

File No. 101501

Committee Item No. _____
Board Item No. 65

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Board of Supervisors Meeting
Cmte Board

Date: December 14, 2010

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

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|--------------------------|--------------------------|--|
| <input type="checkbox"/> | * | Improvement Plans for Hunters View, Phase 1 Infrastructure |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Completed by: Annette Lonich Date: December 9, 2010

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document is in the file.

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1 [Final Map 5461 - Hunters View]

2

3 **Motion approving Final Map No. 5461, a 5-lot subdivision for condominium purposes,**
4 **being a 219 unit residential condominium project; approving a Public Improvement**
5 **Agreement related to the Final Map; and adopting findings pursuant to the General**
6 **Plan and City Planning Code Section 101.1 and the Hunters View Development**
7 **Documents.**

8

9 MOVED, That the certain map entitled "Final Map No. 5461, a 219 unit residential
10 condominium within 5 buildable lots, being a merger and re-subdivision of a portion of Lot 27
11 of Assessor's Block 4720 as shown on that certain map entitled" Parcel Map of Portion of
12 Block 4720, The New Hunters Point Community Unit 1" Filed for Record un Book W of Maps,
13 Pages 36-39, San Francisco City and County Records and a portion of the real property
14 described in Book 3989, at Page 397, Official Records of the City and County of San
15 Francisco," comprising 8 sheets, approved December 3, 2010 by Department of Public Works
16 Order No. 179,008 together with the Public Improvement Agreement dated December 8,
17 2010, by and between Hunters Point Affordable Housing, Inc., a California nonprofit public
18 benefit corporation, and the City and County of San Francisco (City) are hereby approved and
19 said map is adopted as an Official Final Map of the Hunters View for Assessor's Block 4624,
20 Lots 3, 4, and 9, and Assessor's Block 4720, Lot 27; A copy of said Public Improvement
21 Agreement is on file with the Clerk of the Board in File No. 101501 and is incorporated herein
22 by reference; and be it

23 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
24 and incorporates by reference herein as though fully set forth the findings made by the City

25

1 Planning Department, by its letter dated December 10, 2008, that the proposed subdivision is
2 consistent with the objectives and policies of the General Plan and the Eight Priority Policies
3 of Section 101.1 of the Planning Code. A copy of said letter is on file with the Clerk of the
4 Board in File No. 101501 and is incorporated herein by reference; and be it

5 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
6 the Director of the Department of Public Works to enter all necessary recording information on
7 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerks
8 statement as set forth herein; and be it

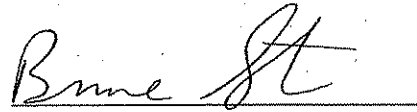
9 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
10 the subdivider with all applicable provisions of the San Francisco Subdivision Code and
11 amendments thereto.

12
13
14 RECOMMENDED:

15 
16 _____

17 Edward D. Reiskin
18 Director of Public Works

RECOMMENDED:

19 
20 _____

21 Bruce R. Storrs
22 City and County Surveyor
23
24
25

**CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS**

ORDER NO. 179,008

APPROVING FINAL MAP No. 5461, A 219 UNIT RESIDENTIAL CONDOMINIUM PROJECT WITHIN 5 BUILDABLE LOTS BEING A MERGER AND RESUBDIVISION OF A PORTION OF LOT 27 OF ASSESSOR'S BLOCK 4720 and LOTS 3, 4 AND 9 OF ASSESSOR'S BLOCK 4624 AND ALSO APPROVING THE HUNTERS VIEW - PHASE 1 PUBLIC IMPROVEMENT AGREEMENT RELATED TO THIS FINAL MAP.

"FINAL MAP NO. 5461, A 219 RESIDENTIAL CONDOMINIUM PROJECT WITHIN 5 BUILDABLE LOTS BEING A MERGER AND RESUBDIVISION OF A PORTION OF LOT 27 OF ASSESSOR'S BLOCK 4720 AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP OF PORTION OF BLOCK 4720, THE NEW HUNTERS POINT COMMUNITY UNIT 1", FILED FOR RECORD IN BOOK W OF MAPS, AT PAGES 36-38, SAN FRANCISCO CITY AND COUNTY RECORDS AND A PORTION OF THE REAL PROPERTY DESCRIBED IN BOOK 3989, AT PAGE 397, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO", comprising 8 sheets.

