice provision (Sec 2(e)(i)) of the PIA either deleting the provision or indicating the provision is no longer applicable.

- 4) All improvement permits must be obtained within 1 year of Final Map recordation in accordance with the Regulations Appendix C, Attachment 3 Section E.1.d, or an extension shall be requested.
- 5) Subdivider shall provide written acknowledgement of the responsibility to deliver all Required Infrastructure to support vertical development of lots created through this map, and City shall not be held liable for delays to vertical development caused by Subdividers failure to complete infrastructure within specified timeline. Subdivider acknowledges City will not issue certificates of occupancy for vertical development on parcels created through this subdivision map prior to a Notice of Completion horizontal supporting infrastructure required for a particular vertical lot including but not limited to utilities, streets, Outfall 2 and sanitary sewer pump station. Any request for a certificate of occupancy prior to City's acceptance of Required Infrastructure may be subject to an exception pursuant to Subdivision Code Section 1612. Refer to PIA provisions.

#### **Request for Exception No. 4**

Under the Regulations, Appendix A, Section 7(c), a subdivider is required to make an irrevocable offer of dedication of public easements to be dedicated to the City on the face of the final map. Certain Deferred Materials Submittal Conditions of Approval require the Subdivider to provide easements and other land rights prior to filing the Final Map. The Developer requests an exception from the Subdivision Regulations and applicable Deferred Materials Submittal Conditions of Approval for certain public easements identified in Exhibit C to the Deferral Request Letter, which include the following:

- Outfall 2 (Construction Access Rights). The alignment of Outfall 2 traverses land owned by OCII, Port Commission, California State Parks, and State Lands Commission. Subdivider has secured property rights to access land owned by OCII and State Lands Commission to construct Outfall 2. Subdivider is in the process of finalizing a license with the Port Commission to authorize the Developer to access Port property to construct Outfall 2. Subdivider is also in the process of finalizing a Construction Lease with California State Parks to authorize the Developer to access State Parks property to construct Outfall 2. Subdivider requests a deferral from the requirement to obtain the Port License and Construction Lease from Final Map approval to prior to the commencement of construction of Outfall 2.
- Outfall 2 (SFPUC Permanent Property Rights). The alignment of Outfall 2 follows future Major Phase 4B streets and traverses land owned by OCII, State Parks, and State Lands Commission. SFPUC will accept Outfall 2 upon completion of the infrastructure, prior to the completion of the future streets. SFPUC will need permanent access rights from OCII, State Parks and State Lands Commission to access Outfall 2 to operate and maintain the infrastructure upon completion. As discussed with SFPUC, Subdivider will facilitate discussions between SFPUC and State Parks and State Lands Commission for SFPUC to obtain the necessary property rights (e.g. easement, license, etc.). Subdivider will not be a party to the agreement/permit granting SFPUC access over State Parks and State Lands Commission property. To ensure the timely commencement of Major Phase 2 construction and because SFPUC does not require property rights until Outfall 2 has been accepted, Subdivider requests deferring the requirement that SFPUC obtain final approval of property rights from State Parks and State Lands Commission from approval of the final map for Major Phase 2 to prior to acceptance of Outfall 2.

- Commercial Lot Easements. Final Map No. 12681 includes a commercial lot – Lot 12 – within CP Center. Public utilities will be installed within CP Center to serve Lot 12. The public utilities will not be installed as part of the Major Phase 2 infrastructure. Because the vertical design of the Lot 12 building has not been finalized, the ultimate location of the public utilities and the boundaries of other easement areas, including emergency vehicle access and public access, will not be known at the time of final map approval. Subdivider therefore requests deferral of the easements required to serve Lot 12 until issuance of a building permit for the building on Lot 12.
- Overland Flow Easement. Subdivider requests a deferral of the overland flow easement to allow 100-year storm overland flow from final map approval to prior to City's acceptance of Outfall 2. The overland flow easement is necessary when the Outfall is accepted by the City and operational.
- Private Property Easement. Subdivider is in the process of facilitating access rights for a private property owner that owns land adjacent to offsite Harney and existing Jamestown Avenue. The property owner does not have abutter's rights to Harney Way and Jamestown Avenue but is currently using a driveway located along Harney Way for ingress and egress. Subdivider requests deferral of securing access rights for the private property owner from final map approval to prior to the commencement of construction of offsite Harney.
- Other Land Rights/Easements. Subdivider requests deferral of other easements and notice of special restrictions until after final map recordation since these easements are not necessary at the time of final map and/or require additional coordination with the City to confirm the necessity of such easement or notice of special restriction. These include a temporary easement for a temporary restroom in future Wedge Plaza, a notice of special restriction to reserve a sidewalk area on AG6 and AG7, a notice of special restriction stating that future connections to an existing combined sewer is not allowed unless approved by the City, and a temporary emergency vehicle access easement.
- Global Master Encroachment Permit. Subdivider requests deferral of approval of a Global Master Encroachment Permit from final map approval to prior to Notice of Completion of any Required Infrastructure.

**The exception is approved subject to the following conditions:**

- 1) Public Works will not grant permits until City has been granted 3rd party beneficiary rights for construction of related infrastructure as part of Developer's permits, construction leases and agreements ("Agreements"). City shall agree to language in Agreements regarding City beneficiary rights, and Developer shall supply copies of all executed agreements with City beneficiary rights prior to permit issuance of related infrastructure.
- 2) All Permanent Rights for access, maintenance and operation in favor of City shall be in place prior to Public Works issuance of related improvement permit(s), unless otherwise approved by the Director in consultation with City Agencies, except that all Permanent Rights for Outfall 2 Infrastructure shall be in place no less than 90 days prior to a request for Notice of Completion for Outfall 2 Infrastructure.
- 3) City shall be granted beneficiary rights to all construction leases and rights of entry which shall terminate only upon provision of permanent land rights for the City's acceptance and long term operation of improvements.

- 4) No Notice of Completion will be granted for Major Phase 2 until all agreements listed in Exhibit C of the Deferral Request Letter have been completed.
- 5) Private party access easement: easement agreement must be in place prior to Public Works issuance of improvement permit(s) that includes removal of existing access, unless otherwise approved by the Director of Public Works in consultation with City Agencies. All improvements associated with providing alternate access in accordance with the vacation ordinance and VTSM PW-BSM COA #16 shall be performed at no cost to the City.
- 6) MUNI restroom easement: easement shall be in place prior to installation and operation of the temporary restroom, which is anticipated to be at the time a certificate of occupancy is issued for the first vertical building.
- 7) AG6 Overland Flow Easement: if required, easement shall be in place shall be in place prior to Public Works issuance of related improvement permit(s).
- 8) NSR for future connections to the combined sewer system - if required, NSR(s) shall be in place prior to Public Works issuance of related improvement permit(s).
- 9) SFPUC Land Rights (Easement or Fee) for eastern portion of bioretention area outside Final Map boundary: are must be vacated and then permanent rights granted via a utility and access easement or fee dedication to the City, prior to a request for NOC.
- 10) Public Works Access Rights for facilities directly adjacent property lines: easements must be in place prior to Public Works issuance of related improvement permit(s), unless otherwise approved by the Director.
- 11) AG6/AG7 Sidewalk NSR/Easement: easement and/or NSR must be in place prior to Public Works issuance of MP2 street improvement permit.
- 12) Additionally, the City conditionally approves the deferral of additional easement agreements, Notices of Restrictions or other agreements not specifically included in Subdivider's letter request but that otherwise would be required concurrent with approval of a Final Map, subject to the discretion of the Director of Public Works, in consultation with affected City Agencies. Subdivider shall obtain any such additional deferrals prior to Public Works issuance of improvement permit(s).
- 13) Deferral of a Global Master Encroachment Permit is approved until prior to a Notice of Completion for infrastructure that would be subject of such agreement.

#### **Request for Exception No. 5**

Deferred Materials Submittal (DMS) BSM Condition No. 33 states that "Subdivider shall vacate Jamestown Avenue between Lot H and the westerly boundary of this Major Phase 2 to the satisfaction of the City and County Surveyor prior to filing this Map." ITF DMS Condition No. 6 also states that "Vacation of any portion of existing ROW underlying lots being created through this Final Map shall be completed prior to filing of the Final Map, unless approved by Public Works and affected City Departments[.]" Subdivider requests a deferral from DMS ITF Conditions No. 6 and 33 as it relates to the portion of existing Jamestown Avenue identified as remainder parcel Lot 57 on the Final Map.

