



Edwin M. Lee  
Mayor

Mohammed Nuru  
Director

Jerry Sanguinetti  
Bureau of Street Use & Mapping  
Manager

Bruce R. Storrs P.L.S.  
City and County Surveyor

Bureau of Street Use & Mapping  
1155 Market St., 3rd floor  
San Francisco, CA 94103  
tel (415) 554-5827  
Subdivision.Mapping@sfdpw.org

sfpublicworks.org  
facebook.com/sfpublicworks  
twitter.com/sfpublicworks

Nov 04, 2014

Daniel Westover  
Westover Surveying  
336 Claremont Blvd. Ste 2  
San Francisco Ca, 94127

**Re: 480 Potrero Ave  
San Francisco, California  
Assessor's Block 3973 Lot 002C  
PID 8325**

The Department of Public Works hereby states that the Tentative Map 8325 San Francisco, Ca, prepared on behalf of SST INVESTMENTS, LLC, A Delaware Limited Liability Company by Westover Surveying Inc. submitted on Aug 11, 2014 to the Department of Public Works/Bureau of Street Use and Mapping (DPW/BSM), and deemed complete on Sept 9, 2014 , is hereby approved subject to compliance with, but not necessarily limited to, the following findings and conditions:

#### **FINDINGS**

This Application requests approval for a Mixed Use New Construction Condominium project, Assessor's Block 3973 and Lot 002C resulting in

75 Residential, and, 1 Commercial Units Condominium New Construction Project.

None of the conditions described in Government Code Sections 66474(a) through (g), inclusive, exist with respect to this subdivision.

The Subdivision meets and performs the requirements or conditions imposed by the California Subdivision Map Act and the City and County of San Francisco (CCSF) Subdivision Code and Regulations.

The Tentative Map approval shall be effective upon execution by the Director of DPW.

**Decision. The Tentative Map, which you submitted for review, is approved subject to the following conditions:**

#### **DEPARTMENT OF CITY PLANNING**

In a letter dated Sept 10, 2014 per NSR #2013-J730325, the Planning Department confirmed that:

**The project is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1(b).**

*(If there is an attached letter) Further comments regarding approval:*

## **SFPUC WATER ENTERPRISE**

### **SFPUC Water Enterprise Comments**

#### Water Fixture Efficiency

This project is required to comply with the San Francisco Commercial or Residential Water Conservation Ordinance (San Francisco Building Code Chapter 13A and San Francisco Housing Code Chapters 12 and 12A). Additionally, please refer to Chapter 4 of the San Francisco Plumbing Code which sets maximum flow rates for plumbing fixtures such as water closets, urinals, showerheads and faucet aerators.

#### Landscape Irrigation

If the project will install or modify 1,000 square feet or more of landscape area, then the project is required to comply with San Francisco's Water Efficient Irrigation Ordinance, adopted as Chapter 63 of the San Francisco Administrative Code and the SFPUC Rules & Regulations Regarding Water Service to Customers. The project's landscape and irrigation plans shall be reviewed and approved by the SFPUC prior to installation.

#### Non-potable Water Use for Soil Compaction and Dust Control

This project is required to comply with San Francisco's Restriction of Use of Potable Water for Soil Compaction and Dust Control Activities, adopted as Article 21 of the San Francisco Public Works Code. Non-potable water must be used for soil compaction and dust control activities during project construction or demolition. The SFPUC operates a recycled water truck-fill station at the Southeast Water Pollution Control Plant that provides recycled water for these activities at no charge. For more information please contact (415) 695-7358.

#### Water Distribution Systems

To ensure the welfare and safety of people and structures in the City and County of San Francisco, the project sponsor will be required to design all applicable water facilities, including potable, fire-suppression, and non-potable water systems, to conform to the current SFPUC City Distribution Division (CDD) and San Francisco Fire Department (SFFD) standards. These standards include, but are not limited to the following:

- SFPUC Required Actions for the Protection of Existing Water Facilities;
- SFPUC Wastewater and Water Standards for Surface Improvement Projects (June

2014);

- Installation of New Potable and Fire Services; Extension of Water Distribution Mains;
- Application for Water Supply and Responsibility of Applicants;
- Removal and Relocation of Water Facilities;
- San Francisco Recycled Water Ordinance;
- San Francisco Fire Code and Reliability;
- Auxiliary Water Supply System (AWSS) Distribution Piping;
- Potable Water Supply System Equipment; and
- Any other regulation governing the installation and protection of water facilities not already stated.