The City Planning Department in its letter dated December 10, 2008, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

The Director of Public Works, the Advisory Agency, has determined that said Final Map and the related Tentative Map thereto comply with all subdivision requirements. Said Final Map can be approved pursuant to San Francisco Subdivision Code Section 1363 and the Conditions of Approval of the associated Tentative Map. 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 Map.

The Final Map includes certain offers of dedication. The Department of Public Works recommends that the San Francisco Board of Supervisors accept on behalf of the public the following:

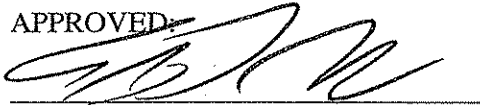
- The irrevocable easement for street, roadway, and public utility purposes, subject to City certified completion and acceptance of improvements: Fairfax Avenue, Acacia Avenue, Catalina Street, Ironwood Way and Middle Point Road.
- The irrevocable non-exclusive easement for Emergency Vehicle Access purposes on, over and across Lot C and portions of Lot D and Lot 9 as designated and delineated on said Final Map: "EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)".
- The irrevocable non-exclusive easement for installation and maintenance of a combined sewer pipe and appurtenances thereto on, over and across those portions of Lot 7 and Lot 9 as designated and delineated on said Final Map: "SANITARY SEWER EASEMENT (SSE)".
- The easement for installation and maintenance of storm drain and all appurtenances pertaining thereto on, over, under and across that portion of open space Lot A as designated and delineated on said Final Map: "PUBLIC STORM DRAIN EASEMENT (SDE)".
- The irrevocable non-exclusive easement for public access on, over and across Lots C, Lot D and a portion of Lot 9 as designated and delineated on said Final Map: "PUBLIC ACCESS EASEMENT (PAE)".

The Department of Public Works further recommends that the San Francisco Board of Supervisors approve the "Hunters View – Phase 1 Public Improvement Agreement, dated _____, 2010 relating to the abovementioned Final Map.

Transmitted herewith are the following:

1. Four (4) copies of the Motion approving said map.
2. One (1) Mylar set of "Final Map No. 5461, comprising 8 sheets.
3. One (1) copy of each of the Tax Certificates from the Controller's Office certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated December 10, 2008 from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.
5. One (1) set of the executed "Hunters View – Phase 1, Public Improvement Agreement" dated _____ with attachments:
 - Hunters View Phase 1 Public Improvement Plans
 - Form of Performance Bonds
 - Form of Labor and Material Bonds
6. One (1) copy of the Monumentation Bond.

APPROVED:



Edward D. Reiskin
Director of Public Works

RECOMMENDED



Bruce R. Storrs
City and County Surveyor

DATE APPROVED: DECEMBER 3, 2010

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



SAN FRANCISCO PLANNING DEPARTMENT

December 10, 2008

Ms Margaret Campbell
The John Stewart Company
1388 Sutter Street, 11th Floor
San Francisco, CA 94109

RE: **CASE NO. 2007.0168R**
HUNTERS VIEW – STREET VACATION, TENTATIVE MAP, FINAL MAP, AND ACCEPTANCE
OF FACILITIES

Dear Ms Campbell

On November 25, 2008, the Department received your request for a General Plan Referral for the proposed Street Vacation of several public rights-of-way, Tentative Map, Final Map, and Acceptance of Facilities for Hunters View, as required by Section 4.105 of the Charter and Section 2A.53 of the Administrative Code. The project is, on balance, **in conformity** with the San Francisco General Plan, as described in the attached Case Report (Attachment 2).

Hunters View is located in the Bayview Hunters Point neighborhood, around the intersection of West Point Road and Middle Point Road, and contains Assessor's Block 4624, Lots 003, 004, 009; 4720, 027. The revitalization of Hunters View includes the demolition of all existing housing units and community facilities; and the development of 800 new housing units, including one-to-one replacement of the existing 267 public housing units. The project will result in a mixed-use mixed income development which will also include the creation of new streets, walkways, open spaces and community facilities.

The Planning Commission approved the program for Hunters View on June 12, 2008 by Motion Number 17621. This action was followed by Board of Supervisors approval on August 4, 2008 by Ordinance Number 00-08.

