

City and County of San Francisco

San Francisco Public Works



London N. Breed, Mayor
Mohammed Nuru, Director

GENERAL - DIRECTOR'S OFFICE

City Hall, Room 348
1 Dr. Carlton B. Goodlett Place, S.F., CA 94102
(415) 554-6920 ■ www.SFPublicWorks.org



Public Works Order No: 200543

APPROVING FINAL TRANSFER MAP 9597, A 52 LOT SUBDIVISION OF ASSESSOR'S PARCEL BLOCK NO. 4052, LOT NO. 001, ASSESSOR'S PARCEL BLOCK NO. 3941, LOT NO. 001, ASSESSOR'S PARCEL BLOCK NO. 4046, LOT NOS. 001 AND 002, ASSESSOR'S PARCEL BLOCK NO. 4111, LOT NOS. 003 AND 004, IN THE AREA GENERALLY DESCRIBED AS PIER 70.

"FINAL TRANSFER MAP 9597, FOR PURPOSES OF FINANCING AND/OR CONVEYANCING ONLY, A MERGER AND 52 LOT SUBDIVISION OF PORTIONS OF THOSE CERTAIN PATENTS ENTITLED, 'STATE OF CALIFORNIA, TRUST TERMINATION PATENT', RECORDED SEPTEMBER 14, 2018, IN DOCUMENT NO. 2018-K672971, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO," COMPRISING TEN SHEETS.

FINDINGS

1. On January 2, 2018 on behalf of the Port of San Francisco ("Subdivider"), Martin M. Ron Associates, Inc., submitted an application for a tentative transfer map (hereafter "Tentative Transfer Map") for the 28-acre Pier 70 mixed-use project ("Pier 70 Project") and was assigned Project Identification No. 9597. On May 4, 2018, the application was deemed complete.
2. On November 14, 2018, the Public Works Director held a public hearing to receive comments regarding the application of Subdivider for approval of Tentative Transfer Map, Assessor's Parcel Numbers 3941-020 through 032 ("Application"), in an area generally described as Pier 70. The public hearing was noticed by an announcement in a newspaper of general circulation, the San Francisco Examiner. No public comment was received and the hearing officer recommended that Public Works approve the Application.
3. The entire Pier 70 Project is subject to that certain Disposition and Development Agreement between the Port and FC Pier 70, LLC (the "Master Developer"), recorded in the Official Records of the City and County of San Francisco on May 25, 2018 as Document No. 2018-K619435 (the "DDA") approved by the Board of Supervisors through the passage of Resolution 401-17, and that certain Development Agreement between the City and County of San Francisco and FC Pier 70, LLC which the Board of Supervisors approved through Ordinance No. 224-17 ("Development Agreement"), for which the Board of Supervisors adopted the environmental findings set forth in Resolution No. 402-17, on file with the Clerk of the Board of Supervisors in File No. 170987, and incorporated herein by reference.
4. The Planning Commission, by Motion No. 19980, and the Port Commission, in Port Resolution No. 17-45, have approved the Pier 70 Special Use District ("SUD") and



Design for Development (“D4D”), which provides land use controls, detailed development standards, and guidelines for buildings, open space, and streetscape improvements for the Pier 70 project area.

5. The City, acting by and through its Port Commission, and the State Lands Commission entered into that certain Compromise Title Settlement and Land Exchange Agreement for Pier 70, dated as of September 14, 2018 (Port Commission Resolution 17-44; Board of Supervisors Resolution No. 402-17; State Lands Commission item No. 77 (11/29/17) (the “Exchange Agreement”). Pursuant to the Exchange Agreement, upon implementation of the trust exchange, all Trust Termination Lands (as defined therein) may be sold or leased free of the public trust and free of any use or alienation restrictions of the public trust or the Burton Act.

6. The Subdivider and the Master Developer have entered into a Master Lease, dated as of May 2, 2018 (the “Master Lease”), pursuant to which Master Developer has leased the Premises as described therein. A Memorandum of Master Lease was recorded on May 25, 2018 as Doc. No. 2018-K619436 in the Official Records of the City and County of San Francisco. The Master Lease identifies certain parcels that are not currently included in the Master Lease, but that will be effectively annexed to the Master Lease Premises upon delivery by the Port of an Annexation Notice thereunder, which parcels include the Pump Station site (Lots D and E), the Building 21 Site (Lots 13 and R), and the Building 11 Site (Lots 13, 15, 16, and Lots P, Q, and R), as those parcels are defined in the Master Lease.

