

## Decision

Public Works hereby states that the Tentative Parcel Map Application 10711, prepared on behalf of Treasure Island Development Authority, a California non-profit public benefit corporation, by BKF ENGINEERS submitted on Aug 18, 2020, as revised on Oct 27, 2020 (hereinafter “Tentative Map” or “Map”), is hereby approved subject to compliance with, but not necessarily limited to, the following findings and conditions:

## **FINDINGS**

This Application requests approval of a Merger and total of a 4 Lot Subdivision Project.

1. On April 21, 2011, at a duly noticed joint public hearing with the Treasure Island Development Authority, the Planning Commission adopted Motion No. 18326, approving CEQA findings and certified the FEIR under Motion No. 18325. At the same hearing, the Commission adopted General Plan findings under Resolution No. 18328 and recommend approval of General Plan, Zoning Map and Text Amendments under Resolution Nos. 18327, 18331 and 18329. The Commission also approved the Treasure Island/Yerba Buena Island Design for Development under Resolution No. 18330 and adopted a recommendation for approval of the Treasure Island/Yerba Buena Island Development Agreement under Resolution No. 18333.
2. On June 14, 2011, at a duly noticed public hearing, the San Francisco Board of Supervisors adopted Ordinance No. 95-11 approving a Development Agreement for the Treasure Island/Yerba Buena Island Development Project and authorizing the Planning Director to execute this Agreement on behalf of the City. (the “Enacting Ordinance”). The Enacting Ordinance took effect on July 15, 2011. The following land use approvals relating to the Project were approved by the Board of Supervisors concurrently with the Development Agreement: the General Plan Amendment, the Planning Code Text Amendment, and the Zoning Map amendments (Board of Supervisors Ord. Nos. 97-11, 98-11, and 96-11, respectively).
3. The Board of Supervisors has approved a series of prior maps for the Project, including a Final Transfer Map covering portions of Treasure Island and Yerba Buena Island in 2015 (No. 8674), a Final Maps covering portions of Treasure Island (No. 9235) and a Final Transfer Map covering additional portions of Treasure Island in 2019 (No. 9837).
4. The Planning Department, in a letter dated Nov. 11, 2020, found the proposed Tentative Map to be consistent with the General Plan and the Priority Policies of Planning Code Section 101.1(b).
5. As contemplated by CA Public Resources Code Section 21166 and Cal. Code Regs ., tit. 14, § 15162, the Planning Department finds that this Project was previously evaluated under the FEIR, and no subsequent or supplemental EIR is required for the Application, because: 1) there are no substantial changes to the Project proposed by the Application which will require major revisions of the FEIR due to new significant impacts or a substantial increase in the severity of previously identified impacts; 2) no substantial changes have occurred with respect to the circumstances under which the Project is being undertaken which will require major revisions in the FEIR due to new significant impacts or a substantial increase in the severity of previously identified impacts; 3) and

there is no new information that has become available and shows new significant impacts, an increase in the severity of a previously identified significant impact, or changes related to the feasibility of, or new, mitigation measures and alternatives which would substantially reduce significant impacts and which were rejected. The Department also incorporates herein by reference the Planning Commission CEQA findings in its Motion No. 18325 and makes the mitigation measures identified in the MMRP attached hereto conditions of approval for this tentative map. These findings also apply to Public Works proposed grant of exceptions to the SF Subdivision Code or Subdivision Regulations, if any, that the Subdivider requested as part of the tentative subdivision map.

6. The Department has considered the entire record to determine, pursuant to Subdivision Map Act, Gov't Code § 66474(a)-(g), whether any of the criteria exist that would require denial of the Tentative Subdivision Map and finds that none of the criteria exist. The Department also determined pursuant to Gov't Code § 66412.3 and § 66473.1, that the proposed subdivision will facilitate the development of housing and provide for future natural heating or cooling opportunities to the extent feasible.
7. None of the conditions described in Government Code Sections 66474(a) through (g), inclusive, requiring denial of a tentative map, exist with respect to this subdivision, as documented by the Planning Department's findings dated April 21, 2011 and as further documented and determined herein:

*Govt. Code § 66474(a): That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.*

The Tentative Map is consistent with the General Plan and Treasure Island/Yerba Buena Island Plan Area for the reasons set forth in Planning Commission Resolution No. 18328.

