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Bruce R. Storrs, City and County Surveyor

DPW Order No: 183099

APPROVING FINAL TRANSFER MAP 8404, 901 GILMAN AVENUE, A TWENTY-THREE LOT SUBDIVISION DESIGNATED FOR FUTURE DEVELOPMENT, ROADWAY AND UTILITIES, STATE PARK, AND PARK, BEING A SUBDIVISION OF ASSESSOR'S BLOCK-LOT 5000-001 AND 4977-006.

A TWENTY-THREE LOT SUBDIVISION WITHIN ASSESSOR'S BLOCK NO. 5000, LOT NO. 001, ASSESSOR'S BLOCK NO. 4977, LOT NO. 006 (901 GILMAN AVENUE), AND PORTION OF JAMESTOWN AVENUE, PORTION OF GILMAN AVENUE, AND PORTION OF HUNTERS POINT EXPRESSWAY, COMPRISED OF LOTS (LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, AND 23) ESTABLISHED FOR CONVEYANCING OR FINANCING PURPOSES ONLY IN FURTHERANCE OF THE CANDLESTICK POINT AND PHASE 2 HUNTERS POINT SHIPYARD DEVELOPMENT PROJECT

FINDINGS

1. On February 28, 2014 CP Development Co., LP, a Delaware limited partnership (the "Applicant") submitted an application and was assigned Project Identification No. 7879 for a Tentative Transfer Map Application. The Successor Agency to the Redevelopment Agency of San Francisco, (the "Successor Agency") is the Subdivider. On March 14, 2014, the application was deemed complete. On April 30, 2014, the Director of the Department of Public Works ("DPW") opened a noticed public hearing to receive comments regarding the application for approval of Tentative Transfer Map No. 7879, Assessor's Blocks 4884-024, 4884-025, 4884-026, 4884-027, 4886-008, 4917-002, 4935-002, 4977-006, and 5000-001, ("Application"), in an area west of Carroll Avenue, south of Hawes Street, east of Jamestown Avenue, and north of the San Mateo County line. The hearing was continued and additional public hearings were held on May 14, 2014, May 28, 2014, and concluded on June 11, 2014. All hearings were noticed by an announcement in a newspaper of general circulation, the San Francisco Chronicle. No public comment was received and the hearing officer recommended on June 17, 2014 that DPW approve this project. The entire development (the "Project") is within Zone 1 of the Bayview Hunters Point Redevelopment Plan Area and is subject to the Bayview Hunters Point Redevelopment Plan (the "Plan"), the Disposition and Development Agreement for Candlestick Point and Phase 2



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of Hunters Point Shipyard by and between the Redevelopment Agency of the City and County of San Francisco (“the Redevelopment Agency”) and CP Development Co., LP (as amended from time to time, the “DDA”), and the Candlestick Point Design for Development (as amended from time to time, the “CP D4D”).

2. Pursuant to Chapter 5 of the California Statutes of 2011, First Extraordinary Session, and Section 6 of Chapter 429 of the California Statutes of 2011 (amending Section 1 of Chapter 203 of the California Statutes of 2009), the Successor Agency, has succeeded to the rights and obligations of the Redevelopment Agency under the DDA.
3. The Application requested approval to subdivide Assessor’s Blocks 4884-024, 4884-025, 4884-026, 4884-027, 4886-008, 4917-002, 4935-002, 4977-006, 5000-001, and adjacent roadways in multiple development blocks in order to create transfer parcels to facilitate implementation of the Project. Transfer parcels created pursuant to the Application may be used for conveyancing and financing purposes only and do not, without the processing of final subdivision maps, confer development rights.
4. The City Planning Department, in its letter signed by Scott Sanchez on April 22, 2014 (and reconfirmed on June 17, 2014), found that that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1 and determined that Tentative Transfer Map 7879 does not present any evidence of a significant environmental effect beyond those identified in the FEIR that would warrant preparation of a subsequent environmental document.
5. In DPW Order No: 182725, the Director made the finding that Tentative Transfer Map 7879 was within the scope of the Final Environmental Impact Report for Candlestick Point/Hunters Point Shipyard Phase 2 Development Project (FEIR) prepared pursuant to the California Environmental Quality Act, which was certified as adequate, accurate, and objective by the San Francisco Redevelopment Agency Commission and the San Francisco Planning Commission on June 3, 2010 by Resolution Nos. 58-2010 and 18096, respectively. The Board of Supervisors affirmed the Planning Commission’s certification of the FEIR on August 3, 2010 by Resolution No. 347-10. An addendum to the FEIR was prepared and approved on January 7, 2014 in connection with the approval of certain refinements to the phasing program for the Candlestick Point/Hunters Point Shipyard Phase 2 Development Project (the “Project”) and granting of the first Major Phase Approval by the Successor Agency pursuant to the DDA. A second addendum to the FEIR was prepared and approved on May 2, 2014 in connection with the proposed inclusion of an automated waste collection system throughout the Project, including the street network.
6. The above-referenced determinations of the Planning Department including that Tentative Transfer Map 7879 (together with the design elements and



improvements incorporated therein and authorized thereby), is consistent with the General Plan and Section 101.1 of the Planning Code pursuant to the Planning Commission's Finding of Consistency for Plan, which are described in Planning Commission Resolution No. 18102, dated June 3, 2010, are incorporated herein by reference.

