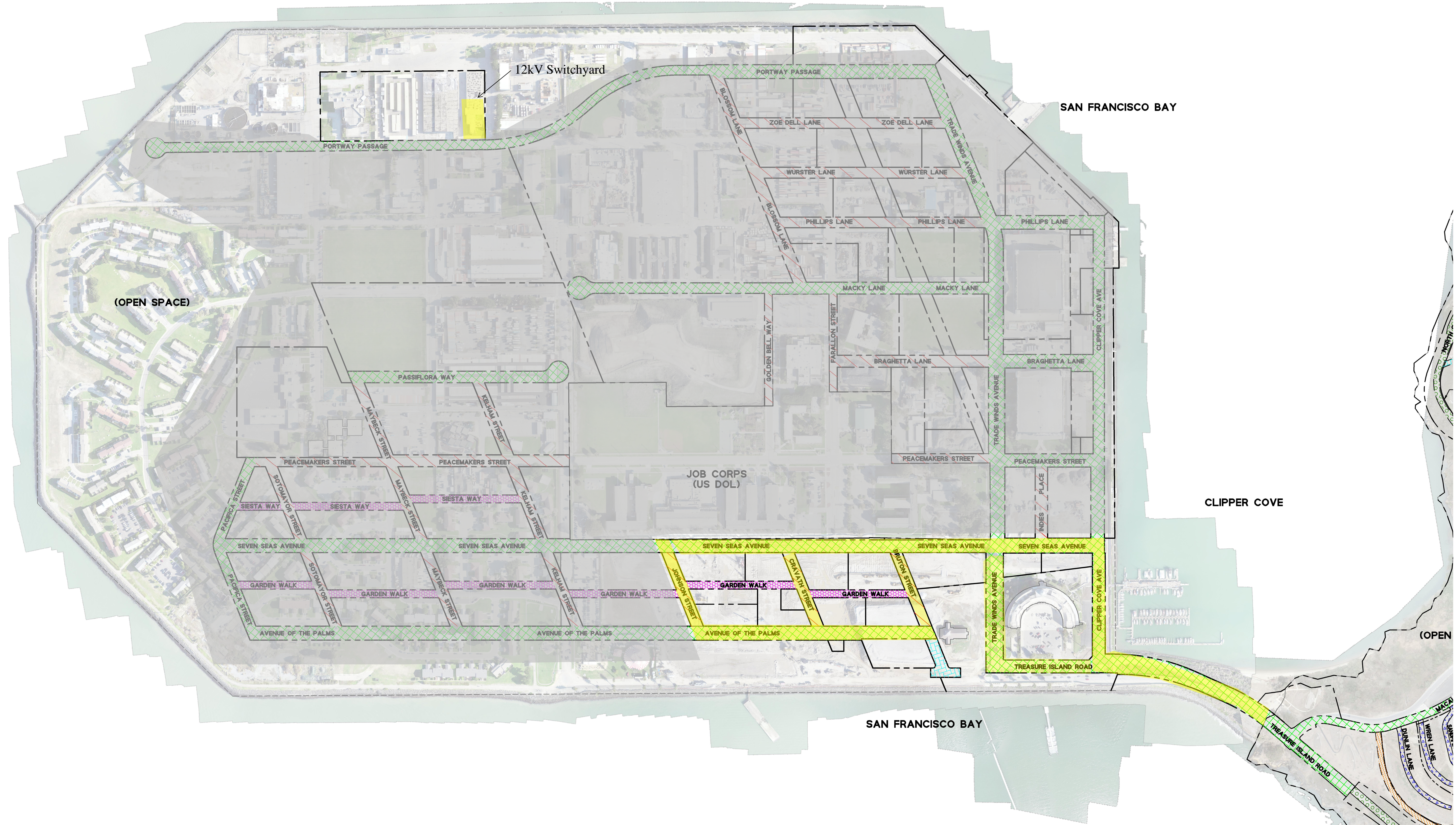


SAN FRANCISCO BAY



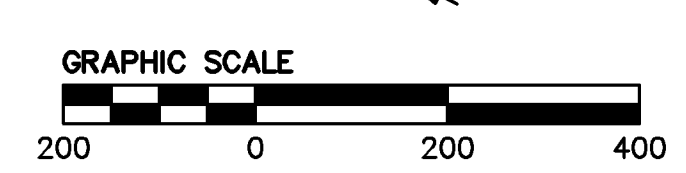
STREET NAMES

SIP CURRENT STREET NAME	NEW STREET NAME
TREASURE ISLAND ROAD	TREASURE ISLAND ROAD
PALM DRIVE	TREASURE ISLAND ROAD
CLIPPER COVE AVENUE	CLIPPER COVE AVENUE
CALIFORNIA AVENUE	TRADE WINDS AVENUE
AVENUE C	SEVEN SEAS AVENUE
4TH STREET	BRUTON STREET
5TH STREET	CRAVATH STREET
6TH STREET	JOHNSON STREET
SHARED PUBLIC WAY	GARDEN WALK
CITYSIDE AVE	AVENUE OF THE PALMS

- LEGEND:**
- TIDA OWNED LAND**
CITY OWNED INFRASTRUCTURE
CITY MAINTAINED INFRASTRUCTURE
- PUBLIC STREET
 - PUBLIC STREET NOT TO CITY STANDARDS; REQUIRES EXCEPTION REQUEST
 - PUBLIC STREET (NOT STATE TRUST)
 - PUBLIC STREET NOT TO CITY STANDARDS

- TIDA OWNED LAND**
PUC OWNED AND MAINTAINED UTILITIES
TIDA OWNED AND MAINTAINED ROADWAY
- PUBLIC STREET IN PUBLIC TRUST, OFFERED BUT NOT ACCEPTED BY CITY; NOT ACCEPTED FOR MAINTENANCE
 - MAINTENANCE ROAD

- MISC**
- PRIVATE STREET (OWNED BY VERTICAL DEVELOPERS)
 - COAST GUARD STREET
 - CALTRANS ROW, PERPETUAL ACCESS EASEMENT (CITY RESPONSIBLE FOR IMPROVEMENTS)
 - TIDA OPEN SPACE/ACCESS (NOT INCLUSIVE OF ALL TIDA OPEN SPACE)



DRAWING NAME: J:\Projects\140015\DWG\EXHIBIT\1521_1011_StreetScopeMPE\h1\22_0801_11-TSM09.dwg
 PLOT DATE: 05-17-23 PLOTTED BY: gung

Date	No.	Revisions
10/15/2021	1	Scale 1"=200'
		Design TRM
		Drawn BRB
		Approved TRM
		Job No. 20140015

DRAWING NAME: J:\Eng\14\140015\DWG\EXHIBITS\21_1011_Streetscape\MapExhibit\22_0801_11-TSM09.dwg
PLOT DATE: 05-17-23 PLOTTED BY: gung



LEGEND:

TIDA OWNED LAND

CITY OWNED INFRASTRUCTURE

CITY MAINTAINED INFRASTRUCTURE

- PUBLIC STREET
- PUBLIC STREET NOT TO CITY STANDARDS; REQUIRES EXCEPTION REQUEST
- PUBLIC STREET (NOT STATE TRUST)
- PUBLIC STREET NOT TO CITY STANDARDS

TIDA OWNED LAND

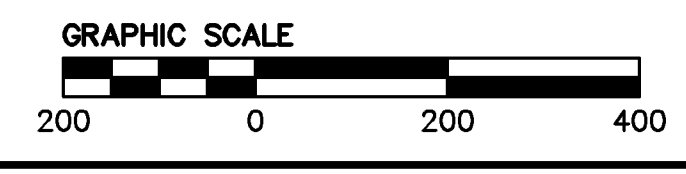
PUC OWNED AND MAINTAINED UTILITIES

TIDA OWNED AND MAINTAINED ROADWAY

- PUBLIC STREET IN PUBLIC TRUST, OFFERED BUT NOT ACCEPTED BY CITY; NOT ACCEPTED FOR MAINTENANCE
- MAINTENANCE ROAD

MISC

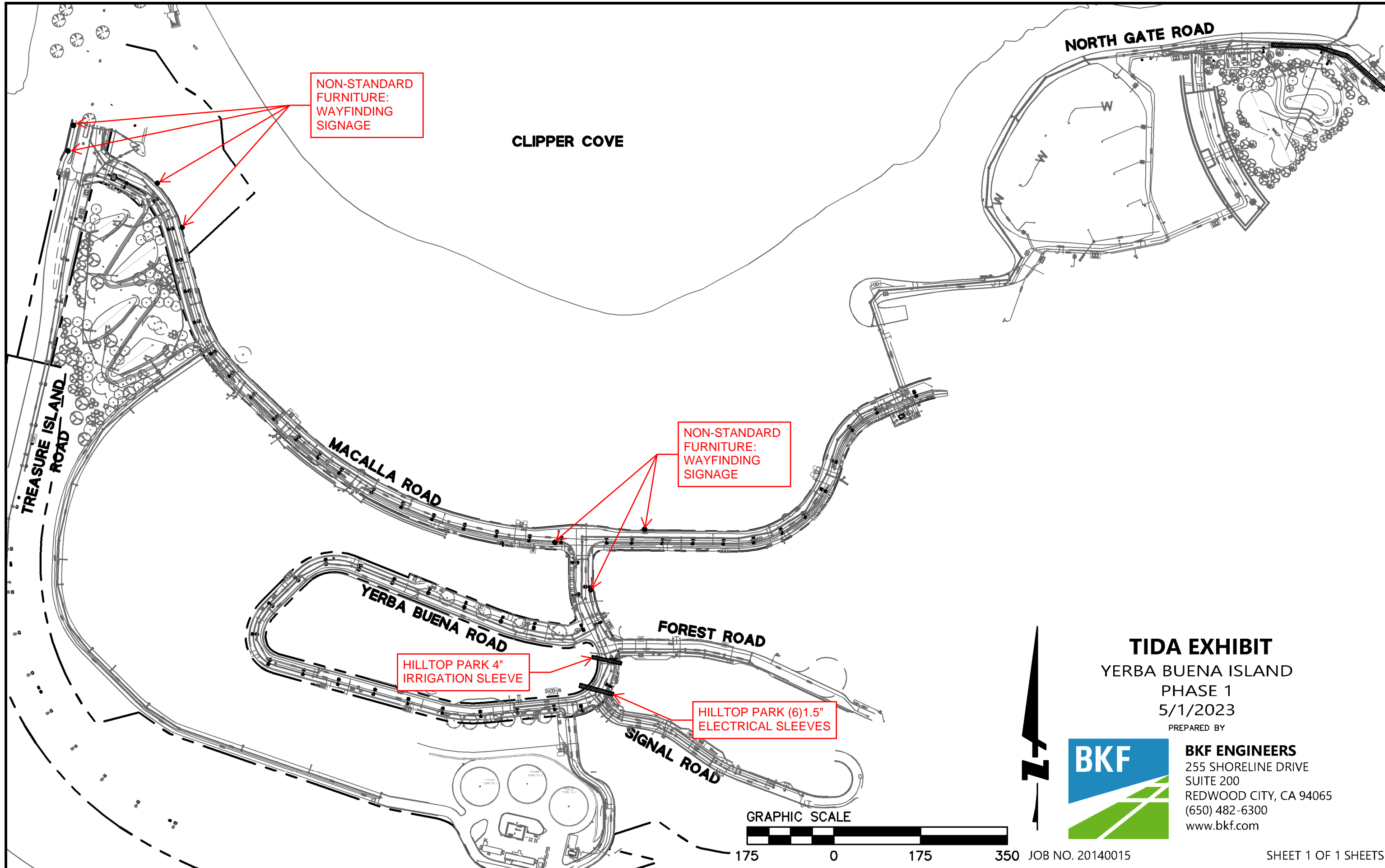
- PRIVATE STREET (OWNED BY VERTICAL DEVELOPERS)
- COAST GUARD STREET
- CALTRANS ROW, PERPETUAL ACCESS EASEMENT (CITY RESPONSIBLE FOR IMPROVEMENTS)
- TIDA OPEN SPACE/ACCESS (NOT INCLUSIVE OF ALL TIDA OPEN SPACE)



STREETSCAPE OWNERSHIP EXHIBIT

Date	No.	Revisions
10/15/2021		
Scale	1"=200'	
Design	TRM	
Drawn	BBB	
Approved	TRM	
Job No.	20140015	

Of



TIDA EXHIBIT
 YERBA BUENA ISLAND
 PHASE 1
 5/1/2023

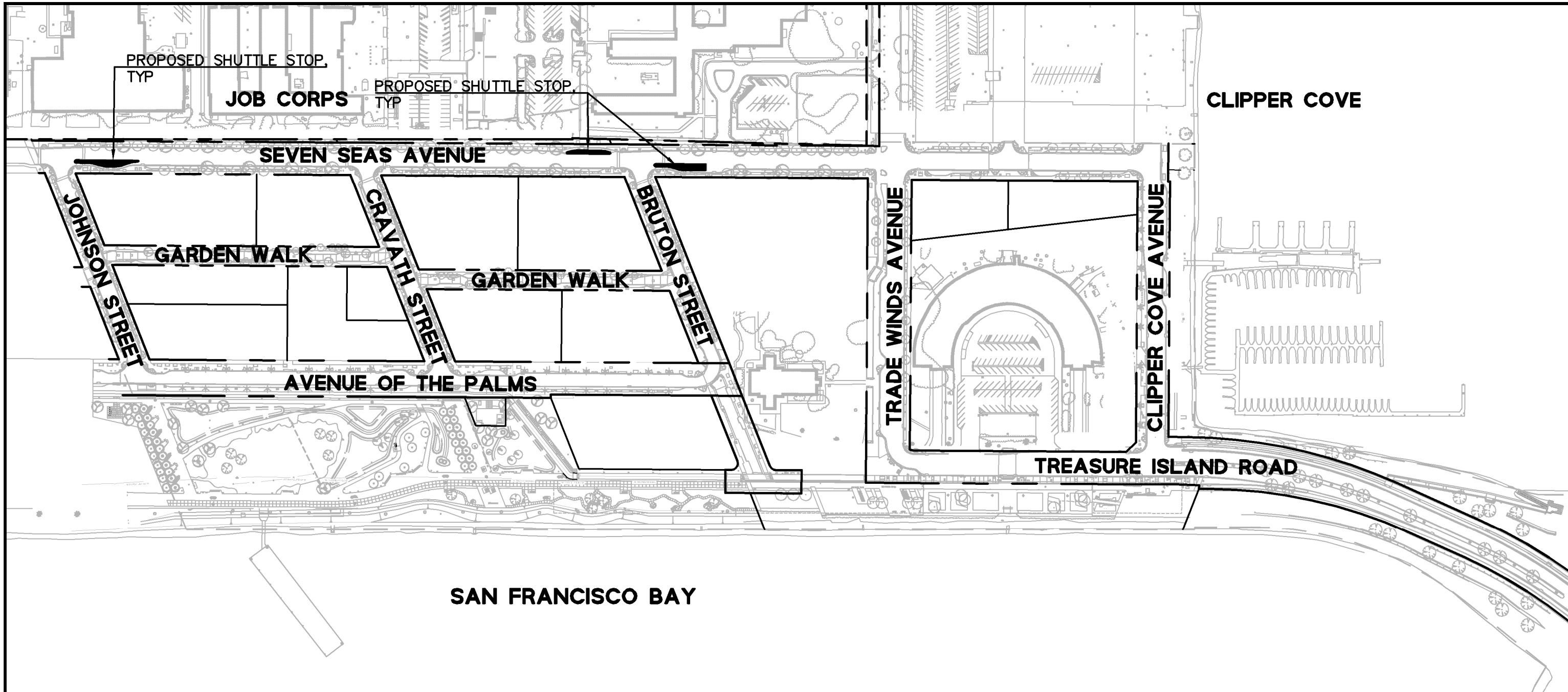


PREPARED BY
BKF ENGINEERS
 255 SHORELINE DRIVE
 SUITE 200
 REDWOOD CITY, CA 94065
 (650) 482-6300
 www.bkf.com

JOB NO. 20140015

SHEET 1 OF 1 SHEETS

Plot May 01, 2023 at 1:44pm



CLIPPER COVE

PROPOSED SHUTTLE STOP,
TYP

JOB CORPS

PROPOSED SHUTTLE STOP,
TYP

SEVEN SEAS AVENUE

JOHNSON STREET

GARDEN WALK

CRAVATH STREET

GARDEN WALK

BRUTON STREET

AVENUE OF THE PALMS

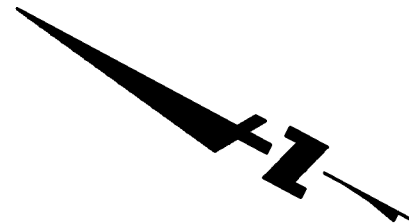
TRADE WINDS AVENUE

CLIPPER COVE AVENUE

TREASURE ISLAND ROAD

SAN FRANCISCO BAY

**TIDA EXHIBIT 1
NON-MUNI SHUTTLE
TREASURE ISLAND
PHASE 1
5/01/2023**

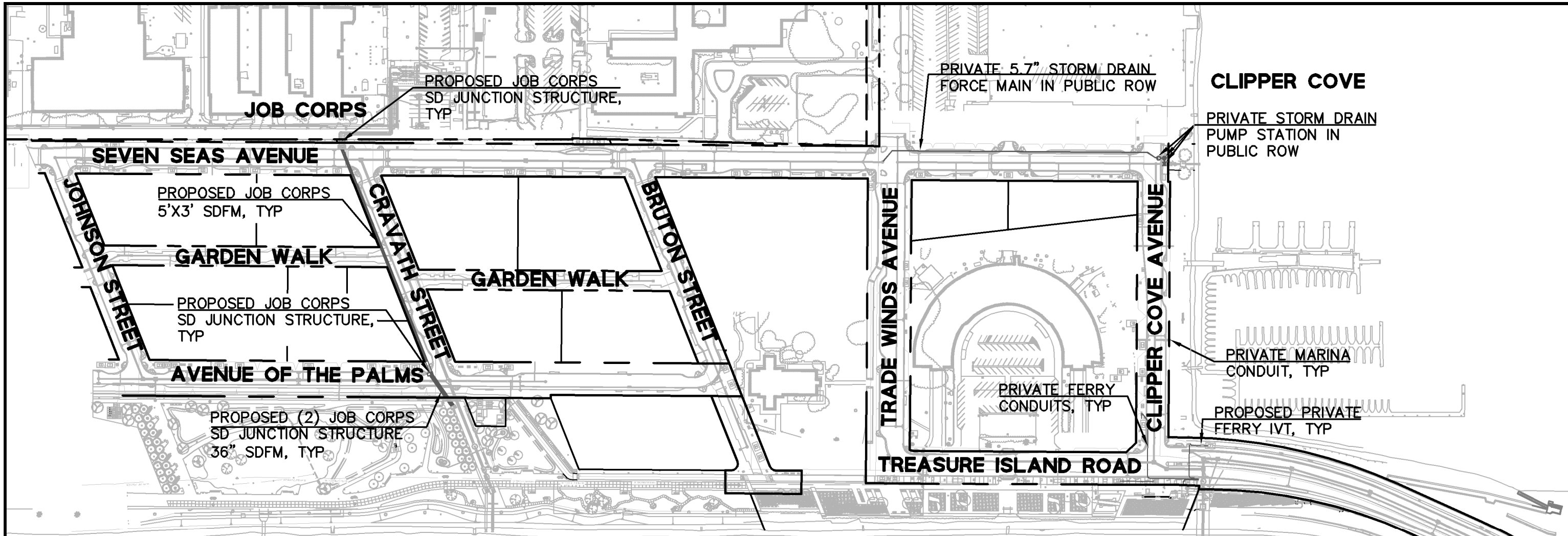


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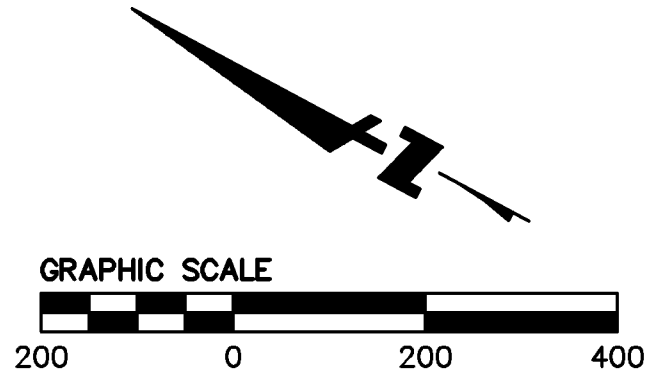
JOB NO. 20140015

SHEET 1

Plot May 01, 2023 at 5:28pm



**TIDA EXHIBIT 2
PRIVATE UTILITIES**
TREASURE ISLAND
PHASE 1
5/01/2023

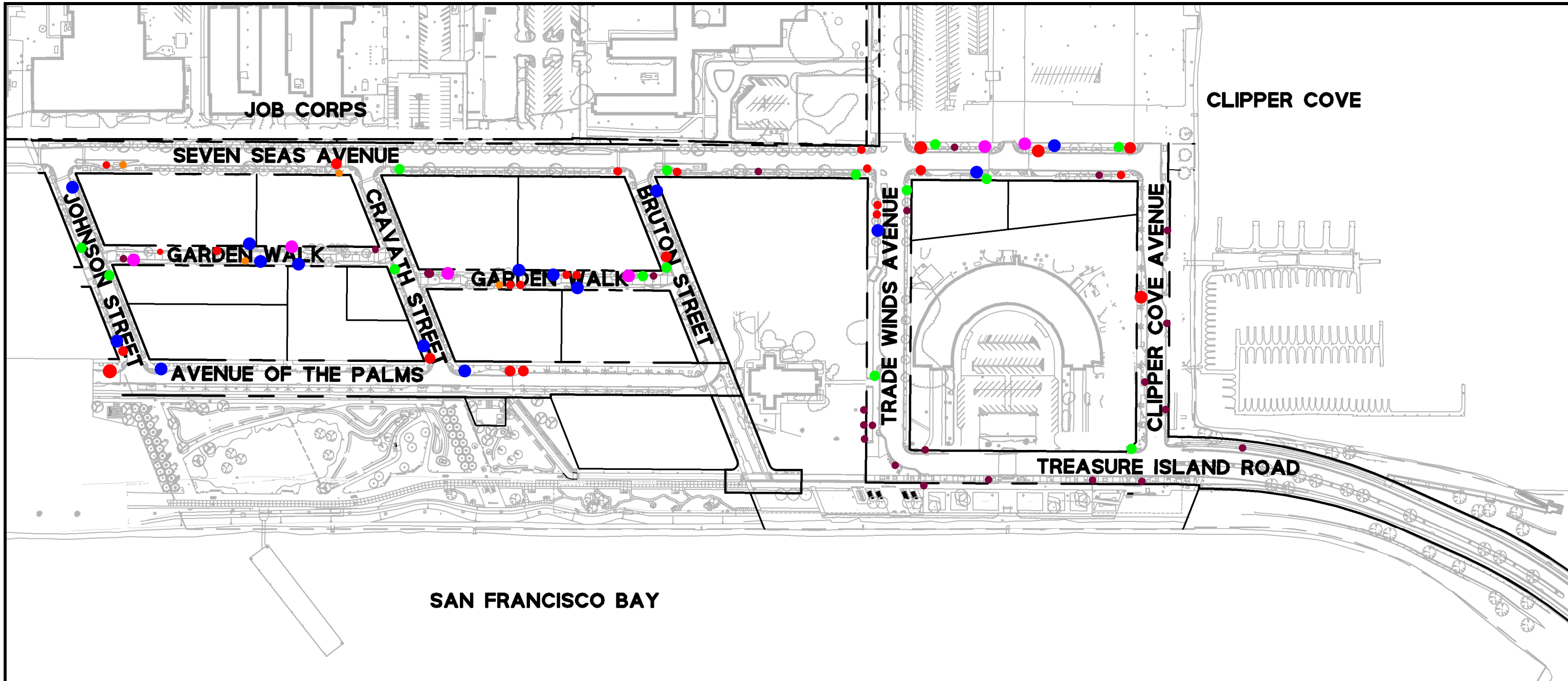


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SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

JOB NO. 20140015

SHEET 1

Plot May 01, 2023 at 5:25pm



CLIPPER COVE

JOB CORPS

SEVEN SEAS AVENUE

JOHNSON STREET

GARDEN WALK

CRAVATH STREET

GARDEN WALK

BRUTON STREET

AVENUE OF THE PALMS

TRADE WINDS AVENUE

CLIPPER COVE AVENUE

TREASURE ISLAND ROAD

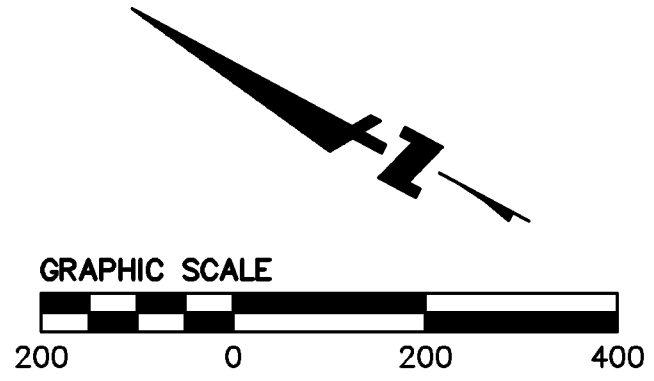
SAN FRANCISCO BAY

**TIDA EXHIBIT 3
NON-STANDARD FURNITURE**

TREASURE ISLAND
PHASE 1
5/01/2023

LEGEND

- BIKE RACKS ●
- TRASH CANS ●
- LEAN RAILS ●
- BENCHES ●
- PERCHES ●
- WAYFINDING SIGNAGE ●



BKF ENGINEERS
255 SHORELINE DRIVE
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(650) 482-6300
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JOB NO. 20140015

SHEET 1



Patrick Rivera, PE, Acting Bureau Manager | Bureau of Project Management
patrick.rivera@sfdpw.org | T. 628.271.2456 | 49 South Van Ness Ave. 7th Floor, San Francisco, CA 94103

Infrastructure Task Force

July 17th, 2023

Mikael Calando
Project Manager, TIDG
615 Battery St, Floor 6
San Francisco, CA 94111

RE: **Conditional Notice of Completion**
YBI SIP (BSM Permit #18IE-0330)

Mr. Calando,

Public Works hereby issues this **Conditional Notice of Completion** for the scope detailed and permitted through BSM Permit #18IE-0330 for the Yerba Buena Island Street Improvements, subject to the conditions listed in the attachment that shall be completed and approved by the City before formal acceptance of the infrastructure by the Board of Supervisors (unless otherwise noted).

BSM Permit #18IE-0330 will be closed upon successful resolution of the attached conditions.

Thank you,

A handwritten signature in blue ink that reads "D. Phan".

Denny Phan, PE
Project Manager, Infrastructure Task Force

Cc: John Thomas, John Kwong (ITF); Albert Ko (City Engineer), Carla Short (Director)
Raymond Woo, Ben Leung, Jeff Khou (BCM);
Molly Petrick, Brandy Batelaan (SFPUC)
Norman Wong, Adam Smith (SFMTA)
Bob Beck, AnMarie Rodgers, Liz Hirschhorn, Wei Zhang (TIDA)
Judson True (Mayor's Office)
Sean Brown, Chris Holmquist, Charles Shin, Andy Wang (TIDG)

Attachments:

ITF: YBI SIP NOC Conditions (7/17/23); TIDG NOC Request Letter (dated 5/25/23); PW Order 208263

Approving Deferral Requests

BCM: Master Completeness Survey (7/17/23), Master NOC Review Comments (7/12/23), Consolidated Final Punchlist (7/17/23)

SFPUC: Sample Asset Schedule, YBI Equipment Tag Drawings SFPUC EQUIP LABELS

YBI SIP NOC CONDITIONS

Updated 7/17/23

INFRASTRUCTURE TASK FORCE (ITF)

1. Per PW Order 208263, complete the following deferred work prior to acceptance:
 - a. Exception #2 – Deferral of Installation of Striping and Signage on Yerba Buena Road
 - b. Exception #3 – Deferral of Installation of Final Power Connection to an Irrigation Controller and Pathway Lighting Serving the East Storm Water Garden
 - c. Exception #6 – Deferral of 8-inch Backflow Prevention Device, Bypass, and Water Meter on Northgate Road
2. Per PW Order 208263, the following deferred work may be completed after acceptance:
 - a. Exception #1 - Deferral of Concrete Collars for Two Electrical Vaults on Yerba Buena Road
 - b. Exception #4 – Deferral of Treasure Island Road and Macalla Road Final Improvements
 - c. Exception #5 – Deferral of Driveway and Curb Ramp Replacement Adjacent to Parcel 4Y

PUBLIC WORKS BUREAU OF CONSTRUCTION MANAGEMENT (SFPW BCM)

1. Complete ADA Punch List Item #13 (Drain Rock in Signal Road V-Ditch) (anticipated week of July 17th, 2023).
2. Complete ADA Punch List Item #14 (Hilltop Sidewalk Issue) per the submitted design plans approved by ITF via email on 7/12/23 (anticipated week of July 24th, 2023).
3. Update as-built drawing Sheets L1.05-1Y and L1.06-1Y to reflect previously deferred work that is now complete and included in this NOC.
4. Update as-built drawing Sheet C5.20-1Y to show the USCG SSFM line (stub) that connects to SSMH-L6.
5. Once final as-builts have been approved by the City, submit final AutoCAD Record Drawing files that match the approved Record Drawings (As-Builts).