CONFORMITY WITH THE GENERAL PLAN

1. Street Vacation

The objectives of the Street Vacation for Hunters View Phase 1 are to remove portions of existing streets from the City street system to make way for the project. Access to new development will be by either existing streets or new streets. The following streets are proposed to be vacated:

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

- **West Point Road:** Vacate approximately eight hundred feet (800') of existing right-of-way of variable widths: fifty-one feet (51'), sixty-one feet (61') and seventy-one feet (71').
- **Fairfax Avenue:** Abandon all of the City's interest in the eighty foot (80') wide right-of-way of existing Fairfax Avenue, approximately five hundred eighty feet (580') in length.

2. Tentative Map/Final Map

The Hunters View Phase 1 Tentative Map will be the basis for the Final Map. The Tentative Map prepared by Carlile-Macy dated May 2008, provides the following information about the project:

- 354 residential condominium units within 22 lots
- 4 Open Space Parcels
- **Middle Point Road:** Install additional utilities along approximately five hundred twenty feet (520') in length of existing Middle Point Road which will continue to be sixty feet (60') in width.
- **West Point Road:** Construct approximately four hundred forty feet (440') in length of new public right-of-way, fifty five feet (55') in width, together with utilities.
- **Fairfax Avenue:** Construct approximately nine hundred seventy feet (970') in length of new public right-of-way, varying from fifty-four feet (54') to fifty-six feet (56') in width, together with new utilities.
- **Willis Street:** Construct approximately six hundred ten feet (610') in length of public right-of-way, fifty-five feet (55') in width, together with utilities.
- **New Street:** Construct approximately five hundred thirty five feet (530') in length of right-of-way, fifty five feet (55') in width, together with utilities, including mid-block widening for parking.

3. Acceptance of Facilities

The Acceptance of Facilities includes the following: water and recycled water systems; combined sewer; joint trench related to City street lighting power and City emergency communications (DTIS); curb, gutter and sidewalk; streets; street lights; and street furniture. The process for the Acceptance of Facilities will be as follows:

- When the Board of Supervisors (Board) acts on the Final Map it will include approved Improvements Plans (Plans) and a Project Improvement Agreement (PIA).
- The project includes a Public Improvement Agreement (PIA). The City requires a PIA with the project sponsor in case the proposed horizontal public infrastructure is not constructed prior to the Board acting on the Final Map. It allows sale, lease or finance of the lots prior to the completion of the infrastructure. The PIA defines the work by referencing the improvement plans and requires the posting of a security bond to

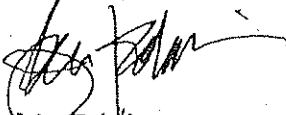
insure the Developer completes the work. It also provides time limits for completion and provisions for reducing the bonds as the construction proceeds.

- The Plans and PIA specify the scope of the improvements to be constructed and require the developer to post a security bond for faithful performance, labor, materials, and costs to successfully complete the project in accordance with the plans.
- The approval of the final project will be based on the Consistency with the Approved Tentative Map.
- The Department of Public Works will monitor the construction and provide a Completeness Determination: that will state that the work is complete per the approved plans and ready for intended use.
- The Board Acceptance of the Facilities (outlined in the Section on Tentative and Final Map) will be based on the Board's previously approved Plans and the Director of Public Works' "Completeness Determination," based on those Plans.
- After the Final Map is approved, there are no changes to the project that would affect the General Plan Referral Determination. A separate General Plan Referral will be required if the project is revised.
- The development requirements and design guidelines described in the Hunters View Design for Development approved by the Planning Commission by Motion Number 17621 shall be followed for the above mentioned facilities.

On December 2, 2008 the Department determined that the project was evaluated in the Hunters View Redevelopment Project Environmental Impact Report (Case No. 2007.0168E), which was certified on June 12, 2008.

The project has been reviewed for consistency with the General Plan policies and with the Eight Priority Policies of the Planning Code Section 101.1 and the findings are attached (Attachment 2).