7. In a letter dated August 15, 2018, the Planning Department determined that the subdivision is, on balance, consistent with the General Plan and Section 101.1 of the Planning Code pursuant to the Planning Commission's Finding of Consistency for the Pier 70 Project.

8. In Public Works Order No. 200230, the Director approved Tentative Transfer Map 9597, subject to certain conditions set forth in section C of that decision. The approval became effective as of November 21, 2018. As permitted under Section 66452.6(a)(1) of the Subdivision Map Act, Subdivider intends to file multiple, phased final subdivision maps.

9. In Public Works Order No. 200230, the Director found that Tentative Transfer Map 9597 was within the scope of the Final Environmental Impact Report (“FEIR”) for the Pier 70 Project, prepared pursuant to the California Environmental Quality Act (Cal. Pub. Resources Code §§ 21000 et seq.) and certified by the Planning Commission on August 24, 2017 by Motion No. 19976, and is subject to the Mitigation Monitoring and Reporting Program adopted by the City in Planning Commission Motion No. 19976.

10. Since the FEIR was adopted and the Pier 70 Project was approved, 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.

11. All governmental and utility agencies affected by the proposed development or expected to provide or approve water, sewage, streets, roads, or other essential facilities or services within the development, whose ability to provide those facilities

and services may be significantly affected by the development, have been notified and given the opportunity to respond to the Application.

12. The subdivisions reflected on Final Transfer Map 9597 are consistent with the requirements and conditions imposed by the Subdivision Map Act, the San Francisco Subdivision Code, Tentative Transfer Map 9597, and the conditions of approval in Public Works Order No. 200230.

13. The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that said Final Transfer Map 9597 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 9597.
2. Transmitted herewith are the following:
 - i. One (1) paper copy 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 9597”, comprising 10 sheets.
 - iii. One (1) copy of each of the following Tax Certificates from the Office of the Treasurer and Tax Collector: “Certificate of Redemptions Officer Showing Taxes and Assessments Paid” and the “Certificate Showing Taxes as a Lien, But Not Yet Paid.”
 - iv. One (1) copy of the letter dated August 15, 2018, from the City Planning Department stating the subdivision is consistent 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.

X

DocuSigned by:

Bruce Storrs

Storrs, Bruce 97ABC41507B0494...

County Surveyor

X

DocuSigned by:

Mohammed Nuru

Nuru, Mohammed 145AB17F474FA...