*Govt. Code § 66474(b): That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.*

The Tentative Map, together with the provisions for its design and improvement, is consistent with the San Francisco General Plan and Treasure Island/Yerba Buena Island Plan Area for the reasons set forth in Planning Commission Resolution No. 18328.

*Govt. Code § 66474(c): That the site is not physically suitable for the type of development.*  
The site is physically suitable for the type of development. The FEIR evaluated potential environmental impacts associated with the development, which development is consistent with the Treasure Island/Yerba Buena Island Special Use District (SUD) and Plan Area. All required mitigation measures identified in the Mitigation Monitoring and Reporting Program will be applied to the Project.

*Govt. Code § 66474(d): That the site is not physically suitable for the proposed density of development.*

The site is physically suitable for the proposed density of development and is consistent with the SUD as evaluated in the FEIR.

*Govt. Code § 66474(e): That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

Neither the design of the subdivision nor the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or

their habitat. The FEIR incorporates a comprehensive evaluation of biological resources, including fish and wildlife and their habitat. All feasible and applicable mitigation measures identified in the MMRP will be applied to the Tentative Subdivision Map.

*Govt. Code § 66474(f): That the design of the subdivision or type of improvements is likely to cause serious public health problems.*

Neither the design of the subdivision nor the type of improvements is likely to cause serious public health problems. Issues of public health, including, for example, geotechnical and soils stability, hazards and hazardous materials, and air quality impacts, were evaluated in the FEIR. All feasible and applicable mitigation measures identified in the MMRP will be applied to Tentative Map No. 10711 as a condition of this approval.

*Govt. Code § 66474(g): That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.*

Neither the design of the subdivision nor the type of improvements will conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision. No such public easements for use or public access would be adversely affected by the proposed subdivision, and the Subdivider will be required to provide new easements as a condition of approval of the map as necessary for public access and use.

*Pursuant to Subdivision Map Act, Gov't Code § 66412.3 and § 66473.1, the Department finds that the proposed subdivision with associated development complies with said criteria in that:*

*(a) In carrying out the provisions of this division, each local agency shall consider the effect of ordinances and actions adopted pursuant to this division on the housing needs of the region in which the local jurisdiction is situated and balance these needs against the public service needs of its residents and available fiscal and environmental resources.*

This Parcel Map includes four parcels that were previously mapped as a part of Final Map No. 9235 within the first Treasure Island Subphase. Avenue of the Palms, a proposed public street (Final Map No. 9235 Lots E and J) is currently designed as a cul-de-sac. The Parcel Map proposes to re-subdivide Final Map No. 9235 Lots E, J, F, and 11 to remove the cul-de-sac at the southern end of Avenue of the Palms. Avenue of the Palms will instead be designed as a through-street, linking the right-of-way to Bruton Street. This will improve the flow of vehicle traffic on the island. The design of the proposed subdivision, in addition to previous subdivisions, will enable the construction of a vibrant mixed-use neighborhood with active streets and open spaces, high quality and well-designed buildings, and thoughtful relationships between buildings and the public realm, including the waterfront.

*(b) The design of a subdivision for which a tentative map is required pursuant to Section 66426 shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.*

The design of the proposed subdivision will provide, to the extent feasible, future passive or natural heating or cooling opportunities in the subdivision. To the extent feasible, the site layout and alignment of streets provides for southern facing windows and orients the buildings to maximize solar gains.

8. The Subdivision meets and performs the requirements or conditions imposed by the California Subdivision Map Act and the City and County of San Francisco (CCSF) Subdivision Code and Regulations.
9. The Tentative Map approval shall be effective upon execution by the Director of Public Works (“PW”).
10. The Director of PW held a duly-noticed public hearing to solicit comments on the Tentative Map on January 27, 2021.