Sincerely,



Jehu Rahaim
Director of Planning

Attachments:

1. General Plan Case Report
2. Planning Code Sec. 101.1(b) Priority Policies

cc L. Langlois, Planning Department

Citywide - General Plan - General Plan Referrals - 2008 - 2007.0168R Hunters View 227 W Point Road.doc

GENERAL PLAN CASE REPORT: ATTACHMENT 1

**RE: CASE NO. 2007.0168R
HUNTERS VIEW – STREET VACATION, TENTATIVE MAP, FINAL MAP, AND ACCEPTANCE
OF FACILITIES**

STAFF REVIEWER: LILY LANGLOIS

GENERAL PLAN CONSIDERATIONS

General Plan Objectives, Policies, and Principles are in **bold font**, and staff comments are in *italic font*.

HOUSING ELEMENT

OBJECTIVE 1

TO PROVIDE NEW HOUSING, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING, IN APPROPRIATE LOCATIONS WHICH MEETS IDENTIFIED HOUSING NEEDS AND TAKES INTO ACCOUNT THE DEMAND FOR AFFORDABLE HOUSING CREATED BY EMPLOYMENT DEMAND.

OBJECTIVE 3

ENHANCE THE PHYSICAL CONDITION AND SAFETY OF HOUSING WITHOUT JEOPARDIZING USE OR AFFORDABILITY.

Policy 3.3

Maintain and improve the condition of the existing supply of public housing.
The project includes one-to-one replacement of the existing public housing units.

OBJECTIVE 4

SUPPORT AFFORDABLE HOUSING PRODUCTION BY INCREASING SITE AVAILABILITY AND CAPACITY.

Policy 4.2

Include affordable units in larger housing projects.

The Project will create up to 800 units of new affordable and market-rate housing, including 267 replacement public housing units, 83 affordable rental units and up to 450 homeownership units, of which 10-15% will be affordable.

Policy 4.6

Support a greater range of housing types and building techniques to promote more economical housing construction and achieve greater affordable housing production.

Policy 8.1

Encourage sufficient and suitable rental housing opportunities and emphasize permanently affordable units wherever possible.

Policy 8.4

Encourage greater economic integration within housing projects and throughout San Francisco.

OBJECTIVE 9

AVOID OR MITIGATE HARDSHIPS IMPOSED BY DISPLACEMENT

Policy 9.1

Minimize the hardships of displacement by providing essential relocation services.
The project includes one-to-one replacement of all public housing units.

OBJECTIVE 11

IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO CONTINUE SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.

Policy 11.1

Use new housing development as a means to enhance neighborhood vitality and diversity.
The project includes a revitalization of Hunters View which will result in a mixed-income, mixed-use community.

RECREATION AND OPEN SPACE ELEMENT

OBJECTIVE 4:

PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

Phase 1 of the project includes the creation of a new park shown as Parcel A in the Tentative Map.

TRANSPORTATION ELEMENT

OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

The project includes new sidewalks which will improve the pedestrian environment, maximizing these widths will greater improve the pedestrian realm.

URBAN DESIGN ELEMENT

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE AND A MEANS OF ORIENTATION.

Case No. 2007.0168R
Hunters View 227 West Point Road

Policy 1:

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.6

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

Policy 3.7

Recognize that buildings, when seen together, produce a total effect that characterizes the City and its districts.

The proposal is X in conformity _____ not in conformity with the General Plan.

EIGHT PRIORITY POLICIES FINDINGS: ATTACHMENT 2

**RE: CASE NO. 2007.0168R
HUNTERS VIEW – STREET VACATION, TENTATIVE MAP, FINAL MAP, AND ACCEPTANCE
OF FACILITIES**

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

1. The project would have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.

The proposed project will not affect neighborhood serving uses or opportunities for employment or ownership, because there are not any existing neighborhood serving retail uses on the project site. The proposed project will provide future opportunities for employment and ownership of neighborhood serving retail uses that will be developed on the site.

2. The project would have no adverse effect on the City's housing stock or on neighborhood character.

While the project includes the demolition of the existing 267 housing units, the projects also includes one-to-one replacement of all public housing units. Furthermore, the proposed project will create an additional 83 affordable rental units, and additional ownership units in which a certain percentage will be affordable to restricted income households. It is anticipated that the proposed project will create greater housing supply and variety than what currently exists.

3. The project would have no adverse effect on the City's supply of affordable housing.

The project includes one-to-one replacement of all existing affordable housing units, as well as the development of new rental and ownership affordable housing units.

