



San Francisco Public Works
General – Director's Office
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Public Works Order No: 206837

RECOMMENDING APPROVAL OF "FINAL MAP NO. 10714 POWER STATION - PHASE 1", THE MERGER AND RE-SUBDIVISION OF LOTS A THROUGH G, INCLUSIVE, OF DOCUMENT NUMBER 2016-K334513 OF OFFICIAL RECORDS, OFFICE OF THE RECORDER, RESULTING IN TWENTY-THREE LOTS INTENDED FOR 772 RESIDENTIAL CONDOMINIUM UNITS AND 70 COMMERCIAL CONDOMINIUM UNITS, SUBJECT TO CERTAIN CONDITIONS.

FINDINGS

1. The Director of Public Works ("Director") adopted Public Works ("PW") Order No. 205501 approving Tentative Map No. 10714 ("Tentative Map" relating to a project known as Potrero Power Station Mixed-Use Development Project ("Project")) relating to Lots A through G, inclusive, of Document No. 2016-K334513 of the Official Records ("Official Records") of the City and County of San Francisco ("City"), including a merger and re-subdivision of lot located thereon, for purposes of development in multiple phases.
2. In PW Order No. 205501, the Director determined that the Tentative Map was subject to the mitigation measures adopted by the City Planning Commission pursuant to Motion No. 20636, following the Planning Commission's adoption of Motion No. 20635, certifying the Final Environmental Impact Report for the Project ("FEIR"). The FEIR was prepared pursuant to the California Environmental Quality Act, California Public Resources Code §§ 21000 et seq. ("CEQA"). On September 9, 2020, the San Francisco Planning Department issued an addendum to the FEIR pursuant to CEQA Guidelines § 15164 to study certain proposed changes to the Project's Phasing Plan (the "FEIR Addendum"). No supplemental or subsequent EIR or other environmental review was required for the Tentative Map, because, at the time of approval of the Tentative Map, there were no: (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.
3. California Barrel Company LLC ("Subdivider") filed an application for a phased final map, with the map referred to hereafter as the "Final Map," being a twenty-three (23) lot subdivision with lots intended for residential, commercial, open space, public right-of-way uses, private streets, and future development, including up to 772 residential condominium units and 70 commercial condominium units.
4. The City Planning Department, in its letter dated March 19, 2021, found that the subdivision, on balance, is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1.
5. The PW Director approved a series of Exceptions and Design Modifications for the subdivision as described in PW Order No. 206796 and the findings adopted in the aforementioned PW Order are hereby incorporated by herein reference.

6. The PW Director and County Surveyor find that the Final Map is consistent with the requirements and conditions imposed by the Subdivision Map Act, California Government Code §§ 66410 et seq., the San Francisco Subdivision Code, and the Tentative Map, and substantially conforms to the Tentative Map.
7. The PW Director and City Engineer recommend that the Board of Supervisors approve the Final Map subject to the conditions specified herein.
8. Because Subdivider has not completed the required public improvements associated with this Final Map and certain conditions have not been fulfilled at the time of the filing of this Final Map, the San Francisco Subdivision Code requires that Subdivider and the City enter into a Public Improvement Agreement ("PIA") to address this requirement. Subdivider has executed a PIA to address this requirement and has provided security pursuant to that agreement as required under the Subdivision Code and PW Order 205501. The PW Director recommends that the Board of Supervisors approve the PIA and authorize the PW Director and City Attorney to execute and file the PIA in the Official Records.
9. Pursuant to tentative map condition - Wastewater Enterprise #12 in PW Order 205501, Subdivider has requested to send the sewer flows associated with its Phase 1 development to the Pier 70 sewer system. Subdivider, Pier 70 Master Developer, SFPUC, and SF Port have agreed in concept to an arrangement that provides for the Pier 70 Master Developer to build improvements to connect the Potrero Power Station sewer system to the Pier 70 sewer system ("Northern Connection Implementation Agreement"). Because the sewer flows associated with the development in Final Map 10714 Power Station - Phase 1 rely upon this connection, Public Works shall not approve or support any requests for issuance of a Temporary Certificate of Occupancy in the Potrero Power Station Phase 1 area, until such time as the improvements necessary to convey the sewer flows from the Potrero Power Station to the Pier 70 sewer system have been constructed, and issued a Notice of Completion pursuant to the attached PIA, or alternative means of conveying the sewer flows have been provided for, consistent with the Northern Connection Implementation Agreement.
10. On July 14th, 2022, Subdivider requested deferral of certain tentative map conditions. Exhibit F to the PIA sets forth those certain tentative map conditions in PW Order 205501 for which the PW Director has approved deferral and the terms for deferral of each such condition.
11. The Final Map includes certain offers of real property interests for public street and utilities uses and public improvements required by the PIA. The PW Director recommends that the Board of Supervisors conditionally accept on behalf of the public the offers of improvements required by the PIA, subject to the City Engineer's issuance of a Notice of Completion for the improvements and subsequent Board of Supervisors action.
12. The Final Map area is located between portions of the following existing streets to the north and south of the project area: Georgia, Louisiana, Maryland, and Delaware streets. Historically, east to west streets in this area were named after California counties, including Humboldt Street. These street names were shown in Tentative Map 10714, and are shown in the Final Map area. Pursuant to Government Code 66434(d), and the 2015 Subdivision Regulations, the Director approves the shown street names.

Attachments & Transmittals

1. Transmitted herewith are the following:
 - i. One (1) copy of the Motion approving said map.
 - ii. One (1) mylar signature sheet and one (1) paper set of the "Final Map No. 10714 Power Station - Phase 1", comprising nine (9) 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 March 19, 2021, verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.
 - v. One (1) copy of the Public Improvement Agreement.

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

X

DocuSigned by:

William E Blackwell Jr

Blackwell, William

Acting City and County Surveyor

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DocuSigned by:

Albert Ko

Ko, Albert J

City Engineer and Deputy Director

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DocuSigned by:

Carla Short

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Short, Carla

Interim Director of Public Works