



London N. Breed, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

Public Works Order No: 188307

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

RECOMMENDING APPROVAL OF FINAL MAP 9235, PORTIONS OF TREASURE ISLAND, THE RE-SUBDIVISION OF EXISTING LOTS A - R AND 1 - 16 OF FINAL TRANSFER MAP NO. 8674 RESULTING IN UP TO 45 LOTS INTENDED FOR RESIDENTIAL, COMMERCIAL, OPEN SPACE, PUBLIC RIGHT-OF-WAY, PUBLIC UTILITY, AND PUBLIC INSTITUTIONAL USES, INCLUDING UP TO 1,950 CONDOMINIUM UNITS (1,884 RESIDENTIAL CONDOMINIUM UNITS AND 66 COMMERCIAL CONDOMINIUM UNITS), SUBJECT TO CERTAIN CONDITIONS, AND A PUBLIC IMPROVEMENT AGREEMENT.

FINDINGS

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 Treasure Island eligible for financing and conveyance under San Francisco Subdivision Code Section 1712.1. On July 10, 2018, the Director of Public Works ("Director") adopted Public Works ("PW") Order No. 188048 approving Tentative Map No. 9235 ("Tentative Map") for the merger and re-subdivision of Lots A-R and 1-16 of Final Transfer Map No. 8674 for purposes of development in two or more phases.
2. In PW Order No. 188048, 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 Lots A-R and 1-16 of Final Transfer Map No.



8674, with the map referred to hereafter as the “Final Map”, being a forty-five lot subdivision with lots intended for residential, commercial, open space, public right-of-way, public utility, and public institutional uses, including up to 1,950 condominiums (1,884 residential condominium units and 66 commercial condominium units).

4. The City Planning Department, in its letter dated November 7, 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 July 20, 2018, 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. The PW Director approved a series of Exceptions and Design Modifications for the subdivision as described in PW Order No. 188048, and the findings adopted in the aforementioned PW Order are hereby incorporated by herein reference.
6. The PW Director and County Surveyor 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., 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 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 (“PIA”) to address this requirement. TICD has executed a PIA 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 PIA and authorize the PW Director and City Attorney to execute and file the PIA in the Official Records of the City. As authorized by the PIA, and subject to the terms described in, the PIA, the PW Director recommends deferral of the requirement to obtain a master encroachment permit for certain improvements and to provide covenants, conditions & restrictions.
9. The Final Map includes certain offers of improvements required by the PIA and easements. The PW Director recommends that the Board of Supervisors conditionally accept on behalf of the public the offer of improvements required by the PIA, 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.



Attachments & Transmittals

1. ATTACHMENT 1, Enlarged Copy of Map Notes Included on Final Map 9235.

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. 9235”, each comprising 10 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 letter from the City Planning Department, dated November 7, 2017, 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 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.

 - viii. One (1) copy of Public Works Order No. 188048 approving Design Modifications and Exceptions applicable to the subdivision.

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

RECOMMENDED:

APPROVED:

CERTIFIED:



8/20/2018

8/21/2018

X Bruce R. Storrs

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

X 

Thomas, John
City Engineer
Signed by: Thomas, John

8/21/2018

X Mohammed Nuru

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