PUBLIC UTILITIES COMMISSION (SFPUC)

WWE/CSD

1. Provide redline as-built with signature from the contractor-of-record and the Public Works inspector-of-record. Currently, the received red-line as-builts are only signed by the EOR.
2. Update as-built drawings to indicate abandoned sewer and storm drain lines.
3. SDMH-A38 (MH321204). Update as-built drawings to show actual constructed condition.
4. SDMH-A40 (MH321205). Update as-built drawings to show actual constructed condition. Address interior defects identified for this manhole in SD CCTV Submittal #792.2.
5. Re-submit SD CCTV Submittal #792.2 (returned as Revise and Resubmit on 6/15/23) to show all comments have been addressed and resolved.
6. Re-submit Final “Survey Levelling Report for the Establishment of Monitoring Baseline Elevations” to address PUC comments transmitted to TIDG via email on 7/11/23 to note frequency of surveys required. Confirm if any additional surveys have been taken since October 2022.
7. Submit missing deflection test records SDMH A0 to A36.

CDD

1. Update as-built drawings to properly indicate abandoned water main lines, which are currently shown as live.
2. Resolve CDD Punch List Item #55 to ensure water valves under bicycle lanes are non-skid per note on Sheets C5.00-5.28.
3. Submit O&M manual for Vent -O-Mat Air Valve.
4. Provide access to master meter on Whiting Way per CDD Standard Plans.

Power

1. Update as-built Sheet 5.06 to add RFI 808 which adds an 18” concrete collar on No. 7 vault.
2. Update as-built electrical plans to include SFPUC asset numbers. Asset number drawing has been provided with the NOC comments.
3. Submit photos of name plate (with legible details) and photos of unit (switches, transformers, vaults) in the location as it relates to the space. Example photos have been provided for reference with the NOC comments. Indicate the locations of the photos provided.
4. Submit asset schedule details as shown in the template provided with the NOC comments.
5. Submit O&M Manual for the 25 kVA single phase transformers serving streetlights and miscellaneous services.
6. Submit equipment manufacturer’s cutsheets for the switches and transformers.
7. Submit any manufacturer provided damage curves for the transformers, if available.
8. Submit Factory Acceptance Test (FAT) reports for the switches and the transformers.

Streetlights

1. Update as-built drawings to note part numbers for pole and luminaire equipment.
2. Provide inspection photos (rough inspection, night check, etc) for PUC documentation.
3. Provide photos of temporary lights, if any, from temporary light plan to demonstrate they are operational.
4. Provide updated punch list reflecting that all items have been correct by the contractor.

TREASURE ISLAND

DEVELOPMENT GROUP

5/25/23

Ms. Carla Short, Interim Director of Public Works
City & County of San Francisco
c/o Denny Phan, Project Manager - Infrastructure Task Force, Treasure Island Project
30 Van Ness Avenue, Suite 4200
San Francisco, CA 94102

Re: Request for Notice of Completion; Yerba Buena Island Street Improvement Permit # 18IE-0330; Public Improvement Agreement (Yerba Buena Island), dated for reference purposes as of March 29, 2018, recorded April 19, 2018, as Document No. 2018-K602991 of the Official Records of the City and County of San Francisco (“Official Records”), as amended by that certain First Amendment to Public Improvement Agreement (Yerba Buena Island) dated for reference purposes as of June 30, 2020, recorded July 10, 2020, as Document No. 2020-K950525 of Official Records, and as may be further amended from time to time (collectively, the “PIA”)

Dear Interim Director Short:

Reference is made to the PIA and associated Street Improvement Permit No. **18IE-0330**. Pursuant to Section 6(a) of the PIA:

Upon written request from the Subdivider for a “Notice of Completion” as defined in [Treasure Island / Yerba Buena Island Subdivision] Code Section 1751.2 accompanied with any and all materials that that are required under Section 2(c)(iii), the Director shall promptly determine whether the YBI Required Infrastructure, or portion thereof, is ready for its intended use and completed substantially in conformity with the Plans and Specifications and applicable City Regulations and shall notify Subdivider as soon as reasonably practicable in writing of the determination . . . If the Director determines that the YBI Required Infrastructure has been completed and meets the above requirements, the Director shall issue the Notice of Completion.

By this letter, Treasure Island Series 1, LLC, the “Subdivider” under the PIA, hereby formally requests issuance of a Notice of Completion pursuant to Section 6(a) of the PIA pertaining to the components of the Yerba Buena Island Sub-Phase 1YA&1YB Street Improvement Permit # 18IE-0330 (attached as Exhibit 1 and Exhibit 2 hereto).

In compliance with Sections 2(c)(ii), 6(a) and Exhibit E of the PIA (attached as Exhibit 1 hereto), TIDG encloses the following materials herewith to facilitate issuance of the requested Notice of Completion:

- Contractor Substantial Completion Letter
- Civil Engineer Completion Letter
- Geotechnical Engineer Completion Letter
- Landscape Architect Completion Notice
- Construction Manager Completion Notice
- City Final Punch-list Approval
- Utility Conformance Letter
- As-Built Plan Approval
- Notice of Completion (to be recorded after City approval)
- Test Reports
- Joint Trench Conduits Mandrel Test
- Confirmation from City that spare parts have been provided

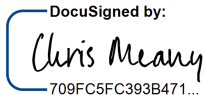
- Operation and Maintenance Manuals

In addition to the materials required for issuance of a NOC per the terms of the PIA, Public Works has requested the following materials to review relating to the YBI Required Infrastructure associated with the request for the NOC: warranties, photograph survey, Instructional Bulletins, RFIs, and Submittals. While not required by the PIA, Subdivider is willing to provide the materials in this particular instance as a courtesy to assist staff in its review. These additional materials, in addition to the materials required by the PIA, are listed out in the NOC checklist (Exhibit 3 hereto).

As contemplated by the PIA, the above-referenced components of the YBI Required Infrastructure are ready for their intended use and have been completed in substantial conformity with the approved Plans and Specifications (including Instructional Bulletin Nos. 1-14) and the applicable City Regulations. Developer therefore requests issuance of the Notice of Completion as soon as practicable. We will make every effort to coordinate with Public Works or other City personnel to schedule any necessary inspections.

Please do not hesitate to contact Chris Holmquist, Director of Infrastructure, at Chris.Holmquist@tssf.com or (415) 298-3230, if you have any questions. Your prompt attention to this request is greatly appreciated.

Sincerely,

DocuSigned by:

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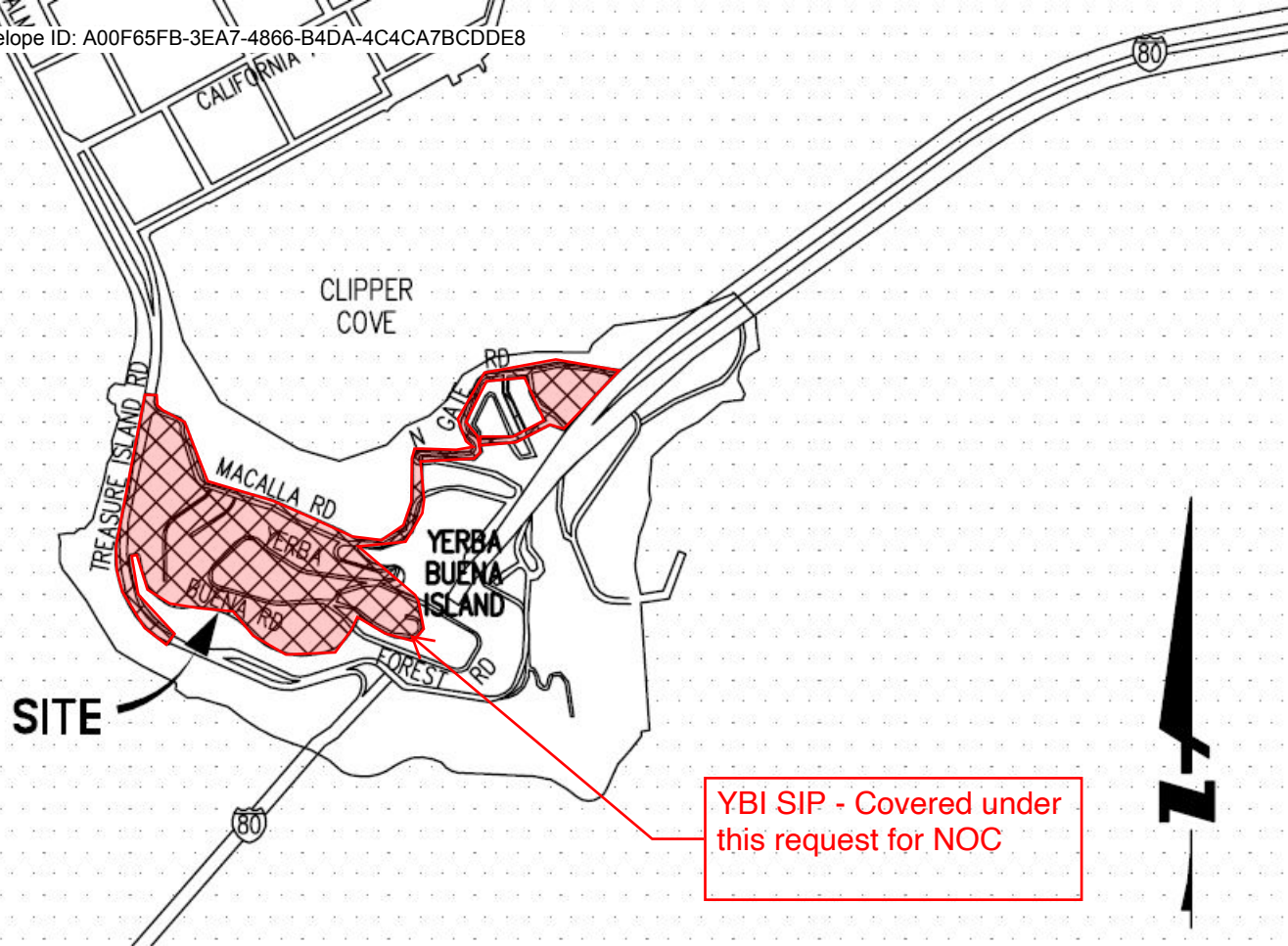
Christopher Meany
Vice President
Treasure Island Series 1, LLC

cc: John Kwong, SFPW
Ed Yee, SFPW
Brian Henderson, WWE
Imelda Mangubat, WWE
Wei Zhang, TIDA
Charles Shin, TIDG

Raymond Woo, SFPW
Nohemy Revilla, WWE
Craig Freeman, WWE
Bob Beck, TIDA
Elizabeth Hirshchorn, TIDA
Jing Ng, TIDG

Exhibit 1

Yerba Buena Island Sub-Phase 1YA&1YB Street Improvement Permit # 18IE-0330



SITE

YBI SIP - Covered under
this request for NOC

Exhibit 2**Acquisition Facilities**

The facilities include the Yerba Buena Island Sub-Phase 1YA & 1YB Improvements and Ancillary Facilities constructed or installed by or on behalf of TIS1 pursuant to Street Improvement Permit 18IE-0330 dated 5/31/18 for said improvements, and the improvement plans and specifications described therein. The list of facilities delivered to and on file with the City is as follows:

1. Low Pressure Water - including, but not limited to, main pipe, pressure reducing stations, laterals, water meters, water meter boxes, back flow preventers, gate valves, air valves, blowoffs, fire hydrants, cathodic protection, and tie-ins for onsite and offsite low pressure water supply network intended for domestic use.
2. Storm Drainage System — including, but not limited to, main pipe, laterals, manholes, catch basins, air vents, stormwater treatment facilities, connections to existing systems, headwalls, outfalls, and lift stations for a network intended to convey onsite and offsite separated storm water.
3. Separated Sanitary Sewer — including, but not limited to, main pipe, laterals, manholes, traps, air vents, connections to existing systems, force main pipe and associated valves and cleanouts, for a network intended to convey separated sanitary sewage.
4. Joint Trench — including, but not limited to, the electrical substation, installation of primary and secondary conduits, overhead poles, pull boxes, vaults, subsurface enclosures, and anodes, for dry utilities including but not limited to electrical and information systems.
5. Earthwork — including, but not limited to, importation of clean fill materials, clearing and grubbing, slope stabilization, ground improvement, installation of geogrid, surcharging, wick drains, excavation, rock fragmentation, placement of fill, compaction, grading, erosion control, and post—construction stabilization such as hydroseeding.
6. Retaining Walls — including, but not limited to, excavation, foundations, construction of retaining walls, subdrainage, and backfilling.
7. Roadways, Pathways, Curb, and Gutter — including, but not limited to, road subgrade preparation, aggregate base, concrete roadway base, asphalt wearing surface, concrete curb, concrete gutter, medians, colored asphalt and concrete, speed tables, class 1 and 2 bike facilities (e.g., cycle tracks), sawcutting, grinding, conform paving, resurfacing, for onsite and offsite roadways.
8. Traffic — including, but not limited to, transit stops, transit facilities, transit buses and ferries, bridge structures, permanent pavement marking and striping, traffic control signage, traffic light signals, pedestrian traffic lighting, and contributions for offsite traffic improvements.
9. Streetscape — including, but not limited to, subgrade preparation, aggregate base, sidewalks, pavers, ADA curb ramps with detectable tiles, streetlights, light pole

foundations, landscaping, irrigation, street furniture, waste receptacles, newspaper stands, and public art.

10. Hazardous Soil Removal — removal and disposal of contaminated soil.



San Francisco Public Works
General – Director’s Office
49 South Van Ness Ave., Suite 1600
San Francisco, CA 94103
(628) 271-3160 www.SFPublicWorks.org

Public Works Order No: 208263

Approving Certain Exceptions to the Treasure Island / Yerba Buena Island Subdivision Code and the Treasure Island Yerba Buena Island Subdivision Regulations to Authorize Issuance of Notices of Completion and for the Offer of Improvements for Acceptance and Public Dedication Notwithstanding the Deferral of Completion of Certain Improvements Within Sub-Phases 1YA and 1YB as permitted by San Francisco Public Works through Street Improvement Permit No. 18IE-0330.

WHEREAS, Pursuant to the Subdivision Map Act of California, Title 7, Division 2 of the Government Code, commencing with Section 66410, the Board of Supervisors adopted the San Francisco Subdivision Code, including particularly the Treasure Island and Yerba Buena Island Subdivision Code (Division 4 of the San Francisco Subdivision Code, referred to hereafter as the “Subdivision Code”) and the Department of Public Works adopted the 2016 Subdivision Regulations for Treasure Island and Yerba Buena Island (the “Regulations”); and

WHEREAS, The Department of Public Works, acting through its Director (“Director”), is the Advisory Agency for all purposes of the Subdivision Code and the Regulations; and

WHEREAS, The Subdivision Code and the Regulations apply to all subdivisions made within the Treasure Island and Yerba Buena Island Project area, which includes the subdivision depicted in Final Map No. 9228, recorded April 19, 2018, as Document No. 2018-K602992 of Official Records (“Official Records”) of the City and County of San Francisco (“City”); and

WHEREAS, On April 21, 2011, the Planning Commission, by Motion No. 18325 as lead agency, certified the Final Environmental Impact Report (“FEIR”) for the Treasure Island and Yerba Buena Island Project (“Project”), and adopted certain findings under the California Environmental Quality Act (“CEQA”), including a mitigation monitoring and reporting program (the “MMRP”); and

WHEREAS, On April 21, 2011, the Planning Commission by Motion No. 18328 made findings that the Project and its approvals associated therewith are each on balance, consistent with the General Plan and Planning Code Section 101.1 (The “Consistency Findings”); and

WHEREAS, On June 7, 2011, in Motion No. M11-0092, the Board of Supervisors affirmed certification of the FEIR; on that same date, the Board of Supervisors in Resolution No. 0246-11, adopted findings under CEQA, including approval of the MMRP (collectively, the “CEQA Findings”), which CEQA Findings are incorporated herein by reference; and

WHEREAS, On June 7, 2011, by Resolution No. 0241-11, the City approved a Disposition and Development Agreement by and between the Treasure Island Development Authority and Treasure Island Community Development, LLC (“TICD”) which is recorded in the Official Records as Document No. 2011-J235239, as amended by that certain First Amendment to Disposition and Development Agreement recorded as Document No. 2015-K153304 of Official Records, and that certain Second Amendment to Disposition and Development Agreement recorded as Document No. 2018-K569072 of Official Records (collectively the “DDA”); and

WHEREAS, On June 14, 2011, by Ordinance No. 95-11, the City approved a Development Agreement between the City and TICD which is recorded in the Official Records as Document No. 2011-J235240 (the “DA”); and

WHEREAS, Pursuant to Section 1712 of the Subdivision Code and the Regulations, Treasure Island Series 1, LLC (“Subdivider”) as a partial assignee of the DDA and DA, filed an application for a tentative map to subdivide properties in the areas designated as Sub-Phases 1YA and 1YB in the DDA’s Phasing Plan, and entitled “Tentative Subdivision Map 9228 for condominium and other purposes, Yerba Buena Island” (the “Tentative Map”), which the Director conditionally approved on November 8, 2017, in Public Works Order No. 186703; and

WHEREAS, Pursuant to the DDA, Subdivider is obligated to construct horizontal infrastructure and public improvements (“Required Infrastructure”) described as the “Infrastructure and Stormwater Management Controls” as defined therein, and which improvements are more particularly described in the Treasure Island Infrastructure Plan (Exhibit FF to the DDA) as it may be amended from time to time; and

WHEREAS, Construction of the Required Infrastructure was authorized pursuant to a Public Improvement Agreement by and between Subdivider, the City and TIDA, entitled Public Improvement Agreement (Yerba Buena Island), as amended (the “PIA”), and Street Improvement Permit No. 18IE-0330, as amended (the “SIP”); and

WHEREAS, Pursuant to the Code and Section III(A) of the Regulations, the Director may approve exceptions to any of the substantive requirements set forth in the Code and the Regulations; and

WHEREAS, The Subdivision Code generally and the Subdivision Regulations more specifically (see e.g., Appendix A, § VII.D) provide that the City will only consider full, complete and functional public streets for purposes of City maintenance and responsibility; and

WHEREAS, On May 24, 2023, Subdivider submitted a request for exceptions to the Code and Regulations to the Director (“Deferral Request Letter”), including for deferral of certain obligations to complete Required Infrastructure, which is attached hereto as Exhibit A. Specifically, Subdivider requests exceptions from the approved and permitted Required Infrastructure described in the SIP and the PIA to defer the completion of certain improvements, all of which are described in the Deferral Request Letter. As further described in the Deferral Request Letter, Subdivider requests exceptions to allow for deferral of the following:

- Exception No. 1: Deferral of completion of concrete collars for two electrical vaults on Yerba Buena Road;
- Exception No. 2: Deferral of installation of striping and signage on Yerba Buena Road by the San Francisco Transportation Agency (SFMTA);

- Exception No. 3: Deferral of installation of final power connection to an irrigation controller and pathway lighting serving the East Storm Water Garden;
- Exception No. 4: Deferral of Treasure Island Road and Macalla Road Final Improvements;
- Exception No. 5: Deferral of Driveway and Curb Ramp Replacement adjacent to Parcel 4Y;
- Exception No. 6: Deferral of 8-inch Backflow Prevention Device and Bypass and Water Meter on Northgate Road.

WHEREAS, Collectively, approval of the exceptions to allow for deferral of the installation or completion of the Required Infrastructure as described herein and in the Deferral Request Letter will allow for the Director to issue a Notice of Completion (“NOC”), as described in the Subdivision Code for Required Infrastructure completed in compliance with the PIA and the SIP and which is otherwise ready for its intended use; and

WHEREAS, Issuance of the NOC for qualifying Required Infrastructure, subject to approval of the above exceptions, will both render the improvements eligible for consideration for acceptance by the City or TIDA, as applicable and also facilitate the City’s execution of an interim license agreement for use of certain streetscape improvements prior to acceptance and public dedication of those improvements by the Board of Supervisors, which will in turn facilitate public access to the new circulatory network, open space and new housing.

WHEREAS, The Director published notice of a public hearing to consider these requests in accordance with the requirements of the Code and the Regulations; and

WHEREAS, On June 14, 2023, the Director held a public hearing to solicit public comment on the requested exceptions; and

WHEREAS, The actions contemplated in this Public Works Order fall within the scope of the FEIR and the Director of Public Works adopts the CEQA Findings and other findings set forth above for purposes of this Order; and

WHEREAS, No additional environmental review is required because there are no substantial changes to the project analyzed in the FEIR, no changes in circumstances under which the project is being undertaken, and no new information of substantial importance indicating that new significant impacts would occur, that the impacts identified in the FEIR as significant impacts would be substantially more severe, or that mitigation or alternatives previously found infeasible are now feasible; and

WHEREAS, Per Section 1712 of the Subdivision Code, the Director, upon application by a subdivider, and subject to the Subdivision Map Act, may authorize exceptions, waivers or deferrals to any of the requirements set forth in the Subdivision Code or Subdivision Regulations which are not in violation of the Subdivision Map Act, provided that the Director must find: (1) that the application of certain provisions of the Code or the Subdivision Regulations would result in practical difficulties or unnecessary hardships affecting the property inconsistent with the general purpose and intent of the Project Documents and City Regulations (both as defined in the Subdivision Code); (2) that the granting of such exception, waiver, or deferral will not be contrary to the Project Documents or City Regulations; (3) that the granting of such exception, waiver, or deferral will not be contrary to the Project Documents or City Regulations.

NOW THEREFORE BE IT ORDERED THAT,

The Director finds that granting these six (6) exceptions is consistent with Subdivision Code Section 1712, as follows:

- That the application of certain provisions of the Subdivision Regulations would result in practical difficulties or unnecessary hardships affecting the property inconsistent with the general purpose and intent of the Project Documents and City Regulations. (Subdivision Code §1712(b)(1).)

The Project is designed to be built out in phases with building and parks being completed and occupied and/or accessible shortly after construction of adjacent street improvements. Due to the phased nature of the Project and construction sequencing, construction of building and park projects (and/or adjacent 3rd party roadway projects) and the adjacent street improvements may be concurrent or the limits of work overlap due to constrained site dimensions and available street space. To facilitate the completion and acceptance of streets so that they are ready for public use before building and parks are completed and occupied and/or accessible, the Subdivider proposes to defer some minor improvements that are either 1) not critical to the Project, or 2) would be damaged by ongoing building or park construction (or adjacent 3rd party roadway projects. Based the foregoing, it is reasonable to find that application of the Subdivision Regulation to the facts at hand would result in practical difficulties and unnecessary hardship.

- That the granting of the exception, waiver, or deferral will not be materially detrimental to the public welfare or injurious to other property in the area in which said property is situated. (Subdivision Code §1712(b)(2).)

The granting of these exceptions will not be detrimental to the public welfare or injurious to other property because the deferred improvements are minor in nature and do not impact the overall intended use or performance of the Required Infrastructure constructed under the Street Improvement Permit.

- That the granting of such exception, waiver, or deferral will not be contrary to the Project Documents or City Regulations. (Subdivision Code § 1712(b)(3).)

The granting of these exceptions is consistent with the Project Documents and the City Regulations, as it will facilitate development of the Project consistent with the requirements of the street improvement plans and support the construction of vertical development and public park improvements. The proposed exceptions will not affect the dimensions of the streets or require any modification to the adjacent lots.

- The exception is not in violation of the Map Act. (Subdivision Code § 1712(d).)

The Map Act does not prohibit the Subdivider from offering for acceptance and public dedication streets with certain deferred improvements. The obligation for the City to accept full and complete streets is found in the Subdivision Regulations and the Administrative Code.

Based on the findings described above, the Director conditionally approves Subdivider's requests for exceptions to authorize the deferral of completion or installation of infrastructure to the extent otherwise required under the Subdivision Code, the Regulations, the PIA and the SIP as more particularly stated below.

Exceptions from Subdivision Code and Regulations and Approved SIP

Request for Exception No. 1 (Deferral of Concrete Collars for Two Electrical Vaults on Yerba Buena Road):

Subdivider requests to defer construction of certain concrete collars as requested by the San Francisco Public Utilities Commission (“SFPUC”). The concrete collars are strips of concrete located on the slope side of two electrical vaults installed adjacent to Final Map No. 8674 Lot 19 and Final Map No. 9228 Lot 2. As described in the Deferral Request Letter, the concrete collars cannot be installed at this time because of current slope topography, which will not be graded until vertical construction on Final Map No. 8674 Lot 19. Additionally, the concrete collars are located outside of the public right-of-way and future construction would likely require demolition and replacement of the improvements. Requiring completion of the concrete collars is not feasible at this time due to the current grading of the site and the potential for future construction in the area. Delaying issuance of NOC and acceptance of Required Infrastructure until after the concrete collars are installed, which do not otherwise impact street performance or safety, would result in undue costs associated with the replacement of the improvements and unnecessarily delay the use of the street and access to the circulatory network, new open space and housing.

The exception is approved subject to the following conditions:

- Final installation of the collars shall be constructed monolithically around the vaults per the SFPUC Electrical Service Guidelines once the adjacent vertical development site is raised to grade.
- Subdivider shall provide and maintain temporary fencing on the property side of the vaults until 1) the adjacent vertical development site is raised to grade to eliminate the current drop off site condition behind the vaults and 2) the deferred improvements are constructed. ADA requirements shall be met for the vault installation behind the sidewalk in the final condition.
- Subdivider will offer the vaults themselves and the collars (which extend past the property line) for City acceptance only after the vertical site is raised to grade and proper land rights are provided (i.e. through easements or TIDA ground lease terms).
- The Director will retain adequate security equivalent to 100% of the cost of installing the deferred concrete collars and the vaults until such time as the Director has confirmed that the concrete collars have been installed and the appropriate land rights are provided to the satisfaction of the San Francisco Public Utilities Commission (SFPUC).

Request for Exception No. 2 (Deferral of Installation of Striping and Signage on Yerba Buena Road by the San Francisco Transportation Agency (SFMTA):

Subdivider requests an exception to defer installation of final roadway striping and signage on Yerba Buena Road by SFMTA. Striping will be completed at a later date so as to avoid conflicts with, and potential damage from, adjacent vertical and park construction. The subject location is depicted on Sheets 8.05-1Y – C8.09-1Y.

Based on the foregoing, the Director approves the requested exception to allow for the deferral of SFMTA striping until such time that SFMTA deems appropriate for completion of the work. Requiring SFMTA to

complete the striping before substantial completion of adjacent vertical and park construction will delay NOC issuance and therefore unduly delay access to streets and parks.

The exception is approved subject to the following conditions:

- Subdivider shall coordinate with SFMTA to implement any interim striping as required by SFMTA and shall resolve all outstanding invoices issued by SFMTA prior to NOC related to the completion of the striping work by City crews.
- The Director will retain adequate security equivalent to 100% of the estimated cost of the deferred striping and signage until such time as the Director has confirmed the final striping and signage has been installed.

Request for Exception No. 3 (Deferral of Installation of Final Power Connection to an Irrigation Controller and Pathway Lighting Serving the East Storm Water Garden):

Subdivider requests an exception to allow for deferral of the final power connection to an irrigation controller and pathway lighting serving the East Storm Water Garden. This irrigation controller is currently connected to temporary overhead power, pending energization of the 12kV backbone power. As supported by TIDA, Subdivider requests that the final power connection to this irrigation controller be deferred until SFPUC energizes this section of 12kV backbone power. Withholding NOC or prohibiting acceptance pending such connection would unnecessarily delay use of the street and access to the circulatory network, new open space and housing.

Based on the foregoing, the Director approves the requested exception to allow for the deferral of the final power connection after issuance of NOC, but before acceptance of the associated street segment.

The exception is approved subject to the following conditions:

- The Director will retain adequate security equivalent to 100% of the estimated cost of completing the final power connection until such time as the Director has confirmed that the final power connection has been completed.

Request for Exception No. 4 (Deferral of Treasure Island Road and Macalla Road Final Improvements):

Subdivider requests an exception to allow for the deferral of final streetscape improvements located on Treasure Island Road (south of Station 16+40, as shown on the SIP #18IE-0330 plans) and Macalla Road (west of Station 50+81, as shown on the SIP #18IE-0330 plans, to convert the temporary two-way configuration to the final one-way). As described in the Deferral Request, the PIA details the timing of the construction and completion of the deferred streetscape improvements relative to the West Side Bridges Retrofit Project and the Hillcrest Road Widening Project. The construction of the Bridges and Hillcrest Projects will affect traffic circulation on Yerba Buena Island until the projects are completed, requiring modification of the sequencing for the completion of streetscape improvements for Macalla Road and a portion of Treasure Island Road. Requiring completion of the final streetscape improvements is not feasible at this time due to the ongoing construction of the Bridges and Hillcrest Projects. Delaying NOC or prohibiting acceptance pending installation of such final

improvements would unnecessarily delay use of the streets and access to the circulatory network, new open space and housing.

Based on the foregoing, the Director approves the requested exception to allow for the deferral of the final streetscape improvements on Treasure Island Road and Macalla Road.

The exception is approved subject to the following condition:

- All improvements on Treasure Island Road south of Station 16+40 will be deferred to a future Deferred SIP, as described by the YBI PIA 2nd Amendment.
- Final improvements on Macalla Road west of Station 50+81 to convert the temporary two-way configuration to the final one-way will be deferred to a future Deferred SIP, as described by the YBI PIA 2nd Amendment.
- Subdivider shall include any improvements or components, or portion thereof, recently installed on Treasure Island Road prior to this deferral request, including the storm drain line, culverts, street lights, and joint trench, into the Notice of Completion and Acceptance Request with the future Deferred SIP.
- Subdivider shall submit a post paving CCTV of the pipes (which should be performed within 30 days of the Notice of Completion Request for Treasure Island Road) to demonstrate that the pipe has not been damaged or settled during construction of the deferred SIP surface improvements.
- Subdivider shall submit final as-builts showing the completed grate installation and storm drain pipe, manholes, and catch basins installed on previous permitted YBI SIP.
- The Director will retain adequate security equivalent to 100% of the deferred SIP to ensure completion of the deferred improvements as described in the PIA (as amended), or Subdivider will submit a separate bond in the same amount.

