



Office of the City and County Surveyor  
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**Edwin M. Lee, Mayor**  
**Mohammed Nuru, Director**

**Bruce R. Storrs, City and County Surveyor**

## Public Works Order No: 186734

### CITY AND COUNTY OF SAN FRANCISCO SAN FRANCISCO PUBLIC WORKS

APPROVING FINAL MAP 8530 (125 CAMBON DRIVE, 100 AND 150 FONT BOULEVARD, 50 AND 55 CHUMASERO DRIVE), A MERGER AND SUBDIVISION OF ASSESSOR'S BLOCK NOS. 7326, 7330, 7331, 7362, 7364, 7365, 7366 AND 7370 INTO A 16 LOT VERTICAL SUBDIVISION: LOT NO. 1 BEING A TRANSIT LOT, LOT NO. 2 BEING EXISTING RENTAL UNITS, LOT NO. 3 BEING 313 RESIDENTIAL CONDOMINIUM UNITS, LOT NOS. 4 THROUGH 6 BEING EXISTING RENTAL UNITS, LOT NO. 7 BEING 176 RESIDENTIAL CONDOMINIUM UNITS, AND LOT NO. 8 BEING 161 RESIDENTIAL CONDOMINIUM UNITS, LOT NOS. 10 AND 11 BEING TRANSIT LOTS, LOT NO. 12 BEING A FUTURE DEVELOPMENT LOT, LOTS A AND B BEING DESIGNATED AS PRIVATE STREETS, AND LOTS C AND D BEING DESIGNATED AS OPEN SPACE, AND ALSO APPROVING THE PUBLIC IMPROVEMENT AGREEMENT RELATED TO THIS MAP.

"FINAL MAP 8530", A 16 LOT VERTICAL SUBDIVISION, LOT 3 TO CONTAIN 313 RESIDENTIAL CONDOMINIUM UNITS, LOT 7 TO CONTAIN 176 RESIDENTIAL CONDOMINIUM UNITS, LOT 8 TO CONTAIN 161 RESIDENTIAL UNITS, LOTS C AND D BEING DESIGNATED AS OPEN SPACE, LOTS A AND B BEING DESIGNATED AS PRIVATE STREET, BEING A MERGER AND SUBDIVISION OF PORTIONS OF 7326, 7330, 7331, 7364, 7365, 7366 AND 7370 DESCRIBED IN THAT GRANT DEED RECORDED NOVEMBER 10, 2014, DOCUMENT NUMBER 2014-J970575 AND THOSE PARCELS OF REAL PROPERTY DESCRIBED AS PARCELS 5, 6, 7, 8, 9 AND 10 IN THAT CERTAIN QUITCLAIM FROM THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED SEPTEMBER 1, 2017, DOCUMENT NUMBER 2017-K509961. SAID LANDS ARE SHOWN IN BOOK 'R' OF MAPS AT PAGES 15 THROUGH 19, RECORDED AUGUST 21, 1951," comprising 10 sheets.

The City Planning Department, in its letter dated August 3, 2015, determined that the proposed subdivision, is consistent with the General Plan and the eight priority policies of Planning Code Section 101.1.

The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that Final Map 8530 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 Map.

The Final Map includes certain offers of dedication. The Department of Public Works recommends that the San Francisco Board of Supervisors accept on behalf of the public the following: The irrevocable offer of an easement for emergency vehicle access over the areas indicated as "E.V.A.E" on Final Map 8530, subject to subsequent Board of Supervisors' action.



The Department of Public Works further recommends that the San Francisco Board of Supervisors approve the Public Improvement Agreement for Park Merced Blocks 20, 21,S, and 22 (Subphase 1B), dated [insert date], 2017 related to the Final Map 8530.

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the “Final Map 8530”, each comprising ten (10) sheets.
3. One (1) copy of the letter dated August 3, 2015, from the City Planning Department finding the subdivision consistent with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.
4. One (1) copy of the Public Improvement Agreement for Park Merced Blocks 20, 21S, and 22 (“Subphase 1B”) with the following attachments:
  - Exhibit A. Improvement Plans and Specifications
  - Exhibit B-1. Faithful Performance Bond, Subphase 1B Required Infrastructure
  - Exhibit B-2. Payment Bond, Subphase 1B Required Infrastructure
  - Exhibit B-3. Monument Bond, Subphase 1B Required Infrastructure
  - Exhibit C. Future-Dedicated Infrastructure: Low-Pressure Water System
  - Exhibit D. Future-Dedicated Infrastructure: Recycled Water System
  - Exhibit E-1. Subdivider Infrastructure: Stormwater Management Improvements
  - Exhibit E-2. Subdivider Infrastructure: Special Street Improvements
  - Exhibit F. Restated and Amended Water Easement Agreement
  - Exhibit G. Draft Form of Master Encroachment Permit

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

RECOMMENDED:

APPROVED:

11/17/2017

11/17/2017

**X** Bruce R. Storrs

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

**X** Edgar Lopez

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