This portion of Jamestown Avenue is currently an existing public street that was not conditionally vacated pursuant to Board of Supervisors Ordinance No. 53-14. Lot 57 is currently owned by OCII and will be developed with public utilities (WDT and bioretention facility) and will remain in public use. PG&E poles also are currently

located within Lot 57. Lot 57 will either be dedicated in fee to the City as a public right of way for public utility purposes or will be dedicated to the City as open space, subject to a public utility easement in favor of SFPUC. While Lot 57 will remain in public use, the City has indicated that the existing public street must be vacated. Subdivider requests deferring the vacation of the public street until after Final Map approval.

**The exception is approved subject to the following condition:**

Vacation must be perfected before this area is offered in fee to either SFPUC or RPD. Subdivider shall request vacation action, and Subdivider shall perform all coordination required with adjacent property owners and existing utility owners required for completion of the vacation.

**Request for Exception No. 6**

The Regulations allow for the use of HDPE pipe under 24-inches in size. Concurrently, the Regulations require that Sanitary Sewer (“SS”) pipe have an inside diameter no less than 8-inches and a wall thickness no thinner than specification size SDR 17. Standard HDPE pipe sizing measures the pipe from the outside diameter, resulting in nominal pipe sizes that bear a smaller inside diameter. Subdivider requests an exception from this requirement to use HDPE pipe with an inside diameter no less than 7.5 inches in diameter. To allow for the effective monitoring of the condition and operations of the pipe, Subdivider proposes to provide the City maintenance equipment consistent with the letter dated April 27, 2015 between the Developer and SFPUC. Subdivider will provide the maintenance equipment to the City prior to requesting a Notice of Completion for any HDPE pipes that contain a diameter less than 8-inches pursuant to this exception request.

**The exception is approved subject to the following condition:**

Prior to City’s acceptance of any improvements within the area of VTSM No. 7878, the Subdivider shall provide pipe maintenance equipment as agreed upon by the SFPUC and Subdivider in the letter dated April 27, 2015 co-signed by both parties. Subdivider’s provision of such maintenance equipment would allow for the use of HDPE pipe with a minimum inside diameter of 7.5” for the gravity sanitary sewer mains, as an exception to the Regulations.

**Request for Exception No. 7a**

Developer requests deferral of certain Deferred Material Submittal Conditions of Approval as further set forth in Exhibit D of the Deferral Request Letter.

**The following determinations are made with respect to the above requested exceptions:**

PW-ITF DMS Conditions of Approval:

- No. 3: Conditionally approved, subject to conditions under exception #3 above.
- No. 4: Conditionally approved, subject to conditions under exception #3 above.
- No. 5: Conditionally approved, subject to conditions under exception #3 above.
- No. 6: Conditionally approved, subject to conditions under exception #5 above.
- No. 7: Conditionally approved, subject to conditions under exception #4 above.

- No. 8: Conditionally approved. If incomplete for finalization of the PIA, City will allow the final O&M matrix to be deferred to 90 days after permit issuance.
- No. 12: Conditionally approved, subject to conditions under exception #4 above.
- No. 21: Conditionally approved. Access rights for Public Works facilities, if required, to be provided no later than Subdivider's request for a Notice of Completion.
- No. 27: Conditionally approved, subject to conditions under exception #3 above. Infrastructure Permits will not be issued until design accurately reflects existing and proposed conditions.
- No. 29: Conditionally approved, subject to conditions under exception #4 above.
- No. 30: Conditionally approved. Subdivider shall be responsible for interim and permanent overland flow swale ownership and maintenance, unless State Parks agrees to own and maintain. City shall be granted beneficiary rights to the State Parks Construction Lease, in a manner acceptable to City.

PW-BSM DMS COA:

- No. 33: Conditionally approved, subject to conditions under exception #5 above.

SFPUC DMS Conditions of Approval:

- No. 2: Conditionally approved, subject to conditions under exception #4 above.
- No. 4: Conditionally approved, subject to conditions under exception #3 above.
- No. 1: Conditionally approved, subject to conditions under exception #4 above.

**Request for Exception No. 7b**

Director approved VTSM No. 7878 for the proposed subdivision of property at Candlestick Point, subject to certain requirements and conditions contained in the Director's Conditions of Approval, Department of Public Works Order No. 182724, dated June 30, 2014. Subdivider requests deferral of the VTSM Conditions of Approval (or "VTSM COA") set forth in Exhibit E of the Deferral Request Letter.

**The following determinations are made with respect to the above requested exceptions:**

PW-BSM VTSM COA:

- No. 16 (E.16): Conditionally approved, subject to conditions under exception #4 above.

SFPUC VTSM COA:

General Conditions:

- No. 84 (H1e): Conditionally approved, subject to conditions under exception #4 above.
- No. 91 (H11): Conditionally approved, subject to conditions under exception #4 above.

Water Enterprise:

- No. 97 (H3b): Conditionally approved subject to SFPUC DMS COA - CDD#2.

Stormwater & Wastewater Utilities:

- No. 111 (H5d): Conditionally approved, subject to conditions under exception #4 above.
- No. 112 (H5e): Conditionally approved, subject to conditions under exception #3 above.

PUC Real Estate Services:

- No. 133 (H6a): Conditionally approved, subject to conditions under exception #4 above.
- No. 134 (H6b): Conditionally approved, subject to conditions under exception #4 above.
- No. 135 (H6c): Conditionally approved, subject to conditions under exception #4 above.
- No. 136 (H6d): Conditionally approved, subject to conditions under exception #4 above.
- No. 137 (H6e): Conditionally approved, subject to conditions under exception #4 above.
- No. 145: Conditionally approved, subject to conditions under exception #4 above.
- No. 147: Conditionally approved, subject to conditions under exception #4 above.
- No. 151: Conditionally approved, subject to conditions under exception #4 above.
- No. 153 (H6ei): Conditionally approved, subject to conditions under exception #4 above.
- No. 154 (H6eii): Conditionally approved, subject to conditions under exception #4 above.

OCII VTSM COA:

- No. 193 (L7f): Approved.

**ATTACHMENTS:**

Attachment A: Major Phase 2 Deferred Materials Submittal Conditions of Approval

Attachment B: Subdivider Deferral Request Letter dated May 12, 2026, including Exhibits A – F.

## **Attachment A**

### **Candlestick Point Major Phase 2**

#### **Deferred Materials Submittal Conditions of Approval**

##### **DEPARTMENT OF PUBLIC WORKS BUREAU OF INFRASTRUCTURE & DEVELOPMENT PERMITTING CONDITIONS**

1. Project shall comply with Director's Order 187,246 for street tree and landscaping planting requirements and Streetscape Master Plan. Discrepancies between requirements of Streetscape Master Plan and Public Works requirements shall be identified in variance table prior to approval of Street Improvement Permit.
2. Prior to approval of any phased Final Map, the Subdivider will provide evidence to the Director's satisfaction that all property owners adjacent to the future BRT lanes being proposed in this phase (whether inside the final map boundary or adjacent) either do not require vehicular access (excluding EVAE and delivery access at designated traffic signals) to or have relinquished abutters rights to the public way.
3. Prior to the approval of a Public Improvement Agreement and any phased Final Map, the Subdivider must obtain approval of improvement plans for all improvements associated with the phase, including for Major Phase 2 onsite improvements, Harney Way Off-Site improvements from the project boundary to and including the Executive Park Boulevard intersection, as defined in the Infrastructure Plan; the sanitary sewer pump station and force main in Wedge Park 2A; the stormwater treatment facility in mini wedge park; and the permanent storm drain outfall from the Major Phase boundary to the San Francisco Bay, as defined in the Infrastructure Plan.
4. Subdivider shall not install non-standard materials such as Lightweight Cellular Concrete. Subdivider shall redesign Offsite Harney Way without use of LCC, unless otherwise approved by Public Works in writing.
5. Public Works will not accept medians with curb drainage cuts for maintenance or liability. Subdivider shall redesign Offsite Harney Way with storm drainage systems that appropriately drain the roadway without use of curb cuts through medians, unless otherwise approved by Public Works in writing.
6. Vacation of any portion of existing ROW underlying lots being created through this Final Map shall be completed prior to filing of the Final Map, unless approved by Public Works and affected City Departments following duly noticed Public Hearing. If vacation is to be pursuant to Ordinance 53-14, Subdivider to provide evidence the conditions of Ordinance No. 53-14 have been met that are required to effectuate the street vacations.
7. Subdivider shall supply all permanent land rights required for acceptance of facilities constructed outside of rights-of-way prior to filing of Final Map
8. Subdivider shall prepare O&M Matrices including all required Major Phase infrastructure within the Street Improvement Plans or Final Map area, as applicable, and all required off-site infrastructure and shall specify the responsible party for ownership, maintenance and liability of each facility or component, and preliminarily define any conditions which Subdivider may need to satisfy before City's

acceptance of required and off-site infrastructure. Any required conditions of acceptance must be further defined and agreed to in the Public Improvement Agreement (“PIA”) prior to any Final Map approvals. O&M Matrix shall be approved by all parties proposed for ownership or maintenance of facilities proposed with this phase prior to filing of the Final Map.