## **CONDITIONS:**

### **SAN FRANCISCO PUBLIC UTILITIES COMMISSION (SFPUC) WATER ENTERPRISE**

#### **SFPUC-General Conditions**

1. The design of the low-pressure water, auxiliary water supply, sanitary sewer, storm drain and electrical distribution systems is subject to SFPUC review and approval. This includes, but is not limited to facility sizing and alignment.
2. City shall not issue NOC on any utility facility that does not operate as part of a complete system.
3. Prior to City issuing any street improvement or excavation permit for a discrete public improvement or facility or the Subdivider’s submission of 100% improvement plans, whichever first occurs, Subdivider shall provide a Utility Acceptance Plan and Maintenance Matrix showing which facilities are intended to remain private and which will be offered for City acceptance as well as designating the responsible party for maintenance.

#### **Real Estate**

1. All proposed easements for SFPUC facilities shall meet the requirements stated in the Project Subdivision Regulations.
2. Prior to the submittal of the parcel map check print, Subdivider shall provide a diagram showing: (1) all proposed easement and fee dedications within and required by this subdivision (including those outside of the subdivision boundary); (2) all proposed easement and fee dedications to be altered or added; (3) labels describing the type of facilities within the easement and fee dedication areas; and (4) public trust and non-public trust land (both existing and future).

3. Subdivider shall offer public utility easements where relevant, in accordance with the Project Subdivision Regulations.
4. Subdivider shall include the dimensions of all proposed easements and fee dedications on street improvement and excavation plans.
5. Subdivider shall propose easements and fee dedications only for permanent facilities to be offered to the City (e.g., not for temporary facilities, which will be owned by Subdivider or TIDA).
6. Easements for power distribution facilities outside of the streets/public right-of-way shall meet the following minimums, which may change at SFPUC's discretion based on the specific needs at any given site.

Facility	Minimum Easement
Conductors in Conduit	10 feet on each side
Transformer Pad	15' x 15' Operable sides: 8' clearance Non-operable sides: 3' clearance
Pad-Mounted Switch	10' x 25' Operable sides: 8' clearance Non-operable sides: 3' clearance
Primary Vault/Pull Box	15' x 15'
Secondary Pull Box	5' x 5'

**Wastewater Enterprise**

1. Subdivider shall have constructed new sanitary sewer collection pipes connecting to a treatment plant on Treasure Island to the satisfaction of the SFPUC prior to the first TCO.
2. The Final Map shall identify all Public Utility Easements, including all storm drain outfalls (not just Utility Easements between TIDA and State Lands Commission). The Final Map(s) shall show the easement width (25 feet per Project Subdivision Regulations).
3. The Subdivider shall install new permanent stormwater outfalls, as shown in final Master Utility Plans and draft Street Improvement Plans, to SFPUC standards, and in conformance with all applicable State, Federal and other permits, prior to Subdivider request for any Notice of Completion for any portion of the upstream storm drain sewer system
4. Stormwater infrastructure to be constructed by the Subdivider to support this Subdivision must comply with Track 1 of the State Water Board requirements, including those promulgated under the Trash Capture Rule. Trash capture systems must be comprehensively included in the storm drain system to control trash from being discharged into receiving waters (the Bay). Trash capture systems selected for use at Treasure Island must be systems that have been certified by the State Water Board; uncertified systems will not be accepted by the City.
5. Prior to City issuance of a PIA or discrete street improvement or excavation permit for a deep utility, whichever first occurs, the Subdivider shall provide written confirmation that

designs match those in Master Utility Plans and associated sanitary sewer analysis and hydraulic and hydrology modeling, or the Subdivider shall provide replacement modeling at the time of permit application.