Request for Exception No. 5 (Deferral of Driveway and Curb Ramp Replacement Adjacent to Parcel 4Y):

Subdivider requests deferral of the requirement to repair a damaged driveway and curb ramp adjacent to Lots 1 and 2 of Final Map No. 9856 and are described in RFI No. 829 on file with Public Works. These improvements were damaged during the ongoing vertical construction on the aforementioned lots. As described in Subdivider's request, Subdivider proposes to defer repair of these improvements until vertical construction is complete, as it is likely that the improvements will be damaged again during the course of construction. Accordingly, Subdivider requests an exception from Subdivision Code Section 1751.2(a) which generally requires that any deficiencies in TI Required Infrastructure must be corrected before the Director will issue NOC. Requiring correction of the damage now, while vertical construction is still ongoing and may result in further damage, could delay issuance of NOC and acceptance and unnecessarily delay use of the streets and access to the circulatory network, new open space and housing.

Based on the foregoing, the Director approves the requested exception to allow for issuance of NOC notwithstanding that certain improvements are damaged and will be required after issuance of NOC on the balance of the streets.

The exception is approved subject to the following conditions:

- The Director will retain improvements equivalent to 100% of the cost of repairs to the damaged improvements until such time as the repairs are completed.

Request for Exception No. 6 (Deferral of 8-inch Backflow Prevention Device, Bypass, and Water Meter on Northgate Road):

Subdivider requests deferral of the requirement to install certain domestic water improvements including a meter and bypass assembly required to connect existing water line that was located during construction with the new low-pressure water system. The existing water line serves an existing fire hydrant and infrastructure on an upcoming Caltrans project on Pier E2, which is currently in the design phase. As described in Subdivider's request, Subdivider proposes to defer installation of these required improvements until SFPUC-CDD can schedule the installation of the bypass system.

Based on the foregoing, the Director approves the requested exception to allow for the backflow, bypass, and water meter to be installed by SFPUC-CDD after issuance of NOC, but before acceptance of the associated street segment, as withholding NOC or prohibiting acceptance pending such installation would unnecessarily delay use of the street and surrounding infrastructure.

The exception is approved subject to the following conditions:

- Subdivider will coordinate with SFPUC-CDD to install the meter and bypass after NOC, but before Acceptance of YBI SIP infrastructure.
- The Director will retain adequate security equivalent to 100% of the deferred improvements until such time as the deferred improvements are completed and the Director determines that the subject improvements are eligible for NOC.

Attachments:

1. Developer's YBI SIP Deferral Request Letter (Dated 5/24/23, Updated 6/12/23) (62 Pages with Exhibits)

X DocuSigned by:
Albert Ko
Ko, Albert J -281DC30E04CF41A...
City Engineer

X DocuSigned by:
Carla Short
Short, Carla -073CF73A4EA6486...
Interim Director of Public Works

TREASURE ISLAND
DEVELOPMENT GROUP

Date: May 24, 2023

To: Carla Short, Interim Director of Public Works
City & County of San Francisco
c/o Denny Phan, Project Manager – Infrastructure Task Force, Treasure Island Project
49 South Van Ness Ave, 9th Floor
San Francisco, CA 94103

Re: **YBI Sub-Phase 1YA & 1YB SIP Permit #18IE-0330**
Request for Deferral of Completion of Improvements within Yerba Buena Island Phase 1

Treasure Island Series 1, LLC (“Subdivider”), is a partial assignee of the Treasure Island/Yerba Buena Island Disposition and Development Agreement, dated June 28, 2011 and recorded in the Official Records of the City and County of San Francisco on August 10, 2011, as Document No. 2011-J235239 (as amended, the “DDA”). Subdivider, is also party to that certain Public Improvement Agreement (Yerba Buena Island) recorded April 19, 2018 as Document No. 2018-K602991 of Official Records, as amended (hereafter the “PIA”). Under the DDA, Subdivider is obligated to complete certain horizontal improvements and to offer those improvements for dedication to the City and County of San Francisco or the Treasure Island Development Authority (“TIDA”). These horizontal improvements include the Yerba Buena Island Sub-Phase 1YA and 1YB infrastructure permitted by San Francisco Public Works (SFPW) as Street Improvement Permit No. 18IE-0330 (“SIP”) (“Required Infrastructure”), and which is further described in the PIA.

The Subdivider is completing the Required Infrastructure pursuant to the terms of the DDA and the PIA, and will soon request Notices of Completion (“NOC”) for Required Infrastructure on Yerba Buena Island. However, work on certain components of the Required Infrastructure cannot be commenced due to vertical construction on adjacent parcels under separate permits. The purpose of this letter is to request “Plan Revisions,” as described in Section 2(c) to the PIA, to document the deferral or transfer of certain Required Improvements and the Director’s approval of related deferrals and exceptions, as appropriate, under Section 1712 of the Treasure Island / Yerba Buena Island Subdivision Code (“Subdivision Code”).

Subdivider will remain contractually committed to completing the deferred components of the Required Infrastructure, and the City will retain security sufficient to ensure that performance consistent with the Subdivision Map Act, the Subdivision Code¹, and the Subdivision Regulations.

Exception #1 – Deferral of Electric Vault Concrete Collars on Yerba Buena Road

Subdivider requests to defer construction of concrete collars which are not part of the Required Infrastructure, which are requested by San Francisco Public Utilities Commission (“SFPUC”) to protect two electrical vaults installed adjacent to Final Transfer Map No. 8674 Lot 19 and Final Map No. 9228 Lot 2 and to facilitate issuance of a Notice of Completion (“NOC”) and Acceptance of Required Infrastructure.

¹ Section 1712 allows for the Director of Public Works to authorize “exceptions, waivers, or deferrals to any of the requirements set forth in this Code and in the Subdivision Regulations” upon written request of the Subdivider, subject to certain requirements.

The concrete collars cannot be installed until the adjacent development site is adequately raised to grade, which will not occur until site development and grading of Final Map No. 8674 Lot 19 and Final Map No. 9228 Lot 2. When site conditions allow, a concrete collar will be constructed monolithically around the vaults per the SFPUC Electric Service Guidelines.

See attached RFI's 808 and 809 for more information.

Subdivider will provide adequate security equivalent to 100% of the cost of installing the deferred improvements to be held by the Director until the deferred improvements are completed and Subdivider offers the vault itself and the collar for City acceptance after the vertical site is raised to grade and proper land rights are provided. Subdivider will provide and maintain temporary fencing on the property side of the vaults until future improvements are constructed eliminating the drop off site condition behind the vaults.

Exception #2 – Deferral of Installation of Striping and Signage on Yerba Buena Road by the San Francisco Municipal Transportation Authority (SFMTA)

Subdivider requests an exception to defer final striping on Yerba Buena Road as shown on the YBI SIP Permit Signing and Striping Plans (sheets C8.05-1Y – C8.09-1Y) to accommodate SFMTA scheduling and allow for NOC and Acceptance of the Required Infrastructure on Yerba Buena Island. Deferring striping on Yerba Buena Road will allow SFMTA to install the striping as their schedule allows. As a result, Subdivider requests to defer striping and signage to be completed by SFMTA after NOC but before Acceptance. Subdivider assumes this striping work will be completed by SFMTA before the Forest Road detour route goes into effect.

Subdivider will coordinate with SFMTA before Acceptance to ensure final striping is placed and will resolve all outstanding invoices issued by SFMTA prior to NOC related to the completion of the striping work by City crews.

Exception #3 – Deferral of Power to Irrigation Controller and Pathway Lighting at East Stormwater Garden

Subdivider requests an exception to defer the final power connection to an irrigation controller and pedestrian/walkway lighting at the East Stormwater Garden and facilitate issuance of NOC and Acceptance of other Required Infrastructure on Yerba Buena Island. The irrigation controller and pathway lighting has been installed per the YBI SIP. Energization of these components is pending SFPUC Power scheduling to perform cutover and energization of the 12kV backbone power at this location. As supported by TIDA, we are requesting that the final power connection to this irrigation controller be deferred until SFPUC energizes this section of backbone power, currently estimated for July 2023. See attached RFI 816 Exhibit for location of irrigation controller and RFI 824 for the pedestrian lighting.

Subdivider will provide adequate security equivalent to 100% of the cost of installing the deferred improvements to be held by the Director until such time as the deferred improvements are completed and the Director determines that the subject improvements are eligible for NOC.

Exception 4 – Deferral of Treasure Island Road and Macalla Road Final Improvements

Subdivider requests an exception to allow for the deferral of final streetscape improvements located on Treasure Island Road south of station 16+40 and west of station 50+81 on Macalla Road. The PIA details the timing of the construction and completion of the deferred streetscape improvements relative to the West Side Bridges Retrofit Project and the Hillcrest Road Widening Project. The construction of the Bridges and Hillcrest Projects will affect traffic circulation on Yerba Buena Island until the projects are completed, requiring modification of the sequencing for the completion of streetscape improvements for Macalla Road and a portion of Treasure Island Road. Requiring completion of the final streetscape improvements is not feasible at this time due to the ongoing construction of the Bridges and Hillcrest Projects. The deferred improvements within Treasure Island Road will be included in the future SIP.

The Subdivider will provide adequate security equivalent to ensure completion of the deferred improvements as described in the PIA (as amended). Subdivider will provide final as-builts and post-paving CCTV of utility pipes as required for the newly installed improvements and improvements installed per the previously permitted YBI SIP.

Exception 5 – Deferral of Driveway and Curb Ramp Replacement adjacent to Parcel 4Y

Subdivider requests an exception to defer repairs to a driveway and curb ramp adjacent to Parcel 4Y (Lots 1 and 2 of Final Map No. 9856) and to facilitate issuance of NOC and Acceptance of other Required Infrastructure on Yerba Buena Island. Ongoing construction on Parcel 4Y is expected to further damage the driveway and curb ramp. Therefore, the driveway and curb ramp are planned for replacement when construction on Parcel 4Y is complete in 2025. Refer to RFI 829 for locations and more detailed information.

Subdivider will provide adequate security equivalent to 100% of the deferred improvements to be held by the Director until such time as the deferred improvements are completed and the Director determines that the subject improvements are eligible for NOC.

Exception 6 – Deferral of Bypass Assembly and Water Meter Installation on Northgate Road

Subdivider requests an exception to defer installation of a low-pressure water bypass assembly and associated meter installation on Northgate Road which will connect an existing water line with the new low-pressure water infrastructure and allow NOC and Acceptance of the Required Infrastructure on Yerba Buena Island. An existing line water line was found during construction which will serve an existing fire hydrant and infrastructure on a Caltrans project on Pier E2, currently in the design phase. Through coordination with CDD, the following has been determined:

1. CDD requires an upgraded water meter and bypass system to be installed for acceptance.
2. CDD requested TIDG to reopen RFI 652 to document the above conditions and propose a bypass design.

The bypass design has been provided by the engineer of record and is included in the official response to RFI 652. As supported by TIDA, Subdivider requests to defer installation of the backflow prevention device and associated bypass system after NOC when the bypass assembly configuration can be finalized and installed. See attached RFI 652 for more information.

Subdivider will coordinate with SFPUC-CDD to install the water meter and bypass assembly after NOC but before acceptance of the YBI SIP Infrastructure and will provide adequate security equivalent to 100% of the deferred improvements to be held by the Director until such time as the deferred improvements are completed and the Director determines that the subject improvements are eligible for acceptance.



Patrick Rivera, PE, Acting Bureau Manager | Bureau of Project Management
patrick.rivera@sfdpw.org | T. 628.271.2456 | 49 South Van Ness Ave. 7th Floor, San Francisco, CA 94103

Infrastructure Task Force

February 3rd, 2023

Magdalena Myszka
Assistant Project Manager, TIDG
615 Battery St, Floor 6
San Francisco, CA 94111

RE: **Conditional Notice of Completion**
TI SIP Area A (BSM Permit #18IE-0941)

Ms. Myszka,

Public Works hereby issues this **Conditional Notice of Completion** for the scope detailed and permitted through BSM Permit #18IE-0941 within "Area A" (includes Treasure Island Road, Clipper Cove Ave, Trade Winds Ave, and Seven Seas Ave, per the attached NOC Area Exhibit) in an effort to expedite the opening of the streets for public use under a temporary license and to support the temporary certificate of occupancy (TCO) for the Maceo May (C3.2), subject to the conditions listed below.

As of the date of this letter, the roadway, landscape, streetlights, low pressure water, recycled water, and power facilities have been generally confirmed to be in substantial conformity with the approved plans, specifications, and applicable City regulations and the facilities are ready for their intended use. The City, in cooperation with the permittee, are in the process of reviewing and confirming substantial conformity for the Supplemental Fire Water System (SFWS), sewer, and storm drain facilities. These facilities may require additional information or repair work to be completed at the permittees expense, if needed, and documentation to be submitted for repair work with "Area B" NOC Request and/or prior to acceptance of improvements within "Area A".

Below are items to be completed as part of this Conditional NOC for Area A:

PUBLIC WORKS BUREAU OF CONSTRUCTION MANAGEMENT (SFPW BCM)

1. Close all open RFIs and plot all BCM-verified RFIs on As-builts for Area A and B with the submission of Area B NOC Request.
2. Finalize full permit record drawings for both Area A and B with the submission of Area B NOC Request.
3. Submit Storm Drain Pump Station O&M Manuals and Station Manuals for Clipper Cove at Treasure Island Road and Clipper Cove at Seven Seas with the submission of Area B NOC Request.
4. Submit confirmation of delivery of Streetlight Spare Parts to SFPUC and/or TIDA prior to the submission of Area B NOC Request.
5. Punch List:
 - a. Landscape: Complete CMG Punch List Items #14, #21-23, #26-30 before the submission of Area B NOC Request. TIDG requested to defer until Area B.

- b. SD: Complete Punch List Items #108-#110 for the SDPS at Clipper, TI Road, and Cravath St before the submission of Area B NOC Request. TIDG requested to defer until Area B.
 - c. CDD: Provide CDD verification of completed LPW, RW, SFWS punch list items for Area A. DGC stated work is complete for all items.
 - d. SL: Schedule punch list walk for streetlights on TI Road in front of Building 1 once the deferred permanent power is provided.
 - e. Traffic Signals: Schedule punch list walk for traffic signal poles, conduits, boxes, and controller with SFMTA once final deferred work is complete before the submission of Area B NOC Request. Punch list items to be added to Area B.
6. PUC is currently reviewing and verifying all sewer CCTV, pressure tests, deflection tests, vacuum test, and settlement monitoring baseline survey. TIDG shall provide missing information as requested. Any repair work to any facilities shall be completed prior to the submission of Area B NOC Request at no additional cost to the City and completed per SFPW Excavation Code and shall be reviewed and approved by the City with Area B NOC Request. See SFPUC conditions below.
 7. TIDG to continue working with BCM to finalize test report data (concrete, compaction, and asphalt) for all components in Area A prior to the submission of Area B NOC Request.
 8. Storm Drain Force Main work shall be completed prior to submission of Area B NOC Request.
 9. Backflow Preventer: Install cages and complete PUC certification, as commented on BCM Survey Checklist dated 1/20/23, as soon as possible, but no later than prior to the submission of Area B NOC Request.
 10. Submit Acceptance Letter from GTE Mobilenet of California LP (dba Verizon Wireless) for their joint trench conduit along with a map to verify segments are consistent with the SIP permit drawings.

PUBLIC UTILITIES COMMISSION (SFPUC)

1. Completion of CCTV review and SFPUC approval of the sanitary and storm systems. See BCM Condition #7 above.
2. Successful completion of the SFWS hydrostatic testing of the pipe network on California Avenue and Avenue C within Area A by February 10, 2023, without the manifold.
3. Delivery of spare parts for non-standard streetlights installed. See BCM Condition #4 above.
4. Completion of all punch list work and obtain inspection and sign off by SFPUC. See BCM Condition #6 above.
5. Submit as-built record drawings with all changes during construction incorporated and reviewed by SFPW BCM. See BCM Condition #2 above.
6. SFPUC review and approval of all other required documentation per the SFPW NOC Completeness Checklist. See BCM Conditions above.

MUNICIPAL TRANSPORTATION AGENCY (SFMTA)

1. Parking Meters – SFMTA to submit an invoice to permittee, which shall be paid in full, for final installation by SFMTA.
2. Refreshed striping on Area A roads (Seven Seas Ave, Trade Winds, Clipper Cove, Treasure Island Road) – SFMTA will document conditions of the roadway striping that was installed in late 2022/early 2023 to determine what striping needs to be refreshed as a result of either vertical or horizontal construction. Another field investigation will be conducted prior to final acceptance of these roadways to determine if additional areas/blocks will need to be refreshed. A restriping invoice will be prepared after that 2nd field investigation (prior to final acceptance) and the permittee shall transmit funds to SFMTA for striping restoration.
3. Final roadway striping and signage – see ITF Condition #2d below.

INFRASTRUCTURE TASK FORCE (ITF)

1. The following exceptions for “Area A”, as requested by TIDG in its letter dated 1/9/23, shall be completed prior to and submitted with the “Area B” NOC Request for inspection (deferral not required):

- a. Exception #1A – Limited roadway, curb, gutter in front of Building 1 once the Ave of the Palms detour is vacated (targeted for March 2023)
 - b. Exception #2 – Twenty (20) tree grates along Seven Seas Ave (Ave C) (pending delivery, targeting January 2023)
 - c. Exception #3A – Three (3) trees in front of C3.2 (pending delivery, targeting January 2023)
 - d. Exception #4A – Minor landscape areas adjacent to C3.2 (targeting January 2023)
 - e. Exception #5 – Four (4) permanent transformers and permanent power cutover by SFPUC (targeting installation in February 2023 and energization in April 2023)
 - f. Exception #6 – Trash receptacles (targeting installation in April 2023)
 - g. Exception #8 – Traffic signal work at Seven Seas Ave/Trade Winds, including at TI Ave/Clipper Cove, TI/midblock, and TI /Trade Winds once DTIS completes its scope and permanent power is provided by SFPUC. Interim 4-way stop required.
 - h. Exception #9 – SFWS Fireboat manifold installation and testing
 - i. Exception #10 – Booster pump on Clipper Cove
2. The following exceptions for “Area A”, as requested by TIDG in its letter dated 1/9/23, must be formally deferred and approved by the Director through a Public Works Order following a Director’s Hearing (final exception numbers may change and additional conditions may apply). The deferred work shall be completed by TIS1 or by others as arranged directly by TIS1 (i.e. separate contractor, vertical developer, etc).
- a. Exception #1B – Limited sidewalk and roadway repair work in front of C3.1 due to the existing crane installation
 - b. Exception #3B – One (1) tree in front of C3.1 due to conflicts with ongoing vertical construction
 - c. Exception #4B – Minor landscape area in front of C3.1 due to conflicts with ongoing vertical construction
 - d. Exception #7 –The permittee has transmitted funds to SFMTA to conduct signage, striping, and color curb work as called out in the Street Improvement Plan (SIP) set. SFMTA will complete the remaining scope after this Conditional NOC and the permittee will submit final as-built drawings capturing any field modifications by SFMTA.
 - e. Exception #11 - Coastal Edge Improvements (and associated storm drain force main work) to be deferred to the Cityside Park project, if approved by TIDA.

BSM Permit #18IE-0941 will be closed upon successful resolution of the conditions listed above for Area A and upon issuance of the Area B NOC. A complete Closeout Package will be required and provided under separate cover.

Thank you,



Denny Phan, PE
Project Manager, Infrastructure Task Force

Cc: John Thomas, John Kwong (ITF); Raymond Woo, Ben Leung, Jeff Khou, Zhen Wang (BCM)
Molly Petrick, Brandy Batelaan, Derek Adams (SFPUC)
Norman Wong, Adam Smith (SFMTA)
Bob Beck, Liz Hirschhorn, Wei Zhang (TIDA)
Judson True (Mayor’s Office)
Sean Brown, Jing Ng, Chris Holmquist, Charles Shin (TIDG)

Attachments: TIDG NOC Request Letter 1/24/23; TIDG Deferral Request Letter 1/9/23

TREASURE ISLAND
DEVELOPMENT GROUP

January 24, 2023

Ms. Carla Short, Interim Director of Public Works
City & County of San Francisco
c/o Denny Phan, Project Manager - Infrastructure Task Force, Treasure Island Project
30 Van Ness Avenue, Suite 4200
San Francisco, CA 94102

Re: Request for Notice of Completion; Treasure Island Street Improvement Permit # 18IE-0941 Area A; Public Improvement Agreement (Treasure Island Sub-Phase 1B, 1C & 1E Improvements), dated for reference purposes as of September 7, 2018, recorded September 13, 2018, as Document No. 2018-K672370 of the Official Records of the City and County of San Francisco (“Official Records”), as amended by that certain First Amendment to Public Improvement Agreement (Treasure Island Sub-Phase 1B, 1C & 1E Improvements) dated for reference purposes as of September 14, 2022, recorded October 19, 2022, as Document No. 2022095274 of Official Records, and as may be further amended from time to time (collectively, the “PIA”)

Dear Interim Director Short:

Reference is made to the PIA and associated Street Improvement Permit No. 18IE-0941. Pursuant to Section 6(a) of the PIA:

Upon written request from the Subdivider for a “Notice of Completion” as defined in [Treasure Island / Yerba Buena Island Subdivision] Code Section 1751.2 accompanied with any and all materials that that are required under Section 2(c)(iii), the Director shall promptly determine whether the TI Required Infrastructure, or portion thereof, is ready for its intended use and completed substantially in conformity with the Plans and Specifications and applicable City Regulations and shall notify Subdivider as soon as reasonably practicable in writing of the determination . . . If the Director determines that the TI Required Infrastructure has been completed and meets the above requirements, the Director shall issue the Notice of Completion.

By this letter, Treasure Island Series 1, LLC, the “Subdivider” under the PIA, hereby formally requests issuance of a Notice of Completion pursuant to Section 6(a) of the PIA pertaining to the components of the TI Required Infrastructure within Area A of Treasure Island Street Improvement Permit # 18IE-0941 (attached as Exhibit 1 and Exhibit 2 hereto).

In compliance with Sections 2(c)(ii), 6(a) and Exhibit E of the PIA, the Subdivider encloses the following materials herewith to facilitate issuance of the requested Notice of Completion:

- Contractor Substantial Completion Letter
- Civil Engineer Completion Letter
- Geotechnical Engineer Completion Letter
- Landscape Architect Completion Notice
- Construction Manager Completion Notice
- City Final Punch-list Approval
- Utility Conformance Letter
- As-Built Plan Approval
- Notice of Completion (to be recorded after City approval)
- Test Reports
- Joint Trench Conduits Mandrel Test

- Confirmation from City that spare parts have been provided
- Operation and Maintenance Manuals

In addition to the materials required for issuance of a NOC per the terms of the PIA, Public Works has requested the following materials to review relating to the TI Required Infrastructure associated with the request for the NOC: warranties, photograph survey, Instructional Bulletins, RFIs, and Submittals. While not required by the PIA, Subdivider is willing to provide the materials in this particular instance as a courtesy to assist staff in its review. These additional materials, in addition to the materials required by the PIA, are listed out in the NOC checklist (Exhibit 3 hereto).

As contemplated by the PIA, the above-referenced components of the TI Required Infrastructure are ready for their intended use and have been completed in substantial conformity with the approved Plans and Specifications (including Instructional Bulletin Nos. 1-12 and the applicable City Regulations. Developer therefore requests issuance of the Notice of Completion as soon as practicable. We will make every effort to coordinate with Public Works or other City personnel to schedule any necessary inspections.

Please do not hesitate to contact Chris Holmquist, Director of Infrastructure, at Chris.Holmquist@tssf.com or (415) 298-3230, if you have any questions. Your prompt attention to this request is greatly appreciated.

Sincerely,

DocuSigned by:

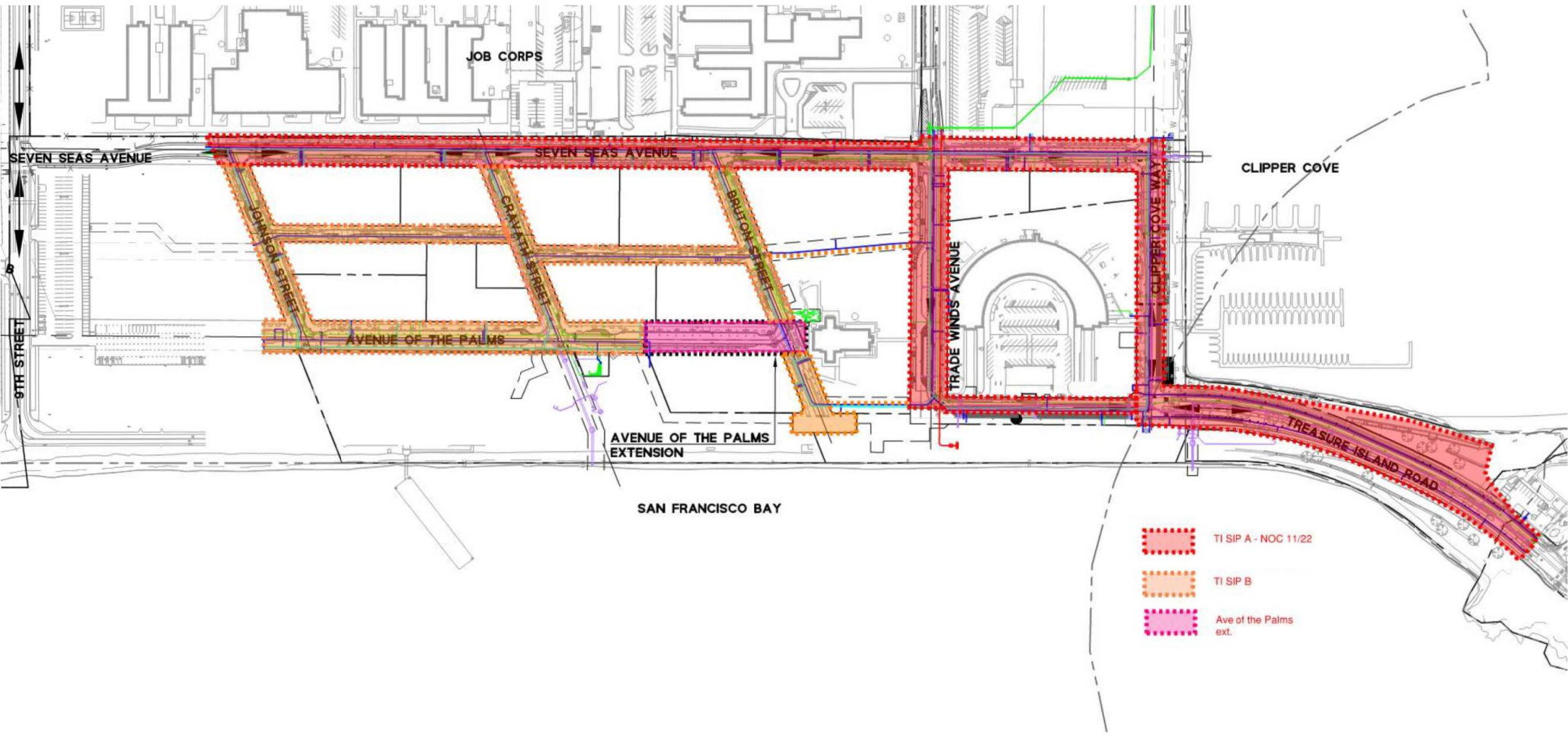
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Christopher Meany
Vice President
Treasure Island Series 1, LLC

cc: John Kwong, SFPW
Ed Yee, SFPW
Brian Henderson, WWE
Imelda Mangubat, WWE
Wei Zhang, TIDA
Charles Shin, TIDG

Raymond Woo, SFPW
Nohemy Revilla, WWE
Craig Freeman, WWE
Bob Beck, TIDA
Elizabeth Hirshchorn, TIDA
Jing Ng, TIDG

Exhibit 1

Treasure Island Street Improvement Permit # 18IE-0941: Area A



- TI SIP A - NOC 11/22
- TI SIP B
- Ave of the Palms ext.

Exhibit 2

Acquisition Facilities

The facilities include the **Treasure Island Sub-Phase 1B, 1C & 1E Improvements and Ancillary Facilities** constructed or installed by or on behalf of TIS1 pursuant to Street Improvement Permit **18IE-0941** within Area A dated **November 6, 2018** for said improvements, and the improvement plans and specifications described therein. The list of facilities delivered to and on file with the City is as follows:

1. Abatement - includes abatement of hazardous materials and disposal of waste.
2. Demolition - removal of below-grade, at-grade, and above-grade facilities, and recycling or disposal of waste.
3. Supplemental Fire Water Supply System - including, but not limited to, main pipe, laterals, valves, fire hydrants, cathodic protection, manifolds, air-gap back flow preventer, wharf fire hydrants, portable water pumper, and tie-ins for onsite water supply network that is unique to San Francisco intended for fire suppression.
4. Low Pressure Water - including, but not limited to, main pipe, pressure reducing stations, laterals, water meters, water meter boxes, back flow preventers, gate valves, air valves, blowoffs, fire hydrants, cathodic protection, and tie-ins for onsite and offsite low pressure water supply network intended for domestic use.
5. Recycled Water - including, but not limited to, main pipe, laterals, water meters, water meter boxes, back flow preventers, gate valves, air valves, blowoffs, cathodic protection, and tie-ins for recycled water supply network intended to provide treated wastewater for use in irrigation of parks and landscaping as well as graywater uses within buildings.
6. Storm Drainage System — including, but not limited to, main pipe, laterals, manholes, catch basins, air vents, stormwater treatment facilities, connections to existing systems, headwalls, outfalls, and lift stations for a network intended to convey onsite and offsite separated storm water.
7. Separated Sanitary Sewer — including, but not limited to, main pipe, laterals, manholes, traps, air vents, connections to existing systems, force main pipe and associated valves and cleanouts, and pump and lift stations for a network intended to convey separated sanitary sewage.
8. Joint Trench — including, but not limited to, the electrical substation, installation of primary and secondary conduits, overhead poles, pull boxes, vaults, subsurface enclosures, and anodes, for dry utilities including but not limited to electrical and information systems.
9. Earthwork — including, but not limited to, importation of clean fill materials, clearing and grubbing, slope stabilization, ground improvement, installation of geogrid, surcharging, wick drains, excavation, rock fragmentation, placement of fill, compaction, grading, erosion control, and post—construction stabilization such as hydroseeding.
10. Retaining Walls — including, but not limited to, excavation, foundations, construction of retaining walls, subdrainage, and backfilling.
11. Highway Ramps, Roadways, Pathways, Curb, and Gutter — including, but not limited to, road subgrade preparation, aggregate base, concrete roadway base, asphalt wearing surface, concrete curb, concrete gutter, medians, colored asphalt and concrete, speed tables, class 1 and 2 bike facilities (e.g., cycle tracks), sawcutting, grinding, conform paving, resurfacing, for onsite and offsite roadways.