9. Subdivider shall ensure the SIP drawings and O&M matrix clearly indicate measures for controlling access to prevent private vehicles from entering Lot 50 (Ingerson) and entity responsible for maintenance.
10. Subdivider shall bond and provide detailed design for all improvements required for a complete street in Ingerson Avenue and West Harney Way that are being deferred to a future phase, prior to filing of the Final Map. Bond amount shall be set by an Engineer's Estimate approved by the City. Bonding shall be maintained for those improvements until the complete street is accepted by City with future phase.
11. Subdivider shall bond for minimum infrastructure requirements required for Acceptance of Outfall #4 and associated segments of Arelious Walker Drive (from Gilman to Carroll). If subdivider elects to construct and offer for City acceptance a roadway configuration of Arelious Walker Drive that deviates from the configuration approved in the Infrastructure Plan (as proposed for Outfall #4 bonding), project shall obtain approval of an amendment to the Infrastructure Plan.
12. For all NAPOTS affected by the proposed improvements for this subdivision, any existing utility service and access (vehicle and/or pedestrian) must be maintained throughout construction and post-construction. The approved Improvement Plans shall explain how all existing utility services will be maintained and how access will be provided. Any easements required to maintain services or access shall be provided and shown on all applicable Final Maps.
13. Emergency Vehicle Access Easements (EVAE) must be granted to the City across the proposed private lots, consistent with the layout and dimensions shown on DMS-13, except as modified in coordination and as required by City Emergency Departments. These easements must be shown on all applicable Final Maps. All subsequent site permits within Major Phase 2 must show these EVAE for reference, where applicable.
14. Prior to City's acceptance of any improvements within the area of VTSM No. 7878, the Subdivider shall provide pipe maintenance equipment as agreed upon by the SFPUC and Subdivider in the letter dated April 27, 2015 co-signed by both parties. Subdivider's provision of such maintenance equipment would allow for the use of HDPE pipe with a minimum inside diameter of 7.5" for the gravity sanitary sewer mains, as an exception to the Candlestick Point/Hunters Point Shipyard Subdivision Regulations. Prior to approval of any Street Improvement Permits within the area of VTSM No. 7878, the Subdivider must submit a formal request for this exception and obtain such exception pursuant to Section 1612 of the Candlestick Point/Hunters Point Shipyard Subdivision Code.
15. Subdivider to provide copies of approved permits from BCDC required for construction for Outfall #2 prior to Public Works issuance of related permit(s). Director may allow issuance of a conditional permit, subject to provision of related agreements that must be in place prior to start of construction if required to facilitate 3rd party permits.
16. Subdivider shall adjust the right of way lines to offer in fee the western portion of Lots 46 and 56 containing cycle track, median and bus shelter and other utilities rather than an easement through future park.

17. Midblock breaks shall not be offered to City, now or in the future because they do not meet requirements of the Subdivision regulations, Map Act or Street & Highways Code for public rights of way.
18. DMS-16 cross section shows Lot 7 building encroaching into Lot 8. Assuming MBBs are privately owned, provide documentation required from property owners to demonstrate approval for this configuration, in a condition acceptable to the City or revise Final Map.
19. DMS-19 Section 4: All accessible loading zones shall be owned and maintained as encroachments by property owner via a Minor Sidewalk Encroachment Permit or by HOA if assigned, and documented via GMEP which must be approved prior to or concurrent with infrastructure acceptance. This shall also be added as condition to all Site Permits.
20. Subdivider shall recalculate stormwater overland flow analysis to adjust for the non-uniform roadway cross section. Further use both upstream and downstream control to provide design where 100 yr-24 hr. storm is contained in rights of way
21. Subdivider shall provide to Public Works access rights to maintain/replace curbs or curb ramps in any location in which the facility is located directly adjacent property line.
22. If egress points are located on the east side of Lots 4-7, a pedestrian sidewalk will be required to meet ADAAG requirements.
23. The engineering plans and specifications and any related design documents for proposed public improvements shall comply with all published City-wide standards and Ordinances in place at the time the City deems the Major Phase Final Map application complete and in addition shall remain subject to CP/HPS Subdivision Code Section 1633.3. This condition is subject to the Applicable City Regulations as set forth in the BVHP Plan, including all applicable New City Regulations in accordance with the terms of that Plan.
24. Due to incomplete sidewalk on southern side of proposed Candlestick Point Drive, Subdivider shall construct an accessible crossing across Candlestick Point Drive for access to Candlestick Point State Recreation Area in future phase, and design shall be reviewed by Public Works Disability Accessibility Coordinator.
25. Giants Drive shall not be offered for City acceptance unless it meets minimum infrastructure requirements (streetlighting, drainage, utilities, sidewalks). If roadway is being improved but will not meet minimum infrastructure requirements, the City may require an NSR to be recorded against the fronting parcels to denote the roadway is not accepted by City for maintenance and liability and remain the responsibility of fronting property owners up to centerline of street (refer to Public Works Code Article 9).
26. Subdivider shall clarify the access rights across the 7 ft section between the Property Line to the temporary easement, refer to DMS Sheet Section 3B. Subdivider shall grant easement rights or revise final map.
27. Subdivider shall demonstrate with current surveys that the grades shown as existing on the street improvement plans correctly reflect existing conditions.
28. Subdivider shall construct sufficient overland flow pathways for the 100-year storm allowing drainage from CP-02 to reach the San Francisco Bay prior to NOC of any street improvements in CP-02.

29. Prior to approval of any final map including CP-02, Subdivider shall ensure that the Public Works holds the necessary property rights to allow 100-year storm overland flow to reach the San Francisco Bay from CP-02.
30. Subdivider shall be responsible for ownership and maintenance of the interim overland flow swale associated with CP Major Phase 2, until it is constructed in its permanent alignment in a future phase, unless it is accepted for ownership and maintenance by State Parks. Entity responsible for ownership and maintenance shall enter into agreement in a form acceptable to the City to memorialize this ongoing obligation and absolving City of liability of same, and shall grant the City 3rd party rights to all land rights for such operations.
31. Subdivision shall comply with all electric Ordinance in accordance with provisions of AB-112 unless an exception is granted pursuant to the provisions for exceptions in AB-112.
32. Subdivider shall not request any Notice of Completion for Major Phase 2 until the Sanitary Sewer Pump Station is completed and has received a Notice of Completion. The City will not agree to issuance of a Temporary Certificate of Occupancy (TCO) for any vertical parcel within the Major Phase 2 area until the Sanitary Sewer Pump Station is operational and has received a Notice of Completion. This condition shall be reflected in the PIA.
33. If it is determined by the City that stormwater from public rights-of-way is expected to flood Lot 1 as a result of the Major Phase 2 public improvements, an Overland Flow Easement and/or Notice of Special Restrictions will be required to be recorded against future Lot 1, in a form acceptable to the City.
34. Subdivider shall provide As-Builts for all Required Infrastructure in the NAVD88 vertical datum in a form acceptable to the City.

