



San Francisco Public Works
General – Director’s Office
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Public Works Order No: 211409

Public Works Order No. 211409 is approved for reference purposes on February 7, 2025. This Order supersedes Public Works Order No. 211345 that was approved on January 22, 2025.

Recommending the formal acceptance of irrevocable offers of public improvements associated with the Treasure Island / Yerba Buena Island Project, Sub-Phases 1B, 1C, 1E, 1YA and 1YB, including the improvements known as the Bruton Sanitary Sewer Pump Station on Bruton Street and the Cravath Sanitary Sewer Pump Station on Cravath Street, both on Treasure Island, and the Macalla Sanitary Sewer Pump Station on Macalla Road and the North Gate Sanitary Sewer Pump Station on North Gate Road, both on Yerba Buena Island; dedicating this infrastructure for public use; and accepting the infrastructure for City maintenance and liability purposes.

WHEREAS, This Public Works Order addresses the City’s acceptance of sanitary sewer pump stations and associated power generators (the “Pump Stations”) on Treasure Island (also “TI”) and Yerba Buena Island (also “YBI”). This Order refers to these improvements collectively as the “Required Infrastructure”; and

WHEREAS, This Order also recognizes that there are existing public utility easements associated with the Bruton Sanitary Sewer Pump Station and the Cravath Sanitary Sewer Pump Station, both on TI, and the North Gate Sanitary Sewer Pump Station on YBI, and that the Real Estate Division approved and recorded in connection with final subdivision maps for TI and YBI; and

WHEREAS, This Order also recognizes that the Macalla Sanitary Sewer Pump Station on YBI was constructed on property that will be conveyed by a grant deed in a form acceptable to the Division of Real Property; and

WHEREAS, TREASURE ISLAND SERIES 1, LLC, a Delaware limited liability company and TREASURE ISLAND SERIES 2, LLC, a Delaware limited liability company (collectively, “Subdividers”) have irrevocably offered the Required Infrastructure to the City and County of San Francisco (“City”) as set forth in the four Irrevocable Offers of Improvement (two related to Treasure Island and recorded on September 13, 2018 and two related to Yerba Buena Island and recorded on April 19, 2018), and thereafter (collectively, the “Offers”); and

WHEREAS, Public Works completed inspections of the Required Infrastructure and the City Engineer, by issuance of multiple Conditional Notices of Completion letters dated September 16, 2024 and January 31, 2024 (collectively, the “Notices of Completion”), determined it to be complete in accordance with the Plans and Specifications and all City codes, regulations, and standards governing the Required Infrastructure and ready for its intended use as documented in Conditional Notices of Completion; and

WHEREAS, The Director determined that Subdivider has satisfied all conditions of approval of the Conditional Notices of Completion and addressed all warranty items to the satisfaction of the San Francisco Public Utilities Commission (the "PUC"); and

WHEREAS, PUC recommended acceptance of the Required Infrastructure for PUC ownership and maintenance as a City Asset based on correspondence to Public Works dated November 6, 2024 and December 6, 2024; and

WHEREAS, The Public Works Director (hereinafter the "Public Works Director" or "Director") recommends and the City Engineer certifies to the Board of Supervisors that the Required Infrastructure, as shown in Street Improvement Permit Nos. 19IE-00636 and 18IE-00680 including the associated power generators approved under Department of Building Inspection (DBI) Permit Nos. 202211297332, 202211297342, and 202211307357, is ready to be accepted for public use. Public Works recommends that the Board of Supervisors accept the Required Infrastructure for City maintenance and liability purposes in accordance with San Francisco Administrative Code 1.51 et seq. and subject to the exceptions specified herein; and

WHEREAS, The Director finds that the Department of Building Inspection has reviewed, approved, issued permits, and completed inspection of the Required Infrastructure specifically related to the associated power generators, which are structures subject to the Building Codes; and

WHEREAS, In a letter dated December 6, 2024, the City Planning Department determined that the acceptance of the Required Infrastructure and associated actions are, on balance, in conformity with the General Plan and eight priority policies of Planning Code Section 101.1; and

WHEREAS, In this same letter, the City Planning Department also found that the acceptance of the Required Infrastructure also is within the scope of the Project's final environmental impact report prepared under the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.); and

WHEREAS, Public Works recommends that the Board of Supervisors find that the actions specified in this Order are consistent with the General Plan and Planning Code Section 101.1 and are in compliance with the California Environmental Quality Act for the reasons set forth in the Planning Department letter dated December 6, 2024; and

WHEREAS, Public Works also recommends that TIDA adopt these same findings set forth in this Order in regard to public improvements acceptance actions as set forth in the City/TIDA MOU regarding public improvements and the Planning Department letter in regard to its actions related to these public improvements.

WHEREAS, On January 22, 2025, Public Works approved, subject to conditions, Public Works Order No. 211345. Public Works Order 211345 contained minor typographical errors.

WHEREAS, This Public Works Order No. 211409 corrects those typographical errors and supersedes Public Works Order No. 211345 in its entirety.

NOW THEREFORE BE IT ORDERED THAT, EFFECTIVE FEBRUARY 7, 2025,

The Director approves all of the following documents either attached hereto or referenced herein:

1. Grant Deed for Lot G (Macalla Sanitary Sewer Pump Station)
2. Offers of Improvements for the Required Infrastructure (two related to Treasure Island and recorded on September 13, 2018 and two related to Yerba Buena Island and recorded on April 19, 2018).
3. Certain exclusive utility easements for the Bruton Sanitary Sewer Pump Station and the Cravath Sanitary Sewer Pump Station, both on TI, and the North Gate Sanitary Sewer Pump Station on YBI, that the Real Estate Division previously approved and recorded in connection with the associated final subdivision maps.
4. Ordinance to accept four Pump Stations for City maintenance and liability purposes, including the power generators that DBI reviewed, approved, and permitted.

The Director recommends and the City Engineer certifies that the Board of Supervisors approve the legislation to accept the Offers and its associated deed and authorize the Director of Real Property to execute and record said deed. Hereinafter, the Director's recommendation also includes the City Engineer's certification of actions under the City Engineer's authority.

The Director further recommends that the Board of Supervisors approve the legislation to dedicate the Required Infrastructure to public use and accept it for City maintenance and liability purposes subject to the following:

1. The Bruton Sanitary Sewer Pump Station and the Cravath Sanitary Sewer Pump Station, both on TI, and the North Gate Sanitary Sewer Pump Station on YBI, to be dedicated and accepted are located within exclusive City utility easements previously approved and recorded by the Real Estate Division; and
2. The Macalla Sanitary Sewer Pump Station to be dedicated and accepted is constructed on property that will be conveyed by a grant deed in a form acceptable to the Division of Real Property; and
3. The acceptance of the Pump Stations does not obviate, amend, alter, or in any way affect existing maintenance agreements between the City and parties to such agreements; and

4. Subdividers' conditional assignment of all warranties and guaranties to the City related to the construction of the Treasure Island and Yerba Buena Island Required Infrastructure and its warranty obligations under Street Improvement Permit Nos. 19IE-00636 and 18IE-00680 and Department of Building Inspection Permit Nos. 202211297332, 202211297342, and 202211307357.

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