6. The Subdivider, prior to a request for a Notice of Completion, shall provide sewer testing and inspection data to SFPUC, consistent with associated Street Improvement Plans and Specifications and Engineering Standard Specifications of San Francisco Public Works. Where testing data (i) pre-dates subsequent heavy construction in or immediately adjacent to the sewer of interest, or (ii) pre-dates the request for a Notice of Completion by more than six months, the Subdivider will be required to provide current testing and inspection data in conjunction with request for Notice of Completion.
7. Prior to PIA or City issuance of any Street Improvement Permit, whichever first occurs, the Subdivider shall submit for review and obtain SFPUC approval of the following:
  - a) Final Stormwater Control Plan that demonstrates that the corresponding portions of this Subdivision and its associated street improvements comply with the Stormwater Management Requirements that apply to separate sewer systems (MS4).
  - b) Stormwater Management BMP Construction Phasing and Sequencing Plan that includes a description of the proposed phasing and sequencing for implementation and protection of the centralized treatment facilities relative to the development and occupancy of buildings within this Subdivision.
  - c) All projects developed separate from the Drainage Management Areas approved within the Final Stormwater Control Plans for Treasure Island Sub Phases 1B, 1C, & 1E must submit a separate Stormwater Control Plan for review and approval by SFPUC.
8. Maintenance of the centralized bioretention facilities shall be coordinated between the Subdivider, SFPUC and TIDA prior to City approval of the PIA or amendment of the TI PIA.
9. Conditions related to the temporary force main ("TFM") conveying sanitary sewage from this subdivision to the wastewater treatment plant:
  - a. Subdivider will offer the TFM to TIDA for acceptance.
  - b. City shall not issue a Final Map until TIDA and SFPUC adopt an agreement pursuant to which TIDA licenses or otherwise authorizes SFPUC to operate and maintain the TFM. SFPUC's operation and maintenance of the TFM will require Subdivider or TIDA to reimburse SFPUC in amounts equivalent to SFPUC's costs for time and materials.
  - c. Prior to approval of a Final Map, Subdivider shall demonstrate that it has entered into one or more agreements that require Subdivider to indemnify TIDA and the City against any and all claims, losses and damages directly or indirectly caused by or resulting from the use, operation, or failure of the TFM.

#### **Power Enterprise**

All transformer switches shall be installed pursuant to industry standards.

Subdivider shall not install building service transformers within any public right of way.

#### **Streetlights**

1. Subdivider shall provide 10% spare fixtures and poles for fixtures and poles selected from the SFPUC catalog.
2. Subdivider shall provide 20% spare fixtures and poles for those not selected from the SFPUC catalog, pending SFPUC approval of the fixtures and poles.

## Water Enterprise

### 1. Water Resources Division

This project is required to comply with San Francisco's Mandatory Use of Alternate Water Supplies in New Construction Ordinance, adopted as Chapter 12C of the San Francisco Health and Safety Code. Please refer to [www.sfwater.org/np](http://www.sfwater.org/np) for requirements.

### 2. City Distribution Division

Design of the water system shall be pursuant to SFPUC Standards.

## SFFD: SAN FRANCISCO FIRE DEPARTMENT

1. Avenue of the Palms street section shall conform to Section A shown on drawing TM-5 of the Avenue of the Palms Tentative Map which includes two 10-foot travel lanes, 5-foot textured concrete paving, 8-foot parking strip of which 1-foot is fire access. Fire Department vehicle access for Bruton Street shall have an unobstructed clear width of not less than (20) feet to support fire rescue and fire suppression operations per infrastructure plans approved by SFFD. Sheet TM-5 indicate the Parking lane is 7 feet. Parking lane shall be 8 feet wide, please coordinate with the SFMTA for Sheet TM-5 indicate the Parking lane is 7 feet. per infrastructure plans approved by SFFD.
2. Streets width needed to accommodate fire truck turn of 90-degrees shall be designed consistent with truck turning templates approved for Treasure Island Sub-Phase 1 by SFFD (refer to the letter from SFFD [Assistant Deputy Chief A. Rivera], dated December 16, 2016, Subject: "Treasure Island & Yerba Buena Island, Subphase 01 Fire Truck Turning Exception Request) . Truck may encroach onto oncoming traffic lane however, must provide 7-ft. minimum refuge area for oncoming traffic.
3. Please provide fire truck turning movements (turning templates) at all the intersections
4. Fire truck turning studies shall maintain a minimum 7 feet refuge between the truck and the adjacent curb or parking lane throughout the turning movement of the truck at intersections of Avenue of the palms and Bruton Street
5. Hydrants shall be located at intersections, readily accessible and visible. Any additional
6. hydrants per code can be placed mid-block. Hydrants shall be located within 2 feet from curb and have 5 feet clearance around them. A clear path from staged engine to hydrant shall be 10 feet.
7. Fire flow required for buildings shall be 3,500 gpm.
8. Show the lay-out of the hydrants location and the coverage area per each hydrant and hydrants spacing per CFC appendix B & C.