## **II. DEPARTMENT OF PUBLIC WORKS BUREAU OF SURVEYING & MAPPING CONDITIONS**

1. Subdivider shall comply with all applicable Conditions listed in Section G of Public Works Order 182724 approved June 30, 2014, which Conditions are incorporated herein by this reference. As to Condition 15 of Section G, Subdivider shall include these Supplemental Conditions in the Matrix and identify all Supplemental Conditions to distinguish them from Section G Conditions.
2. Subdivider shall submit Phased Final Map applications in accordance with the Project Phasing Plan as may be amended under the Disposition and Development Agreement. If the Phased Final Map is not consistent with any Amendment to any Document or Vesting Tentative Subdivision Map, then the Subdivider shall obtain a letter from OCII stating that the changes to the Final Map are consistent with the Plan and all Plan Documents.
3. Phased Final Map submittals must be in substantial conformance with the Vesting Tentative Subdivision Map and any amendments thereto as required by the Subdivision Map Act and Local Codes. The total number of residential units on each lot may shift between the Vesting Tentative Subdivision Map and each Phased Final Map so long as the Phased Final Map remains in substantial conformance with Vesting Tentative Subdivision Map and the overall number of residential units is not increased. Subdivider shall not exceed the maximum number of residential and/or commercial units authorized pursuant to the Disposition and Development Agreement or any amendments thereto.
4. Residential and Commercial Units shall be accounted for on each Phased Final Map in a table that shows the Total Number of Units Approved for the Development; the Number of Units that have been Mapped

(referencing the recorded Map); the Number of Units proposed for the current Phased Final Map; and the Remaining number of Units left to be Mapped for the Project.

5. The Phased Final Map title block shall indicate this project as: A [Merger if Applicable] [Insert number of new lots including lettered lots] Lot Subdivision, [Insert number of new lots including lettered lots] Vertical Subdivision, [Insert number of new Units] Residential Condominium Units, and [Insert number of new Units] Commercial Condominium Units, or [Insert number of new Units] Mixed-Use New Condominium Units, being a Merger and Subdivision of That Certain Real Property Described in that/those Certain document(s) recorded [insert date] in [Book, Page or as Document No.] (Provide vesting document name (Grant Deed or Deed, Quitclaim Deed, etc.), document number and recording information. For subdivision maps, include the date and book and page of filing the map.) For Example:

**FINAL MAP NO. 12681**

**CANDLESTICK POINT MAJOR PHASE 2**

FOR CONDOMINIUM PURPOSES

**A MERGER AND 52 LOT RE-SUBDIVISION CONSISTING OF 442 RESIDENTIAL CONDOMINIUM UNITS  
AND 20 COMMERCIAL CONDOMINIUM UNITS**

BEING A MERGER AND RE-SUBDIVISION OF LOTS 2, 3, 4, 8, 16, 17, 18, 19, 20, AND 23 OF FINAL TRANSFER MAP 8404, FILED DECEMBER 5, 2014, IN BOOK FF OF SURVEY MAPS, AT PAGES 24 THROUGH 33; LOTS 32 THROUGH 40 OF FINAL TRANSFER MAP 7879-8583, FILED AUGUST 16, 2016, IN BOOK GG OF SURVEY MAPS, AT PAGES 73 THROUGH 78; AND LOT 1, LOT A, AND LOT B OF FINAL TRANSFER MAP 10008, FILED JULY 31, 2019, IN BOOK HH OF SURVEY MAPS, AT PAGES 181 THROUGH 186 ALL IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.

JULY 2025 CONTAINING 72.15 +/- ACRES

CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

6. The recording information of all the Notices of Special Restrictions affecting the property shall be referenced on the Phased Final Map, and a note added: "this subdivision is subject to the terms and conditions" of said recorded document.
7. The exterior Phase boundary and lots shall be monumented at each corner to the satisfaction of the City and County Surveyor and in accordance with Appendix A of CCSF Subdivision Regulations for the Candlestick Point/Hunters Point Shipyard, approved June 5, 2014.
  - a) Along right of way lines, provide monumentation on a 4.00 foot or 5.00 foot offset, as appropriate, parallel with the right of way such that the monument line does not land on the edge of a concrete sidewalk or other hard surface edge where each such monument line shall be placed at least 0.5 feet away from the edge of such hard surface.
  - b) Where it is impractical to mark the actual lot corner, the corner may be witnessed by an offset monument set as follows: the surveyor shall prolong the side lot line to intersect the monument line and to mark the intersection appropriately, recording the offset distance from the intersection to the true corner on the map. In the event of no monument line, the sideline extension shall be prolonged to the top of the adjacent concrete curb and marked appropriately as described immediately above and recording the offset distance on the map.
  - c) Prior to filing a Phased Final Map, at least 1 (one) boundary line that is acceptable to the City and County Surveyor for each corresponding Phase of Development shall be monumented with

permanent, durable monuments. All other monuments may be deferred, but in no instance, beyond that stated in the Surveyor's Statement.

8. Describe all monumentation on this Final Map as to character and location, as appropriate, and show deferred monumentation or monuments "TO BE SET" by a unique symbol, describing the character and location for each such monument. Deferred monumentation shall be consistent with Section 5 (Monumentation) of Appendix A of the CCSF Subdivision Regulations for the Candlestick Point/Hunters Point Shipyard approved June 5, 2014. If monuments are deferred on this Final Map, then the Surveyors Statement shall include the deferred monument statement consistent with Section 5 as follows:  
"Monuments shown on this map as 'TO BE SET' shall be set within two years of the City Engineer's acceptance of Street Improvements."
9. Subdivider shall be solely responsible for the proper protection, referencing, and replacement of existing survey markers or monuments and control monuments throughout the project area and any adjacent affected neighborhoods until the project streets are accepted by the City. For deferred monuments, the Subdivider shall be responsible until the monument bond is released.
10. For monuments set during the performance of the field survey and prior to Final Map filing (Recording), the character and location of each such monument shall be clearly shown on the Final Map. All monuments, whether deferred or not deferred, shown on the Final Map, will be assigned a unique monument number and be included in the City's monument records database. When deferred monuments are set, and the character and /or location differs from that which is shown on the Final Map, the Surveyor in Responsible Charge will notify the City and County Surveyor of the differences and provide updates in accordance with the Professional Land Surveyors Act (Generally a Corner Record but may be a Record of Survey).
11. Any lost, destroyed, or replaced survey control monumentation shall be set, or reset, in compliance with the Professional Land Surveyors Act.
12. The Subdivider shall post a bond in an amount that the City and County Surveyor agrees is necessary to cover the cost of setting all deferred monuments.
13. Failure to comply with these monument provisions shall cause the City and County Surveyor to fulfil the required obligations under the Professional Land Surveyors Act. If the City and County Surveyor performs any such required obligations, the City and County Surveyor may recover such costs and expenses, including any attorney's fees, for such performances from the Subdivider or proceeds from the Monument Bond.
14. Phased Final Maps shall maintain the horizontal datum based on the "North American Datum of 1983: NAD83 (1992) epoch 1991.35." The projection is the California State Plane Coordinate System, Zone 3, in U.S. Survey Feet.
15. At least two intervisible points on the Phase Boundary shall be referenced by the "CCSF-2013 High Precision Network" (CCSF-HPN). Plane coordinates are based on the "City and County of San Francisco 2013 Coordinate System" (CCSF-CS13). The CCSF-CS13 is a low distortion projection designed for CCSF to provide plane coordinates in a ground system. (see Record of Survey 8080 filed April 4, 2014, in Book EE of Survey Maps, at Pages 147 through 157, in the Office of the County Recorder of the City and County of San Francisco).