7. The Director of Public Works, in DPW Order No: 182725, approved Tentative Transfer Map 7879, subject to certain conditions set forth in Section D of DPW Order No: 182725. The approval became effective as of June 30, 2014. As permitted under Section 66452.6(a)(1) of the Subdivision Map Act and Section 1655.1 of the Candlestick Point/Hunters Point Shipyard Subdivision Code (the "CP/HPS Subdivision Code"), the Subdivider intends to file multiple, phased final subdivision maps, including Final Transfer Map 8404, based on Tentative Transfer Map 7879.
8. Since the FEIR and the Project were originally approved on August 3, 2010, there have been: i) no substantial changes to the Project; ii) no substantial changes with respect to the surrounding circumstances; and iii) no new information of substantial importance, that would result in new or more severe significant impacts than were addressed in the FEIR. Accordingly, no supplemental or subsequent EIR or other environmental review is required.
9. The Final Transfer Map Checkpoint was routed to the Successor Agency for review consistent with the requirements of the ICA (Section 3.4(f)). The Successor Agency submitted a letter dated November 4, 2014 from its Executive Director, Tiffany Bohee, determining the consistency of a Final Transfer Map Checkpoint with the Plan, the Candlestick Point Design for Development; the Candlestick Point / Hunters Point Shipyard Phase 2 Disposition and Development Agreement (the "DDA"), including the Design Review and Document Approval Procedure (which is Exhibit E to the DDA) and the ICA.
10. All governmental and utility agencies determined by the Department of Public Works to be affected by the proposed development or expected to provide or approve water, sewage, streets, roads or other essential facilities or services to the project, whose ability to provide those facilities and services may be significantly affected, were notified and given the opportunity to respond to the Tentative Transfer Map application.
11. The subdivision reflected on Final Transfer Map 8404 is consistent with the requirements and conditions imposed by the Subdivision Map Act, the Candlestick Point/Hunters Point Shipyard Subdivision Code ("CP/HPS Subdivision Code"), the Candlestick Point/Hunters Point Shipyard Subdivision Regulations ("CP/HPS Subdivision Regulations"), and Tentative Transfer Map 7879.
12. Several City agencies, including the Department of Public Works, the Division of Real Estate, the Recreation & Parks Department, and the Port, own



various interests in and/or have jurisdiction over the lands that Final Transfer Map 8404 will subdivide. All such lands and interests will be conveyed to the Successor Agency (the Subdivider) or extinguished through a series of conveyances prior to recordation of the Final Transfer Map. The conveyances and the recordation of the Final Transfer Map will take place in single consolidated closing governed by a single set of escrow instructions. The City is party to the closing. The escrow instructions therefore require the approval and signature of the City Attorney's Office, which must also authorize closing. This ensures that Final Transfer Map 8404 will not be recorded prior to the Subdivider acquiring fee title to all the subject lands. The Subdivider will provide proof of ownership in the form of a Subdivision Guarantee prior to the closing.

13. The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that Final Transfer Map 8404 complies with all subdivision requirements related thereto. Pursuant to the California Subdivision Map Act and the San Francisco Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Transfer Map.

B. ATTACHMENTS & TRANSMITTALS:

1. ATTACHMENT 1, Enlarged Copy of Map Notes Included on Final Transfer Map 8404.
2. Transmitted herewith are the following:
 - i. Four (4) paper copies of the Motion approving said map – one (1) copy in electronic format.
 - ii. One (1) mylar signature sheet and one (1) paper set of the “Final Transfer Map 8404”, each comprising 10 sheets.
 - iii. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
 - iv. One (1) copy of the letter from the City Planning Department, dated April 22, 2014, verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

It is recommended that the Board of Supervisors adopt this legislation.



RECOMMENDED:

Bruce R. Storrs, PLS
City and County Surveyor, DPW

cc: File (2)
Board of Supervisors (signed)
Tax Collector's Office

APPROVED:

Fuad Sweiss, PE, PLS
City Engineer, on behalf of
Mohammed Nuru
Director of Public Works

11/10/2014

11/10/2014

X

Bruce R. Storrs

Storrs, Bruce

City and County Surveyor

X

Fuad Sweiss

Sweiss, Fuad

City Engineer, on behalf of Director, DPW