## PUBLIC WORKS: BUREAU OF STREET USE AND MAPPING (BSM) MAPPING DIVISION:

1. The Final Map title block shall indicate this project as: A Merger and 4 Lot Subdivision Project, Being a Merger and Subdivision of the certain real property described in that/those certain (*Provide vesting document name, document number and recording information. For subdivision maps, include book and page of recordation.*)

2. The recording information of all the Notice of Special Restrictions affecting the property shall be referenced on Parcel Map 10711, and a note added: "this subdivision is subject to the terms and conditions" of said recorded document.
3. The exterior Subdivision boundary shall be monumented to the satisfaction of the City and County Surveyor and in accordance with Appendix A of the 2015 CCSF Subdivision Regulations. Along right of way lines, provide monumentation on a six (6) foot offset line at each property corner extended. Reference set monumentation on the Final Map as appropriate or show monumentation TO BE SET at each location noted above. If monuments are shown "TO BE SET" on the final map, then the following note shall be included on the map:
  - a. Monuments shown on this map "To Be Set" shall be set no later than xx/xx/20xx.
  - b. If said monuments vary in position or description from what is shown on this map, such variance shall be noted and filed with the City and County Surveyor of San Francisco in either a Corner Record or Amended Map.
4. TIDA, TICD, and the CITY shall enter into a new PIA or amend the existing PIA consistent with Section 1751 of the San Francisco Subdivision Code and the Subdivision Map Act for all improvements within a Final Map or required for development of area shown in the Final Map but not completed at the time of Final Map. Such PIA or amended PIA shall address any prior work permitted through discrete street improvement or excavation permit(s) and security provisions and provide interim easements or licenses via separate offer, such that the City can complete the improvements if Subdivider fails to do so.
5. Prior to approval of a Final Map for development, Subdivider shall provide to Public Works for its review, approval and recordation with the respective Final Map, Declarations of Restrictions, CC&Rs or other approved documents in association with this subdivision pursuant to the Davis-Stirling Act that reserve all necessary nonexclusive easements for private streets, public utility easements or private utility access easements for pedestrian and vehicular ingress and egress, emergency vehicular access and any necessary emergency exiting and/or public utility purposes, and a restrictive covenant that prohibits any permanent improvements (except those improvements shown on the Improvement Plans or otherwise approved by the City for placement in the private streets or public utility easements that may act in any manner to obstruct those portions of such private streets, public utility easements or private utility access easements on such maps that are determined by the San Francisco Fire Department or the City Department of Building Inspection to be necessary for emergency vehicular ingress and egress and emergency exiting purposes or the City Public Utility Commission to be necessary for clearance and access to maintain such public utilities.) The City shall be a third party beneficiary to the restrictive covenant entitling the City to enforce its terms, including maintenance obligations under a City-approved encroachment permit(s) and requiring City approval before any amendment can be made to such restrictive covenant. CCR's shall address the maintenance of private streets and private streets, private open space, and any encroachments subject to a City-approved encroachment permit(s). The Director may defer the timing requirement herein until prior to the first TCO, provided this is addressed to the Director's satisfaction in an amended PIA.
6. Amendments:



a) Any Improvement Plans and any amendments to this Tentative Map approved by the Director shall substantially conform with the approved Major Phase 1 (Adopted May 13, 2015 by TIDA Board of Directors), the Plan and the Plan Documents then in effect, or any amendments thereto.

b) Subdivider may submit administrative revisions to the Tentative Map, which shall be subject to the review and approval by the Director of Public Works, without public hearing, by a Revised Tentative Map. Such map may, among other things, correct errors in distances, or show any course or distance that was omitted, to correct any other type of minor error or omissions or to make any other modifications as approved by the Director of PW, which do not materially adversely affect any City or third party property rights and which are not materially inconsistent with these conditions of approval of the Tentative Map.