4. The project would not result in commuter traffic impeding Muni transit service or overburdening the streets or neighborhood parking.

The project includes a considerable number of off-street parking spaces, which will significantly improve neighborhood parking, because none currently exists for the existing housing units.

5. The project would not adversely affect the industrial or service sectors or future opportunities for resident employment or ownership in these sectors.

The proposed project will not displace any industrial or service sector uses because no such uses currently existing on the site. Furthermore, the proposed project will develop residential uses on an

area that primarily permits residential uses. The proposed project includes some retail and community serving uses which will provide for future employment and ownership opportunities that do not currently exist on site.

6. The project would have no adverse affect the City's preparedness to protect against injury and loss of life in an earthquake.

The existing, deteriorating public housing on the site will be demolished and replaced with residential units built to current seismic regulations.

7. The project would have no adverse affect on landmarks or historic buildings.

A Historic Structures Report has been completed for the existing structure and concluded that the existing structures are not eligible for listing on the California Register of Historic Places.

8. The project would have no adverse affect on parks and open space or their access to sunlight and vistas.

A shadow study has been completed and concluded that the new buildings will not cast excessive shadows on any property under the jurisdiction of or designated for acquisition by, the Recreations and Parks Department.



Gavin Newsom, Mayor
Edward D. Reiskin, Director



(415) 554-5800
FAX (415) 554-5843
<http://www.sfdpw.com>

Department of Public Works
Bureau of Street-Use and Mapping
875 Stevenson Street, Room 460
San Francisco, CA 94103-0942

Barbara L. Moy, Bureau Manager
Bruce Storrs, City and County Surveyor

Date: December 1, 2008

Department of City Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103

Project ID:	5461		
Project Type:	Residential Condominium		
Address #	Street Name	Block	Lot
227-229	Middle Point Road	4624	003
Tentative Map Referral			

Attention: Ms. Lily Langlois

Pursuant to Section 1325 of the City and County of San Francisco Subdivision Code and Section 4.105 of the 1996 City Charter, a print of the above reference Map was submitted to your Department for your review, CEQA and General Plan conformity determination. Under the provisions of the Subdivision Map Act and the City and County of San Francisco Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within thirty (30) days of the receipt of the application or CEQA Determination per SMA 66452.1 (c). Under these same state and local codes, the Department of Public Works is required to approve, conditionally approve or disapprove the above referenced map within fifty (50) days of the receipt of the application or CEQA Determination per SMA 66452.1 (c). Failure to do so constitutes automatic approval.

The submittal was transmitted on my behalf by the Hunters View Task Force (HVTF) to your office to the attention of Matt Snyder, dated November 4, 2008. Please forward your comments to: **Grace Kwak, Project Manager, HVTF, 30 Van Ness Avenue, Suite 4200, San Francisco, CA 94102**, and provide a copy directly to me.

Thank you for your timely review of this Tentative Map.

Sincerely,

Bruce R. Storrs, P.L.S.
City and County Surveyor

RECEIVED

DEC 02 2008

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
OPERATIONS

_____ The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of the Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from environmental review per Class 1 California Environmental Quality Act Guidelines.

✓
_____ The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following condition: (See Attachment A dated December 10, 2008)

_____ The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code. This tentative Map has been disapproved for the following reasons: (See attached)

PLANNING DEPARTMENT

DATE: 12/10/08



Ms. Lily Langlois



SAN FRANCISCO PLANNING DEPARTMENT

ATTACHMENT A

Department of Public Works
Bureau of Street-Use and Mapping
875 Stevenson Street, Room 460
San Francisco, CA 94103-0942

December 10, 2008

Dear Mr. Storrs,

The Planning Commission approved the program for Hunters View on June 12, 2008 by Motion Number 17621. This action was followed by Board of Supervisors approval on August 4, 2008 by Ordinance Number 00-08. The Hunters View Design for Development document (D for D) was included as an integral part of the Conditions of Approvals; the D for D provides site specific design requirements and guidelines for buildings and streets. In the case of streetscape infrastructure, the D for D generally provides performance criteria in choosing streetscape elements without providing exact specifications or product choices.

At the time of submittal of the General Plan Referral, full construction drawings were not provided. Based on the information provided for the Tentative Map, Acceptance of Facilities and Street Vacation, the project has been found in conformity with the General Plan.

