

City and County of San Francisco

San Francisco Public Works



London N. Breed, Mayor
Mohammed Nuru, Director

GENERAL - DIRECTOR'S OFFICE

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Public Works Order No: 201500

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

APPROVING FINAL TRANSFER MAP 10008, CANDLESTICK POINT SUB-PHASE CP-02,

A THREE LOT SUBDIVISION WITHIN ASSESSOR'S BLOCK NO. 5000, LOT NO. 042 (490 JAMESTOWN AVENUE), COMPRISED OF LOTS (LOTS 1, A, AND B) ESTABLISHED SOLELY FOR CONVEYANCING OR FINANCING PURPOSES IN FURTHERANCE OF THE CANDLESTICK POINT AND HUNTERS POINT SHIPYARD PHASE 2 DEVELOPMENT PROJECT.

FINDINGS

1. On February 28, 2014 CP Development Co., LLC, a Delaware limited liability company (the "Subdivider") submitted an application and was assigned Project Identification No. 7879 for a Tentative Transfer Map Application. On March 14, 2014, the application was deemed complete. On April 30, 2014, the Director of the Department of Public Works ("DPW") opened a noticed public hearing to receive comments regarding the application for approval of Tentative Transfer Map No. 7879, Assessor's Blocks 4884-024, 4884-025, 4884-026, 4884-027, 4886-008, 4917-002, 4935-002, 4977-006, and 5000-001 ("Application"), in an area west of Carroll Avenue, south of Hawes Street, east of Jamestown Avenue, and north of the San Mateo County line. The hearing was continued and additional public hearings were held on May 14, 2014 and May 28, 2014, and the hearing concluded on June 11, 2014. All hearings were noticed by an announcement in a newspaper of general circulation, the San Francisco Chronicle. No public comment was received and the hearing officer recommended on June 17, 2014 that DPW approve this project. The entire development (the "Project") is within Zone 1 of the Bayview Hunters Point Redevelopment Plan Area and is subject to the Bayview Hunters Point Redevelopment Plan (the "Plan"), the Disposition and Development Agreement for Candlestick Point and Phase 2 of Hunters Point Shipyard by and between the Redevelopment Agency of the City and County of San Francisco ("the Redevelopment Agency") and CP Development Co., LLC (as amended from time to time, the "DDA"), and the Candlestick Point Design for Development (as amended from time to time, the "CP D4D").
2. The Application requested approval to subdivide Assessor's Blocks 4884-024, 4884-025, 4884-026, 4884-027, 4886-008, 4917-002, 4935-002, 4977-006, 5000-001, and adjacent roadways 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 signed by Scott Sanchez on April 22, 2014, 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 7879 does not present any evidence of a significant environmental effect beyond those identified in the Final Environmental Impact Report for Candlestick Point/Hunters Point Shipyard Phase 2 Development Project (FEIR) prepared pursuant to the California Environmental Quality Act, which was certified as adequate, accurate, and objective by the San Francisco Redevelopment Agency Commission and the San Francisco Planning Commission on June 3, 2010 by Resolution Nos. 58-2010 and 18096, respectively. The Board of Supervisors affirmed the Planning Commission's certification of the FEIR on August 3, 2010 by Resolution No. 347-10.
4. The Director of Public Works, in DPW Order No. 182725, approved Tentative Transfer Map 7879, subject to certain conditions set forth in Section D of DPW Order No: 182725. The approval became effective as of June 30, 2014.
5. As permitted under Section 66452.6(a)(1) of the Subdivision Map Act and Section 1655.1 of the Candlestick Point/Hunters Point Shipyard Subdivision Code (the "CP/HPS Subdivision Code"), and DPW Order No. 162725, the Subdivider intends to file multiple phased final transfer maps based on Tentative Transfer Map 7879, including Final Transfer Map 10008.
6. DPW Order No. 182725 authorizes and approves more than one Final Transfer Map within the Tentative Transfer Map and authorizes the Subdivider to process one or more additional Final Transfer Maps over the same area.
7. Since the FEIR and the Project were originally approved on August 3, 2010, 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 Checkprint was routed to the Office of Community Investment and Infrastructure, the Successor Agency to the Redevelopment Agency (the "Successor Agency") for review consistent with the requirements of the Interagency Cooperation Agreement between the Redevelopment Agency and the City (the "ICA"). The Successor Agency submitted a letter dated June 25, 2019 from its Executive Director, Nadia Sesay, determining the consistency of the Final Transfer Map Checkprint with the Plan and the Plan Documents as defined in the CP/HPS Subdivision Code, including without limitation the CP D4D, the DDA, the Design Review and Document Approval Procedure (which is Exhibit E 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 10008 is consistent with the requirements and conditions imposed by the Subdivision Map Act, the CP/HPS Subdivision Code, the Candlestick Point/Hunters Point Shipyard Subdivision Regulations, and Tentative Transfer Map 7879.

11. The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that Final Transfer Map 10008 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 10008.
- 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 10008, each comprising 6 sheets.
 - iii. One (1) copy of the Tax Certificate 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 April 22, 2014, 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

APPROVED: [_____, 2019]

MOHAMMED NURU, DIRECTOR

[__/__/2019]

[__/__/2019]

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X Mohammed Nuru

Nuru, Mohammed
Director, DPW

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Bruce Storrs

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County Surveyor

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Nuru, Mohammed

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Director