16. CAD Polygons, including the boundary, and centerlines of all streets, alleys, and passageways, including Emergency Vehicle Access Easements (EVAE), of all associated parcels shall be provided with each Phased Final Map Mylar submittal.
17. Proposed Street CAD centerline segments shall be provided prior to the earlier of issuing a Street Improvement Permit, or with the submittal of the first check print for any Phased Final Map.
18. A "Lot Information Table" shall be shown on each Phased Final Map and include the following information: Lot Number or Lettered Lot, Area, Existing Assessor's Parcel Number, New Assessor's Parcel Number, Ownership, and proposed Use.
19. The Phased Final Map Owner's Statement, for each Owner, shall set forth all offers of dedication and easement designations, if applicable, applicable to their respective ownership.
20. There shall be a Certificate of Public Improvement Agreement noted on the face of the Phased Final Map.
21. Prior to the approval of a Phased Final Map, Subdivider shall provide on behalf of each owner a copy of the corporate resolution, or equivalent, showing who is authorized to sign on behalf of each corporation or legal entity.
22. Approved Street Improvement Permit plans and a Public Improvement Agreement are required prior to Public Works approving any Phased Final Map related to this Vesting Tentative Subdivision Map, including any amendments thereto, for submission to the Board of Supervisors.
23. Prior to the submittal of a Phased Final Map checkprint, Subdivider shall identify any subsurface structures that would penetrate the lot lines shown on the Vesting Tentative Subdivision Map. If such an encroachment is proposed, it may necessitate a reciprocal easement agreement to address topics such as but not limited to access, maintenance, utilities, support, encroachments, emergency ingress and egress, permitted uses, no build zones, environmental hazards, etc. Some of these requirements may have a public nature to which the City and County of San Francisco is or should be a beneficiary. These are often not of a nature to be disclosed graphically on a survey map. Users of this map are therefore advised to consult their title company and legal counsel to determine whether adequate provisions exist and are sufficient and enforceable.
24. Easement Agreements shall be required for any public easements offered on any Phased Final Map related to this Vesting Tentative Subdivision Map. No Easement shall take effect until the recordation of said Easement Agreement.
25. All Easement Agreements, Offers of Dedication, Offers of Improvements, Grant Deeds or any other documents shall be executed by an Owner or Owners and submitted to Public Works prior to filing of a Phased Final Map or issuance of any applicable Street Improvement Permits. Review of the documents by the City and County Surveyor on behalf of the Director of Public Works and City Attorney shall be concurrent with review and approval of the Public Improvement Agreement, and Final Map.
26. Public Works shall not accept any retaining walls, unless otherwise approved by the Director. All retaining walls, if any, shall be built on land outside the public right of way. If any retaining walls are built on land in the public right of way, such retaining walls would be subject to a major encroachment permit issued at the discretion of the Director of Public Works.
27. The Vesting Tentative Subdivision Map does not propose any vacation of public easements or City right of way. If the project is modified to require any additional vacation, any required vacation action by the

Board of Supervisors or quitclaim must be finalized prior to the City and County Surveyor approving a Phased Final Map.

28. Prior to filing the Final Map for record, the subdivider shall comply with Vacation Ordinance 53-14 (Board of Supervisors File No. 140173 - Date Passed April 15, 2014).
29. Prior to filing the Final Map for record, the Subdivider shall comply with Sections 1(f)(2), 1(f)(3), 1(f)(4), 1(f)(5), 1(g), Section 2, Section 3, Section 4, of the Vacation Ordinance mentioned in Condition next above to the satisfaction of the City and County Surveyor.
30. All Phased Final Maps must comply with all provisions of the CCSF Subdivision Code, CCSF Candlestick Point/Hunters Point Shipyard Subdivision Code, CCSF Subdivision Regulations for the Candlestick Point/Hunters Point Shipyard (June 5, 2014), CCSF Mapping Standards, CA Subdivision Map Act, CA Professional Land Surveyors Act, Special Use District Planning Code Section 263.24 and Section 263.25, as each Special Use District is applicable, and the Disposition and Development Agreement.
31. All Street Names shall be approved prior to approval of the Final Map. If not approved, Subdivider shall remove all Street Names and replace with a Street Name Placeholder. For Example: Street 'A'; Street 'B'; or 'A' Street; 'B' Street; etc.
32. All conditionally vacated streets shall comply with the conditions specified in Vacation Ordinance 53-14, (as evidenced by the Preliminary Report) including those streets that will be rededicated in fee to OCII or the City and County of San Francisco, or for some other public use.
33. Subdivider shall vacate Jamestown Avenue between Lot H and the westerly boundary of this Major Phase 2 to the satisfaction of the City and County Surveyor prior to filing this Map.
34. Subdivider shall include in the Final Map for Major Phase 2 an overall Project Boundary, showing all survey boundary data, and at least two ties to the Major Phase 2 boundary. This map shall also show the location of Phase CP-01.
35. Prior to approval of the Final Map, the subdivider shall cause the project surveyor to file a Certificate of Correction for Final Map 10008 with the City and County Surveyor.
36. Prior to approval of the Final Map, Subdivider shall resolve the issue of Trust impression on Lot S to the satisfaction of the City and County Surveyor.
37. Prior to Final Map approval, Subdivider shall comply with the approved Major Phase 2 Phasing Plan shown on Exhibit 1.3 and named, "2025 CP Development Phasing Approach" showing the inclusion of a large parcel adjacent to Arelious Walker Drive, and the inclusion of Harney Way southwest of Jamestown Avenue. In the event this is not achievable by Final Map approval, Subdivider shall furnish in writing to the County Surveyor authorization and approval from OCII (the lead Planning Agency) for the exclusion of these two areas from the Final Map. If excluded, Subdivider shall provide to the City and County Surveyor a precise Residential Unit count for the areas.
38. Prior to submitting this Final Map for first check, subdivider shall submit a letter from OCII stating the official maximum Residential Unit count (7850 Units or 7218 Units) for the Candlestick Point Development.
39. Lots 32, 33, 34, 36, 38, 39, and 40 of Final Transfer Map 7879-8583 filed August 16, 2016, in Book GG of Survey Maps, at Pages 73 through 78 are being merged and re-subdivided on this Map. Because Lots 32, 33, and 34 are now under separate and different ownership from the other Lots, and that a 7-foot strip is being taken from adjoining Lots 39, 38, and 37, respectively, these 7-foot strips are being merged and re-subdivided on this Map with adjoining Lots 32, 33, and 34, respectively, and are shown as Lots 4, 5,

and 6, respectively, on this Map. Because Lots 4, 5, and 6 will have two separate and distinct owners each after this Map is filed, it will be necessary for each respective owner of Lots 39, 38, and 37 to transfer their ownership of the 7-foot strip to the respective adjoining owners of merged Lots 4, 5, and 6. Prior to the submission of the Mylars of the Final Map, the subdivider shall prepare the required documents and submit them to the San Francisco County Surveyor's Office for review and approval.

### **III. PUBLIC UTILITIES COMMISSION CONDITIONS – GENERAL CONDITIONS**

1. Utility Plans & Sections provided with this DMS are schematic only. Subdivider shall obtain SFPUC approval of final pipe layouts, joint trench configurations, and construction details during detailed design, prior to issuance of each applicable Street Improvement Permit
2. Any proposed PUC infrastructure in incomplete streets will be reviewed on a case-by-case basis for potential acceptance and must be protected to the satisfaction of the PUC.
3. Subdivider shall not request Notice of Completion of new permanent infrastructure that relies on existing privately-owned, or project-constructed temporary infrastructure unless the City approves a Design Modification Request, Exception, or Variance to the Candlestick Point/Hunters Point Shipyard Phase II Subdivision Regulations. Any such approved Design Modification, Exception, or Variance as related to the use of unaccepted or temporary infrastructure shall require Subdivider to bond for the construction of the permanent infrastructure and the removal of the temporary infrastructure and define maintenance obligations to the satisfaction of the PUC.
4. Subdivider shall obtain SFPUC approval of the location, layout with dimensions, utility connections, and access to the proposed sanitary sewer pump station (both temporary access prior to construction of the permanent street and infrastructure improvements and permanent access), along with the appropriate land rights to the satisfaction of the PUC, prior to approval of the Final Map.
5. Subdivider shall not install any public utility improvements in the narrow PUC EE on Lot 46, north of Lot L shown on Sheet DMS-13, unless otherwise approved by the PUC.
6. Subdivider shall not have PUC owned utilities in Lot 56.
7. Subdivider shall submit test records and as-builts for City review and approval in order to assess whether the utilities permitted under the SIX Permits (Public Works Excavation Permits 16E-0619, 16E-0839) can be offered to the PUC for Acceptance. The test records shall include a pre- and post-construction video inspection of all new utilities under the SIX Permits being offered for Acceptance. The Subdivider shall prove to the PUC's satisfaction that the utilities have not been damaged, were installed per the plans and specification, and are ready for their intended use. The Subdivider shall provide material certifications, shop drawings, and manufacturer testing data. The PIA bond amount must include the cost of installing all the utilities on the SIX permit that are proposed for City's acceptance before the original SIX permit bonds can be fully released. A determination of completeness issued by PW for the SIX utilities is required prior to installation of any new utilities within Ingerson & Harney which are adjacent to, or in proximity to, the SIX utilities.
8. Prior to the approval of the Final Map, all comments on the Street Improvement Permit must be addressed to the satisfaction of the PUC.
9. PUC easements on future RPD and SFMTA property will require a Notice of Special Restriction recorded against the property prior to transfer of the property to RPD.