12. Traffic — including, but not limited to, transit stops, transit facilities, transit buses and ferries, bridge structures, permanent pavement marking and striping, traffic control signage, traffic light signals, pedestrian traffic lighting, and contributions for offsite traffic improvements.
13. Streetscape — including, but not limited to, subgrade preparation, aggregate base, sidewalks, pavers, ADA curb ramps with detectable tiles, streetlights, light pole foundations, landscaping, irrigation, street furniture, waste receptacles, newspaper stands, and public art.
14. Hazardous Soil Removal — removal and disposal of contaminated soil.

TREASURE ISLAND

DEVELOPMENT GROUP

January 9, 2022

Ms. Carla Short, Interim Director of Public Works
City & County of San Francisco
c/o Denny Phan, Project Manager - Infrastructure Task Force, Treasure Island Project
49 South Van Ness Ave, 9th Floor
San Francisco, CA 94103

Re: Treasure Island Sub-Phase 1B, 1C & 1E Improvement Plans – TI SIP #18IE-0941 Request for Deferral and Transfer of Obligations

Dear Interim Director Short:

TICD, LLC is Master Developer and party to the Treasure Island/Yerba Buena Island Design and Development, dated June 28, 2011, and recorded in the Official Records of the City and County of San Francisco on xxx as Document No. xxx (as may be amended from time to time, the “DDA”). Under the DDA, the Master Developer is obligated to construct Horizontal improvements. Those Horizontal Improvements include Phase 1 infrastructure permitted by San Francisco Public Works (“SFPW”) on November 6, 2018 as Street Improvements Permit No. 18IE-0941 (“SIP”) (“Phase 1 Required Infrastructure”).

Pursuant to Section 4(d) of the Treasure Island Public Improvements Agreement (“PIA”), which has been submitted for Board of Supervisor’s approval in xxx, the Master Developer is permitted to request exceptions from the Subdivision Code and Regulations for certain deferred improvements to the Phase 1 Required Infrastructure. This letter serves as the formal request for the following exceptions for Phase 1 Required Infrastructure.

Exception #1 –Roadways, Curbs and Gutters

Deferrals

- a. We request to defer construction of a section of curb and gutter located in front of Building 1, as shown on sheet C3.13-1T, and allow Area A Notice of Completion (“NOC”) of the Phase 1 Required Infrastructure SIP. The curb and gutter at this location cannot be installed without burdensome traffic control measures along the road currently facilitating primary access on and off Treasure Island. To ensure minimal impacts to existing traffic patterns, TIS1 requests to defer installation to March 2023 when Avenue of the Palms detour road is vacated and temporary vehicle routing is established for a one-way traffic condition while the curb and gutter improvements are under construction. See Exhibit #1 and RFI #471 for the proposed traffic control plan and additional information.
- b. We request to defer construction of portions of curb, gutter and the bus stop concrete pad near the front of Building 1, as shown on Sheet C3.13-1T, and allow Area A NOC of the Phase 1 Required Infrastructure SIP. The curb and gutter at this location cannot be installed until Avenue of the Palms detour road is vacated and demolished. As a result, TIS1 requests to defer installation to March 2023 when Avenue of the Palms detour road is demolished and conflicts are resolved. The curb, gutter, and bus stop pad are planned to be completed prior to Acceptance.

Transfer

- c. We request an exception to allow for the sidewalks and parking space as shown on sheet C1.10-1T

to be removed from Phase 1 Required Infrastructure SIP and allow Area A NOC. A crane installed and in use by the vertical developer currently conflicts with completing these improvements. As a result, TIS1 requests to transfer the obligation to complete the sidewalk and parking area as shown on sheet C1.10-1T of the SIP to the C3.1 developer after the crane is removed.

Exception #2 – Deferral of Tree Grates Installation (total of 20)

We request an exception to defer installation of tree grates on Avenue C and allow NOC of Area A Phase 1 Required Infrastructure SIP. Delivery of the tree grates has been delayed and installation is currently scheduled to be completed in January 2023. See Exhibit #2 for locations of tree grates.

Exception #3 Deferral and Transfer of Tree Installation

Deferral (C3.2)

- a. We request an exception to allow for NOC and Acceptance of the Phase 1 Required Infrastructure SIP without installation of the trees as shown in Exhibit #3, These trees are unable to be planted due to multiple conflicts with ongoing vertical construction. As a result, TIS1 requests to defer the installation of three trees fronting parcel C3.2 as shown on Exhibit #3 and plans L4.00-1T and L4.01-1T until late January 2023.

Transfer (C3.1)

- b. 3.1 – One tree per exhibit We request an exception to allow for NOC and Acceptance of the Phase 1 Required Infrastructure SIP without installation of the tree fronting C3.1, as shown in Exhibit #3, This tree is unable to be planted due to conflicts with ongoing vertical construction. As a result, TIS1 requests to transfer the obligation to install the tree as proposed on plan L4.00-1T, to the adjacent vertical developer(s). The tree will be installed by the adjacent vertical developer, consistent with the SIP, after Area 'A' Acceptance but prior to TCO of the fronting vertical buildings on Parcel C3.1.

Exception #4 Deferral and Transfer of Landscape

Deferral (C3.2)

- a. We request an exception to defer installation of the landscape areas adjacent to Parcel C3.2 as shown on Exhibit #4 and allow for NOC of the Phase 1 Required Infrastructure SIP. This landscape area is unable to be installed at this time due to conflicts with ongoing vertical construction nearby. This landscape area will be completed in late January 2023, as shown on plan L4.00-1T of the SIP.

Transfer (C3.1)

- b. We request an exception to allow for the landscape areas as identified in the Exception #4 exhibit (C3.1) to be removed from Phase 1 Required Infrastructure SIP and allow NOC and Acceptance without these permanent trees. The landscape area fronting C3.1 as noted in Exhibit #4 and SIP plans L4.00-1T are unable to be installed at this time due to conflicts with ongoing vertical construction. As a result, TIS1 requests to transfer the obligation to install this landscape to the adjacent vertical developer. This landscape area will be installed prior to TCO of the adjacent vertical buildings, consistent with the SIP plans.

Exception #5 Deferred Permanent Transformers

We request an exception to defer installation of four permanent transformers and allow for NOC of the Required Infrastructure. To address a temporary condition while the permanent transformers are being delivered, PUC and TIDA approved temporary transformers to be installed on site for providing power to

nearby streetlights. The deferred permanent transformers are planned for installation in February 2023 and energized by April 2023. Refer to Exhibit #5 for locations of the transformers.

Exception #6 Deferral of Trash Receptacles

We request an exception to defer installing the trash receptacles at the locations shown in Exhibit #6 and allow for NOC of the Required Infrastructure SIP. There was a delay in determining the standard trash receptacle to be used which has also delayed procurement. A determination has since been made and the trash receptacles procurement is currently in process. The trash receptacles are planned for installation after delivery, currently expected in Q2 2023. See Exhibit #6 for proposed trash receptacle locations.

Exception #7 Deferral of SFMTA Road Striping

We request an exception to defer portions of road striping as shown in the SIP Signing and Striping plans (sheets C9.00-1T – C9.02-1T) and allow for NOC and Acceptance of the Required Infrastructure. See Exhibit #7 for proposed deferred striping.

Per conversations between the City and Developer, SFMTA plans to defer various striping and signing components as shown on Exhibit #7, to ensure damage and excessive wear will be minimal while adjacent construction activity is ongoing. Timing to complete this work is dependent on SFMTA scheduling. However, SFMTA has indicated that the deferred scope is planned for completion after Area 'A' NOC but prior to formal Acceptance.

Exception #8 Deferral of Traffic Signal Operation at Seven Seas / Trade Winds Avenues

We request an exception to defer completion of the traffic signalization infrastructure at the intersection of Seven Seas Avenue and Trade Winds Avenue until DTIS completes scope to install all required infrastructure and SFPUC provides permanent power to the system. As coordinated with SFMTA and SFPW BCM, interim traffic controls will consist of stop signs at this intersection until the signals are installed and operational. After the signals are operational, and at the discretion of SFMTA, the lights will be programmed to a 'blinking red' condition, for traffic control purposes, until traffic volumes dictate additional programming of the signalized intersection. SFMTA has indicated that the deferred scope is planned for completion after Area 'A' NOC but prior to formal Acceptance.

Exception #9 Deferral of Fireboat Manifold

We request an exception to defer operation and testing of the fireboat manifold to NOC Area 'B' and allow for NOC and Acceptance of the Required Infrastructure before fireboat manifold installation and testing is complete. TIS1 is currently awaiting a recommended final design from SFPW and CDD before testing can be completed. Additionally, further coordination between the manufacturer (Olympic Foundry) and the City is required to finalize pressure testing procedures for the manifold. The Auxiliary Water Supply System ("AWSS") will be finalized, and testing completed after SFPW and CDD provide a recommended final design and testing procedure. Testing of the AWSS pipe segments is currently being conducted and completion is expected by the end of January 2023. See Exhibit #9 for location of the fireboat manifold.

Exception #10 Deferral of Booster Pump at Clipper Cove

We request an exception to defer operation of a booster pump located at Clipper Cove and allow for NOC of the Phase 1 Required Infrastructure. There is currently a conflict with the electrical and irrigation routing in this area. The irrigation system is fully operational but additional electrical work is required on the booster pump before it will be operating as planned. Refer to Exhibit #10 for location of the booster pump adjacent to Clipper Cove Avenue. The booster pump is planned to be fully installed and operational before Area 'A' Acceptance.

Exception #11 Coastal Edge Improvements

We request an exception to defer completion of the coastal edge work along Cityside Park and allow for NOC of the Phase 1 Required Infrastructure. Completing the coastal edge work is dependent on demolition of the shoreline detour road which cannot be completed before the new streets are opened to the public. For this reason, the coastal edge work will be deferred to the Cityside Park project and is currently reflected in the Cityside Park permit drawings. See Exhibit #11 for more information.

cc: John Kwong, SFPW
Raymond Woo, SFPW
Bob Beck, TIDA
Wei Zhang, TIDA
Elizabeth Hirschhorn, TIDA
Charles Shin, TIDG
Jing Ng, TIDG
Molly Petrick, SFPUC
Brandy Batelaan, SFPUC
Adam Smith, SFMTA
Norman Wong, SFMTA



Patrick Rivera, PE, Acting Bureau Manager | Bureau of Project Management
patrick.rivera@sfdpw.org | T. 628.271.2456 | 49 South Van Ness Ave. 7th Floor, San Francisco, CA 94103

Infrastructure Task Force

September 22nd, 2023

Magdalena Myszka
Project Manager, TIDG
615 Battery St, Floor 6
San Francisco, CA 94111

RE: **Conditional Notice of Completion**
TI SIP Area B SIP (BSM Permit #18IE-0941) and TI Ave of the Palms SIP (BSM Permit #22IE-00277)

Ms. Myszka,

Public Works hereby issues this **Conditional Notice of Completion** for the scope detailed and permitted through BSM Permit #18IE-0941 for TI Street Improvements Area B and BSM Permit #22IE-00277 for TI Ave of the Palms SIP, subject to the conditions listed in the attachment that shall be completed and approved by the City before formal acceptance of the infrastructure by the Board of Supervisors (unless otherwise noted).

BSM Permits #18IE-0941 and #22IE-00277 will be closed upon successful resolution of the attached conditions.

Thank you,

A handwritten signature in blue ink that reads "D. Phan".

Denny Phan, PE
Project Manager, Infrastructure Task Force

Cc: John Thomas, John Kwong, Desmond Chan (ITF); Albert Ko (City Engineer), Carla Short (Director)
Raymond Woo, Ben Leung, Jeff Khou, Moises Vertiz (BCM)
Molly Petrick, Brandy Batelaan (SFPUC)
Norman Wong, Adam Smith (SFMTA)
Bob Beck, AnMarie Rodgers, Wei Zhang (TIDA)
Judson True (Mayor's Office)
Sean Brown, Chris Holmquist, Charles Shin, Mikael Calando (TIDG)

Attachments:

ITF: TI SIP Area B NOC Conditions (9/22/23); TIDG NOC Request Letter (dated 6/2/23); PW Order 208576
Approving Deferral Requests

BCM: NOC Completeness Survey (9/22/23), NOC Consolidated Review Comments (9/22/23); Consolidated As-Built Comment Log (9/22/23); RFI Log (9/22/23); Final Punch List (9/22/23)

SFPUC: Sample Asset Schedule, YBI Equipment Tag Drawings SFPUC EQUIP LABELS

NOC CONDITIONS
TI SIP Area B and Avenue of the Palms SIP
Updated 9/22/23

INFRASTRUCTURE TASK FORCE (ITF)

1. Per PW Order No. 208576, the following deferred improvements may be completed after NOC and/or Acceptance, subject to the Director's conditions noted in the final Order:
 - a. **Exception #1** - Deferral of Installation of Certain Concrete Sidewalk (after Acceptance, but before TCO of adjacent fronting buildings)
 - b. **Exception #2** – Deferral of Installation of Certain Landscape Improvements (after Acceptance, but before TCO of fronting vertical buildings)
 - c. **Exception #3** - Deferral of the Final Power Connection to Pedestrian Lighting and an Irrigation Controller (after Acceptance once SFPUC provides final power connection through separate project)
 - d. **Exception #4** – Deferral of Installation of the Fireboat Manifold and Completion of Associated Testing (after NOC and Acceptance of the associated street segments, but must request a separate component-level NOC for the fireboat manifold and its associated components prior to City acceptance of the asset)
2. All NOC Conditions for both TI SIP Area A Conditional NOC (issued 2/3/23) and this TI SIP Area B Conditional NOC shall be resolved to the satisfaction of the applicable City agency prior to Acceptance of the infrastructure covered by the full TI SIP Permit #18IE-0941 and Avenue of the Palms SIP Permit #22IE-00277.

PUBLIC WORKS BUREAU OF CONSTRUCTION MANAGEMENT (SFPW BCM)

1. RFIs – Resolve all open RFIs, including future RFIs, and update as-built drawings accordingly.
2. Submittals – resolve all open submittals on Procore and update Submittal Log. Download all closed submittals. Coordinate with BCM to confirm remaining submittals to close.
3. TI SIP As-builts – resolve all open comments (currently ~60 open items regarding IBs and missing RFIs). See attached As-Built Drawing Log for comments.
4. Ave of the Palms Extension As-builts (Submittal #564, previously labeled as #560) received on 8/22/23 and under City review. Resolve any City comments that are provided.
5. Once TI SIP and Ave of the Palms Extension As-built redlines are approved, submit final AutoCAD files for record.
6. Submit missing asphalt tests (2nd lift) and provide sortable excel for Compressive Strength of Concrete tests.
7. Irrigation inspection coverage test letter shall be updated to specifically include "Ave C Extension and Avenue of the Palms Extension".
8. Submit final approved backflow preventor reports (locations 1 and 3), which are currently noted as "Pending for Approval".

PUBLIC UTILITIES COMMISSION (SFPUC)

GM's Office

1. Resubmit final package of records and signed final as-builts per the Public Works Completeness checklist addressing all previous comments by SFPUC for entire permit area for Permits TI SIP Permit #18IE-0941 and Avenue of the Palms SIP Permit #22IE-00277.

WWE/CSD

1. Repair all deficiencies identified during the CCTV review by SFPUC to SFPUC's satisfaction, if any, prior to Acceptance. The sanitary and storm drain segments will only be determined to be complete and ready for acceptance by SFPUC once all deficiencies are addressed by the contractor.
2. Complete all CSD Punch List items to SFPUC's satisfaction.
3. As-builts – address all CSD comments and resubmit for final review.

CDD

1. As-builts - address all CDD comments and resubmit for final review.
2. Complete CDD Punch List Item #79 (repair paint chips on inspected LPFH) prior to Acceptance (anticipated December 2023)
3. Raise LPFH #35 (per TI-SIP hydrant map) on Treasure Island Road by installing a longer breakaway above sidewalk surface.

Power

1. Submit all handover documents:
 - a. Provide photos of accessible items/equipment (switches, interrupters, transformers, and vaults) including name plates (w/ legible details) that have been installed. Provide list of items that are not easily/readily accessible. Some example photos have been provided for reference. Additionally, please indicate the locations for the photos provided.
 - b. Provide complete asset schedule. For instance, 300 kVA transformer at 4th St. SSPS is missing.
 - c. Include O&M for 25 kVA single phase transformers serving streetlights/misc. services, 45 kVA transformer at 5th Street SSPS & 300 kVA transformer at 4th St. SSPS.
 - d. In addition to the O&M, provide equipment manufacturer's cutsheets for the switches and transformers.
 - e. Please provide any site acceptance test (SAT) and factory acceptance test (FAT) reports for switches and transformers, if any.
 - f. Please submit any manufacturer's provided damage curves for the transformers, if any.
2. As-builts - address all Power comments and resubmit for final review.

Streetlights

1. Deliver spare parts to SFPUC at Pier 23 as soon as possible and provide signed transmittal/delivery documentation prior to Acceptance.
2. Service box located at Avenue of Palms and 6th St (at the future location of the park at the perimeter) is currently energized, but is sitting on dirt or uneven surface. Confirm and resolve how the Contractor/owner will protect the box and/or people from the box.
3. As-built streetlight plans - please include written part numbers on light and pole cut sheets found on pg. SL2.0-1T, so it is documented which parts is used for which light.
4. There are two photometric calculations in the As-built for the Shared Public Ways. Is one for preliminary calculations and the other for final photometric calculations (one shows E9 as the shared ways lights and the other E7)? If so, please note on the as-built drawing labeling the studies to which is preliminary or final photometrics. Add street name labels on the photometric calculation drawings.
5. Update and correct street name labels on the As-built plans (both street plans and photometric plans).

Treasure Island Development Authority (TIDA)

1. Contractor shall finalize the Facility/Station Manual for each stormwater treatment pump stations to TIDA's satisfaction prior to Acceptance of the said pump stations.
2. Stormwater Treatment Pump Station System Validation Testing and Post-Construction Inspection: To ensure Stormwater Management Ordinance Compliance as per approved Stormwater Controls Plans and recorded Maintenance Agreements, TIDA shall complete the following activities for the three(s) Stormwater Treatment Pump Stations prior acceptance of public SD outfalls, including: Causeway Park Treatment Pump Station, Cityside Park Treatment Pump Station, and Clipper Cove Lift Station.
 - a. Treatment Pump Station System Validation: EOR and Contractor to perform Pump Station System Validation for all three (3) pumps stations. Testing shall be performed per TI SIP Specification Section 11380 (or customized testing method approved by EOR). Testing reports that show functional operation of the said treatment pump stations and document achieved Water Quality flow rate (per MS4 permit) shall be provided to TIDA.
 - b. TIDA shall submit a Certificate of Acceptable Construction (CAC) to SFPUC, signed by EOR, confirming construction of each Stormwater Treatment Pump Station system is in general conformance with the approved Stormwater Control Plan, including: diversion structure, diversion laterals, treatment pump station, valve vault, and FMs.
 - c. Post Construction Inspection: EOR and Contractor to lead SFPUC on a Post-Construction Inspection of the Stormwater Treatment Pump Station system, including: diversion structure, diversion laterals, treatment pump station, valve vault, and FMs. TIDA shall make all corrections noted during the post-construction inspection prior to acceptance of public SD outfalls.
3. TIDA is responsible to finalize cellular and SCADA connection from each of the stormwater treatment pump stations to pertinent TIDA devices/terminals. TIDG and its contractor shall assist TIDA in this effort wherever possible.

Municipal Transportation Agency (SFMTA)

1. Coordinate with SFMTA for final installation of the traffic signal cabinets (anticipated 9/1/23) and associated hardware (anticipated mid-September), schedule final signal testing, and complete any punch walk / corrective work as required by SFMTA prior to Acceptance.
2. Coordinate with SFMTA for final traffic signal activation.
3. Coordinate with SFMTA to install final striping and signage on Area B streets and Ave of the Palms Extension, which is planned to occur just before Acceptance and right before the streets are opened to the public. The streets in Area B (which are not subject to the Streets License) remain closed due to ongoing vertical and horizontal construction which is preventing SFMTA from completing final permanent striping.
4. Resolve all SFMTA invoices related to meter installation and final striping and signage, including those invoices noted in TI SIP Area A SFMTA Conditions 1 and 2 (issued 2/3/23).



San Francisco Public Works
General – Director’s Office
49 South Van Ness Ave., Suite 1600
San Francisco, CA 94103
(628) 271-3160 www.SFPublicWorks.org

Public Works Order No: 208576

Approving Certain Exceptions to the Treasure Island / Yerba Buena Island Subdivision Code and the Treasure Island Yerba Buena Island Subdivision Regulations to Authorize Issuance of a Notice of Completion and for the Offer of Improvements for Acceptance and Public Dedication Notwithstanding the Deferral of Completion of Certain Improvements Within Sub-Phases 1B, 1C, and 1E as permitted by Street Improvement Permit No. 18IE-0941.

WHEREAS, Pursuant to the Subdivision Map Act of California, Title 7, Division 2 of the Government Code, commencing with Section 66410, the Board of Supervisors adopted the San Francisco Subdivision Code, including particularly the Treasure Island and Yerba Buena Island Subdivision Code (Division 4 of the San Francisco Subdivision Code, referred to hereafter as the “Subdivision Code”) and the Department of Public Works adopted the 2016 Subdivision Regulations for Treasure Island and Yerba Buena Island (the “Regulations”); and

WHEREAS, The Department of Public Works, acting through its Director (“Director”), is the Advisory Agency for all purposes of the Subdivision Code and the Regulations; and

WHEREAS, The Subdivision Code and the Regulations apply to all subdivisions made within the Treasure Island and Yerba Buena Island Project area, which include the subdivisions depicted in Final Map No. 9235, recorded September 13, 2018, in Book 134 of Condominium Maps, pp. 170 - 179, Document No. 2018-K672373 of Official Records (“Official Records”) of the City and County of San Francisco (“City”) and Final Map No. 10711, recorded October 19, 2022 as Document No. 2022095273 of Official Records;

WHEREAS, On April 21, 2011, the Planning Commission, by Motion No. 18325 as lead agency, certified the Final Environmental Impact Report (“FEIR”) for the Treasure Island and Yerba Buena Island Project (“Project”), and adopted certain findings under the California Environmental Quality Act (“CEQA”), including a mitigation monitoring and reporting program (the “MMRP”); and

WHEREAS, On April 21, 2011, the Planning Commission by Motion No. 18328 made findings that the Project and its approvals associated therewith are each on balance, consistent with the General Plan and Planning Code Section 101.1 (The “Consistency Findings”); and

WHEREAS, On June 7, 2011, in Motion No. M11-0092, the Board of Supervisors affirmed certification of the FEIR; on that same date, the Board of Supervisors in Resolution No. 0246-11, adopted findings under CEQA, including approval of the MMRP (collectively, the “CEQA Findings”), which CEQA Findings are incorporated herein by reference; and

WHEREAS, On June 7, 2011, by Resolution No. 0241-11, the City approved a Disposition and Development Agreement by and between the Treasure Island Development Authority and Treasure Island Community

Development, LLC (“TICD”) which is recorded in the Official Records as Document No. 2011-J235239, as amended by that certain First Amendment to Disposition and Development Agreement recorded as Document No. 2015-K153304 of Official Records, and that certain Second Amendment to Disposition and Development Agreement recorded as Document No. 2018-K569072 of Official Records (collectively the “DDA”); and

WHEREAS, On June 14, 2011, by Ordinance No. 95-11, the City approved a Development Agreement between the City and TICD which is recorded in the Official Records as Document No. 2011-J235240 (the “DA”); and

WHEREAS, Pursuant to the Subdivision Code and the Regulations, Treasure Island Series 1, LLC (“Subdivider”) as a partial assignee of the DDA and DA, filed an application for a tentative map to subdivide properties in the areas designated as Sub-Phases 1B, 1C and 1E in the DDA’s Phasing Plan, and entitled “Tentative Subdivision Map - Subphase 1 for Condominium and Other Purposes - Treasure Island” (the “Tentative Map”), which the Director conditionally approved on July 10, 2018, in Public Works Order No. 188048; and

WHEREAS, Pursuant to the DDA, Subdivider is obligated to construct horizontal infrastructure and public improvements (“Required Infrastructure”) described as the “Infrastructure and Stormwater Management Controls” as defined therein, and which improvements are more particularly described in the Treasure Island Infrastructure Plan (Exhibit FF to the DDA) as it may be amended from time to time; and

WHEREAS, Construction of the Required Infrastructure was authorized pursuant to a Public Improvement Agreement by and between Subdivider, the City and TIDA, entitled Public Improvement Agreement - Treasure Island - Sub-Phase 1B, 1C & 1E Improvements, as amended (the “PIA”) and Street Improvement Permit No. 18IE-0941, as amended (the “SIP”); and

WHEREAS, Pursuant to the Code and Section III(A) of the Regulations, the Director may approve exceptions to any of the substantive requirements set forth in the Code and the Regulations; and

WHEREAS, The Subdivision Code generally and the Subdivision Regulations more specifically (see e.g., Appendix A, § VII.D) provide that the City will only consider full, complete and functional public streets for purposes of City maintenance and responsibility; and

WHEREAS, On September 8th, 2023, Subdivider submitted a request for exceptions to the Code and Regulations to the Director (“Deferral Request Letter”), including for deferral of certain obligations to complete Required Infrastructure, which is attached hereto as Exhibit A. Specifically, Subdivider requests exceptions from the approved and permitted Required Infrastructure described in the SIP and the PIA to defer the completion of certain improvements, all of which are described in the Deferral Request Letter. As further described in the Deferral Request Letter, Subdivider requests exceptions to allow for deferral of the following:

- **Exception No. 1: Deferral of installation of certain concrete sidewalk improvements;**
- **Exception No. 2: Deferral of installation of certain landscape improvements;**
- **Exception No. 3: Deferral of installation of the fireboat manifold and completion of associated testing;**
- **Exception No. 4: Deferral of the final power connection to pedestrian lighting and an irrigation controller located along the east side of the Treasure Island causeway.**

WHEREAS, Collectively, approval of the exceptions to allow for deferral of the installation, completion or operation of the Required Infrastructure as described herein and in the Deferral Request Letter will allow for the Director to issue a Notice of Completion (“NOC”), as described in the Subdivision Code in the PIA for Required Infrastructure completed in compliance with the PIA and the SIP and which is otherwise ready for its intended use;

WHEREAS, Issuance of the NOC for qualifying Required Infrastructure, subject to approval of the above exceptions, will both render the improvements eligible for consideration for acceptance by the City or TIDA, as applicable and also facilitate the City’s execution of an interim license agreement for use of certain streetscape improvements prior to acceptance and public dedication of those improvements by the Board of Supervisors, which will in turn facilitate occupancy of the Project’s first affordable housing building; and

WHEREAS, The Director published notice of a public hearing to consider these requests in accordance with the requirements of the Code and the Regulations; and

WHEREAS, September 13th, 2023, the Director held a public hearing to solicit public comment on the requested exceptions; and

WHEREAS, The actions contemplated in this Public Works Order fall within the scope of the FEIR and the Director of Public Works adopts the CEQA Findings and other findings set forth above for purposes of this Order; and

WHEREAS, No additional environmental review is required because there are no substantial changes to the project analyzed in the FEIR, no changes in circumstances under which the project is being undertaken, and no new information of substantial importance indicating that new significant impacts would occur, that the impacts identified in the FEIR as significant impacts would be substantially more severe, or that mitigation or alternatives previously found infeasible are now feasible; and

WHEREAS, Per Section 1712 of the Subdivision Code, the Director, upon application by a subdivider, and subject to the Subdivision Map Act, may authorize exceptions, waivers or deferrals to any of the requirements set forth in the Subdivision Code or Subdivision Regulations which are not in violation of the Subdivision Map Act, provided that the Director must find: (1) that the application of certain provisions of the Code or the Subdivision Regulations would result in practical difficulties or unnecessary hardships affecting the property inconsistent with the general purpose and intent of the Project Documents and City Regulations (both as defined in the Subdivision Code); (2) that the granting of such exception, waiver, or deferral will not be contrary to the Project Documents or City Regulations; (3) that the granting of such exception, waiver, or deferral will not be contrary to the Project Documents or City Regulations.

NOW THEREFORE BE IT ORDERED THAT,

The Director finds that granting these four (4) exceptions (listed for ease of reference as Exception No. 1, 2, 3, and 4) is consistent with Subdivision Code Section 1712, as follows:

- That the application of certain provisions of the Subdivision Regulations would result in practical difficulties or unnecessary hardships affecting the property inconsistent with the general purpose and intent of the Project Documents and City Regulations. (Subdivision Code §1712(b)(1).)

The Project is designed to be built out in phases with building and parks being completed and occupied and/or accessible shortly after the completion of adjacent street improvements. Due to the phased nature of the Project and construction sequencing, construction of building and park projects and the adjacent street improvements may be concurrent, with the limits of work often overlapping due to constrained site dimensions and available street space. To facilitate the completion and acceptance of the streets so that they are ready for public use before buildings and parks are completed and occupied and/or accessible, the Subdivider proposes to defer some minor improvements that are not critical to the Project and are to be installed in areas that are currently within building or park project site limits and inaccessible, such as certain roadway, curb, and gutters, trees and landscape, pavement striping, and other improvements. Based on the foregoing, it is reasonable to find that application of the Subdivision Regulation to the facts at hand would result in practical difficulties and unnecessary hardship.