However, because many of the design details for the rights-of-way were not included with the General Plan Referral and haven't yet been reviewed to assure that they are consistent with the D for D and other Conditions of Approval, the Planning Department conditions our approval of this Tentative Map as follows:

- The Planning Department shall be given the opportunity to review the specifics for the street design and find in conformity with the General Plan prior to final approval of such designs by the Department of Public Works and/or other approving City Agencies.

Please let me know if you have any questions or concerns. I can be reached at (415)-575-9083.

Sincerely,

Lily Langlois
San Francisco Planning Department

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Office of the Treasurer & Tax Collector
City and County of San Francisco

Property Tax & Licensing
George Putris, Tax Administrator



José Cisneros, Treasurer

I, George W. Putris, Tax Administrator of the City and County San Francisco, State of California, do hereby certify that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 4720 Lot No. 027

Address: To be determined

for unpaid City & County property taxes or special assessments collected as taxes.

George W. Putris

Tax Administrator

Dated this 18th day of November 2010

Office of the Treasurer & Tax Collector
City and County of San Francisco

Property Tax & Licensing
George Putris, Tax Administrator



José Cisneros, Treasurer

I, George W. Putris, Tax Administrator of the City and County San Francisco, State of California, do hereby certify that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 4624 Lot No. 003

Address: To be determined

for unpaid City & County property taxes or special assessments collected as taxes.

A handwritten signature in black ink, appearing to read "George W. Putris".

George W. Putris

Tax Administrator

Dated this 18th day of November 2010

Office of the Treasurer & Tax Collector
City and County of San Francisco

Property Tax & Licensing
George Putris, Tax Administrator



José Cisneros, Treasurer

I, George W. Putris, Tax Administrator of the City and County San Francisco, State of California, do hereby certify that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 4624 Lot No. 004

Address: To be determined

for unpaid City & County property taxes or special assessments collected as taxes.

A handwritten signature in black ink, appearing to read "George W. Putris".

George W. Putris

Tax Administrator

Dated this 18th day of November 2010

Office of the Treasurer & Tax Collector
City and County of San Francisco

Property Tax & Licensing
George Putris, Tax Administrator



José Cisneros, Treasurer

I, George W. Putris, Tax Administrator of the City and County San Francisco, State of California, do hereby certify that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 4624 Lot No. 009

Address: To be determined

for unpaid City & County property taxes or special assessments collected as taxes.

George W. Putris

Tax Administrator

Dated this 18th day of November 2010

BOND NO.: 08936682
PREMIUM: \$2,120.00 PER ANNUM
EFFECTIVE DATE: November 23, 2010

MONUMENTATION BOND FOR SUBDIVISIONS

KNOW ALL MEN BY THESE PRESENTS THAT WHEREAS, HV Partners I, LP, a California Limited Partnership, hereinafter called subdivider, is the developer of that certain subdivision commonly known as Hunters View Phase 1 Public Improvements, and WHEREAS, all monumentations have not yet been set related to Hunters View Phase 1 Public Improvements for said Subdivision.

NOW, THEREFORE, we the Subdivider, as Principal, and Fidelity and Deposit Company of Maryland, as surety are held and firmly bound unto the City and County of San Francisco ("City") in the sum of One Hundred Six Thousand & NO/100 Dollars (\$106,000.00) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, or assigns, if any or all or either of them, shall fail to pay any engineer or surveyor for the setting up of the monuments of the character and number and in the amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon the Bond, will pay a reasonable attorney's fee to be awarded and fixed by the Court, and to be taxed as costs and to be included in the Judgment therein rendered.

IT IS HEREBY EXPRESSLY STIPULATED AND AGREED that this bond shall ensure to the benefit of any and all persons, companies, and corporations entitled to file claims against it.

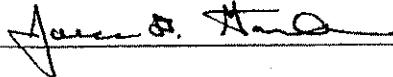
Should the condition of this bond be fully performed, then t his obligation shall become null and void, otherwise it shall be and remain in full force and effect.

And the said surety, for the value received, hereby stipulates and agrees that no change, extension of time, alteration or additions to the terms of the above referenced letter of agreement, or to the work to be performed thereunder, shall in any way affect its obligations on the Bond, and it does hereby waive notice of any such change, extension of time, alteration, or addition to the terms of the Agreement or contract.