Director

DOCUMENT REFERENCES

1. "COMPROMISE TITLE SETTLEMENT AND LAND EXCHANGE AGREEMENT FOR PIER 70", (TRUST EXCHANGE), RECORDED SEPTEMBER 14, 2018, IN DOCUMENT NO. 2018-K672968, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
2. THAT CERTAIN "QUITCLAIM DEED", FROM THE CITY & COUNTY OF SAN FRANCISCO, BY AND THROUGH THE SAN FRANCISCO PORT COMMISSION, TO THE STATE OF CALIFORNIA, BY AND THROUGH THE STATE LANDS COMMISSION, RECORDED SEPTEMBER 14, 2018, IN DOCUMENT NO. 2018-K672969, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
3. THAT CERTAIN PATENT ENTITLED, "STATE OF CALIFORNIA, TRUST TERMINATION PATENT", FROM THE STATE OF CALIFORNIA, BY AND THROUGH THE STATE LANDS COMMISSION, TO THE CITY AND COUNTY OF SAN FRANCISCO, ACTING BY AND THROUGH THE SAN FRANCISCO PORT COMMISSION, RECORDED SEPTEMBER 14, 2018, IN DOCUMENT NO. 2018-K672971, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
4. THAT CERTAIN PATENT ENTITLED, "STATE OF CALIFORNIA, PUBLIC TRUST PATENT", FROM THE STATE OF CALIFORNIA, BY AND THROUGH THE STATE LANDS COMMISSION, TO THE CITY AND COUNTY OF SAN FRANCISCO, ACTING BY AND THROUGH THE SAN FRANCISCO PORT COMMISSION, RECORDED SEPTEMBER 14, 2018, IN DOCUMENT NO. 2018-K672970, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
5. "COVENANT AND ENVIRONMENTAL RESTRICTION ON PROPERTY", RECORDED AUGUST 19, 2016, IN DOCUMENT NO. 2016-K308328, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
6. "DEVELOPMENT AGREEMENT", RECORDED MAY 25, 2018, IN DOCUMENT NO. 2018-K619432, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
7. "DISPOSITION AND DEVELOPMENT AGREEMENT", RECORDED MAY 25, 2018, IN DOCUMENT NO. 2018-K619435, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
8. "MEMORANDUM OF MASTER LEASE", RECORDED MAY 25, 2018, IN DOCUMENT NO. 2018-K619436, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
9. "NOTICE OF PENDING ACTION UNDER DESTROYED LAND RECORDS RELIEF LAW", RECORDED SEPTEMBER 13, 2018 IN DOCUMENT NO. 2018-K672682, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
10. "DECLARATION OF RESTRICTIONS AND LOT TIE AGREEMENT FOR BUILDING 11 LOTS, PIER 70 TRANSFER MAP NO. 9597", RECORDED JANUARY 4, 2019, IN DOCUMENT NO. 2019-K718818, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
11. "DECLARATION OF RESTRICTIONS AND LOT TIE AGREEMENT FOR BUILDING 21 LOTS, PIER 70 TRANSFER MAP NO. 9597", RECORDED JANUARY 4, 2019, IN DOCUMENT NO. 2019-K718820, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
12. "DECLARATION OF RESTRICTIONS AND LOT TIE AGREEMENT FOR PUMP STATION LOTS, PIER 70 TRANSFER MAP NO. 9597", RECORDED JANUARY 4, 2019, IN DOCUMENT NO. 2019-K718819, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
13. "MEMORANDUM OF MOU", RECORDED JANUARY 4, 2019, IN DOCUMENT NO. 2019-K718824, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
14. "DECLARATION OF RESTRICTIONS", RECORDED JANUARY 4, 2019, IN DOCUMENT NO. 2019-K718821, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
15. "DECLARATION OF RESTRICTIONS", RECORDED JANUARY 4, 2019, IN DOCUMENT NO. 2019-K718822, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
16. "DECLARATION OF RESTRICTIONS", RECORDED JANUARY 4, 2019, IN DOCUMENT NO. 2019-K718823, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.

DOCUMENT REFERENCES

17. "ORDER NO. 76214", RECORDED JUNE 13, 1967, BOOK B162, PAGE 939, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
18. "ORDER NO 77055", RECORDED OCTOBER 26, 1967, BOOK B187, PAGE 998, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
19. "STREET ENCROACHMENT AGREEMENT", RECORDED JULY 6, 1976, BOOK C196, PAGE 780, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
20. "SEWER EASEMENT", RECORDED NOVEMBER 26, 1940, BOOK 3689, PAGE 185, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.

MAP REFERENCES

- R1. RECORD OF SURVEY, RECORDED APRIL 23, 2002 IN BOOK AA OF MAPS, PAGES 13-14, IN THE OFFICE OF THE CITY & COUNTY RECORDER. A SUBSEQUENT CORNER RECORD WAS FILED ON JUNE 12, 2012.
- R2. RECORD OF SURVEY No. 6938, RECORDED FEBRUARY 27, 2012 IN BOOK DD OF SURVEY MAPS, PAGES 198-199, IN THE OFFICE OF THE CITY & COUNTY RECORDER.
- R3. "RECORD OF SURVEY #8080, OF THE SAN FRANCISCO HIGH PRECISION GNSS NETWORK SURVEY...", RECORDED APRIL 4, 2014 IN BOOK EE OF SURVEY MAPS, PAGES 147-157, IN THE OFFICE OF THE CITY AND COUNTY RECORDER.
- R4. THE CITY OF SAN FRANCISCO MONUMENT MAP NO. 324, ON FILE IN THE OFFICE OF THE CITY & COUNTY SURVEYOR.
- R5. THE CITY OF SAN FRANCISCO MONUMENT MAP NO. 326, ON FILE IN THE OFFICE OF THE CITY & COUNTY SURVEYOR.
- R6. "RECORD OF SURVEY 9584", RECORDED SEPTEMBER 17, 2018, BOOK HH OF SURVEY MAPS, PAGES 46-53, IN THE OFFICE OF THE CITY & COUNTY RECORDER.

