



Mark Farrell, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

Public Works Order No: 187456

**CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS**

RECOMMENDING APPROVAL OF PHASED FINAL MAP 9228, PORTIONS OF YERBA BUENA ISLAND, THE RE-SUBDIVISION OF EXISTING PARCEL SPT1.6, PARCEL N1.3.R5, AND LOTS S, T, U, V, X, 24 AND 25 OF FINAL TRANSFER MAP NO. 8674 RESULTING IN UP TO 18 LOTS INTENDED FOR OPEN SPACE, PUBLIC RIGHT-OF-WAY, HISTORIC DISTRICT AND HOTEL USES, SUBJECT TO CERTAIN CONDITIONS, AND A PUBLIC IMPROVEMENT AGREEMENT RELATED TO FINAL MAP 9228.

1. On December 7, 2015, the City and County of San Francisco ("City") recorded Final Transfer Map No. 8674 in the Official Records of the City creating a series of parcels on Yerba Buena Island eligible for financing and conveyance under San Francisco Subdivision Code Section 1712.1. On November 8, 2017, the Director of Public Works ("Director") adopted Public Works ("PW") Order No. 186,703 approving Tentative Map No. 9228 ("Tentative Map") for the merger and re-subdivision of Lots 19, 21, 23, 24, 25, S, T, U, V, and X of Final Transfer Map No. 8674 and Parcels SPT1.6 and N1.R.35 for purposes of development in two or more phases.
2. In PW Order No. 186,703, the Director determined that the Tentative Map was subject to the mitigation measures adopted by the Treasure Island Development authority ("TIDA") and the City Planning Commission pursuant to Motion No. 18325 and Resolution No. 11-34-04/21 respectively, which certified the Final Environmental Impact Report ("FEIR") for the Treasure Island and Yerba Buena Island Project, prepared pursuant to the California Environmental Quality Act (California Public Resources Code § 21000 et seq.). Since the FEIR and the Project (as defined by San Francisco Subdivision Code Section 1707(y)) were 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.
3. Treasure Island Community Development, LLC ("TICD") filed an application for a phased final map to re-subdivide Parcels SPT1.6 and N1.3.R5, and lots S, T, U, V,



X, 24 and 25 of Final Transfer Map No. 8674 (Lots 3, 9, A, B, C, D, E, F, G, I, J, K, L, M, N, and O of the Tentative Map), with the map referred to hereafter as the "Final Map", being an eighteen-lot subdivision with Lots A, B and C Being intended for street use, Lots D, E, F, H, I J, K, L and 1 intended for open space, Lots O and P being submerged portions of San Francisco Bay, Lot G intended for public utility use, Lots M and N intended for historic resource use, and Lot 2 intended for hotel use.

4. The City Planning Department, in its letter dated May 3, 2017, found that the subdivision, on balance, is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1. TIDA submitted a letter dated March 27, 2018 from Robert P. Beck, Treasure Island Director, that determined the phased Final Map was consistent with the Project Documents, as defined in San Francisco Subdivision Code Section 1707(z), the City Regulations, as defined in San Francisco Subdivision Code Section 1707(e), and all TIDA approvals related to the Project.
5. The PW Director approved a series of Exceptions and Design Modifications for the subdivision as described in PW Order Nos. 187,454 and 187,455, and the findings adopted in the aforementioned PW Orders are hereby incorporated by herein reference.
6. The PW Director and County Surveyor find that the phased Final Map is consistent with the requirements and conditions imposed by the Subdivision Map Act, California Government Code Sections 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 phased Final Map subject to the conditions specified herein.
8. Because the 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 the subdivider and the City enter into a Public Improvement Agreement to address this requirement. TICD has executed a Public Improvement Agreement to address this requirement and has provided security pursuant to that agreement as required under the Subdivision Code. The PW Director recommends that the Board of Supervisors approve the Public Improvement Agreement and authorize the PW Director and City Attorney to execute and file the Agreement in the Official Records of the City. As authorized by the PIA, the Director recommends deferral of the requirement to obtain a master encroachment permit for certain improvements and to provide master covenants, conditions & restrictions until such time as subdivider files a final map for Final Transfer Map No. 8674 Lots 19, 21 or 23.
9. The Final Map includes certain offers of improvements required by the Public Improvement Agreement, easements, and an offer of dedication in fee for Lot G of the Final Map. The PW Director recommends that the Board of Supervisors conditionally accept on behalf of the public the offer of improvements required by the Public Improvement Agreement, and described in the Treasure Island Series 1, LLC owner's statement on the Final Map, subject to the City Engineer's issuance of a Notice of Completion for the improvements and subsequent Board of Supervisors



action. The PW Director further recommends that the Board of Supervisors acknowledge that the Director of the Division of Real Estate shall accept the easements and easement agreements by separate instrument in accordance with the terms of the Treasure Island / Yerba Buena Island Development Agreement (Ordinance No. 95-11) and related approvals. The PW Director further recommends that the Board of Supervisors reject the offer of property for Lot G of the Final Map.

Attachments & Transmittals

1. ATTACHMENT 1, Enlarged Copy of Map Notes Included on Final Map 9228.
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 Map No. 9228”, each comprising 17 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 all offers of improvement described on the Final Map.
 - v. One (1) copy of the offer of dedication in fee for Lot G of the Final Map.
 - vi. One (1) copy of the letter from the City Planning Department, dated May 3, 2017, verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.
 - vii. One (1) copy of the letter from TIDA determining the consistency of the Final Map with the Project Documents, City Regulations, and TIDA Project approvals.
 - viii. One (1) copy of the Public Improvement Agreement.
 - ix. One (1) copy of TICD’s requests for Design Modifications relating to utility separation requirements dated March 23, 2018, and PW Order No. 187,455 approving said Design Modifications.
 - x. One (1) copy of TICD’s requests for Exceptions dated March 26, 2018, and PW Order No. 187,454 approving said Exceptions.



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

RECOMMENDED:

APPROVED:

CERTIFIED:

3/29/2018

3/29/2018

X Bruce R. Storrs

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

3/29/2018

X 

Thomas, John
City Engineer
Signed by: Thomas, John

X Mohammed Nuru

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