- That the granting of the exception, waiver, or deferral will not be materially detrimental to the public welfare or injurious to other property in the area in which said property is situated. (Subdivision Code §1712(b)(2).)

The granting of these exceptions will not be detrimental to the public welfare or injurious to other property because the areas of the deferred improvements will be contained within the restricted building or park project sites and inaccessible to the public. When the building or park projects are complete, the Subdivider will complete the deferred improvements according to Public Works Code and City Regulations and shall maintain public access and traffic circulation on City streets.

- That the granting of such exception, waiver, or deferral will not be contrary to the Project Documents or City Regulations. (Subdivision Code § 1712(b)(3).)

The granting of this exception is consistent with the Project Documents and the City Regulations, as it will facilitate development of the Project consistent with the requirements of the street improvement plans and support the construction of vertical development and public park improvements. The proposed exceptions will not affect the dimensions of the streets or require any modification to the adjacent lots.

- The exception is not in violation of the Map Act. (Subdivision Code § 1712(d).)

The Map Act does not prohibit the Subdivider from offering for acceptance and public dedication streets with certain deferred improvements. The obligation for the City to accept full and complete streets is found in the Subdivision Regulations and the Administrative Code.

Based on the findings described above, **the Director conditionally approves, effective as of September 15th, 2023, Subdivider's requests for exceptions, to authorize the deferral of completion, installation, or operation of infrastructure to the extent otherwise required under the Subdivision Code, the Regulations, the PIA and the SIP as more particularly stated below.**

Exceptions from Subdivision Code and Regulations and Approved SIP

Request for Exception No. 1 (Deferral of Installation of Certain Concrete Sidewalk)

Subdivider requests to defer construction of final sidewalk improvements at three specific locations adjacent to Parcel C2.2 and C2.4, as shown on Exhibit #1 of the Deferral Request Letter, until after the NOC and acceptance of associated street segments.

As described in the Deferral Request Letter, completion of the subject sidewalk improvements adjacent to Parcel C2.2 is not feasible at this time due to a conflict with a temporary power transformer and switch board installation currently serving the adjacent vertical construction project.

In addition to the above, Subdivider requests to defer installation of the final sidewalk improvements on the east side of Parcel C2.4, as shown on Exhibit #1 of the Deferral Request Letter, because the area to be improved is currently in use by the adjacent vertical developer for a temporary power transformer installation and construction of an underground gas service lateral. The improvements cannot be installed until the temporary power transformer is removed and the underground utility construction is completed.

Lastly, Subdivider requests to defer installation of the final sidewalk improvements on the west side of Parcel C2.4, as shown on Exhibit #1 of the Deferral Request Letter, because the area to be improved is currently in use by the adjacent vertical developer for a tower crane. The improvements cannot be installed until the crane is removed.

Based on the foregoing, the Director approves the requested exception to defer completion of the referenced improvements until after issuance of an NOC and acceptance of the associated street segment.

The exception is approved subject to the following conditions:

- The Director will retain adequate security equivalent to 100% of the cost of installing the deferred sidewalk improvements until such time as the Director has confirmed that the final sidewalk improvements have been installed.
- Subdivider will maintain an accessible path of travel through and/or around the deferred area with an acceptable walking surface until the final sidewalk improvements are completed.
- Subdivider will coordinate a punch walk with the City and resolve any required repair work.
- Subdivider will complete the deferred sidewalk improvements before the vertical developer requests and/or Public Works will sign-off on a Temporary Certificate of Occupancy (TCO) for the fronting vertical building affecting completion of the required improvements.

Request for Exception No. 2 (Deferral of Installation of Certain Landscape Improvements):

Subdivider requests to defer installation of certain landscape improvements (one tree and multiple shrubs) adjacent to Parcel C2.2 on Bruton St, as shown in Exhibit #2 appended to the Deferral Request Letter, until after the NOC and acceptance of associated street segments. As described in the Deferral Request Letter, completion of the subject landscape improvements is not feasible at this time due to a conflict with a temporary power transformer and switch board installation currently serving the adjacent vertical construction project on Parcel C2.2.

In addition, Subdivider requests to defer installation of the various trees, shrubs, soil preparation, and associated irrigation on the west side of Parcel C2.3 and Parcel C2.4 along Avenue of the Palms, as shown in Exhibit #2 of the Deferral Request Letter. The plants and irrigation system are unable to be installed due to multiple conflicts with ongoing vertical construction on Parcel C2.4 and future vertical construction on Parcel C2.3.

Subdivider requests to defer installation of the two trees, multiple shrubs, groundcover, and associated irrigation adjacent to Parcel C3.1 on Garden Walk, as shown in Exhibit #2 of the Deferral Request Letter. The plants and irrigation system are unable to be installed due to multiple conflicts with ongoing vertical construction on Parcel C3.1.

Subdivider requests to defer installation of the various shrubs, soil preparation, and associated irrigation on the west side of Parcel C3.3 along Avenue of the Palms, as shown in Exhibit #2 of the Deferral Request Letter. The plants and irrigation system are unable to be installed due to multiple conflicts with ongoing vertical construction on Parcel C3.3.

Subdivider requests to defer installation of various shrubs, soil preparation, and associated irrigation on the west side of Parcel C3.4 along Avenue of the Palms, as shown in Exhibit #2 of the Deferral Request Letter. The plants and irrigation system are unable to be installed due to multiple conflicts with ongoing vertical construction on Parcel C3.4.

Based on the foregoing, the Director approves the requested exception to defer completion of the referenced improvements until after NOC and acceptance, but before TCO of the fronting vertical building affecting completion of the required improvements.

The exception is approved subject to the following conditions:

- The Director will retain adequate security equivalent to 100% of the cost of installing the deferred landscape improvements until such time as the Director has confirmed that the final landscape improvements have been installed.
- Subdivider will maintain adequate edge protection to separate the sidewalk and accessible path of travel from the deferred landscape improvement areas (including empty tree wells), ensure there is no elevation difference greater than 4-inches from the sidewalk, and maintain adequate stormwater controls to prevent runoff or sediment onto the public sidewalk.
- Subdivider will coordinate a punch walk with the City and resolve any required repair work.
- Subdivider will complete the deferred sidewalk improvements before the vertical developer requests and/or Public Works will sign-off on a Temporary Certificate of Occupancy (TCO) for the fronting vertical building affecting completion of the required improvements.

Request for Exception No. 3 (Deferral of Installation of the Fireboat Manifold and Completion of Associated Testing):

Subdivider requests to defer the installation and testing of the fireboat manifold, which is located at the shoreline as shown on Exhibit #4 of Deferral Request Letter, until after the NOC and acceptance of associated street segments (unless the work is completed prior to acceptance). As described in the Deferral Request Letter,

installation and testing of the infrastructure for which Subdivider seeks NOC will not be completed until the manifold and its associated valves have been rebuilt and assembled, quality control tested, delivered to the site, installed, final tested, and approved by City agencies. Currently, the anticipated delivery date is late September 2023 with final installation and testing in October 2023. However, since this manifold is a uniquely designed and fabricated piece of infrastructure, it is possible that there may be additional issues or defects identified before delivery or during final installation and testing by the Subdivider or City agencies that may require corrections before final City approval, which may be resolved after acceptance of the associated street segments.

Based on the foregoing, the Director approves the exception to defer final installation and testing of the fireboat manifold until after NOC and acceptance, if needed, of the associated street segments to allow for adequate time to ensure the manifold is properly installed and tested to the satisfaction of the City. This exception shall not be interpreted as or constitute pre-approval or final approval of the manifold or associated components, as it has not been installed or tested yet.

The exception is approved subject to the following conditions:

- The Director will retain adequate security equivalent to 100% of the estimated cost of installing and testing the fireboat manifold until such time as the Director confirms that the manifold is installed and satisfies all required testing obligations to the satisfaction of the SFPUC and SFFD.
- Subdivider will continue to coordinate and seek City approval of any required design or construction submittals and/or documentation prior to delivery and/or installation.
- Subdivider will schedule final testing with SFPUC and SFFD once installed, coordinate a punch walk with the City agencies, and resolve any required repair work.
- Subdivider will update as-builts, submit final testing records, and provided any required documentation.
- Subdivider will request a separate component-level Notice of Completion for the fireboat manifold and its associated components so that the City can document completion and approval and accept the asset.

Request for Exception No. 4 (Deferral of the Final Power Connection to Pedestrian Lighting and an Irrigation Controller):

Subdivider requests to defer the final power connection to pedestrian lighting and an irrigation controller located along the east side of the Treasure Island causeway as shown on Exhibit 5 to the Deferral Request Letter. A temporary power service will be provided to the pedestrian lights and irrigation controller as soon as the service application is approved by SFPUC Power Enterprise.

Based on the foregoing, the Director approves the requested exception to allow for the permanent power service as described in Exhibit 5 to the Deferral Request Letter to be installed after issuance of NOC and acceptance of the associated streets, as a temporary power service will be provided until the permanent power connection can be made available by SFPUC Power Enterprise by a separate service application.

The exception is approved subject to the following conditions:

- The Director will retain adequate security equivalent to 100 percent of the estimated cost of the permanent power connection until such time as the Director confirms that the permanent power connection has been made.
- Subdivider will schedule final testing of the pedestrian lighting and irrigation control after the switchover from temporary to permanent power with City agencies and resolve any required repair work.

Attachment: Exhibit A – Developer’s Deferral Request Letter (dated 9/8/23) and Accompanying Exhibits

X DocuSigned by:
Dhapa, Ishkallkhai (DPW)
Ko, Albert J – A811FD2527F045D...
City Engineer and Deputy Director

X DocuSigned by:
Bruce Robertson
Short, Carla – 63398308AB81447...
Interim Director of Public Works

TREASURE ISLAND
DEVELOPMENT GROUP

September 8, 2023

Ms. Carla Short, Interim Director of Public Works
City & County of San Francisco
c/o Denny Phan, Project Manager - Infrastructure Task Force, Treasure Island Project
49 South Van Ness Ave, 9th Floor
San Francisco, CA 94103

**Re: Treasure Island Sub-Phase 1B, 1C & 1E Improvement Plans – TI SIP #18IE-0941 (“SIP”)
Request for Deferral of Completion of Improvements within Treasure Island Phase 1 “Area B”**

Dear Interim Director Short:

Treasure Island Series 1, LLC (“Subdivider”), is a partial assignee of the Treasure Island/Yerba Buena Island Disposition and Development Agreement, dated June 28, 2011, and recorded in the Official Records of the City and County of San Francisco on August 10, 2011, as Document No. 2011-J235239 (as amended, the “DDA”). Under the DDA, Subdivider is obligated to construct certain horizontal improvements and to offer those improvements for dedication to the City and County of San Francisco or the Treasure Island Development Authority (“TIDA”). Those horizontal improvements include infrastructure within Treasure Island Phase 1 permitted by San Francisco Public Works (“SFPW”) on November 6, 2018 as Street Improvements Permit (“SIP”) No. 18IE-0941 (“Phase 1 Required Infrastructure”). Subdivider is party to the Public Improvement Agreement (Treasure Island - Sub-Phase 1B, 1C & 1E Improvements) (“TI PIA”), which requires Subdivider to complete the Phase 1 Required Infrastructure, and which describes the terms for issuance of notices of completion (“NOC”) and for Subdivider to offer the Phase 1 Required Infrastructure for acceptance.

This letter serves as a formal request by Subdivider for exceptions, as permitted under Section 1712 of the Treasure Island/Yerba Buena Island Subdivision Code¹, relating to the deferral of completion of certain components of the Phase 1 Required Infrastructure within “Area B.” SFPW issued Conditional NOC on February 3, 2023, for the scope detailed and permitted through the SIP within “Area A,” which includes Treasure Island Road, Clipper Cove Avenue, Trade Winds Avenue, and Seven Seas Avenue, as shown in Exhibit #5 attached hereto (“NOC Area Exhibit”). “Area B,” as shown on the NOC Area Exhibit, includes the remaining areas outside of “Area A” permitted through the SIP, consisting of Johnson Street, Cravath Street, a portion of Bruton Street, and a portion of Avenue of the Palms as shown on the attached NOC Area Exhibit.

Subdivider requests exceptions from the Subdivision Regulations (including particularly Appendix A, § VII.D) to allow for issuance of an NOC for, and ultimately City acceptance of, Phase 1 Required Infrastructure within Area B notwithstanding the deferral of completion of certain components as further described below.

Exception #1 – Deferral of Installation of Certain Concrete Sidewalk Improvements

Final Map No. 9235 Lot 8

- a. Subdivider requests an exception to defer installation of final sidewalk improvements as shown on Exhibit 1. The sidewalk improvements cannot be installed at this time due to a conflict with a temporary power transformer and switch board installation serving the adjacent vertical construction

¹ Section 1712 allows for the Director of Public Works to authorize “exceptions, waivers, or deferrals to any of the requirements set forth in this Code and in the Subdivision Regulations” upon written request of the Subdivider, subject to certain requirements.

project on Final Map No. 9235 Lot 8. The sidewalk improvements will be completed after “Area B” acceptance but prior to issuance of a final certificate of occupancy of the fronting vertical building on Final Map No. 9235 Lot 8.

Final Map No. 9235 Lot 10 – Location 1

- b. Subdivider requests an exception to defer installation of final sidewalk improvements on the east side of Final Map No. 9235 Lot 10 as shown on Exhibit 1. The sidewalk improvements cannot be installed at this time due to a conflict with ongoing temporary power transformer installation and construction of an underground gas service lateral serving the adjacent vertical construction project. The sidewalk improvements will be completed after “Area B” acceptance but prior to issuance of a final certificate of occupancy for the fronting vertical building on Final Map No. 9235 Lot 10.

Final Map No. 9235 Lot 10 – Location 2

- c. Subdivider requests an exception to defer installation of final sidewalk improvements on the west side of Parcel Final Map No. 9235 Lot 10 as shown on Exhibit 1. The sidewalk improvements cannot be installed at this time due to a conflict with a construction crane currently serving the vertical developer on Final Map No. 9235 Lot 10. The sidewalk improvements will be completed after Area “B” acceptance but prior to issuance of a final certificate of occupancy for the fronting vertical building on Final Map No. 9235 Lot 10.

Exception #2 – Deferral of Installation of Certain Landscape Improvements

Final Map No. 9235 Lot 8

- a. Subdivider requests an exception to allow deferral of installation of one tree and shrubs as shown on Exhibit #2. The landscape components are unable to be installed due to a conflict with a temporary power transformer and switch board installation serving the adjacent vertical construction project on Parcel Final Map No. 9235 Lot 8. As a result, Subdivider requests to defer the installation of the identified landscape components until after the NOC and Acceptance of associated street segments, but prior to issuance of a final certificate of occupancy for the fronting vertical building.

Final Map No. 9235 Lot 10

- b. Subdivider requests an exception to allow deferral of installation of various trees, shrubs, soil preparation, and associated irrigation on the west side of Final Map No. 9235 Lot 10, as shown on Exhibit #2. The plants and irrigation system are unable to be installed due to multiple conflicts with ongoing vertical construction. As a result, Subdivider requests to defer the installation of the identified landscape components until after NOC and acceptance, but prior to issuance of a final certificate of occupancy for the fronting vertical building on Final Map No. 9235 Lot 10.

Final Map No. 9235 Lot 1

- c. Subdivider requests an exception to allow deferral of installation of various trees, shrubs, groundcover, and associated irrigation as shown on Exhibit #2. The plants and irrigation system are unable to be installed due to multiple conflicts with ongoing vertical construction. As a result, Subdivider requests to defer the installation of the identified landscape components until after NOC and Acceptance, but prior to issuance of a final certificate of occupancy for the fronting vertical building on Final Map No. 9235 Lot 1.

Final Map No. 10297 Lot 1

- d. Subdivider requests an exception to defer installation of various shrubs, soil preparation, and associated irrigation on the west side of Final Map No. 10297 Lot 1, along Avenue of the Palms, as shown on Exhibit #2. The plants and irrigation system are unable to be installed due to multiple

conflicts with ongoing vertical construction. As a result, Subdivider requests to defer the installation of the identified landscape components until after NOC and acceptance, but prior to issuance of a final certificate of occupancy for the fronting vertical building on Final Map No. 10297 Lot 1.

Final Map No. 10297 Lot 2

- e. Subdivider requests an exception to allow for deferral of installation of various shrubs, soil preparation, and associated irrigation on the west side of Final Map No. 10297 Lot 2, along Avenue of the Palms, as shown on Exhibit #2. The plants and irrigation system are unable to be installed due to multiple conflicts with ongoing vertical construction. As a result, Subdivider requests to defer the installation of the identified landscape components until after NOC and acceptance, but prior to issuance of a final certificate of occupancy for the fronting vertical building on Final Map No. 10297 Lot 2.

Exception #3 Fireboat Manifold

Subdivider requests deferral of the installation and testing of the fireboat manifold, which is located at the shoreline as shown on Exhibit #4, until after NOC and acceptance of the associated street segments. Installation and testing of the infrastructure will not be completed until the manifold and its associated valves have been rebuilt and assembled, quality control tested, delivered to the site, installed, final tested, and approved by City agencies. Currently, the anticipated delivery date is late September 2023 with final installation and testing in October 2023. However, since this manifold is a uniquely designed and fabricated piece of infrastructure, it is possible that there may be additional issues or defects identified before delivery or during final installation and testing by the Subdivider or City agencies that may require corrections before final City approval, which may be resolved after acceptance of the associated street segments. Testing is complete for the rest of the installed AWSS pipe segments and ready for acceptance.

Exception #4 Deferral of the Final Power Connection to Pedestrian Lighting and an Irrigation Controller on East Causeway Slope

Subdivider requests an exception to defer the final power connection to pedestrian lighting and an irrigation controller located on the east side of the Causeway slope adjacent to Beach Park and allow for NOC and acceptance of the Required Infrastructure. Subdivider is currently determining conduit routing and circuitry for the permanent secondary permanent power service to this location. In the meantime, a temporary service application has been submitted to SFPUC and temporary power is anticipated to be installed and operational in October 2023. Temporary power service will be provided until the permanent power connection can be made available by SFPUC Power Enterprise by a separate service application. As a result, Subdivider requests to defer the final power connection until after NOC and acceptance of the associated streets. See Exhibit #5 for location of the associated pedestrian lighting.

Attachments

- Exhibit 1 – Concrete Sidewalk Improvements
- Exhibit 2 – Landscape Improvements
- Exhibit 3 – Fireboat Manifold Installation
- Exhibit 4 – Final Power to Pedestrian Lighting and Irrigation Controller
- Exhibit 5 – NOC Area Map

cc: John Kwong, SFPW
Raymond Woo, SFPW
Bob Beck, TIDA

Wei Zhang, TIDA
Elizabeth Hirschhorn, TIDA
Charles Shin, TIDG
Molly Petrick, SFPUC
Brandy Batelaan, SFPUC
Adam Smith, SFMTA
Norman Wong, SFMTA

Exhibit #1 - Concrete Sidewalk Improvements

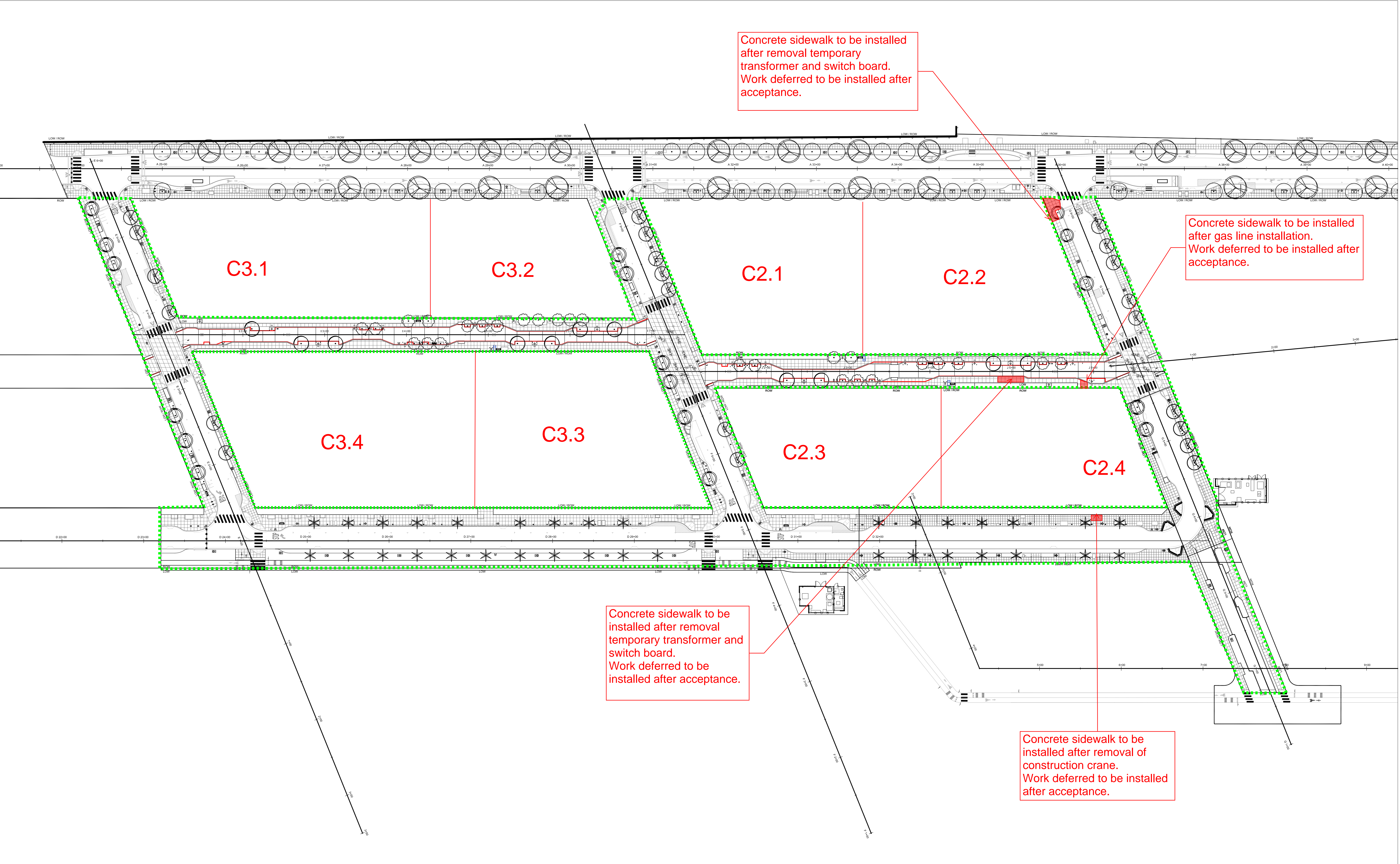
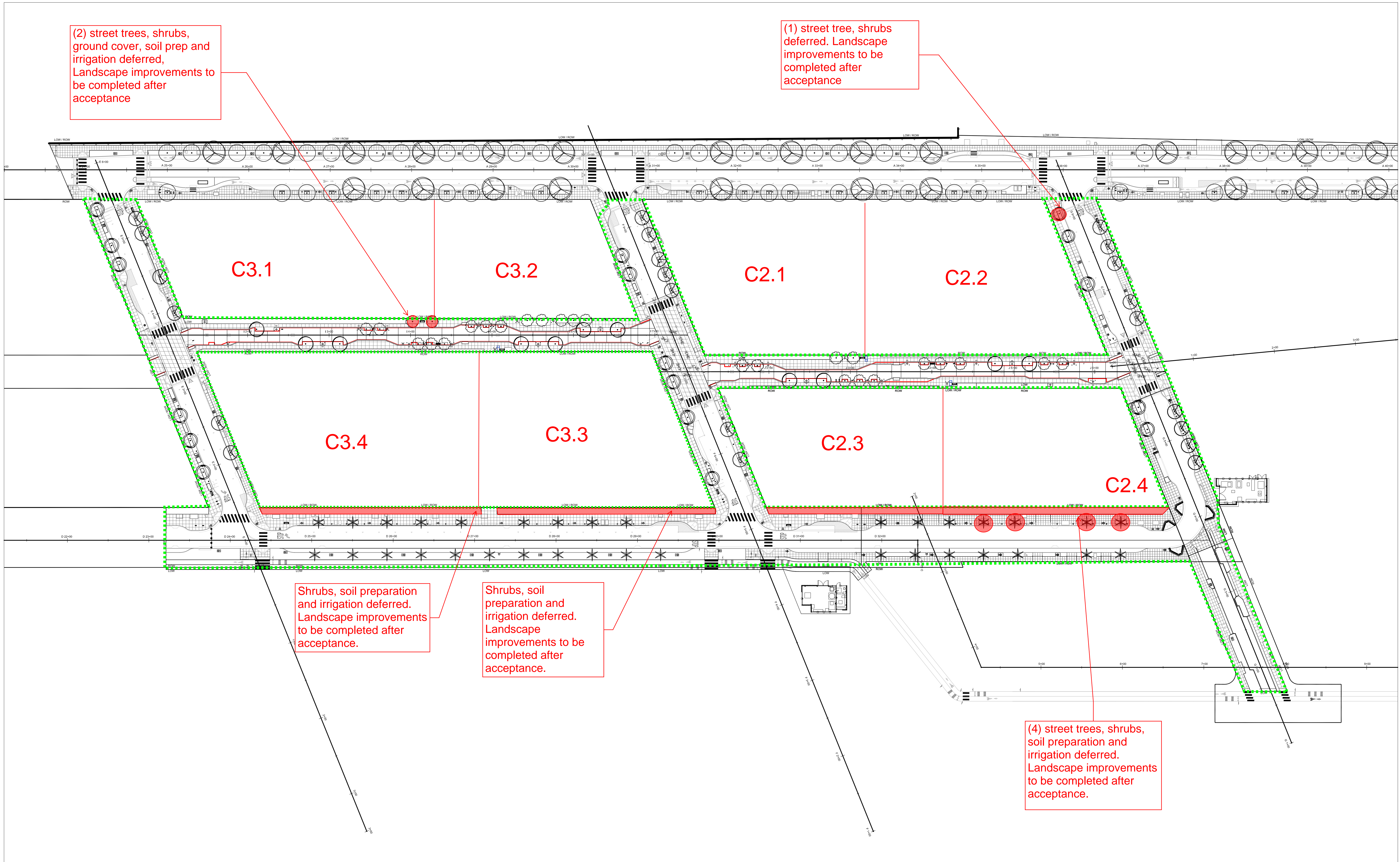


Exhibit #2 - Landscape Improvements



(2) street trees, shrubs, ground cover, soil prep and irrigation deferred. Landscape improvements to be completed after acceptance

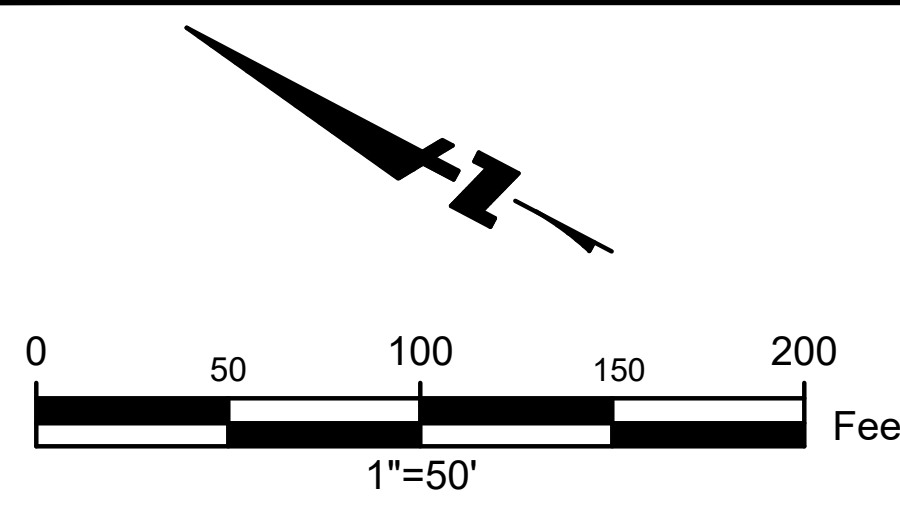
(1) street tree, shrubs deferred. Landscape improvements to be completed after acceptance

Shrubs, soil preparation and irrigation deferred. Landscape improvements to be completed after acceptance.

Shrubs, soil preparation and irrigation deferred. Landscape improvements to be completed after acceptance.

(4) street trees, shrubs, soil preparation and irrigation deferred. Landscape improvements to be completed after acceptance.

