



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 184230

APPROVING FINAL TRANSFER MAP 8674, ONE AVENUE OF THE PALMS, BEING PORTIONS OF TREASURE ISLAND AND YERBA BUENA ISLAND,

A 43 [FORTY-THREE] LOT SUBDIVISION WITHIN ASSESSOR'S BLOCK-LOT 1939-001 (TREASURE ISLAND) AND 002 (YERBA BUENA ISLAND) COMPRISED OF LOTS (1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19, 21, 23, 24, A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V (MACALLA ROAD), X (YERBA BUENA ROAD)) ESTABLISHED FOR CONVEYANCING OR FINANCING PURPOSES IN FURTHERANCE OF THE TREASURE ISLAND AND YERBA BUENA ISLAND DEVELOPMENT PROJECT

FINDINGS

1. On April 21, 2015, Treasure Island Community Development, LLC, a Delaware limited liability company (the "Applicant" and "Subdivider") submitted an application and was assigned Project Identification No. 8674 for a Tentative Transfer Map Application. On May 21, 2015, the application was deemed complete. On September 2, 2015, the Director of the Department of Public Works ("DPW") held a public hearing to receive comments regarding the application for approval of Tentative Transfer Map No. 8674, Assessor's Block 1939, Lots 001 & 002, including One Avenue of the Palms, San Francisco, CA 94130 ("Application"), in an area generally described as the southwest side of Treasure Island, as well as areas to the north of Interstate 80 on Yerba Buena Island and on the northeast portion of Yerba Buena Island. The hearing was noticed by an announcement in a newspaper of general circulation, the SF Examiner. No public comment was received and the hearing officer recommended that DPW approve this project. The entire development is subject to the Disposition and Development Agreement for Treasure Island and Yerba Buena Island by and between the Treasure Island Development Authority ("TIDA") and TICD (as amended from time to time, the "DDA"), and the Treasure Island and Yerba Buena Island Design for Development (as amended from time to time, the "TI/YBI D4D").
2. The Application requested approval to subdivide Assessor's Block 1939, Lots 001 and 002, 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.

3. The City Planning Department, in its letter dated September 17, 2015, 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 8674 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.
4. In DPW Order No: 184099, the Director made the finding that Tentative Transfer Map 8674 was within the scope of the Final Environmental Impact Report for the Treasure Island and Yerba Buena Island Redevelopment Plan ("FEIR") prepared pursuant to the California Environmental Quality Act, which was certified as adequate, accurate, and objective by TIDA and the City and County of San Francisco Planning Commission on April 21, 2011, through Resolution No. 11-14-04/21 and Motion No. 18325, respectively.
5. The above-referenced determination of the Planning Department including that Tentative Transfer Map No. 8674 (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 findings of consistency, which are described in Planning Commission Resolution No. 18328, are incorporated herein by reference.
6. The Director of Public Works, in DPW Order No: 184099, approved Tentative Transfer Map 8674. The approval became effective as of September 30, 2015.
7. Since the FEIR and the Project were originally approved on April 21, 2011, 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.
8. The Final Transfer Map was routed to TIDA for review consistent with the requirements of the Interagency Cooperation Agreement ("ICA") (Section 3.4(f)). TIDA submitted a letter dated November 5, 2015 from Robert P. Beck, Treasure Island Director, determining the consistency of a Final Transfer Map with the D4D; the DDA, including the Design Review and Document Approval Procedure (which is Exhibit CC to the DDA); and the ICA.
9. 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.



10. The subdivision reflected on Final Transfer Map No. 8674 is consistent with the requirements and conditions imposed by the Subdivision Map Act, the Treasure Island/Yerba Buena Island Subdivision Code (“TI/YBI Subdivision Code”), and Tentative Transfer Map No. 8674.
11. The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that Final Transfer Map No. 8674 complies with all subdivision requirements related thereto. Pursuant to the California Subdivision Map Act and the TI/YBI Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Transfer Map.

ATTACHMENTS & TRANSMITTALS:

1. ATTACHMENT 1, Enlarged Copy of Map Notes Included on Final Transfer Map 8674.
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 8674”, each comprising 16 sheets.
 - iii. One (1) copy of the Tax Certificates 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 September 17, 2015, 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

APPROVED:

Mohammed Nuru
Director of Public Works

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



11/6/2015

11/6/2015

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor
Signed by: Storrs, Bruce

X Mohammed Nuru

Nuru, Mohammed
Director, DPW
Signed by: Nuru, Mohammed