10. Off-site Harney Way. No planted trees are allowed within 5' of the existing sewer main in Harney Way. If a median without trees is installed above the existing sewer main, PUC will not be responsible for restoring any portion of the median if the PUC needs to access the sewer.
11. The engineering plans and specifications and any related design documents for proposed public improvements shall comply with all published City-wide standards and Ordinances in place at the time the City deems the Major Phase Final Map application complete and in addition shall remain subject to CP/HPS Subdivision Code Section 1633.3. This condition is subject to the Applicable City Regulations as set forth in the BVHP Plan, including all applicable New City Regulations in accordance with the terms of that Plan.
12. Prior to issuance of the Street Improvement Permit, Subdivider shall obtain SFPUC approval of the SIP/Sitewide Utility Report for sanitary sewer, grading and drainage, low pressure water, recycled water, and AWSS. Subdivider shall submit an updated MUPs to the City after issuance of the SIP to reflect new conditions in the SIP. Subdivider shall provide written confirmation that designs in the Street Improvement Permit match the MUPs or the Subdivider shall provide SIP specific modeling at the time of Street Improvement Permit submittal.
13. If approved for use by PW, subdivider shall not use LCC in or above any PUC utility trenches or directly adjacent to streetlight poles and appurtenances, unless otherwise approved by PUC.

#### **IV. PUBLIC UTILITIES COMMISSION CONDITIONS – WASTEWATER ENTERPRISE CONDITIONS**

1. Prior to City Approval of Street Improvement Permit for CP-02, the Subdivider shall obtain and provide to the City all required 3rd party approvals from the Regional Water Quality Control Board, the Army Corps of Engineers, State Parks, State Lands Commission, and the San Francisco Bay Conservation and Development Commission for the storm drain outfall, explicitly including operation of outfall, as applicable. The Street Improvement Plans must be consistent with all 3rd party approvals for the outfall.
2. All land rights for storm drain outfall-related improvements on land not owned by the City or the Subdivider must be obtained by the Subdivider prior to the City permitting any work on said land. All associated permanent land rights needed for acceptance of utilities must be granted to the PUC prior to Final Map.
3. Street cross-sections provided in the CP-02 DMS lack any utility information, thus SFPUC is unable to approve these sections. Prior to Street Improvement Permitting, the Subdivider must demonstrate that the proposed street sections meet the Candlestick Point Subdivision Regulations requirements for horizontal separation of wet utilities. Sewer laterals shall be installed concurrently with the respective utility mains, prior to roadway paving, at locations as approved by SFPUC and DPW.
4. For all out of phase infrastructure, such as gravity sewer pipes in parts of Ingerson, Outfall # 2, and infrastructure related to the Willie Mays Sanitary Sewer Pump Station, Improvement Plans shall include a settlement monitoring plan for PUC review and approval. The settlement monitoring plan shall include construction details for monitoring points, procedures for monitoring through the warranty period, including monitoring until acceptance of the future streets or park above or adjacent to the out of phase assets.
5. Stormwater infrastructure at CP-02 must comply with Track 1 of the State Water Board Trash Amendment requirements and conform with SFPUC published standards. Prior to Street Improvement

Permit approval, trash capture designs must be incorporated into design submittals for review and approval by SFPUC WWE.

6. CP02 proposes an interim storm drain connection to the Combined Sewer in Arelious Walker. Per the Vesting TM, any proposed temporary storm drain connections to the combined sewer must be reviewed by the PUC on a case by cases basis. The PUC will consider the interim connection of AG6 to the combined sewer with the following conditions. Prior to Final Map approval, Subdivider shall obtain approval from Public Works in consultation with SFPUC of any related exceptions to the Subdivision Regulations.
  - a) The Subdivider must complete the permanent storm drain infrastructure and the outfall (Outfall #4) before or concurrent with the completion of construction of Candlestick Major Phase 4a, or the next phase of the subdivision that will contribute any storm water or sanitary sewage flow to the combined sewer on Arelious Walker. Any increase in sanitary flows to the combined sewer on Arelious Walker beyond the new reduced baseline of Phase 2 shall require prior written concurrence from the PUC.
  - b) The subdivider must provide bonding for the permanent outfall and appurtenances, based on an approved design.
  - c) The subdivider must provide land rights for the construction and maintenance of Outfall #4 and associated infrastructure. If land rights cannot be obtained, an alternative outfall design must be submitted that relies on land rights the subdivider is able to obtain.
  - d) A Notice of Special Restriction will be placed on any lots in CP02 tributary to Outfall #4 to prevent future connections to the Combined Sewer, as determined by the SFPUC.
  - e) A Notice of Special Restriction will be placed on the lot proposed for the future lift station and any associated appurtenances required to support the alternative design (if applicable).
  - f) Subdivider shall either bond for the engineering required to complete detailed design of Outfall #4 or obtain SFPUC approval of the detailed design of Outfall #4 and supporting infrastructure prior to NOC issuance of Major Phase 2. This condition shall also be reflected in the Public Improvement Agreement for this phase.
7. Prior to Major Phase 2 Street Improvement Permit approval, stormwater treatment infrastructure shall conform with the SFPUC Stormwater Management Requirements and Design Guidelines, SFPUC GI Typical Details Version 3, and the current SFPUC Centralized Treatment Design Guidelines.
8. Prior to City approval of the Phase 2 Street Improvement Permit, the Subdivider shall secure written approval from SFPUC for the Subdivider's updated Sanitary Sewer System and Grading & Storm Drain System Master Plans with collection system networks that match those in the Phase 2 Street Improvement Permit and the Subdivider's revised project phasing or submittal of equivalent system design reports to the SFPUC's satisfaction.
9. The Subdivider's sewer design submittals shall comply with the latest available City Standards, including but not limited to the following:
  - i. SFPUC Wastewater Typical Details for Storm Drain, Sanitary, and Combined Sewers (2024),
  - ii. Sewer Lateral Installation Standards and Specifications (2017),
  - iii. SFPUC CCTV Requirements for Sewer Conveyance Assets & Submittal Guide (2022),
  - iv. SFPUC Storm Drain Trash Capture Device Memo (2019),
  - v. SFPUC Pump Station Design Guidelines and Standards (2019),

- vi. SFPUC Vacuum Truck Vehicle Access Specifications (2023),
- vii. SFPUC Security Guidelines and Standard Specifications (2021),
- viii. SFPUC Security Guidelines and Specifications (2021),
- ix. SFPUC Health & Safety Design Guidelines (2022),
- x. SFPUC Seismic Standard (2023), and
- xi. San Francisco Sea Level Rise Checklist and Instructions (2024).

**V. PUBLIC UTILITIES COMMISSION CONDITIONS – CITY DISTRIBUTION DIVISION CONDITIONS**

1. Subdivider shall not install laterals for low pressure water, non-potable water, irrigation or fire suppression until such time that the SFPUC has approved the location and size of each lateral. Subdivider shall show the design location of all foreseeable laterals serving future lots on the improvement plans in their approximate locations but shall not size the laterals. Locations of laterals shall not conflict with other required street improvements or necessary clearances. Subdivider shall place the following note on the improvement plans, “Water lateral shown in approximate location but not sized until additional building details have been submitted to and approved by SFPUC.” Prior to SFPUC review and approval of size and location of laterals, Subdivider shall submit sufficient evidence to the SFPUC. At a minimum this evidence shall include, as applicable:
  - a. Written approval of Fire Sprinkler Service-Meter and Supply Size from SFFD specifying fire service lateral size and street of connection based on CDD’s theoretical available flow and pressure in the water distribution main at the proposed point of connection.
  - b. Preliminary fixture counts and proposed standard and recycled lateral sizes and locations calculated using the SFPUC Fixture Count Worksheet.
  - c. Maximum flow (gpm) calculations required for irrigation systems and their proposed lateral locations.
  - d. Locations of Backflow preventers (must be 25’ from the point of connection).
  - e. Updated Street Improvement Plans or modifying permit documents such as Informational Bulletins from Public Works, if applicable and available at the time of the request.
2. Candlestick Point is not within the Recycled Water Ordinance area, but the Redevelopment Agency (and its successor agency OCII) and the Subdivider have committed to including recycled water infrastructure in the development as indicated in the CP/HPS Recycled Water System Master Plan and the Infrastructure Plan. To help ensure compliance, a Notice of Special Restriction (NSR) shall be placed on each applicable lot within the Candlestick Point Redevelopment Area, requiring that all building permits must allow for recycled water use, including the installation of dual plumbing, consistent with the terms of the Recycled Water Ordinance. If NSRs are not placed on each applicable lot, recycled water mains shall not be installed in the streets by the Subdivider as the buildings will not be able to use the recycled water. Prior to issuance of the Street Improvement Permit, Subdivider must also demonstrate to the satisfaction of the SFPUC that the elimination of the recycled water infrastructure will not impact the low pressure water system. If RW systems are removed from the design in this phase, Subdivider shall update the Infrastructure Plan and MUPs to reflect the change within one year, or the first request for NOC, whichever is sooner.