IN WITNESS WHEREOF this Instrument has been duly executed by the Principal and Surety above named in this 1st day of December, 2010.

PRINCIPAL

HV Partners 1, LP, a California Limited Partnership

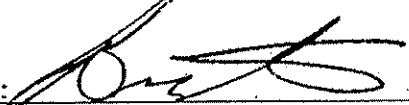
By: 

Name: JACK D. GARDNER

Title: President + CEO

SURETY

Fidelity and Deposit Company of Maryland

By: 

Name: Bryan D. Martin

Title: Attorney-In-Fact

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Francisco

On December 1, 2010
Date

before me, Carol B. Henry, Notary Public
Here Insert Name and Title of the Officer

personally appeared Bryan D. Martin
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

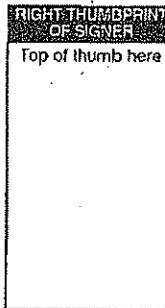
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

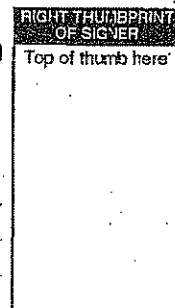
Signer's Name: _____ Signer's Name: _____

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

**Power of Attorney
FIDELITY AND DEPOSIT COMPANY OF MARYLAND**

KNOW ALL MEN BY THESE PRESENTS: That the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, a corporation of the State of Maryland, by WILLIAM J. MILLS, Vice President, and GREGORY E. MURRAY, Assistant Secretary, in pursuance of authority granted by Article VI, Section 2, of the By-Laws of said Company, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, does hereby nominate, constitute and appoint Bradley N. WRIGHT, Carol B. HENRY, Bryan D. MARTIN and B.A. POITEVIN, all of San Francisco, California, EACH its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: any and all bonds and undertakings, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Company, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its office in Baltimore, Md., in their own proper persons. This power of attorney revokes that issued on behalf of Bradley N. WRIGHT, Carol B. HENRY, Bryan D. MARTIN, B.A. POITEVIN, S. Nicole EVANS, dated April 15, 2008.

The said Assistant Secretary does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article VI, Section 2, of the By-Laws of said Company, and is now in force.

IN WITNESS WHEREOF, the said Vice-President and Assistant Secretary have hereunto subscribed their names and affixed the Corporate Seal of the said FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 6th day of August, A.D. 2009.

ATTEST:

FIDELITY AND DEPOSIT COMPANY OF MARYLAND



Gregory E. Murray

By:

William J. Mills

Gregory E. Murray Assistant Secretary

William J. Mills

Vice President

State of Maryland }
City of Baltimore } ss:

On this 6th day of August, A.D. 2009, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, came WILLIAM J. MILLS, Vice President, and GREGORY E. MURRAY, Assistant Secretary of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and they each acknowledged the execution of the same, and being by me duly sworn, severally and each for himself depose and saith, that they are the said officers of the Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and that the said Corporate Seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.



Maria D. Adamski

Maria D. Adamski

Notary Public

My Commission Expires: July 8, 2011

EXTRACT FROM BY-LAWS OF FIDELITY AND DEPOSIT COMPANY OF MARYLAND

"Article VI, Section 2. The Chairman of the Board, or the President, or any Executive Vice-President, or any of the Senior Vice-Presidents or Vice-Presidents specially authorized so to do by the Board of Directors or by the Executive Committee, shall have power, by and with the concurrence of the Secretary or any one of the Assistant Secretaries, to appoint Resident Vice-Presidents, Assistant Vice-Presidents and Attorneys-in-Fact as the business of the Company may require, or to authorize any person or persons to execute on behalf of the Company any bonds, undertaking, recognizances, stipulations, policies, contracts, agreements, deeds, and releases and assignments of judgements, decrees, mortgages and instruments in the nature of mortgages,...and to affix the seal of the Company thereto."

CERTIFICATE

I, the undersigned, Assistant Secretary of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that the Vice-President who executed the said Power of Attorney was one of the additional Vice-Presidents specially authorized by the Board of Directors to appoint any Attorney-in-Fact as provided in Article VI, Section 2, of the By-Laws of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed."

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the said Company,

this 1st day of December, 2010.

Gerald F. Halcy
Assistant Secretary

