"ICA Attachment D: Developer's Proposed Pier 70 Mapping Process (Draft – For Discussion Purposes Only)"

Finalize **Title Reports**
- Resolve Existing Project Boundary and Title Issues

File **Record of Survey** for Existing Project Boundary for 70 +/- acre Pier 70 area
- Include trust parcels and Orton lease boundaries
- Prepare legal descriptions and exhibits for State Lands Transfer Agreement
- Execute Trust Exchange
- BSM and Assessor to create APNs based on trust and Orton parcels

Process **Street Vacations** for Michigan Street (concurrent with Tentative Transfer Map and Tentative Subdivision Map)
- Prepare SUR Maps
- Port to submit application for street vacation

Process **Tentative Transfer Map** for 70 +/- acre Pier 70 area (concurrent with Street Vacations and Tentative Subdivision Map)
- Include parcel for Historic Core south of 20th (Parcel A), 28-acre Site / 21st St / Parcel PKS (Parcel B), 20th St Plaza (Parcel C), Parcel PKN (Parcel D), and Michigan St between 20th and 21st (Parcel E), and new Pier 70 APN parcels north of 20th Street created as a result of Record of Survey (see above)
- Develop Conditions of Approval for Transfer Map
- Director's Hearing for Tentative Transfer Map Approval (Optional)

Process **Final Transfer Map** for 70+/- acre Pier 70 area
- Board of Supervisor Hearing for Transfer Map Approval

Process **Tentative Subdivision Map** for Project Site (concurrent with Street Vacations and Tentative Transfer Map)
- Include 28-acre Site / 21st St / Parcel PKS (Transfer Map Parcel B), 20th St Plaza (Transfer Map Parcel C), Parcel PKN (Transfer Map Parcel D); exclude Historic Core Parcels
- Develop Conditions of Approval (COA)
- Director's Hearing for Tentative Subdivision Map Approval

Process Improvement Plans for Phase 1
Prepare Irrevocable Offers for Phase 1
Prepare Public Improvement Agreement (PIA) and provide bonds for Phase 1 Improvements

Process **Phase 1 Final Subdivision Map** (Phase 1 streets and open spaces along with vertical development parcels ready for design)
- COA Compliance Matrix
- Board of Supervisor Hearing for Final Map Approval

Obtain Construction Permits for Phase 1 Improvements
Process Improvement Plans for Phase 2
Prepare Irrevocable Offers for Phase 2
Prepare Public Improvement Agreement (PIA) and provide bonds for Phase 2 Improvements

Process **Phase 2 Final Subdivision Map** (Phase 2 streets and open spaces along with vertical development parcels ready for design)
- COA Compliance Matrix
- Board of Supervisor Hearing for Final Map Approval

Obtain Construction Permits for Phase 2 Improvements
Process Improvement Plans for Phase 3
Prepare Irrevocable Offers for Phase 3
Prepare Public Improvement Agreement (PIA) and provide bonds for Phase 3 Improvements

Process **Phase 3 Final Subdivision Map** (Phase 3 streets and open spaces along with vertical development parcels ready for design)
- COA Compliance Matrix
- Board of Supervisor Hearing for Final Map Approval

Obtain Construction Permits for Phase 3 Improvements
Additional Final Subdivision maps as needed for development parcels