**VI. PUBLIC UTILITIES COMMISSION CONDITIONS – POWER ENTERPRISE CONDITIONS**

1. Prior to approval of a Final Map application, unless an extension is granted by the SFPUC General Manager, Subdivider shall enter into an Electric Service Agreement (ESA) with SFPUC.
2. Subdivider shall comply with the current version of the SFPUC Rules and Regulations for Electric Service at the time of Street Improvement Permit Application.
3. Prior to approval of the Final Map and issuance of the Street Improvement Permit, Subdivider shall provide a revised Master Electrical Infrastructure Plan (MEIP) showing the required loads for Phase 2 and a schedule for future phases. The MEIP shall be updated at each phase per the SFPUC Rules and Regulations for Electric Service.
4. Subdivider shall obtain SFPUC approval of the location, layout with dimension, and access for the proposed electrical switchgears and transformers prior to approval of Final Map. Where the Subdivider proposes easement or fee dedications for publicly owned electrical switchgears or transformers, Subdivider shall provide information on all existing and proposed utilities and easements across the subject property. Subdivider shall prove through design drawings, specifications and other documentation that the proposed switchgear layout and design on the property will meet all applicable health and safety regulations and comply with SFPUC Standards.
5. Subdivider shall design all proposed streetlight facilities in public rights of way in conformance with the SFPUC Streetlights Design Standards and Requirements as provided at [www.sfpuc.gov](http://www.sfpuc.gov). All Street Improvement Permits for public rights of way under this Tentative Map will meet the requirements of the applicable SFPUC Streetlights Design Standards and Requirements in place at the time of permitting.

**VII. PUBLIC UTILITIES COMMISSION CONDITIONS – REAL ESTATE SERVICES CONDITIONS**

1. Prior to the earlier of Subdivider's approval of any Phased Final Map application or execution of any subdivision Public Improvement Agreement, Subdivider (or other applicable property owner) and SFPUC shall execute an agreement or agreements granting the SFPUC all necessary land rights within the Phased Final Map area or as necessary to serve the phase/permit area for any facilities outside public rights-of-way that SFPUC agrees to own, at no cost to the SFPUC, including rent, licensing fees or other ongoing costs. If the necessary rights cannot be granted to the SFPUC in a manner satisfactory to the SFPUC, Subdivider will need to be responsible for maintenance and liability of the utilities.

**VIII. MUNICIPAL TRANSPORTATION AUTHORITY CONDITIONS**

1. Prior to issuance of building permit, the SFMTA must review and approve an Operation Plan for parking garages as it relates to ingress/egress onto public rights-of-way. The Operation Plan should include drawings of the internal garage circulation, showing how the drive aisles connect to the main driveways. The Operation Plan should also provide a proposed general plan for parking space allocation; and a general plan for ticketing operation (especially how the ticketing machines at the entrance may affect the queuing into public right-of-way). Prior to Site Permit approval, a plan for any proposed wayfinding signage directing vehicles to the garage within the public right-of-way shall be submitted to SFMTA for review and approval.

2. If needed, the Subdivider shall provide to SFMTA sufficient access rights to private property to allow for installation and maintenance of traffic signal poles and equipment. This area may include, but is not limited to, 50 feet on the driveway approaches and the corners of intersections under traffic signal control. The scope and form of these access rights shall be subject to SFMTA's approval based on its review of the approved Street Improvement Permit Plans. These I-and rights shall be irrevocably offered through grant deeds or easement agreements, as applicable.
3. The Subdivider shall be responsible for interim striping on Harney Way between Executive Park Boulevard East and Thomas Mellon Drive to transition to the Harney Way Stage I cross-section.
4. Street Improvement Permit Plans for on-street parking and loading regulations must be approved by SFMTA before they are finalized and prior to approval of any Improvement Permits. Accessible parking should comply with City standards, including ratio and placement of accessible parking.
5. For BRT lanes within Major Phase 2 and the off-site Harney Way widening project, the BRT lanes must be colored red where specified by SFMTA Transit Engineers. The SFMTA has provided material and color specifications to the Subdivider to match Van Ness BRT. The Subdivider shall also continue to work with the SFMTA to develop design mitigations to prevent private vehicles from entering the BRT lanes along the corridor.
6. In highly used pedestrian areas, such as Wedge Park, the cycle track lanes must be colored green where specified by SFMTA Transportation Engineers. Additionally, pavers shall not be used within the cycle track.
7. The design of layover zones and SFMTA restroom locations must be approved by the SFMTA prior to Improvement Permits and a Final Map where included as part of the designs within a specific development phase.
8. Prior to the submittal of each phased Final Map Checkprint or Public Works issuance of a construction permit for improvements independent of a Final Map, whichever occurs earlier, Subdivider shall provide a plan, in accordance with the Infrastructure Plan and Major Phase Approval, illustrating its ability to accommodate any Muni improvements as contemplated in the Infrastructure Plan and Major Phase Approval and based on design specification as provided to the Subdivider by the SFMTA: i) within the area included in the proposed Final Map; or ii) to be provided in connection with development of the area included in the proposed Final Map. It is understood that if design specifications of Muni improvements have not been determined by the SFMTA at the time Subdivider is seeking approval of the Final Map, it will be addressed at a time when the SFMTA is able to provide respective design specification and will not be a condition of approval to the extent the changes remain consistent with the Transportation Plan and do not result in an increase in Subdivider's bonding obligations or construction costs in comparison to what was approved under the SIP and Instructional Bulletins (IB's). Planned IB's include Signal Plans and design for transit stops at Harney Way and Arelious Walker Dr. Should land use change substantially, the transportation/infrastructure plans and related transit infrastructure may change and lead to additional construction costs.
9. Street Improvement Permit Plans shall identify both permanent improvements and interim improvements in order to accommodate Muni service during construction. Interim transit improvements include, but are not limited to, traffic control for buses to transition into and out of BRT lanes, transit stops, layovers, and transit operator restrooms. In addition, the plan shall include an alignment for interim service if such service is requested by the SFMTA. It is understood that the City

may elect to defer construction of interim conditions, thus requiring the permanent improvements to be constructed by Subdivider in conjunction with the appropriate development phase.

10. For building street frontages without on-street parking, paratransit and freight loading shall be provided for those buildings at an off-street location or on an adjacent street in a manner acceptable to the SFMTA. To the extent the density and land use of the buildings does not materially change, SFMTA shall not materially change the location and standards for design and construction of previously installed parking and loading.
11. The Street Improvement Permit Plans should provide reasonable space for bicycle share stations at mutually agreed upon locations within Major Phase 2.
12. The Street Improvement Permit Plans shall show bus pads for all interim and permanent bus stop locations as approved by SFMTA.
13. Traffic signals and other traffic control facilities, including temporary and interim facilities, must be approved by the SFMTA in the Street Improvement Permit Plans and further inspected and approved by the SFMTA on site prior to permitting construction.
14. Maintenance and liability responsibilities of each key party related to the public right-of-way have been identified in the Improvement Matrix. To the extent necessary, agreements memorializing these maintenance obligations, such as Master Encroachment Permits, Memorandums of Agreements, Notices of Special Restriction, CC&R's and Easements, need to be adopted before acceptance of the infrastructure.
15. The Subdivider shall provide a traffic operations report to provide basic guidance on signal timing/phasing parameters (e.g., cycle length), to accompany Street Improvement Permit Plans, with particular attention to the key intersections of: Arelious Walker Drive/Harney Way; Harney Way/Montana Clark Drive (8th St); and Wedge Park intersections at Ingerson Avenue/Harney Way and Ingerson Avenue/W. Harney Way.
16. The Subdivider shall provide interim transit infrastructure, including a transit operator restroom, to route the 29-Sunset onto Arelious Walker Drive. Interim routing changes for the 29-Sunset are necessary, as the phasing in Addendum 7 does not include build out of the previously planned interim route on Ingerson Avenue until a later phase. The Subdivider shall provide interim transit infrastructure until permanent infrastructure has been constructed and is available for SFMTA use, or Ingerson is opened so the 29 can continue to the interim restroom facility provided in Willie Mays Plaza (as previously planned).
17. The Subdivider shall provide BRT stops in both directions at the intersection of Harney Way and Arelious Walker Drive, as agreed upon and shown in the Infrastructure Plan and Transportation Plan.
18. The Subdivider shall provide consultant support that includes developing signal timing and hardware for advanced Transit Signal Priority (TSP) along the Harney Way Corridor to optimize transit travel times. Signal timing and coordination shall be optimized for transit, in keeping with the City's Transit First Policy and the project's mode split goals. Consultant support will also include a traffic operations report, provided to the SFMTA, and needed to for basic guidance on signal timing/phasing parameters (e.g., cycle length).-
19. The Subdivider shall provide crosswalks at all legs of intersections unless SFMTA Engineers specify otherwise.

