



San Francisco Public Works
General – Director's Office
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San Francisco, CA 94103
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Public Works Order No: 212407

RECOMMENDING APPROVAL OF "FINAL MAP NO. 10347", PORTIONS OF TREASURE ISLAND, BEING A SUBDIVISION OF REAL PROPERTY OF LOTS AS SHOWN ON FINAL TRANSFER MAP NO. 9837, RESULTING IN 41 LOTS INTENDED FOR UP TO 1,154 CONDOMINIUM UNITS (1,066 RESIDENTIAL CONDOMINIUM UNITS AND 88 COMMERCIAL CONDOMINIUM UNITS), OPEN SPACE, AND PUBLIC RIGHT-OF-WAY, SUBJECT TO CERTAIN CONDITIONS.

FINDINGS

1. On July 16, 2019, the City and County of San Francisco ("City") recorded Final Transfer Map No. 9837 in the Official Records of the City creating a series of parcels on Treasure Island eligible for financing and conveyance under San Francisco Subdivision Code Section 1712.1. On April 5, 2022, the Director of Public Works ("Director") adopted Public Works ("PW") Order No. 206329 approving Revised Tentative Map No. 10347 ("Tentative Map") for the merger and re-subdivision of Lots in Final Transfer Map No. 9837 for purposes of development.
2. In PW Order No. 206329, 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 ("CEQA" California Public Resources Code §§ 21000 et seq.).
3. Treasure Island Development Authority (TIDA) filed an application for a phased final map to re-subdivide Lots in Final Transfer Map No. 9837, with the map referred to hereafter as the "Final Map No. 10347", being a 41 lot subdivision with lots intended for up to 1,154 condominium units (1,066 residential condominium units and 88 commercial condominium units), open space, and public right-of-way. TIDA and Treasure Island Series 2, LLC (collectively, "Subdivider") are owners and subdividers for purposes of Final Map No. 10347.
4. The City Planning Department, in its letter dated May 11, 2020, found that the subdivision complies with CEQA and, on balance, is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1. TIDA, in accordance with Subdivision Code Section 1734, submitted a letter dated February 17, 2022 from Robert P. Beck, Treasure Island Director, that determined the 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. Prior to approval of the Street Improvement Permit for this Final Map, the Director will consider for approval a series of Exceptions and Design Modifications for the subdivision that the Subdivider has requested and the affected City departments have tentatively approved. One such exception is to allow the deferral of required public service easements until issuance of the Notice of Completion, as described below in Section 9. Samples of these public service easements proposed for deferral are on file with Public Works.
6. The Director, City Engineer, and County Surveyor (collectively, the "Director") find that the Final Map is consistent with the requirements and conditions imposed by the Subdivision Map Act, California Government Code Sections 66410 et seq. and the San Francisco Subdivision Code and substantially conforms to the Tentative Map.
7. The Director recommends that the Board of Supervisors approve Final Map No. 10347 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. The Director recommends that the Board of Supervisors approve the PIA and authorize the Director and City Attorney to execute and file the PIA in the Official Records of the City.
9. In most cases, Offers of Improvements are addressed as part of the Final Subdivision Map; however, in this case, the PIA specifies that the Offers of Improvements can be submitted independent of the Map by separate instrument. The Director recommends that the Board of Supervisors conditionally accept on behalf of the public the Offers of Improvements, subject to the City Engineer's issuance of a Notice of Completion (NOC) for the improvements and subsequent Board of Supervisors action. The Director further recommends that the Board of Supervisors acknowledge that the Director of Property shall accept the public service easements by separate instrument in accordance with the terms of the Treasure Island/Yerba Buena Island Development Agreement (adopted in Ordinance No. 95-11) and related approvals.

NOW THEREFORE BE IT ORDERED THAT, EFFECTIVE DECEMBER 3, 2025,

The Director recommends that the Board of Supervisors approve the PIA and authorize the Director to execute and file the PIA in the Official Records.

The Final Map is accompanied by certain offers for public improvements as established by procedures set forth in the PIA. The Director recommends that the Board of Supervisors conditionally accept on behalf of the public these Offers of Improvements, subject to the City Engineer's issuance of a Notice of Completion for the improvements and subsequent Board of Supervisors action.

As set forth in this Public Works Order, the Director shall consider deferral of the public service easements until NOC as an exception associated with the street improvement permit for this Subdivision.

The Director further recommends that the Board of Supervisors acknowledge that the Director of Property will accept the public service easements by separate instrument in accordance with the terms of the Treasure Island / Yerba Buena Island Development Agreement (adopted in Ordinance No. 95-11) and related approvals.

The Director finds that the Final Map is consistent with the requirements and conditions imposed by the Subdivision Map Act, California Government Code §§ 66410 et seq. and the San Francisco Subdivision Code, and substantially conforms with the Tentative Map.

The Director recommends that the Board of Supervisors approve the Final Map subject to the conditions specified herein.

Attachments & Transmittals

Transmitted herewith are the following in electronic format:

- 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. 10347", comprising eleven (11) sheets.
- iii. One (1) copy of all Offers of Improvement.
- iv. 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.
- v. One (1) copy of the letter from the City Planning Department, dated May 11, 2020, verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.
- vi. One (1) copy of the letter from TIDA dated February 17, 2022 determining the consistency of the Final Map with the Project Documents, City Regulations, and TIDA Project approvals.
- vii. One (1) copy of the Public Improvement Agreement.

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

RECOMMENDED:

APPROVED:

X

Signed by:
French, Eli
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French, Eli
City and County Surveyor

X

Signed by:
Albert J. Ko
281DC30E04CF41A...

Ko, Albert J
Engineer

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DocuSigned by:
Carla Short
073CF73A4EA6486...

Short, Carla
Director of Public Works