7. The Subdivider shall submit for timely review and approval all documents necessary for the process of completing or bonding for improvements, recording Final Maps, CC&Rs, deeds, notices of restriction, redemption of bonds and final "acceptance" of future public facilities.
8. In any submittal of a Final Map, all owners of property within such Final Map shall provide evidence satisfactory to the Director that said owners are vested in title and operate with sufficient legal authority to convey and encumber the property rights being affected by the Final Map. At the time of recordation of the Final Map, a subdivision guarantee issued by a title insurance company showing fee title vested in each such owner shall constitute satisfactory evidence of fee ownership for purposes of this condition and shall be recorded together with the Final Map.
9. The Subdivider shall set permanent and identifiable monuments sufficient to retrace all boundary lines shown on a Final Map. Subdivision monuments shall be set in the public right of way at offsets from each intersection of a lot line with a block line or block line with a block line or point of intersection in a block line. The offset distance may be 6.00 feet except in cases where such other offset distance is approved by the City and County Surveyor. All monuments shall be set in accordance with the Subdivision Regulations for Treasure Island and Yerba Buena Island, Appendix A. At PW's discretion Subdivider shall propose a separate revised Subdivision Improvement Agreement to the City and County Surveyor and provide adequate security sufficient to guarantee the future completion of all such installations in lieu of providing for this in the primary and public improvement agreement for the subdivision map. In no event shall the setting of monuments be delayed longer than five years after recording of a Final Map.
10. Prior to submitting a Final Map Check Print the subdivider shall provide survey monument plan to be reviewed and approved by the City and County Surveyor.
11. Prior to submittal of Mylar for the Final Map, the Subdivider shall prepare a spreadsheet matrix identifying in writing how all the Conditions, including subsequent terms, modifications and refinements imposed through separate associated street improvement permits, have been satisfied.
12. The Subdivider shall prepare the Final Map in substantial compliance with the approved Tentative Map, as well as the Subdivision Map Act and the San Francisco Subdivision Code.

13. The Final Map shall be tied to existing monuments and shall be based on a field survey of the redevelopment boundary performed by a Professional Land Surveyor and depicted on the Final Map. The retracement shall show in detail the location and character of all monuments found on the redevelopment boundary.
14. Approved Improvement Plans of a Public Improvement Agreement are required prior to Public Works approving any Final Map related to this Tentative Map, or amendments hereto.
15. Easement Agreements shall be required for any public easements offered on the Final Map related to this Tentative Map. No Easement shall take effect until the recordation of said Easement Agreement. No easements not previously shown and approved on the Tentative Map shall be offered to or accepted by the City.
16. All Easement Agreements, Offers of Dedication, Offers of Improvements, Grant Deeds or any other documents shall be executed by Subdivider and submitted to Public Works prior to approval of the Final Map or Improvement Plans, whichever comes first, unless otherwise approved by the City. Review of the documents by the Director and City Attorney shall be concurrent with review and approval of the Amendment to the Public Improvement Agreement.
17. Public Works shall not accept any retaining walls. All retaining walls, if any, shall be built on lands outside the public right of way. If any retaining walls are built on lands in the public right of way, such retaining walls would be subject to a major encroachment permit issued at the discretion of the Director of Public Works.
18. Prior to the Final Map, or as otherwise provided for in the PIA or amended PIA, Subdivider shall apply for and receive any required vacation action by the Board of Supervisors, or quitclaim, of all public easements for utilities and right-of-way purposes except those currently or proposed to be used for this project. All existing easements within the limits of this subdivision or related thereto, must be shown on the Final Map or quitclaimed prior to the approval of the Final Map or otherwise provided in the PIA or amended PIA. The quit claim process will depend on whether any facilities will be abandoned or alternate facilities constructed to replace the need for such utilities in the easement.
19. Subdivider shall be solely responsible for the proper protection, referencing, and replacement of existing survey markers and control monuments throughout the project area and adjacent affected neighborhoods until the project streets are accepted by the City. Upon installation, monument locations shall be submitted to the City and County Surveyor for official naming and inclusion in the City's records. Lost, destroyed and/or replaced survey control and monumentation shall be done in compliance the PLS Act and coordinated with the City and County Surveyor. Failure to comply with the provisions shall cause the County Surveyor to perform any required obligations under the Surveyor's Act. If the County Surveyor performs any such required obligations, the County Surveyor may recover such costs and expenses, including any attorney's fees, for such performances from the Subdivider.