## IX. OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE CONDITIONS

2. The design of the Sanitary Sewer Pump Station in Willie Mays Plaza shall be sent to OCII and SFPUC for approval. Developer to assist OCII in the preparation and implementation of any necessary instruments or associated documents to transfer improvements and/or property rights and establish maintenance obligations to SFPUC or another agency designated by the City.
3. Open space Lots together with any public rights-of-way, bicycle facilities, pump stations, and biofiltration planters may require additional easements, maintenance agreements, conveyances and mapping actions as a condition of City acceptance and issuance of a Certificate of Completion by OCII. The Subdivider shall be solely responsible for all costs associated with the preparation, processing, execution, recordation, and implementation of any such additional easements, maintenance agreements, and mapping actions required to achieve City acceptance and issuance of a Certificate of Completion for all open space parcels, bike paths, pump stations, and biofiltration planters. The Subdivider shall prepare, at its sole cost and expense, all instruments, exhibits, legal descriptions, plats, and supporting documentation necessary to convey improvements and/or property interests, and to establish maintenance obligations, to the appropriate department designated by the City
4. The following conditions apply to Mid-block Breaks (MBB):
  - a) MBBs are flat and 40 feet wide, consisting of a central 26-foot portion and adjacent 7-foot strips fronting vertical parcels. This central portion may comprise a reduced-width vehicular driveway and pedestrian walkways on both sides. The central 26 feet will be owned and maintained initially by the Master Developer and subsequently by the Master Homeowner's Association ("Master HOA") and will be subject to a recorded Public Access Easement (or similar document).  
 For Lots 4–7, the eastern 7-foot strip is part of Lot 48 and will be mapped with future Major Phase 5.  
 For Lots 4–6, the adjacent western 7-foot strip will be owned and maintained by either the Developer/HOA or the individual fronting property owner, as determined among those parties.  
 For Lots 2 and 7 (Agency Affordable Parcels), the fronting 7-foot strip will be mapped as part of the MBB parcel, resulting in a 33-foot-wide MBB parcel. With the exception of any stoops, drive aisles or other access points specifically serving the residential development on the Agency Affordable Parcels, improvements within this 7-foot strip (including, but not limited to, and as applicable based on the MBB design street trees, light poles, seating, signage, and storm water treatment areas) will be constructed, owned, and maintained by the Developer or Master HOA. If the Agency intends to build stoops and similar architectural elements within the existing 7-foot strip, the Subdivider shall work with OCII and the affordable housing developer to finalize and document specific access rights and long-term maintenance obligations for any encroaching elements. Regardless of ownership, the design, use, and maintenance of all MBB areas shall comply with the D4D (with regard to all MBBs) and the Mid-Block Break Design Specifications (with regard to Lot 7).
  - b) For Agency Affordable Parcels and MBBs, and for side streets adjacent to Agency Affordable Parcels, these areas will serve as essential public infrastructure and shall be considered "Required Infrastructure" under the PIA. Side-street completion to facilitate vertical occupancy shall be a component of a "pad-ready" condition that allows commencement of construction of Agency Affordable Parcels. MBBs and side streets shall be completed no later than is necessary to allow for

the timely issuance of the Temporary Certificate of Occupancy for any adjacent vertical development project.

For non-Agency Affordable Parcels, Subdivider shall complete, or cause to be completed, construction of the MBBs, excluding any residential building elements (i.e., stoops), prior to issuance of Temporary Certificate of Occupancy for any adjacent vertical developments

- c) Operation and Maintenance: Subdivider or its assignee shall be responsible for all costs for the operation and maintenance of all non-residential elements (i.e. street lights, trees, pavers, benches, etc.) and infrastructure within the 40 foot MBB (excluding any encroaching pieces of adjoining buildings) for the Agency Lots.
  - d) Subdivider will grant to the City a pedestrian access easement and an Emergency Vehicle Access Easement, or a vehicular driveway access easement to any garages of buildings fronting the MBB, covering the center 26 feet of each MBB (13 feet on either side of the centerline), to the extent feasible. The easement deed, shall be approved by OCII and submitted to the City with the submittal of the Final Map.
  - e) Prior to the time of formation of the Master HOA, the Subdivider shall submit a copy of the initial CC&R's to OCII and the City for review and approval for items specifically referenced in the VTSM COA related to emergency access over the MBBs. The CC&Rs shall address the City's review and approval process for subsequent amendment of the CC&R's that relate to OCII rights or City emergency access rights over the MBBs.
5. Prior to the earlier of occupancy of the first market-rate housing unit, recordation of CC&Rs, or CC&R amendments governing the housing units with this Final Map, the Subdivider shall provide draft CC&Rs or amendments to OCII for review and approval.
  6. Subdivider shall comply with applicable CEQA Mitigation Measures adopted by the Board of Supervisors for the Project and including those that have been amended in subsequent Addendums amended by the Planning Commission and Commission on Community Investment and Infrastructure ("OCII Commission") (by Resolution #22-2024 effective September 3, 2024).
  7. For any easements granted to the City by OCII, the Subdivider shall provide to OCII all required dedication documents, plats, and legal descriptions for OCII approval and submission to the City. This may include easements outside of Major Phase 2 boundary.
  8. Existing site conditions within Candlestick Point include localized areas of ponding, including near Major Phase 2 improvements.  
The Developer shall be responsible for implementing and maintaining measures to address ponding that affects the functionality of Major Phase 2 improvements and associated public infrastructure, until such time as permanent infrastructure is constructed and accepted by the City for maintenance and liability. Any costs associated with mitigating ponding shall be at the sole cost of the Developer, and ponding shall be mitigated to the satisfaction of OCII and the City.
  9. An NSR will be recorded after Final Map recordation against Lot 1 and 3 for future publicly accessible sidewalk along Giants Drive that would be no greater than approximately 5 feet.
  10. Within 90 days following recordation of the Final Map (as may be mutually extended by the parties) creating any Agency Affordable Parcels within Major Phase 2, Subdivider shall execute and deliver to OCII a Memorandum of Option, or other instrument acceptable to OCII, in recordable form, evidencing Subdivider's intent to convey such parcel to OCII consistent with the terms of the Disposition and

Development Agreement (“DDA”). Subdivider shall cause the approved instrument to be recorded against each Agency Affordable Parcel within a timeframe acceptable to OCII.

11. Subdivider to submit a post-construction video inspection report of the storm sewer within OCII property that will be connected to or impacted by construction activities. The extent of the video inspection of sewers potentially impacted by the development shall be determined by OCII prior to the commencement of the video inspection; generally, the sewer in question aligns near Gilman and outflows into the Bay. OCII will determine, based on the post-construction videos, whether any construction activities have negatively impacted the existing sewers, and the Subdivider shall repair damage to the existing sewers caused by the construction of the infrastructure within the Project, to the satisfaction of OCII. Depending on field conditions, OCII may consider an alternate Master Developer contractor report to ensure no adverse impact to OCII-owned properties related to connections to existing systems within OCII properties.

**Attachment B**

**Subdivider Deferral Request Letter  
dated May 12, 2026**

**Signatures:**

Signed by:

*French, Elias (DPW)*

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**French, Elias (DPW)**

City & County Surveyor

Date Signed: 6/3/2026 | 10:39:42 AM PDT

Signed by:

*Ko, Albert (DPW)*

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**Ko, Albert (DPW)**

City Engineer

Date Signed: 6/3/2026 | 12:25:12 PM PDT

Signed by:

*Carla Short*

18194A932E054E5...

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**Short, Carla (DPW)**

Director

Date Signed: 6/3/2026 | 12:41:14 PM PDT