PROJECT DATUMS, REFERENCE SYSTEMS & PROJECTION

GEOMETRIC DATUM: NORTH AMERICAN DATUM OF 1983: NAD83(2011) 2010.00 EPOCH

REFERENCE NETWORK: "CCSF-2013 HPN" (HIGH PRECISION NETWORK PER RECORD OF SURVEY #8080)

PROJECTION: THE PLANE COORDINATES ARE BASED ON A LOCAL GRID COORDINATE SYSTEM KNOWN AS THE CITY & COUNTY OF SAN FRANCISCO 2013 COORDINATE SYSTEM (CCSF-CS13). SEE RECORD OF SURVEY #8080 RECORDED IN BOOK EE OF SURVEY MAPS, PAGE 147-157, S.F.C.R. AND THE CCSF DPW WEB SITE FOR PROJECTION PARAMETERS.

HORIZONTAL CONTROL: THE HORIZONTAL DATUM WAS RECOVERED BASED ON HPND POINTS 375 AND 376 SHOWN HEREON.

VERTICAL DATUM: "CCSF 2013 NAVD88 VERTICAL DATUM" (CCSF-VD13)

REFERENCE NETWORK: CCSF 2013 HIGH PRECISION LEVELING NETWORK

VERTICAL CONTROL: THE VERTICAL DATUM WAS RECOVERED BASED ON BENCHMARKS 10279 AND 10274, SHOWN HEREON AND DESCRIBED ON THE CCSF DPW WEB SITE.

NOTES:

- 1.) ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
- 2.) ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- 3.) DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES (SFC513), MULTIPLE GROUND DISTANCES BY 1.00001193.
- 4.) THE MEAN HIGH WATER (MHW) LINE SHOWN HEREON WAS DETERMINED TO BE AT AN ELEVATION OF 5.8 FEET (NAVD88 DATUM) AS SHOWN ON THAT "RECORD OF SURVEY 9584", RECORDED SEPTEMBER 17, 2018, BOOK HH OF SURVEY MAPS, PAGES 46-53, IN THE OFFICE OF THE CITY & COUNTY RECORDER.
5. THE LINE OF THE PUEBLO LANDS OF SAN FRANCISCO (PUEBLO LINE OF 1883) WAS PLOTTED FROM THE ORIGINAL FIELD NOTES OF THE PUEBLO LANDS SURVEY, BY F. VON LEIGHT, DEPUTY SURVEYOR, DATED DECEMBER 1883.



FI

Certificate Of Completion

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Subject: Order 200543 - PID 9597 PIER 70 Final Transfer Map	
Source Envelope:	
Document Pages: 4	Signatures: 2
Certificate Pages: 2	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	DPW DocuSign
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	30 Van Ness Ave. Suite 4400
	San Francisco, CA 94102
	dpw-docusign.service@sfdpw.org
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Signer Events

Bruce Storrs
Bruce.Storrs@sfdpw.org
Public Works
Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:
Bruce Storrs
97ABC41507B0494...

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Mohammed Nuru
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Director
Public Works
Security Level: Email, Account Authentication (None)

DocuSigned by:
Mohammed Nuru
81145AB17F474FA...

Signature Adoption: Pre-selected Style
Using IP Address: 208.121.64.7

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Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp

Poett, Gordon
Gordon.Poett@sfdpw.org
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Security Level: Email, Account Authentication (None)

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Not Offered via DocuSign

Carbon Copy Events	Status	Timestamp
Ryan, James james.ryan@sfdpw.org Public Works Security Level: Email, Account Authentication (None)	<div style="border: 1px solid blue; padding: 5px; display: inline-block;"> COPIED </div>	Sent: 1/23/2019 5:22:00 PM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		

Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	1/24/2019 9:45:44 AM

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