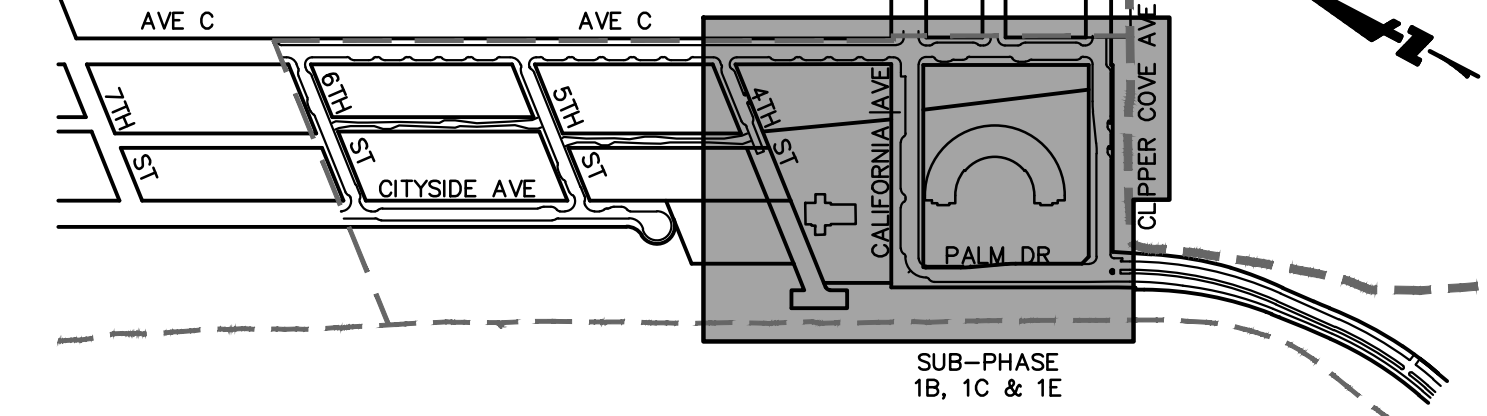
Exhibit #3 - Fireboat Manifold Installation



UTILITY NOTES

1. SIZE, LOCATION AND TERMINATION POINT OF ALL SERVICE LATERALS MUST BE APPROVED BY SFWD CDD ENGINEER PRIOR TO INSTALLATION.
2. 17.5" SSFM IS A PERMANENT FACILITY THAT CONNECTS TO THE ISLAND'S WWTF. SEE C7.00-1T TO C7.15-1T FOR THE TEMPORARY ALIGNMENT OF THE 17.5" SSFM CONSTRUCTED AS PART OF SUB-PHASE 1B, 1C & 1E. FUTURE MAJOR PHASES WILL CONSTRUCT THE SSFM IN ITS ULTIMATE ALIGNMENT ALONG CALIFORNIA AVENUE AS THE ISLAND'S INFRASTRUCTURE IS EXTENDED TO THE EAST. THE NEXT PHASE IS TENTATIVELY SCHEDULED FOR 2020.

KEY MAP



LICENSE STAMP

TREASURE ISLAND DEVELOPMENT AUTHORITY
TREASURE ISLAND
SUB-PHASE 1B, 1C & 1E IMPROVEMENT PLANS
 CITY OF SAN FRANCISCO COUNTY OF SAN FRANCISCO CALIFORNIA 94130

STREETS

PERMIT SUBMITTAL

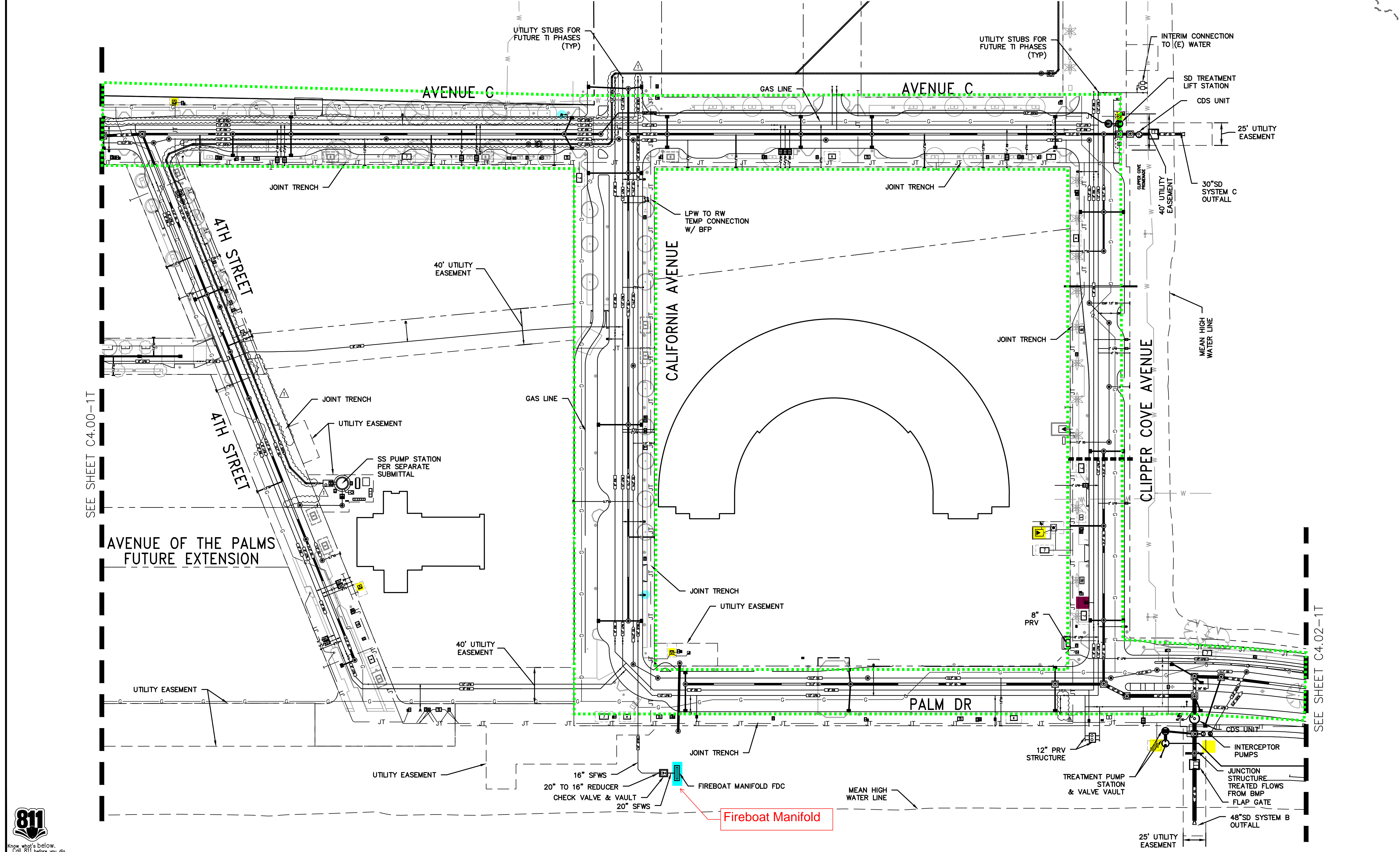
NO.	REVISIONS	DATE
1	INSTRUCTIONAL BULLETIN	09/04/20
2	INSTRUCTIONAL BULLETIN	09/11/20
3	INSTRUCTIONAL BULLETIN	09/22/20
4	INSTRUCTIONAL BULLETIN	12/04/20

COMPOSITE UTILITY PLAN

SHEET TITLE
 SCALE AS SHOWN
C4.01-1T

79 OF 603
DRAWING NO.

DRAWING NAME: Z:\AGS\project\2014\AGS-14-003_Treasure_Island-BKF-AGS JV\5_Production\Drawings\2_Sheets\1-C4.0 Composite Utility Plans_AoP.dwg
 PLOTTED BY: stegan.hoffmeister



SEE SHEET C4.00-1T

SEE SHEET C4.02-1T

Exhibit #4 - East Causeway Pedestrian Lighting & Irrigation Controller Locations

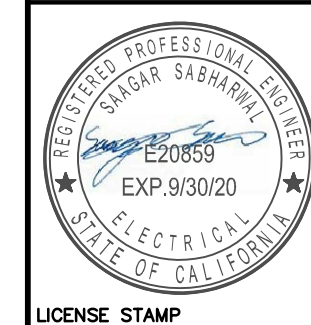
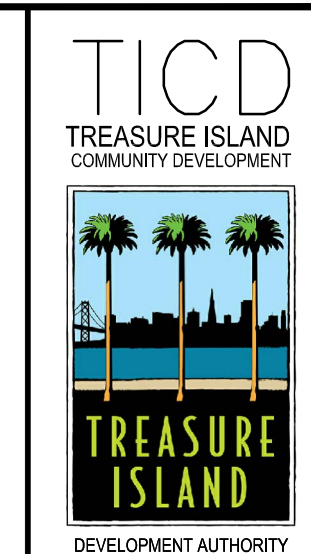
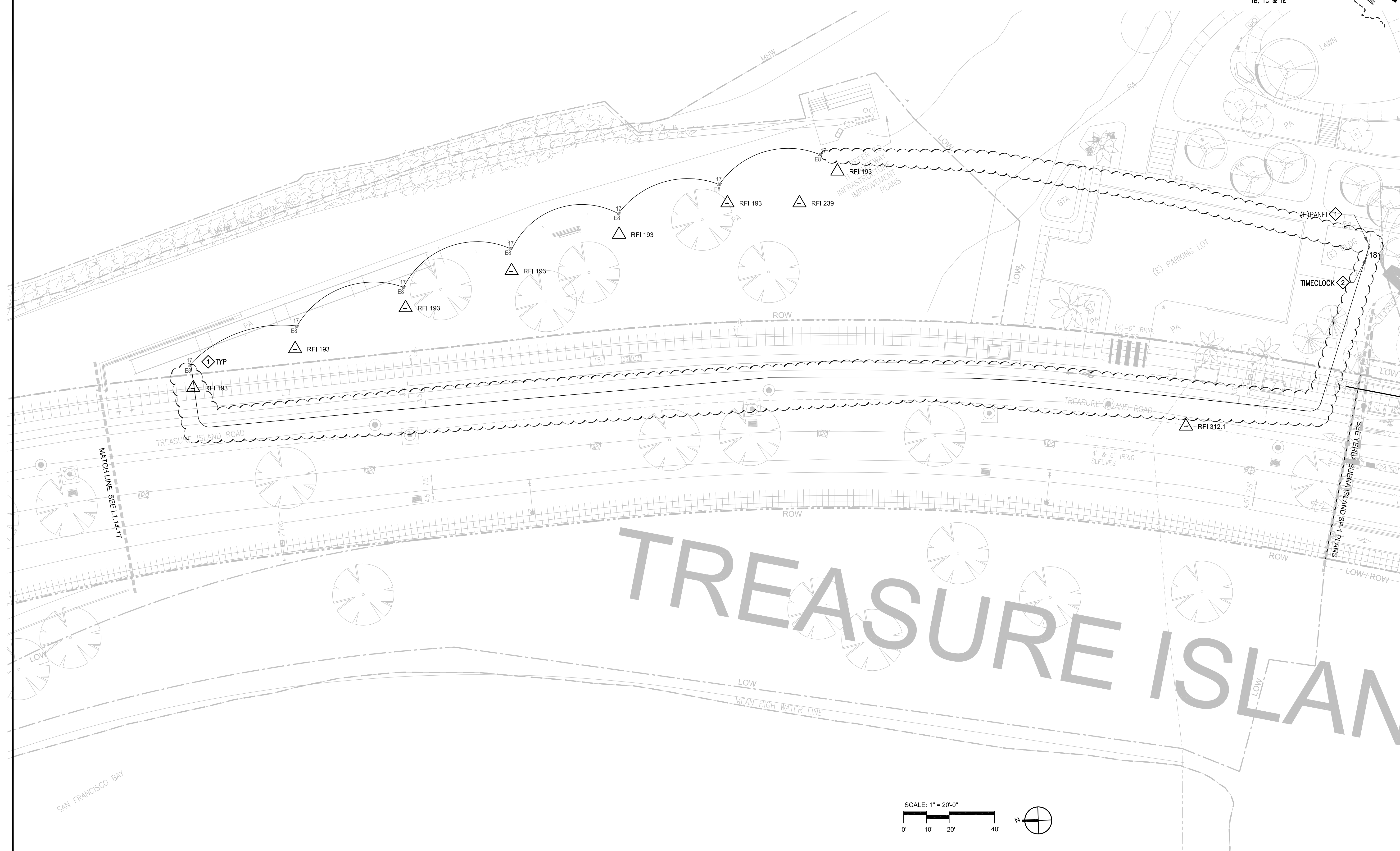
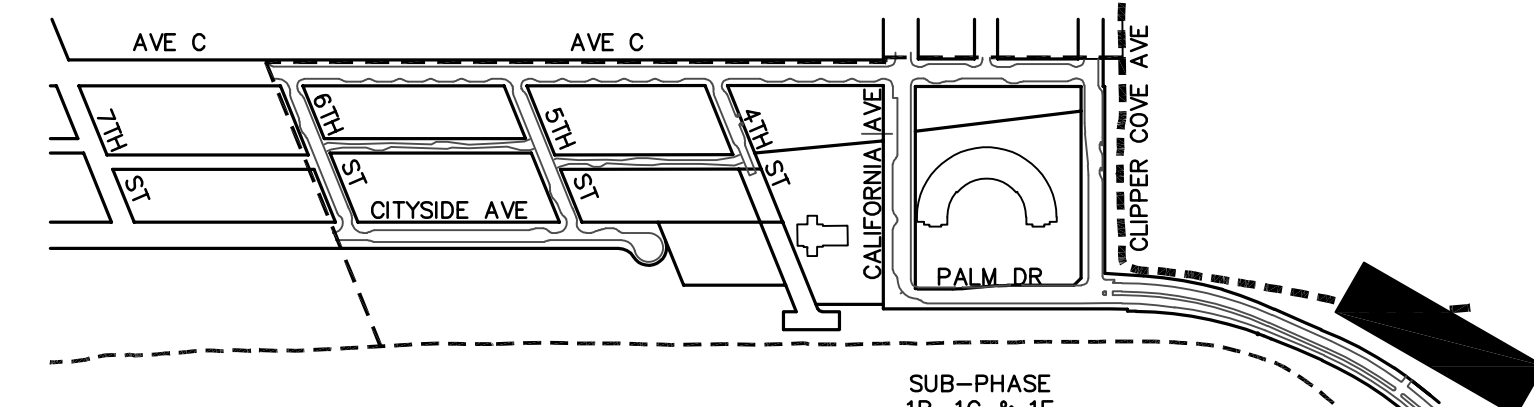
GENERAL NOTES:

- COORDINATE EXACT LOCATIONS AND DIMENSIONS OF FIXTURES AND DEVICES WITH DRAWINGS BY OTHER CONSULTANTS (LANDSCAPE ARCHITECT, IRRIGATION CONSULTANT, AND LIGHTING DESIGNER).
- INCREASE WIRE SIZE AS REQUIRED TO COMPLY WITH SECTION 130.5(C)(2) OF CALIFORNIA 2013 TITLE 24 (VOLTAGE DROP FOR BRANCH CIRCUITS). REFER TO SHEET E0.04 FOR VOLTAGE DROP CALCULATIONS AND CONDUCTOR SIZES.

SHEET NOTES:

- CIRCUITS SHOWN ARE FED FROM (E) PANEL LOCATED OUTSIDE RESTROOM. PER AS-BUILT DRAWINGS, CIRCUIT 17 IS SPARE AND SHALL BE USED TO FEED LIGHTS, CONTRACTOR TO VERIFY. SEE WB RAMPS IMPROVEMENT PROJECT PACKAGE FOR EXACT LOCATION OF PANEL.
- PROVIDE TIME CLOCK IN LOCKABLE NEMA 3R ENCLOSURE NEXT TO (E) PANEL AND COORDINATE EXACT LOCATION OF CABINET IN THE FIELD. FEED FROM (E) PANEL IN RESTROOM. PER AS-BUILT DRAWINGS, CIRCUIT 18 IS SPARE AND SHALL BE USED TO FEED TIMECLOCK, CONTRACTOR TO VERIFY. PARK OPERATIONS STAFF SHALL PROGRAM TIME CLOCK TO AUTOMATICALLY TURN OFF ALL OUTDOOR LIGHTING WHEN DAYLIGHT IS AVAILABLE.

KEY MAP



LICENSE STAMP

TREASURE ISLAND DEVELOPMENT AUTHORITY
TREASURE ISLAND
SUB-PHASE 1B, 1C & 1E IMPROVEMENT PLANS
 CITY OF SAN FRANCISCO COUNTY OF SAN FRANCISCO CALIFORNIA 94130

STREETS
PERMIT SUBMITTAL

PROJECT NO.	DATE	BY	DATE
20140015-12	10/15/2018	RI	9/20/21
NO.	DESCRIPTION	BY	DATE
1	CONFORM SET	RI	9/20/21
2	RFI 312.1	RI	

ELECTRICAL SITE LIGHTING

SHEET TITLE
 SCALE 1"=20'-0"

E1.10
 295 OF 603
 DRAWING NO.

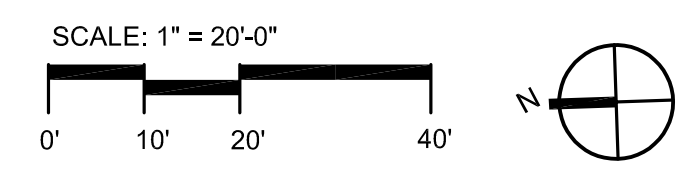
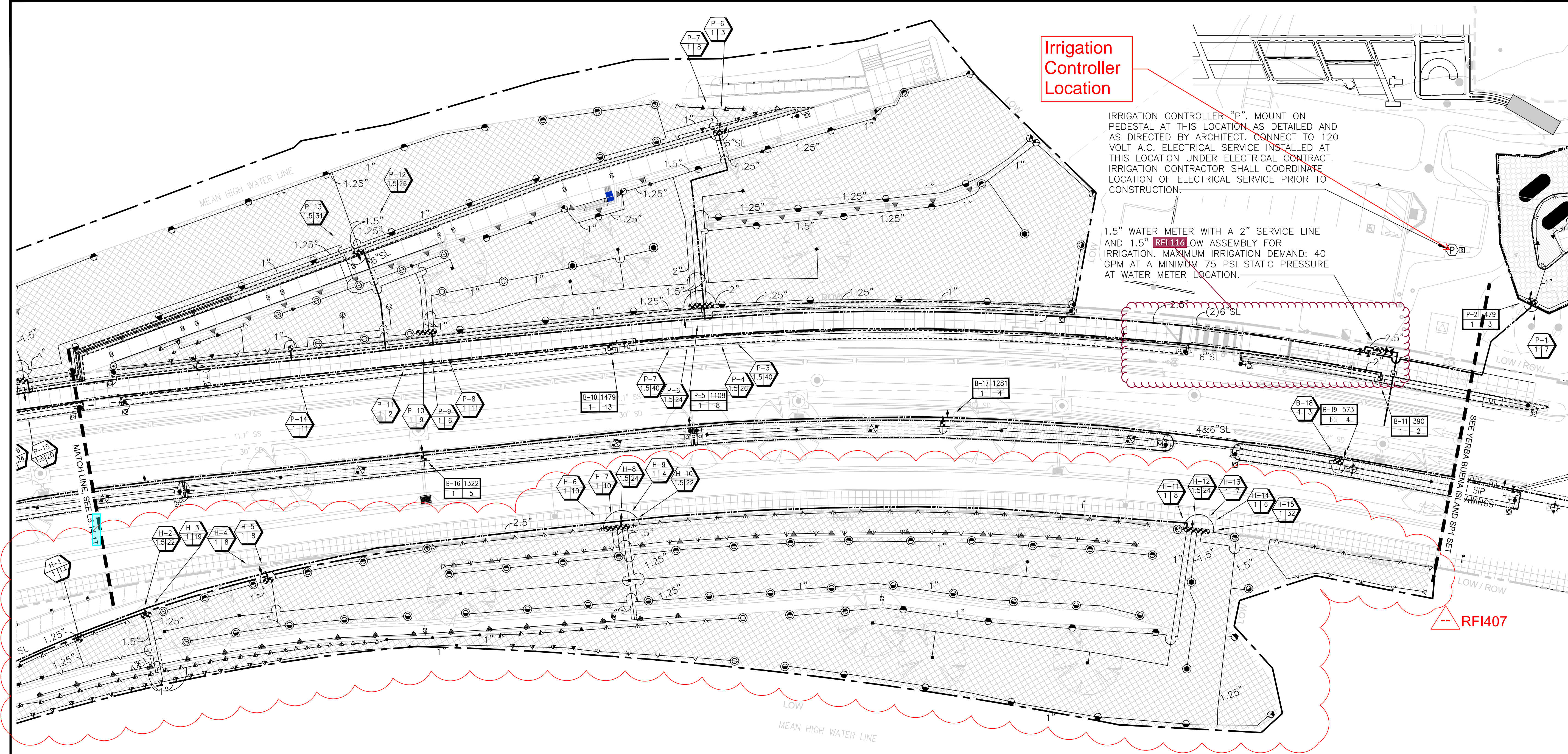


Exhibit #4 - East Causeway Pedestrian Lighting & Irrigation Controller Locations



Irrigation Controller Location

IRRIGATION CONTROLLER "P". MOUNT ON PEDESTAL AT THIS LOCATION AS DETAILED AND AS DIRECTED BY ARCHITECT. CONNECT TO 120 VOLT A.C. ELECTRICAL SERVICE INSTALLED AT THIS LOCATION UNDER ELECTRICAL CONTRACT. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF ELECTRICAL SERVICE PRIOR TO CONSTRUCTION.

1.5" WATER METER WITH A 2" SERVICE LINE AND 1.5" RFI116 FLOW ASSEMBLY FOR IRRIGATION. MAXIMUM IRRIGATION DEMAND: 40 GPM AT A MINIMUM 75 PSI STATIC PRESSURE AT WATER METER LOCATION.

-- RFI407

NOTES:

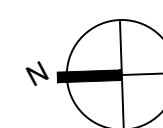
- ONE BUBBLER SYMBOL IS SHOWN AT TREES FOR GRAPHIC CLARITY ONLY. INSTALL MINIMUM TWO BUBBLERS AT EACH TREE. INSTALL REQUIRED NUMBER OF BUBBLERS AS DETAILED.
- IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITHIN SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
- UNSIZE LATERAL LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 3/4" IN SIZE (TYPICAL).
- SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:

.75"	0-6 GPM
1"	7-12 GPM
1.25"	13-20 GPM
1.5"	21-32 GPM
2"	33-50 GPM
- SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:

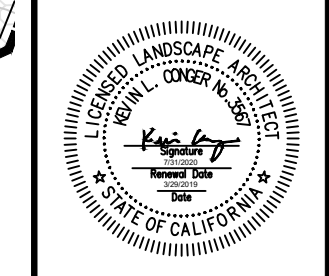
.75"	0-500 FT
1"	501-1100 FT
1.25"	1101-2000 FT
1.5"	2001-3000 FT
- SIZING OF LATERAL PIPE FOR DRIPLINE (18" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:

.75"	0-1100 FT
1"	1101-2200 FT
1.25"	2201-3600 FT
1.5"	3601-4800 FT

SCALE: 1" = 20'-0"



CMG
Landscape Architecture
444 Bryant St
San Francisco Ca 94107
415-488-8070
www.cmgca.com



LICENSE STAMP

TREASURE ISLAND DEVELOPMENT AUTHORITY
TREASURE ISLAND
SUB-PHASE 1B, 1C & 1E IMPROVEMENT PLANS
CITY OF SAN FRANCISCO COUNTY OF SAN FRANCISCO CALIFORNIA 94130

STREETS
PERMIT SUBMITTAL

PROJECT NO. 20140015-12	DATE: 1/17/2020
DRAWN BY: REVISIONS	BY: DATE
NO. DESCRIPTION	NO. DATE
1 INSTRUCTIONAL BULLETIN	1 03/21/20
2 INSTRUCTIONAL BULLETIN	2
CONFORM SET	

TREASURE ISLAND
ROAD CAUSEWAY
IRRIGATION PLAN

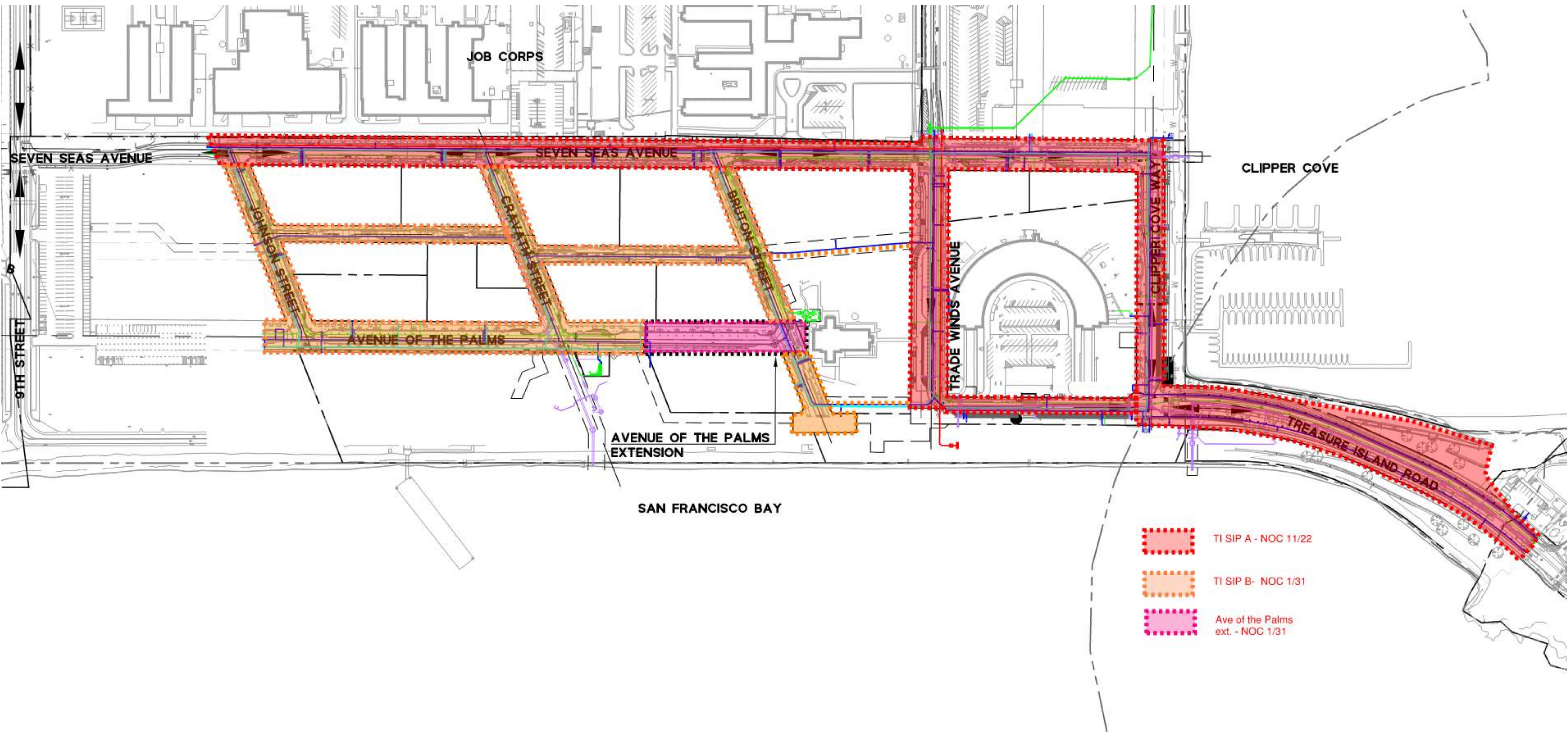
SHEET TITLE
SCALE 1"=20'-0"

L5.15-1T
DRAWING NO. 343 OF

Irrigation Consultant:
Russell D. Mitchell Associates, Inc.
2760 Camino Diablo
Walnut Creek, CA 94597
tel 925.939.3985 • fax 925.932.5671
www.rmairrigation.com

NOT FOR CONSTRUCTION

Exhibit #5 - NOC Area Exhibit



TREASURE ISLAND
DEVELOPMENT GROUP

June 2, 2023

Ms. Carla Short, Interim Director of Public Works
City & County of San Francisco
c/o Denny Phan, Project Manager - Infrastructure Task Force, Treasure Island Project
30 Van Ness Avenue, Suite 4200
San Francisco, CA 94102

Re: Request for Notice of Completion; Treasure Island Street Improvement Permit # 18IE-0941 Area B and Ave of the Palms extension Permit #22IE-00277; Public Improvement Agreement (Treasure Island Sub-Phase 1B, 1C & 1E Improvements), dated for reference purposes as of September 7, 2018, recorded September 13, 2018, as Document No. 2018-K672370 of the Official Records of the City and County of San Francisco (“Official Records”), as amended by that certain First Amendment to Public Improvement Agreement (Treasure Island Sub-Phase 1B, 1C & 1E Improvements) dated for reference purposes as of September 14, 2022, recorded October 19, 2022, as Document No. 2022095274 of Official Records, and as may be further amended from time to time (collectively, the “PIA”)

Dear Interim Director Short:

Reference is made to the PIA and associated Street Improvement Permit No. 18IE-0941 and 22IE-00277. Pursuant to Section 6(a) of the PIA:

Upon written request from the Subdivider for a “Notice of Completion” as defined in [Treasure Island / Yerba Buena Island Subdivision] Code Section 1751.2 accompanied with any and all materials that that are required under Section 2(c)(iii), the Director shall promptly determine whether the TI Required Infrastructure, or portion thereof, is ready for its intended use and completed substantially in conformity with the Plans and Specifications and applicable City Regulations and shall notify Subdivider as soon as reasonably practicable in writing of the determination . . . If the Director determines that the TI Required Infrastructure has been completed and meets the above requirements, the Director shall issue the Notice of Completion.

By this letter, Treasure Island Series 1, LLC, the “Subdivider” under the PIA, hereby formally requests issuance of a Notice of Completion pursuant to Section 6(a) of the PIA pertaining to the components of the TI Required Infrastructure within Area B of Treasure Island Street Improvement Permit # 18IE-0941 and Ave of the Palms extension Permit # 22IE-00277 (attached as Exhibit 1 and Exhibit 2 hereto).

In compliance with Sections 2(c)(ii), 6(a) and Exhibit E of the PIA, the Subdivider encloses the following materials herewith to facilitate issuance of the requested Notice of Completion:

- Contractor Substantial Completion Letter
- Civil Engineer Completion Letter
- Geotechnical Engineer Completion Letter
- Landscape Architect Completion Notice
- Construction Manager Completion Notice
- City Final Punch-list Approval
- Utility Conformance Letter
- As-Built Plan Approval
- Notice of Completion (to be recorded after City approval)
- Test Reports

- Joint Trench Conduits Mandrel Test
- Confirmation from City that spare parts have been provided
- Operation and Maintenance Manuals

In addition to the materials required for issuance of a NOC per the terms of the PIA, Public Works has requested the following materials to review relating to the TI Required Infrastructure associated with the request for the NOC: warranties, photograph survey, Instructional Bulletins, RFIs, and Submittals. While not required by the PIA, Subdivider is willing to provide the materials in this particular instance as a courtesy to assist staff in its review. These additional materials, in addition to the materials required by the PIA, are listed out in the NOC checklist (Exhibit 3 hereto).