In addition to conforming to pertinent SFPUC CDD and SFFD standards, a hydraulic analysis will be required to confirm adequacy of water distribution system for both potable, non-potable and fire use. If current distribution system pressures and flows are inadequate, the Project Sponsor will be responsible for any capital improvements required to meet the proposed project's water demands. Depending upon the size and complexity of the proposed project, the Project Sponsor may be required to pay for the hydraulic analysis. Additionally, a capacity fee shall be assessed for the entire project.

To ensure adequate fire suppression reliability and capacity, the Project Sponsor may be required to include one or more of the following: two sources of water delivery (connections to two separate water mains), AWSS high pressure distribution piping, AWSS cistern, and/or Potable Water Supply System equipment.

The project sponsor will also be required to demonstrate compliance with the San Francisco Recycled Water Ordinance, as applicable. Further details regarding the Requirements of the ordinance can be found at: <http://www.sfwater.org/index.aspx?pacle=687>.

#### Wastewater Collections

1. Vibration due to construction activities (pile driving, compaction, etc.) will need to be monitored to protect the utilities. A monitoring plan of utilities will need to be submitted to SFPUC-WWEJCSD for approval prior to start of work.
2. Foundation excavation within the proposed property will likely impact utilities. A workplan needs to be reviewed and approved by SFPUC-WWE/CSD prior to commencement of excavation work including excavation of basement and underground utilities. The project will need to perform pre- and post-construction inspections prior to

commencement of any excavation. Video inspections shall comply with SFPUC standards. Resultant damages shall be remedied by the developer.

3. Any changes to street flow, such as moving/changing catch basins, sidewalk widening, and bulbouts, will require review/approval by SFPUC-WWE/CSD. Overland flow analysis due to street flow change must be paid for by the developer and reviewed/approved by SFPUC-WWE/CSD.
4. Detailed project sewage generation, stormwater impact, and water use from the building need to be reviewed/approved by SFPUC-WWE/CSD. The plumbing configuration needs to confirm which sewer main the property will connect to. The sewer capacity needs to be analyzed to determine the impact from development.
5. If the project plans to reuse the existing sewer laterals, they must be checked for capacity and condition. The laterals shall be televised by the developer. Resultant television inspection videos shall be reviewed and approved by SFPUC-WWE/CSD. Reuse or replacement of laterals shall be at sole discretion of SFPUC-WWE/CSD.
6. Any new public sewer infrastructure (lower laterals, catch basins, culverts, mains, manholes, etc.) to be developed shall be submitted for review and approval by SFPUC-WWE/CSD. All sewer infrastructure shall comply with applicable City standards. Please contact SFPUC-WWE/CSD at [sewerinspections@sfgwater.org](mailto:sewerinspections@sfgwater.org) for review.
7. Easement sewers are prohibited. Sewers outside of public rights of way shall be considered privately owned and maintained.
8. Utility as-builts shall be submitted to SFPUC-WWE/CSD at completion of work for review/approval.
9. Any construction dewatering shall require a Batch Discharge Permit from WWE Pretreatment.

#### Stormwater Management

If development of the subject parcel or parcels disturbs 5,000 square feet or more of ground surface, that development will be subject to the current SFPUC stormwater management regulations and the subdivider must submit a Stormwater Control Plan in compliance with those regulations to the SFPUC for review and approval.

#### **SFPUC Real Estate Services Comments**

At this time, SFPUC's Real Estate Services Division does not identify any conflicts with the proposal as it relates to the SFPUC's property rights. However, the SFPUC is not waiving any rights or interests in the subject property that may exist by law.

**IDC**

Provide calculated storm and sanitary flows. Provide sizes and locations of all side sewer lateral connections.

**DPW: BUREAU OF STREET USE AND MAPPING-PERMITS SECTION**

Subject to the following approved permits: 14IE-0124 and 14V-0003

**DPW – MAPPING AND SUBDIVISION (BSM):**

The Final Map 8325 title block shall indicate this project as: 75 Residential 1 Commercial units Mixed Use Condominium Project.

A Subdivision Of That Certain Real Property Described In That Certain Quitclaim Deed 2011-J14076600, recorded Feb 24, 2011.

The recording information of all the Notice of Special Restrictions affecting the property shall be referenced on Final Map 8325, and noting that the subdivision shown thereon being subject to the terms and condition of said recorded document.

The exterior Subdivision boundary shall be monumented to the satisfaction of the City and County Surveyor. Along right of way lines, provide monumentation on a six (6) foot offset line at each property corner extended.. Reference set monumentation on the Final Map as appropriate or show monumentation TO BE SET at each location noted above. All provisions of the Subdivision Map Act and Professional Land Surveyors Act shall be complied with.

Sincerely,

Mohammed Nuru  
Director of Public Works

  
\_\_\_\_\_  
Bruce R. Storrs, LS 6914  
City and County Surveyor  
City and County of San Francisco

cc: Lynn Fong, Permit DPW