20. The Final Map Owner's Statement shall provide for all offers of dedication, easement designations.
21. Subdivider shall provide a Certificate of Improvement Agreement on the face of the Final Map.
22. Prior to the approval of the Final Map, Subdivider shall provide a copy of the corporate resolution indicating authorized signatures on behalf of the corporation.
23. Prior to the Final Map approval, Subdivider shall provide the City with copies of all certified letters sent and responses obtained pursuant to Government Code Section 66436. Provide a written statement indicating any responses not received.
24. The "Lot Information" Table on each Final Map shall include the following information: Lot Number, Area, Assessor's Parcel Number, Use, and Public Trust Status.
25. Prior to Final Map Mylar submittal, all associated State Lands approvals and trust exchanges shall be completed and identified on a Record of Survey, or shall be represented on an additional sheet of the Final Map.
26. In the event that changes are required to the public improvements or PIA, prior to Final Map check print, the Subdivider shall obtain consent from all agencies that no changes to public improvements related to the PIA are needed or that any changes that have been identified have been addressed to the satisfaction of the reviewing agency.
27. Final Maps shall maintain the horizontal datum as the "North American Datum of 1983: NAD83 (2011) 2010.00 Epoch" referenced by the "CCSF-2013 High Precision Network" (CCSF-HPN). Plane coordinates are based on the "City & County of San Francisco 2013 Coordinate System" (CCSF-CS13). The CCSF-CS13 is a low distortion projection designed for CCSF to provide plane coordinates in a ground system. (Book EE Records of Surveys Page 147-157 SFCR).
28. CAD Polygons of all associated parcels shall be provided along with each Mylar submittal.
29. Subject to any exceptions approved by the Public Works Director, the City shall not accept maintenance or liability responsibility for any public improvement to be dedicated to the City until the Board of Supervisors accepts such improvements for City maintenance and liability purposes as part of a complete street. If the Subdivider determines that they will or might want to request that the City assume maintenance and/or liability of a complete street or other public improvement to be dedicated but prior to Board of Supervisors action, then the City, including all affected departments, in its and their sole discretion, may enter into a license agreement with the Subdivider that it is necessary for the City to operate or maintain the improvement(s). The City shall approve the terms of a draft license agreement for this purpose no later than the Subdivider's submission of the Parcel Map Checkprint and the draft license shall be included as an Exhibit to the Public Improvement Agreement and be treated as an exception under the Subdivision Regulations. The license agreement shall address all costs related to operation, maintenance, and liability for each public improvement subject to the license agreement in addition to any other conditions that the City deems appropriate. Subject to any exceptions approved by Public Works (including those described in Public Works Order Nos. 187454 and 187455). Subdivider shall not request inspection for purposes of issuing NOC for the improvements subject to the license, until all improvements that comprise a complete street are ready for inspection. For purposes

of clarification, the fact that improvements are subject to a license shall not render them ineligible for inspection or issuance of NOC. The operation and maintenance by the City under the license shall not change, impact, or otherwise modify Subdivider's warranty of the improvements which shall begin at the issuance of the NOC for the complete street, or the City's discretion to acceptance the improvements. If the Subdivider fails to request a license agreement and obtain City approval of the form of such agreement prior to Subdivider's submission of the Parcel Map Checkprint, then, in no case, shall the City consider or approve a subsequent request from the Subdivider for a license agreement; provided, however, that the Director of Public Works, in consultation with each affected City department, may grant an exception to this prohibition subject to any additional conditions that the City deems appropriate at the time of the Subdivider's request.

30. Unless otherwise waived or deferred by Public Works, Subdivider will satisfy conditions applicable to specific public improvements prior to the earlier of the City's approval of the improvement plans or issuance of the improvement permit for such improvements in connection with the performance of the permitted improvements.
31. In accordance with the Subdivision Regulations, the Subdivider, as part of the Parcel Map Checkprint, shall prepare a tracking spreadsheet addressing each condition of approval, the date each was satisfied, and the method of satisfaction.
32. This is a preliminary draft and PW reserves the right to change prior to approval.