As contemplated by the PIA, the above-referenced components of the TI Required Infrastructure are ready for their intended use and have been completed in substantial conformity with the approved Plans and Specifications (including Instructional Bulletin Nos. 1-12 and the applicable City Regulations. Developer therefore requests issuance of the Notice of Completion as soon as practicable. We will make every effort to coordinate with Public Works or other City personnel to schedule any necessary inspections.

Please do not hesitate to contact Chris Holmquist, Director of Infrastructure, at Chris.Holmquist@tssf.com or (415) 298-3230, if you have any questions. Your prompt attention to this request is greatly appreciated.

Sincerely,

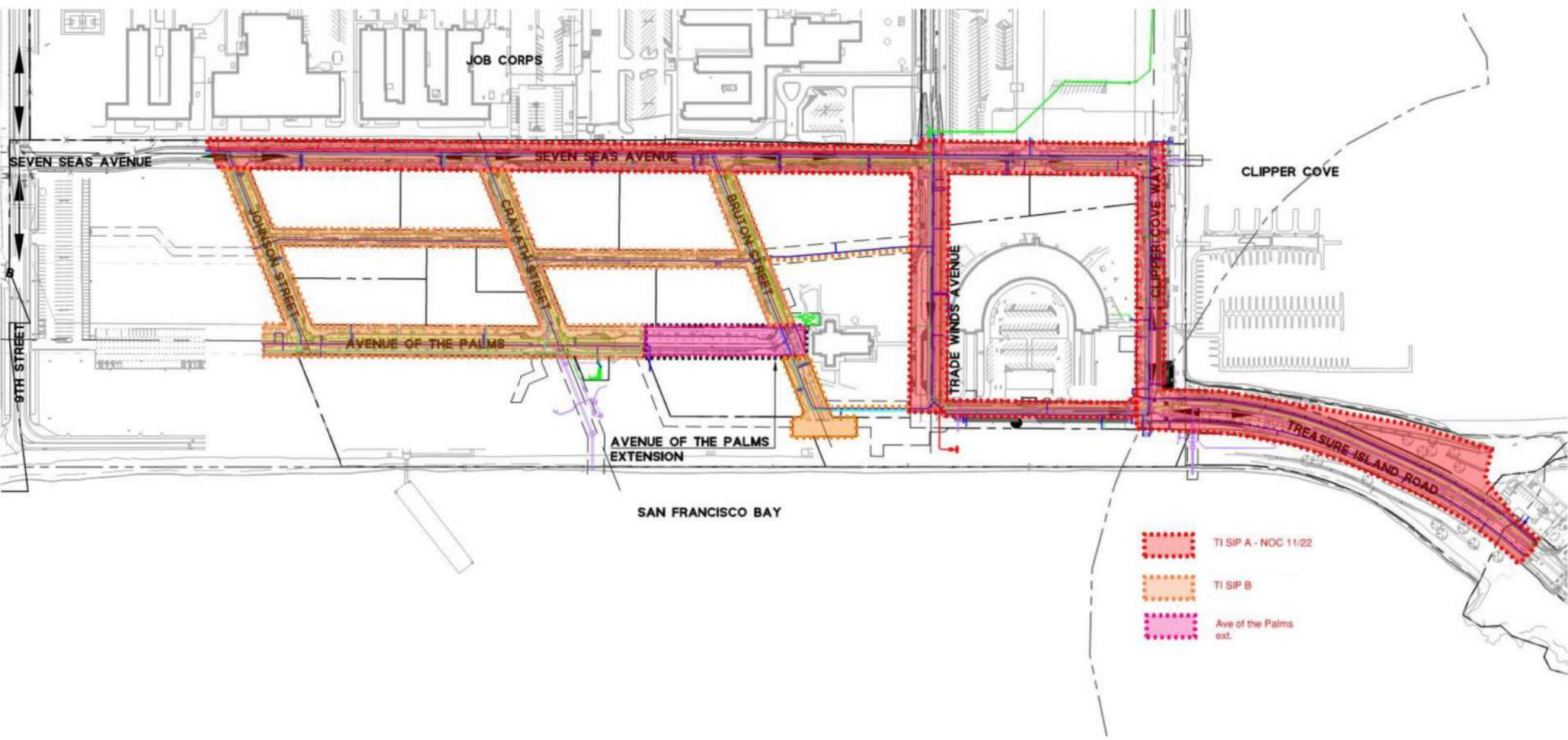
Christopher Meany
Vice President
Treasure Island Series 1, LLC

cc: John Kwong, SFPW
Ed Yee, SFPW
Brian Henderson, WWE
Imelda Mangubat, WWE
Wei Zhang, TIDA
Charles Shin, TIDG

Raymond Woo, SFPW
Nohemy Revilla, WWE
Craig Freeman, WWE
Bob Beck, TIDA
Elizabeth Hirshchorn, TIDA
Jing Ng, TIDG

Exhibit 1

**Treasure Island Street Improvement Permit # 18IE-0941 - Area B
and Ave of the Palms extension Permit # 22IE-00277**






-  TI SIP A - NOC 11/22
-  TI SIP B
-  Ave of the Palms ext.

Exhibit 2

Acquisition Facilities

The facilities include the **Treasure Island Sub-Phase 1B, 1C & 1E Improvements and Ancillary Facilities** constructed or installed by or on behalf of TIS1 pursuant to Street Improvement Permit **18IE-0941** within Area B dated **November 6, 2018** and Ave of the Palms extension Permit **#22IE-00277** dated **July 14, 2022** for said improvements, and the improvement plans and specifications described therein. The list of facilities delivered to and on file with the City is as follows:

1. Abatement - includes abatement of hazardous materials and disposal of waste.
2. Demolition - removal of below-grade, at-grade, and above-grade facilities, and recycling or disposal of waste.
3. Supplemental Fire Water Supply System - including, but not limited to, main pipe, laterals, valves, fire hydrants, cathodic protection, manifolds, air-gap back flow preventer, wharf fire hydrants, portable water pumper, and tie-ins for onsite water supply network that is unique to San Francisco intended for fire suppression.
4. Low Pressure Water - including, but not limited to, main pipe, pressure reducing stations, laterals, water meters, water meter boxes, back flow preventers, gate valves, air valves, blowoffs, fire hydrants, cathodic protection, and tie-ins for onsite and offsite low pressure water supply network intended for domestic use.
5. Recycled Water - including, but not limited to, main pipe, laterals, water meters, water meter boxes, back flow preventers, gate valves, air valves, blowoffs, cathodic protection, and tie-ins for recycled water supply network intended to provide treated wastewater for use in irrigation of parks and landscaping as well as graywater uses within buildings.
6. Storm Drainage System — including, but not limited to, main pipe, laterals, manholes, catch basins, air vents, stormwater treatment facilities, connections to existing systems, headwalls, outfalls, and lift stations for a network intended to convey onsite and offsite separated storm water.
7. Separated Sanitary Sewer — including, but not limited to, main pipe, laterals, manholes, traps, air vents, connections to existing systems, force main pipe and associated valves and cleanouts, and pump and lift stations for a network intended to convey separated sanitary sewage.
8. Joint Trench — including, but not limited to, the electrical substation, installation of primary and secondary conduits, overhead poles, pull boxes, vaults, subsurface enclosures, and anodes, for dry utilities including but not limited to electrical and information systems.
9. Earthwork — including, but not limited to, importation of clean fill materials, clearing and grubbing, slope stabilization, ground improvement, installation of geogrid, surcharging, wick drains, excavation, rock fragmentation, placement of fill, compaction, grading, erosion control, and post—construction stabilization such as hydroseeding.
10. Retaining Walls — including, but not limited to, excavation, foundations, construction of retaining walls, subdrainage, and backfilling.
11. Highway Ramps, Roadways, Pathways, Curb, and Gutter — including, but not limited to, road subgrade preparation, aggregate base, concrete roadway base, asphalt wearing surface, concrete

curb, concrete gutter, medians, colored asphalt and concrete, speed tables, class 1 and 2 bike facilities (e.g., cycle tracks), sawcutting, grinding, conform paving, resurfacing, for onsite and offsite roadways.

12. Traffic — including, but not limited to, transit stops, transit facilities, transit buses and ferries, bridge structures, permanent pavement marking and striping, traffic control signage, traffic light signals, pedestrian traffic lighting, and contributions for offsite traffic improvements.
13. Streetscape — including, but not limited to, subgrade preparation, aggregate base, sidewalks, pavers, ADA curb ramps with detectable tiles, streetlights, light pole foundations, landscaping, irrigation, street furniture, waste receptacles, newspaper stands, and public art.
14. Hazardous Soil Removal — removal and disposal of contaminated soil.



Patrick Rivera, PE, Acting Bureau Manager | Bureau of Project Management
patrick.rivera@sfdpw.org | T. 628.271.2456 | 49 South Van Ness Ave. 7th Floor, San Francisco, CA 94103

Infrastructure Task Force

September 28th, 2023

Mikael Calando
Construction Manager, TIDG
615 Battery St, Floor 6
San Francisco, CA 94111

RE: **Conditional Notice of Completion**
TI/YBI Water Storage and Pump System (WTS) (DBI Permit #2017-0630-0838 R2)

Mr. Calando,

Public Works hereby issues this **Conditional Notice of Completion** for the scope detailed and permitted through DBI Permit #2017-0630-0838 R2 for the TI/YBI Water Storage and Pump System (WTS), as well as the associated Mass Grading DBI Permit #2016-0311-1785 and Soil Nail Retaining Wall DBI Permit #2017-0508-5934, subject to the conditions listed in the attachment that shall be completed and approved by the City before formal acceptance of the infrastructure by the Board of Supervisors.

Thank you,

A handwritten signature in blue ink that reads "D. Phan".

Denny Phan, PE
Project Manager, Infrastructure Task Force

Cc: John Thomas, John Kwong, Desmond Chan (ITF); Albert Ko (City Engineer), Carla Short (Director)
Raymond Woo, Ben Leung, Jeff Khou, Moises Vertiz (BCM)
Molly Petrick, Brandy Batelaan (SFPUC)
Bob Beck, AnMarie Rodgers, Wei Zhang (TIDA)
Judson True (Mayor's Office)
Sean Brown, Chris Holmquist, Charles Shin, Magda Myszka (TIDG)

Attachments:

WTS NOC Conditions (9/28/23); TIDG NOC Request Letter (dated 7/18/23);
BCM: Master Completeness Survey (9/28/23), Master NOC Review Comments (9/28/23); Completed Final Punch List (dated 7/12/23)

NOC CONDITIONS
YBI Water Storage and Pump System (WTS)
Updated 9/28/23

PUBLIC WORKS BUREAU OF CONSTRUCTION MANAGEMENT (SFPW BCM)

1. Resubmit Certificate of Conformance letters/reports from the Engineer of Record, Geotech Engineer, Landscape Architect, and CM-GC to correctly note DBI Permit #2017-0630-0838 **Revision 2** (as opposed to Revision 1).
2. For the WTS Soil Nail Retaining Wall (DBI Permit #2017-0508-5934), the concrete testing log shows Samples 10680 and 14554 do not have break results. Please provide missing test results.
3. Provide photo of backflow preventor (BFP) to show current approval sticker and cage/lock.
4. Record Drawings:
 - a. Submittal #803.2 (WTS As-Built Drawings) was approved on 7/11/23. Verify if any of the ~5 RFIs submitted and approved after the submission of Submittal #803.2 affect the approved as-builts. If so, submit the updated As-Built Drawings for final approval and documentation.
 - b. As-built Drawings for WTS Mass Grading (DBI Permit #2016-0311-1785) was submitted with the NOC Request Package. Please have the EOR stamp and sign the as-built drawings as approved.
5. AutoCAD Files
 - a. Per BCM Condition 2a above, if any recent RFI requires revisions to the WTS As-Built Drawings (originally approved under Submittal #803.2), resubmit final AutoCAD files once updated As-Builts are approved.
 - b. Submit AutoCAD Files for the As-Built Drawings for WTS Mass Grading (DBI Permit 2016-0311-1785) and WTS Soil Nail Retaining Wall (DBI Permit #2017-0508-5934).

PUBLIC UTILITIES COMMISSION (SFPUC)

CDD

1. Resolve RFI #837 – YBI Tank Site Chem Room Floor – complete the approved corrective work per the approved RFI response, dated 9/26/23, to the satisfaction of SFPUC CDD prior to Acceptance.

TREASURE ISLAND

DEVELOPMENT GROUP

7/18/23

Ms. Carla Short, Interim Director of Public Works
City & County of San Francisco
c/o Denny Phan, Project Manager - Infrastructure Task Force, Treasure Island Project
30 Van Ness Avenue, Suite 4200
San Francisco, CA 94102

Re: Request for Notice of Completion; Yerba Buena Island Water Storage and Pump System (WTS) Permit No. 2017/06/30/0838 R2 and associated Mass Grading Permit No.: 2016-0311-1785, Soil Nail Retaining Wall Permit No.: 2017-0508-5934; Public Improvement Agreement (Yerba Buena Island), dated for reference purposes as of March 29, 2018, recorded April 19, 2018, as Document No. 2018-K602991 of the Official Records of the City and County of San Francisco (“Official Records”), as amended by that certain First Amendment to Public Improvement Agreement (Yerba Buena Island) dated for reference purposes as of June 30, 2020, recorded July 10, 2020, as Document No. 2020-K950525 of Official Records, and as may be further amended from time to time (collectively, the “PIA”)

Dear Interim Director Short:

Reference is made to the PIA and associated Water Storage and Pump System (WTS) Permit No. 2017/06/30/0838 R2 and associated Mass Grading Permit No.: 2016-0311-1785, Soil Nail Retaining Wall Permit No.: 2017-0508-5934. Pursuant to Section 6(a) of the PIA:

Upon written request from the Subdivider for a “Notice of Completion” as defined in [Treasure Island / Yerba Buena Island Subdivision] Code Section 1751.2 accompanied with any and all materials that that are required under Section 2(c)(iii), the Director shall promptly determine whether the YBI Required Infrastructure, or portion thereof, is ready for its intended use and completed substantially in conformity with the Plans and Specifications and applicable City Regulations and shall notify Subdivider as soon as reasonably practicable in writing of the determination . . . If the Director determines that the YBI Required Infrastructure has been completed and meets the above requirements, the Director shall issue the Notice of Completion.

By this letter, Treasure Island Series 1, LLC, the “Subdivider” under the PIA, hereby formally requests issuance of a Notice of Completion pursuant to Section 6(a) of the PIA pertaining to the components of the Yerba Buena Island Water Storage and Pump System (WTS) Permit No. 2017/06/30/0838 R2 as well as associated Mass Grading Permit No.: 2016-0311-1785, Soil Nail Retaining Wall Permit No.: 2017-0508-5934 (attached as Exhibit 1 and Exhibit 2 hereto).

In compliance with Sections 2(c)(ii), 6(a) and Exhibit E of the PIA (attached as Exhibit 1 hereto), TIDG encloses the following materials herewith to facilitate issuance of the requested Notice of Completion:

- Contractor Substantial Completion Letter
- Civil Engineer Completion Letter
- Geotechnical Engineer Completion Letter
- Landscape Architect Completion Notice
- Construction Manager Completion Notice
- City Final Punch-list Approval
- Utility Conformance Letter
- As-Built Plan Approval
- Notice of Completion (to be recorded after City approval)

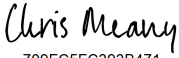
- Test Reports
- Joint Trench Conduits Mandrel Test
- Confirmation from City that spare parts have been provided
- Operation and Maintenance Manuals

In addition to the materials required for issuance of a NOC per the terms of the PIA, Public Works has requested the following materials to review relating to the YBI Required Infrastructure associated with the request for the NOC: warranties, photograph survey, Instructional Bulletins, RFIs, and Submittals. While not required by the PIA, Subdivider is willing to provide the materials in this particular instance as a courtesy to assist staff in its review. These additional materials, in addition to the materials required by the PIA, are listed out in the NOC checklist (Exhibit 3 hereto).

As contemplated by the PIA, the above-referenced components of the YBI Required Infrastructure are ready for their intended use and have been completed in substantial conformity with the approved Plans and Specifications (including Instructional Bulletin Nos. 1-2) and the applicable City Regulations. Developer therefore requests issuance of the Notice of Completion as soon as practicable. We will make every effort to coordinate with Public Works or other City personnel to schedule any necessary inspections.

Please do not hesitate to contact Chris Holmquist, Director of Infrastructure, at Chris.Holmquist@tssf.com or (415) 298-3230, if you have any questions. Your prompt attention to this request is greatly appreciated.

Sincerely,

DocuSigned by:

709FC5FC393B471...

Christopher Meany
Vice President
Treasure Island Series 1, LLC

cc: John Kwong, SFPW
Ed Yee, SFPW
Brian Henderson, WWE
Imelda Mangubat, WWE
Wei Zhang, TIDA
Charles Shin, TIDG

Raymond Woo, SFPW
Nohemy Revilla, WWE
Craig Freeman, WWE
Bob Beck, TIDA
Elizabeth Hirshchorn, TIDA
Jing Ng, TIDG

Exhibit 1

Water Storage and Pump System (WTS) Permit No. 2017/06/30/0838 R2

Associated Permits:

Mass Grading Permit No.: 2016-0311-1785 and Soil Nail Retaining Wall Permit No.: 2017-0508-5934

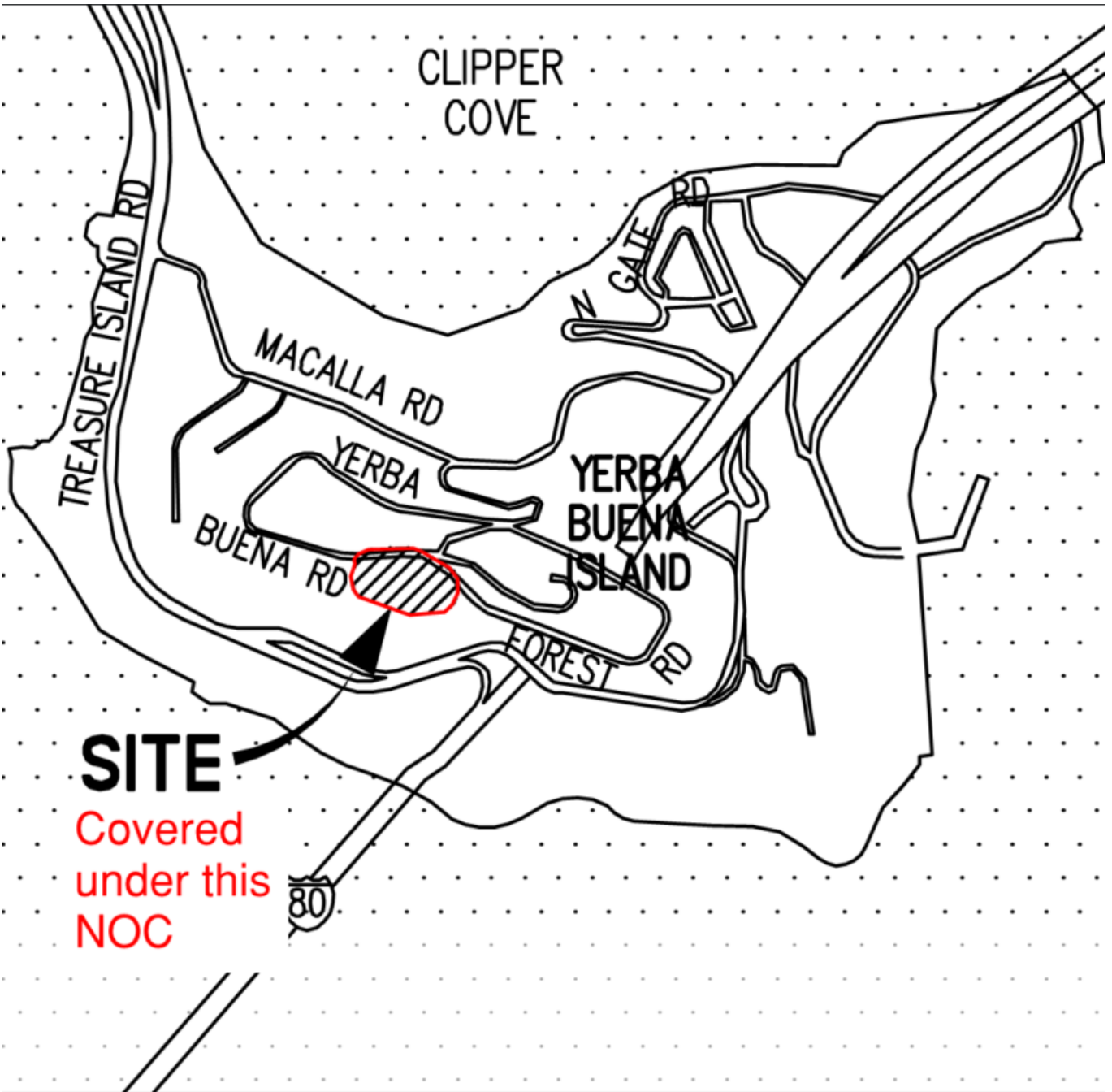


Exhibit 2

Acquisition Facilities

The facilities include the Water Storage and Pump System (Permit # 2017/06/30/0838 R2) and associated Mass Grading (Permit # 2016-0311-1785), Soil Nail Retaining Wall (Permit # 2017-0508-5934) constructed or installed by or on behalf of TIS1 pursuant to the Public Improvement Agreement (Yerba Buena Island), dated for reference purposes as of March 29, 2018, and recorded as Document No. 2018-K602991 of Official Records, as amended, and the improvement plans and specifications described in Exhibit A-12 therein. The list of facilities delivered to and on file with the City is as follows:

1. Water Tank Facilities — including, but not limited to, storage tanks, pumps, and other facilities associated with water storage.

Name of Contractor: DeSilva Gates Construction, L.P., a California limited partnership
Date of Contract: 3/3/2016



Patrick Rivera, PE, Acting Bureau Manager | Bureau of Project Management
patrick.rivera@sfdpw.org | T. 628.271.2456 | 49 South Van Ness Ave. 7th Floor, San Francisco, CA 94103

Infrastructure Task Force

May 18th, 2023
Updated August 21, 2023

Chris Holmquist
Director of Infrastructure, TIDG
615 Battery St, Floor 6
San Francisco, CA 94111

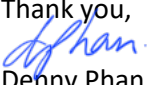
RE: **Notice of Completion**
Treasure Island 12kV Switchyard Improvement Project
(DBI Permit #E202203108893)

Dear Mr. Holmquist,

On May 18th, 2023, Public Works issued a *Determination of Asset Readiness* (which served as the Certificate of Conformity), per Public Improvement Agreement Section 2.b.ii, for the Treasure Island 12kV Switchyard Improvement Project, as detailed and permitted through DBI Permit #E202203108893, and confirmed that the work was completed in substantial conformity to the approved plans and specifications and applicable City regulations and was ready for its intended use.

After subsequent discussion between TIDG and the City, it has been agreed that TIDG will offer the 12kV Switchyard improvements to the City for acceptance by the Board of Supervisors. Therefore, Public Works hereby issues a **Notice of Completion** (effective May 18, 2023) for the permit scope of work performed within the limits shown in Exhibit A. This Notice of Completion letter shall supersede the Determination of Asset Readiness letter sent to TIDG on 5/18/23.

As previously noted, the DBI Permit #E202203108893 was closed per the attached DBI Inspection Comments (4/12/22). The preceding geotechnical site work was completed under the TI Wastewater Treatment Facility Geotechnical Improvement Project (BSM Permit #19E-01065), which was issued a separate Determination of Readiness on 5/18/23.

Thank you,

Denny Phan, PE
Project Manager
Infrastructure Task Force

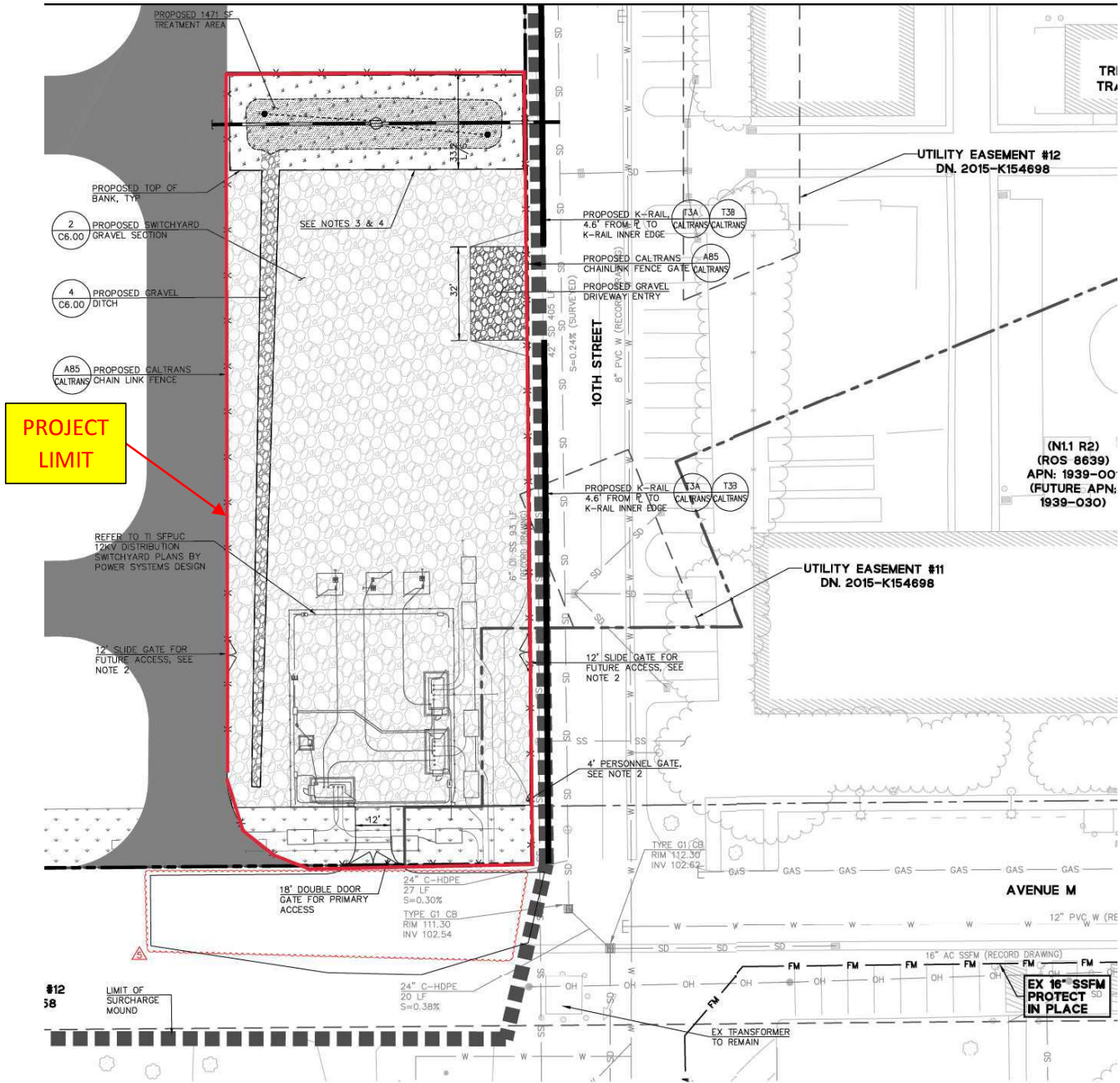
Attachments: Exhibit A; TIDG NOC Request Letter 5/18/23; DBI Permit Inspection Comments (4/12/22); DAR Letter 5/18/23 (now superseded)

Cc: John Thomas, John Kwong (ITF); Raymond Woo, Ben Leung (BCM); SFPUC-Development
Bob Beck, AnMarie Rodgers, Liz Hirschhorn, Wei Zhang (TIDA)
Sean Brown, Chris Holmquist, Charles Shin (TIDG)

Exhibit A

TREASURE ISLAND SFPUC 12kV ELECTRIC DISTRIBUTION SWITCHYARD SUBSTRUCTURES, DBI Permit#: E202203108893

Limit of Work Exhibit



**TREASURE
ISLAND**
DEVELOPMENT GROUP

Request for Notice of Completion

May 18, 2023

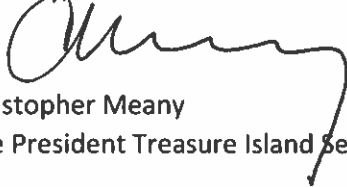
Ms. Carla Short, Interim Director of Public Works
City & County of San Francisco
c/o Denny Phan, Project Manager - Infrastructure Task Force, Treasure Island Project
30 Van Ness Avenue, Suite 4200
San Francisco, CA 94102

**Re: Request for Notice of Completion: Treasure Island 12kv Switchyard Improvement Project
SFDBI Permit No.: E202203108893 ("Approved Plans")**

Dear Director Short:

Treasure Island Series 2, LLC ("TIS2"), hereby requests the Interim Director of Public Works' issuance of a Notice of Completion pertaining to the improvements described in the Approved Plans at the earliest possible date. TIS2 has completed construction of the improvements in accordance with the Approved Plans. Record drawings are on file with Denny Phan at the SFDPW Infrastructure Task Force. TIS2 therefore requests issuance of a Notice of Completion that the above-described improvements constructed within the project area and defined as "TREASURE ISLAND SWITCHYARD IMPROVEMENT PLANS" documenting that said improvements are ready for their intended use and have been completed in conformity with the approved Plans and Specifications and applicable City Regulations.

Sincerely,



Christopher Meany
Vice President Treasure Island Series 2, LLC



ELECTRICAL PERMIT

PERMIT# **E202203108893**

Permit Issued date: **03/10/2022 04:14:14 PM**

Permit Issued By: **MARIAR**
INSPECTOR COPY

Printed on: 04/12/2022 09:59:26 AM

Job Address 1 AVENUE OF THE PALMS *	Block/Lot/Structure Number 8901/002/0	Unit 	District 10
Occupancy Commercial	Floor/Suite	Valuation \$5,000.00	

Owner Name NA	Phone (415)509-7524	Phone2 	Homeowner permit approved by
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Contractor Company Name PHOENIX ELECTRIC CO.	License 811031	Class C10 A	License Exp Date 31-JUL-22	Business Lic# 0358809
Address 1350 VAN DYKE AV	City SAN FRANCISCO	State CA	Zip Code 94124-0000	Office Phone# (415)760-0015
				Mobile Phone# (415)760-0015

Applicant/Occupant Name	Phone () -
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EID Use Only:	Building Appln. No:	Plumbing permit No:
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APPLICANT'S DESCRIPTION OF WORK:

SITE LOCATION: AVENUE M & 10TH STREET, TREASURE ISLAND
12KV DISTRIBUTION SWITCHYARD TO SERVE THE OVERALL TREASURE ISLAND ELECTRICAL DISTRIBUTION SYSTEM. PLANS INCLUDE THE DESIGN AND SPECIFICATION OF SUBSTRUCTURES, CONDUITS, VAULTS, BOXES, PADS AND BOX PADS.

INSPECTOR'S COMMENT:

FINAL INSPECTION COMPLETE FOR THE FOLLOWING SCOPE OF WORK AND DOCUMENTATION, INCLUDING CONSTRUCTION SITE PICTURES THAT WAS RECEIVED BY ELECTRICAL INSPECTOR GARY CLIFTON FOR THE TREASURE ISLAND SFPUC 12KV DISTRIBUTION SWITCHYARD PROJECT:
1) CONSTRUCTION SITE PICTURES FOR THE UNDERGROUND CONDUITS, SUB-STRUCTURES AND TRANSFORMER PAD'S COMPLETED BY PHOENIX ELECTRIC AND INSPECTED BY PEC REP ALDONIO HERNANDEZ AND INSPECTOR R. AQUIRRE (9/9/20, 9/10/20, 9/18/20, 9/21/20, 9/25/20)
2) POWER SYSTEM DESIGN INSTALLATION APPROVAL BY SENIOR ENGINEER CLIFFORD BALL 6/1/21.
3) SUBSTANTIAL COMPLETION AND BENEFICIAL OCCUPANCY LETTER BY SFPUC RYAN DUNBAR 5/10/21.
4) MATERIAL SPECIFICATION AND SITE DWGS. 8/4/20.
5) CONSTRUCTION DWGS. 4/9/21.
6) 3RD PARTY ELECTRICAL ACCEPTANCE TESTING BY VERTIV - ELECTRICAL RELIABILITY SERVICES INC. FOR US TECHNOLOGIES (JAMES MAGSOMBOL) 4/22/21.
7) 12KV EQUIPMENT, CABLING AND TERMINATION BY SFPUC.

Fees

Fee Type	Date Paid	Receipt	Amount	Fee Type	Date Paid	Receipt	Amount
BLDG_REV_FEE	10-MAR-22	347377	\$1.00	NON_RES_OUTL	10-MAR-22	347377	\$223.20
Surcharge	\$0.00	Total Fees	\$224.20	Total Paid	\$224.20	Balance due	\$0.00

Inspection Activity Description

Activity Date	Inspector	Code	Activity Code Description	Inspection Record
04/12/2022	Gary Clifton	301	COMPLETE	FINAL INSPECTION COMPLETE FOR THE FOLLOWING SCOPE

E202203108893

1 AVENUE OF THE PALMS *

PHOENIX ELECTRIC CO.

Floor/Suite:



ELECTRICAL PERMIT

PERMIT# E202203108893

Permit Issued date: 03/10/2022 04:14:14 PM

Permit Issued By: MARIAR
INSPECTOR COPY

Printed on: 04/12/2022 09:59:26 AM

Inspection Activity Description				Activity Code	Inspection Record
Activity Date	Inspector	Code	Description		
					<p>OF WORK AND DOCUMENTATION, INCLUDING CONSTRUCTION SITE PICTURES THAT WAS RECEIVED BY ELECTRICAL INSPECTOR GARY CLIFTON FOR THE TREASURE ISLAND SFPUC 12KV DISTRIBUTION SWITCHYARD PROJECT:</p> <p>1) CONSTRUCTION SITE PICTURES FOR THE UNDERGROUND CONDUITS, SUB-STRUCTURES AND TRANSFORMER PAD'S COMPLETED BY PHOENIX ELECTRIC AND INSPECTED BY PEC REP ALDONIO HERNANDEZ AND INSPECTOR R. AQUIRRE (9/9/20, 9/10/20, 9/18/20, 9/21/20, 9/25/20)</p> <p>2) POWER SYSTEM DESIGN INSTALLATION APPROVAL BY SENIOR ENGINEER CLIFFORD BALL 6/1/21.</p> <p>3) SUBSTANTIAL COMPLETION AND BENEFICIAL OCCUPANCY LETTER BY SFPUC RYAN DUNBAR 5/10/21.</p> <p>4) MATERIAL SPECIFICATION AND SITE DWGS. 8/4/20.</p> <p>5) CONSTRUCTION DWGS. 4/9/21.</p> <p>6) 3RD PARTY ELECTRICAL ACCEPTANCE TESTING BY VERTIV - ELECTRICAL RELIABILITY SERVICES INC. FOR US TECHNOLOGIES (JAMES MAGSOMBOL) 4/22/21.</p> <p>7) 12KV EQUIPMENT, CABLING AND TERMINATION BY SFPUC.</p>
03/18/2022	Gary Clifton	109	SITE DISCUSSION		<p>1) Inspection Complete of the existing 12kV Transformers, Control Panels, Metering and Transformers (Set and fed with 12kV without Secondary Distribution for Future Projects) Note: SFPUC Line Crew opened all of the Equipment for Visual Observation and Pictures.</p> <p>2) SFPUC & DPW will provide all documentation, including pictures of the 12kV Distribution Switchyard done approximately 1 Year Ago</p> <p>3) Phoenix Electric's scope of work includes the following scope of work: Conduit System, Sub Structures, Vaults, & Concrete Pull Boxes, per the Approved Electrical Drawings & Specifications for the Treasure Island 12kV Distribution System Switchyard. 4) DPW & SFPUC did all of the original Inspections. 5) SFPUC set all of the equipment and pulled and terminated the Primary and Secondary Conductors.</p>



Patrick Rivera, PE, Acting Bureau Manager | Bureau of Project Management
patrick.rivera@sfdpw.org | T. 628.271.2456 | 49 South Van Ness Ave. 7th Floor, San Francisco, CA 94103

Infrastructure Task Force

May 18th, 2023

Levi Conover
Senior Project Manager, TIDG
615 Battery St, Floor 6
San Francisco, CA 94111

RE: Determination of Asset Readiness
Treasure Island 12kV Switchyard Improvement Project
(DBI Permit #E202203108893)

Dear Mr. Conover,

Related to Section 2.b.ii, "New Treasure Island Electrical Switchyard", Public Works hereby issues this Determination of Asset Readiness (which shall serve as the Certificate of Conformity) for the Treasure Island 12kV Switchyard Improvement Project, as detailed and permitted through DBI Permit #E202203108893, and confirms that the work is completed in substantial conformity to the approved plans and specifications and applicable City regulations and is ready for its intended use.

The permit scope of work performed within the limits shown in Exhibit A has been reviewed by Public Works Bureau of Construction Management (BCM) and the SFPUC Power Enterprise, per the attached letters dated May 12th, 2023 and April 13th, 2022, respectively. In addition, the DBI Permit #E202203108893 has been closed per the attached DBI Inspection Comments (4/12/22).

The preceding geotechnical site work was completed under the TI Wastewater Treatment Facility Geotechnical Improvement Project (BSM Permit #19E-01065), which was issued a separate Determination of Readiness on 5/18/23.

Thank you,

A handwritten signature in blue ink that reads "D. Phan".

Denny Phan, PE
Project Manager
Infrastructure Task Force

Cc: John Thomas, John Kwong (ITF); Raymond Woo, Ben Leung (BCM); SFPUC-Development
Bob Beck, AnMarie Rodgers, Liz Hirschhorn, Wei Zhang (TIDA)
Sean Brown, Chris Holmquist, Charles Shin (TIDG)

Attachments: TIDG DOC Request Letter 5/18/23; PW BCM DOC Recommendation 5/12/23, SFPUC Power DOC Recommendation 4/13/22, DBI Permit Inspection Comments (4/12/22)

TREASURE ISLAND

DEVELOPMENT GROUP

Request for Completeness Determination

May 18, 2023

Ms. Carla Short, Interim Director of Public Works
City & County of San Francisco
c/o Denny Phan, Project Manager - Infrastructure Task Force, Treasure Island Project
30 Van Ness Avenue, Suite 4200
San Francisco, CA 94102

**Re: Request for Completeness Determination: Treasure Island 12kv Switchyard Improvement Project
SFDBI Permit No.: E202203108893 ("Approved Plans")**

Dear Director Short:

Treasure Island Series 2, LLC ("TIS2"), hereby requests the Interim Director of Public Works' issuance of a Determination of Completeness pertaining to the improvements described in the Approved Plans at the earliest possible date. TIS2 has completed construction of the improvements in accordance with the Approved Plans. Record drawings are on file with Denny Phan at the SFDPW Infrastructure Task Force. TIS2 therefore requests issuance of a Determination of Completeness that the above-described improvements constructed within the project area and defined as "TREASURE ISLAND SWITCHYARD IMPROVEMENT PLANS" documenting that said improvements are ready for their intended use and have been completed in conformity with the approved Plans and Specifications and applicable City Regulations.

Sincerely,

DocuSigned by:

709FC5FC393B471...

Christopher Meany
Vice President Treasure Island Series 2, LLC

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 improvements located within portions of Avenue of the Palms, Bruton Street, Clipper Cove Avenue, Cravath Street, Garden Walk, Johnson Street, Macalla Road, Northgate Road, Seven Seas Avenue, Signal Road, Treasure Island Road and Yerba Buena Island Road, Yerba Buena Island potable water storage tanks (“Water Tanks”), and electrical substructures serving a new 12 kilovolt switchyard on Treasure Island (“Switchyard Improvements”) (with the aforementioned streets, the Water Tanks and Switchyard Improvements referred to hereafter collectively as the “Required Infrastructure”); dedicating the Required Infrastructure for public use; accepting the Required Infrastructure for City maintenance and liability purposes, subject to specified limitations, establishing official street grades; and amending Ordinance No. 1061 entitled “Regulating the Width of Sidewalks” to establish official sidewalk width on the abovementioned street areas.

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 Irrevocable Offers of Improvement dated March 22, 2018 (as amended), July 20, 2018, and [_____] 2023 (collectively, the “Offers”); and¹

WHEREAS, Public Works completed inspections of the Required Infrastructure and the City Engineer, by issuance of various Notices of Completion letters dated February 3, 2023, May 18, 2023, July 11, 2023, July 17, 2023, September 22, 2023, and September 28, 2023 (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 dated; and

WHEREAS, The Interim 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. 18IE-0330, 18IE-0941, and #22IE-00277 and Department of Building Inspection Permit Nos. #E202203108893 and #201706300838R2 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 Streets and Highways Code Section 1806 and San Francisco Administrative Code 1.51 et seq. and subject to the exceptions specified herein; and

WHEREAS, The Director determined that Subdivider has satisfied all conditions of approval of the Notices of Completion, or that any such conditions not addressed as of the date of this Order have been deferred in writing. In addition, the Director finds that the Department of Building Inspection (DBI) has issued certificates of completion for required public improvements, including the water tanks and 12kV switchyard substructures, that are structures subject to the Building Codes;

WHEREAS, The official public right-of-way widths for the applicable portions of Avenue of the Palms, Bruton Street, Clipper Cove Avenue, Cravath Street, Garden Walk, Johnson Street, Macalla Road, Seven Seas Avenue, Treasure Island Road and Yerba Buena Island Road and sidewalk widths established as shown on Drawings Q- [] through Q do not obviate, amend, alter, or in any other way affect the maintenance obligations of the adjacent property owners as set forth in the Public Works Code; and

WHEREAS, Drawings A show the street grades and official right-of-way width for the applicable portions of Avenue of the Palms, Bruton Street, Clipper Cove Avenue, Cravath Street, Garden Walk, Johnson Street, Macalla Road, Seven Seas Avenue, Treasure Island Road and Yerba Buena Island Road; and

WHEREAS, The Director recommends that in regard to Signal Road, the Board dedicate it to public use and designate for street and roadway purposes, but not accept it for maintenance and liability purposes because it does not meet City street standards. Instead, it shall remain a Treasure Island Development Authority (TIDA) asset and TIDA shall be responsible for maintenance and liability under the Public Works provisions related to unaccepted streets. In regard to Signal Road, the Director also recommends that it approve Drawing Q- _____ for official sidewalk width and Drawing A- _____ for street grades and official right-of-way width; and

WHEREAS, The Director also recommends that the Board acknowledge and take related actions in connection with encroachments on the abovementioned public streets. These encroachments are TIDA assets and will remain the maintenance and liability responsibility of TIDA; and

WHEREAS, In letters dated November 1st, 2023 the Department of City Planning determined that the acceptance of the public infrastructure and easements associated with the Required Infrastructure and associated actions are, on balance, in conformity with the General Plan and Planning Code Section 101.1; 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 for the reasons set forth in the Planning Department letter dated November 1, 2023; and

WHEREAS, Public Works recommends that for purposes of these same actions, the Board of Supervisors rely on the environmental findings under the California Environmental Quality Act in the abovementioned Planning Department letter; and

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

NOW THEREFORE BE IT ORDERED THAT,

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

1. Offers of Improvements for the Required Infrastructure, including First Amendments to certain Offers of Improvements originally dated March 22, 2018
2. First Amendment to certain Easements originally dated March 22, 20218
3. Amended Easements [as needed]
4. Ordinance to accept the Required Infrastructure for City maintenance and liability purposes, including the Water Tanks and 12kV Switchyard Substructures that DBI reviewed and approved and issued certificates of completion and occupation;
5. Official Street Dedication and Grade Map A-17-227
6. Official Sidewalk and Roadway Width Q-[_____]

The Director recommends that the Board of Supervisors approve the legislation to accept the Offers. 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, designate it as open public right-of-way for permit and roadway purposes, and accept it for City maintenance and liability purposes subject to the following:

1. The portions of streets being designated as open public right of way for street and roadway purposes are from back of sidewalk to back of sidewalk, unless specified otherwise or as shown on the Plans and Specifications for the Required Infrastructure;
2. Acceptance of the Required Infrastructure for City maintenance and liability purposes is from back of curb to back of curb, unless specified otherwise, and sidewalk maintenance is the responsibility of the adjacent property owners in accordance with the Public Works Code;
3. Encroachments that are permitted, not permitted, or both, are excluded from acceptance;

4. The abovementioned encroachments include TIDA assets on the public right of way that will be TIDA responsibility for maintenance and liability and the Board of Supervisors will take various actions regarding such encroachments and further specified in its legislative action;
5. Signal Road shall be dedicated to public use and designated for street and roadway purposes, but the City shall not accept it for maintenance and liability purposes. Instead, it shall remain a TIDA asset and TIDA shall be responsible for maintenance and liability in accordance with Public Works Code Sections 400 et seq.
6. The acceptance of the streets does not obviate, amend, alter, or in any way affect existing maintenance agreements between the City and parties to such agreements; and
7. Subdivider's conditional assignment of all warranties and guaranties to the City related to the construction of the YBI Required Infrastructure and its warranty obligations under Street Improvement Permit Nos. 18IE-0330, 18IE-0941 and #22IE-0277.

Notwithstanding California Streets and Highways Code Sections 8000 et seq., and in accordance with San Francisco Administrative Code Sections 1.51 et seq. the Director recommends that the Board of Supervisors elect to follow its own procedures for the establishment of street grades.

The Director recommends that the Board of Supervisors approve the legislation to amend Board of Supervisors Ordinance No. 1061, entitled "Regulating the Width of Sidewalks," a copy of which is in the Clerk of the Board of Supervisors Book of General Ordinances, in effect May 11, 1910, by adding thereto a new section to read as follows:

Section [] . The width of sidewalks on portions Avenue of the Palms, Bruton Street, Clipper Cove Avenue, Cravath Street, Garden Walk, Johnson Street, Macalla Road, Seven Seas Avenue, Treasure Island Road and Yerba Buena Island Road shall be as shown on Public Works Drawings -[] , Q-[] , Q-[] , Q-[] , Q-[] , Q-[] and Q-[] 2023.

The Director recommends that the Board of Supervisors approve the legislation and direct Public Works to revise the Official Public Right-of-Way, Sidewalk Width, and Street Grade drawings in accordance with the legislation.

Phan, Denny
Acting Manager, Infrastructure Task
Force

Ko, Albert J
City Engineer

Short, Carla
Interim Director

DRAFT

Recommending that the San Francisco Board of Supervisors acknowledge the Treasure Island Development Authority (“TIDA”) formal acceptance of irrevocable offers of public improvements associated with TIDA improvements within TIDA service roads, , and in TIDA open space areas (“TIDA Improvements”) and the Treasure Island Ferry Terminal (“Ferry Terminal Improvements”) and associated dedication of these Improvements for public use and acceptance of these Improvements for TIDA maintenance and liability purposes.

WHEREAS, the CITY AND COUNTY OF SAN FRANCISCO (“City”), TIDA, and TREASURE ISLAND COMMUNITY DEVELOPMENT, LLC, a California Limited liability company (“TICD”), entered into that certain Public Improvement Agreement (Yerba Buena Island), dated for reference purposes as of March 29, 2018, as amended (hereinafter “YBI PIA”) and that certain Public Improvement Agreement (Treasure Island – Sub-Phase 1B, 1C, & 1E Improvements), dated for reference purposes as of September 7, 2018, as amended (hereinafter “TI PIA”);

WHEREAS, TICD assigned the YBI PIA and the TIA PIA to Treasure Island Series 1, LLC (“TIS1”), which is also a partial assignee of the Disposition and Development Agreement for the Treasure Island / Yerba Buena Project (“DDA”) as defined therein (“Project”);

WHEREAS, The TIDA Improvements, [insert list of specific improvements]. and the Ferry Terminal Improvements are located on TIDA-owned real property on Yerba Buena Island and on Treasure Island;

WHEREAS, TIS1 irrevocably offered the TIDA Improvements to TIDA as set forth in the Irrevocable Offers of Dedication dated, March 22, 2018, July 20, 2018, and October 5, 2023 (“TIS1 Offers”); and

WHEREAS, Treasure Island Series 2, LLC (“TIS2”) an affiliate of Developer, irrevocably offered the Ferry Terminal Improvements to TIDA as set forth in the Irrevocable Offer of Dedication dated October __, 2023 (“TIS2 Offer”); and

WHEREAS, Public Works completed inspection of the TIDA Improvements and the City Engineer, by issuance of a Conditional Notice of Completion, determined the TIDA Improvements to be complete in substantial conformity with the approved plans, specifications, and applicable City regulations governing the TIDA Improvements and further determining that the TIDA Improvements are ready for their intended use by issuance of Conditional Notices of Completion dated February 3, 2023, July 17, 2023, September 22, 2023, and September 28, 2023; and

WHEREAS, In regard to the Ferry Terminal Improvements the Department of Building Inspection (“DBI”) issued Permit No. 2017.0630.0838.R2, and the Ferry Terminal Improvements as shown on DBI Permit Nos. 2022.0518.4539, 2022.0518.4538, 2022.0518.4537, 2022.0518.4545, 2022.0518.4536, 2022.0518.4543, and 2022.0518.4541. DBI subsequently issued multiple certificates of completion and occupancy on June 21, 2022, June 28, 2022, and December 29, 2022 that cover all of the DBI permits referenced above; and

WHEREAS, TIDA issued a Conditional Notice of Completion dated May 25, 2023, in which TIDA determined the Ferry Terminal Improvements to be complete in substantial conformity with the approved plans, specifications, and applicable City regulations governing the Ferry Terminal Improvements and further determining that the Ferry Terminal Improvements are ready for their intended use; and

WHEREAS, Pursuant to the Memorandum of Agreement Regarding Ownership and Maintenance of Public Improvements on Treasure Island by and between TIDA and the City dated April 26, 2017 (“City/TIDA MOU”) action of both the TIDA Board of Directors and the Board of Supervisors is required for TIDA to accept the TIDA Improvements and the Ferry Terminal Improvements; and

WHEREAS, The Interim Public Works Director (hereinafter “Public Works Director” or “Director”) recommends, and the City Engineer certifies, to the Board of Supervisors and the TIDA Board that the TIDA Improvements as shown in Street Improvement Permit Nos. 181I-0330, 18IE-0941, 2218-0277, and DBI permits referenced above should be accepted for public use by TIDA. Public Works further recommends that the Board of Supervisors acknowledge TIDA’s acceptance of the TIDA Improvements and the Ferry Terminal Improvements for maintenance and liability subject to the warranty requirements of the YBI PIA and the TI PIA; and

WHEREAS, In letters dated November 1st, 2023, the Department of City Planning determined that the acceptance of the various TIDA improvements, including the Ferry Terminal, and associated actions are, on balance, in conformity with the General Plan and Planning Code Section 101.1; 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 for the reasons set forth in the Planning Department letter dated November 1, 2023; and

WHEREAS, Public Works recommends that for purposes of these same actions, the Board of Supervisors rely on the environmental findings under the California Environmental Quality Act in the abovementioned Planning Department letter; and

WHEREAS, Public Works also recommends that the TIDA Board adopt these same findings set forth in this Order and the Planning Department letter in regard to its actions related to these public improvements; and

NOW THEREFORE BE IT ORDERED THAT,

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

1. Irrevocable Offers of Improvements to TIDA of the TIDA Improvements;

2. Irrevocable Offer of Improvements to TIDA of the Ferry Terminal Improvements; and
3. [Ordinance No. _____] acknowledging TIDA's acceptance of the TIDA Improvements and the Ferry Terminal Improvements for maintenance and liability purposes.

The Director recommends that the TIDA Board take various actions related to the TIDA Improvements as set forth in the City/TIDA MOU, including accepting Offers of Improvements and dedicating and accepting said Improvements.

The Director recommends that the Board of Supervisors approve the legislation to acknowledge TIDA's acceptance of the TIS1 Offers and the TIS2 Offer. 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 acknowledge TIDA's dedication of the TIDA Improvements and the Ferry Terminal Improvements to public use and TIDA's acceptance of the TIDA Improvements and the Ferry Terminal Improvements for maintenance and liability purposes subject to the following:

1. TIDA's acceptance of the TIDA Improvements and the Ferry Terminal Improvements for maintenance and liability purposes includes those improvements within the areas legally described in Exhibit A of the TIS1 Offers and the TIS2 Offer;
2. The acceptance of the TIDA Improvements and the Ferry Terminal Improvements does not obviate, amend, alter, or in any way affect existing maintenance agreements between the City and parties to such agreements; and
3. TIS1 and TIS2's conditional assignment of all warranties and guaranties to TIDA related to the construction of the TIDA Improvements and the Ferry Terminal Improvements and warranty obligations under the PIA.

Phan, Denny
Acting Manager, Infrastructure Task Force

Ko, Albert J
City Engineer

Short, Carla
Interim Director

Attachment 1

TIS1 Offers

DRAFT

Attachment 2

TIS2 Offer

DRAFT

Attachment 3

Draft Ordinance

DRAFT



GENERAL PLAN CONSISTENCY DETERMINATION AND CEQA FINDINGS

November 1, 2023

Ms. Carla Short
Interim Director
San Francisco Public Works
49 South Van Ness Avenue
San Francisco, CA 94103

Project Title:	Treasure Island – Acceptance of Public Improvements
Assessor’s Blocks(s)/Lot(s):	1939/102, 103, 104, 105, 106, 108, 109, 110, 113, 114, 115, 117, 118, 119, 120, 121, 122, 123, 124, 177, 178, 179; 8902/465; and 8928/001
Design Review Approval No.(s):	2007.0903BEMRTUWZ
Zoning District(s):	Treasure Island Open Space (TI-OS), Treasure Island Residential (TI-R), Treasure Island Mixed Use (TI-MU), Treasure Island Public/Civic/Institutional (TI-PCI), Job Corps, and Yerba Buena Island Open Space (YBI-OS) Zoning Districts; 25-TI, 40-TI, 40-TI/315 Flex Zone-TI, 50-TI, 60-TI, 70-TI/450 Flex Zone-TI, and N/A Height/Bulk Districts
Staff Contact:	Nicholas Foster, AICP, LEEP GA; 628.652.7330; nicholas.foster@sfgov.org

Dear Ms. Short:

This letter addresses the proposed acceptance of public improvements on Treasure Island, located on the following Assessor’s Blocks/Lots: 1939/102, 103, 104, 105, 106, 108, 109, 110, 113, 114, 115, 117, 118, 119, 120, 121, 122, 123, 124, 177, 178, 179; 8902/465; and 8928/001. The public improvements are shown in the plans (“Plans”) for the following:

- Street Improvement Permit (SIP), approved by Public Works Street Use and Mapping on November 6, 2018, under Permit No. 18IE-0941;
- Encroachments located on the above referenced streets that will be Treasure Island Development Authority (TIDA) assets;
- 12kW Distribution Switchyard, approved by Department of Building Inspection on March 10, 2022, under Electric Permit No. E202203108893; and
- Ferry Terminal Improvements, approved by Department of Building Inspection on May 19, 2022, under Building Permit Nos.: 202205184534; 202205184536; 202205184537; 202205184538; 202205184539; 202205184541; and

202205184545.

On April 21, 2011, the San Francisco Planning Commission issued a series of approvals for the Treasure Island/Verba Buena Island Project (Planning Department Records 2007.0903BEMRTUWZ). These approvals actions included certification of the Final Environmental Impact Report (FEIR) through Motion No. 18325, adoption of California Environmental Quality Act (“CEQA”) findings through Motion No. 18326, and adoption of General Plan and Planning Section 101.1 consistency findings through Motion No. 18328.

Planning Department Staff has reviewed the Plans and considered the other actions comprising the Board of Supervisors legislation and finds them consistent with the Planning Commission’s approvals. Therefore, the Planning Department Staff finds that the Board of Supervisors and TIDA Board actions are covered with the scope of the FEIR and the CEQA findings of Planning Commission Motion Nos. 18325 and 18326 and, on balance, consistent with General Plan and Planning Code Section 101.1 Consistency Findings of Motion No. 18328. For purposes of the Board of Supervisors and TIDA Board actions identified in this letter, the Planning Department Staff relies on and incorporates by reference these Planning Commission Motions and their associated findings.

Sincerely,

Nicholas Foster

Nicholas Foster, AICP, LEEP GA
Principal Planner

cc: (via email)

Robert Beck, Treasure Island Director
Treasure Island Development Authority



GENERAL PLAN CONSISTENCY DETERMINATION AND CEQA FINDINGS

November 1, 2023

Ms. Carla Short
Interim Director
San Francisco Public Works
49 South Van Ness Avenue
San Francisco, CA 94103

Project Title:	Yerba Buena Island – Acceptance of Public Improvements
Assessor’s Blocks(s)/Lot(s):	1939/016, 019, 084, 085, 087, 090, 091; 8953/006; and 8954/003
Design Review Approval No.(s):	2007.0903BEMRTUWZ
Zoning District(s):	Public (P), Yerba Buena Island Open Space (YBI-OS), Yerba Buena Island Mixed Use (YBI-MU), Yerba Buena Island Public/Civic/Institutional (YBI-PCI), and Yerba Buena Island Residential (YBI-R) Zoning Districts; 35-Low Rise YBI, 35-2Y YBI, 75-Mid Rise YBI, and N/A Height/Bulk Districts
Staff Contact:	Nicholas Foster, AICP, LEEP GA; 628.652.7330; nicholas.foster@sfgov.org

Dear Ms. Short:

This letter addresses the proposed acceptance of public improvements on Yerba Buena Island, located on the following Assessor’s Blocks/Lots: 1939/016, 019, 084, 085, 087, 090, 091; 8953/006; and 8954/003. The public improvements are shown in the plans (“Plans”) for the following:

- Street Improvement Permit (SIP), approved by Public Works Street Use and Mapping on May 31, 2018, under Permit No. 18IE-0330;
- Encroachments located on the above referenced streets that will be Treasure Island Development Authority (TIDA) assets;
- Water Storage and Pump System (WTS), approved by Department of Building Inspection on July 11, 2017, under Building Permit No. 201603111785; and
- Water Storage and Pump System (WTS), approved by Department of Building Inspection on June 13, 2018, under Building Permit No. 201706300838.

On April 21, 2011, the San Francisco Planning Commission issued a series of approvals for the Treasure Island/Yerba Buena Island Project (Planning Department Records 2007.0903BEMRTUWZ). These approvals actions included certification of the Final Environmental Impact Report (FEIR) through Motion No. 18325, adoption of California

Environmental Quality Act (“CEQA”) findings through Motion No. 18326, and adoption of General Plan and Planning Section 101.1 consistency findings through Motion No. 18328.

Planning Department Staff has reviewed the Plans and considered the other actions comprising the Board of Supervisors legislation and finds them consistent with the Planning Commission’s approvals. Therefore, the Planning Department Staff finds that the Board of Supervisors and TIDA Board actions are covered with the scope of the FEIR and the CEQA findings of Planning Commission Motion Nos. 18325 and 18326 and, on balance, consistent with General Plan and Planning Code Section 101.1 Consistency Findings of Motion No. 18328. For purposes of the Board of Supervisors and TIDA Board actions identified in this letter, the Planning Department Staff relies on and incorporates by reference these Planning Commission Motions and their associated findings.

Sincerely,

Nicholas Foster

Nicholas Foster, AICP, LEEP GA
Principal Planner

cc: *(via email)*

Robert Beck, Treasure Island Director
Treasure Island Development Authority