

File No. 110517

Committee Item No. 7
Board Item No. 13

COMMITTEE/BOARD OF SUPERVISORS AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date May 2, 2011

Board of Supervisors Meeting Date 6/7/11

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Budget Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
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| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
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| * <input checked="" type="checkbox"/> | * <input checked="" type="checkbox"/> | Treasure Island Transportation Implementation Plan |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | TIDA Resolution No. 11-17-04/21 |
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Completed by: Alisa Somera Date April 29, 2011
Completed by: Alisa Somera Date May 11, 2011

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document can be found in the file.

1 [Treasure Island Transportation Implementation Plan]

2
3 **Resolution approving the Treasure Island Transportation Implementation Plan; and**
4 **adopting findings under the California Environmental Quality Act.**
5

6 WHEREAS, Former Naval Station Treasure Island is a military base located on
7 Treasure Island and Yerba Buena Island (together, the "Base"), which is currently owned by
8 the United States of America ("the Federal Government" or the "Navy"); and,

9 WHEREAS, The Base was selected for closure and disposition by the Base
10 Realignment and Closure Commission in 1993, acting under Public Law 101-510, and its
11 subsequent amendments; and,

12 WHEREAS, The United States Department of Defense designated the City and County
13 of San Francisco ("City") as the Local Redevelopment Authority ("LRA") responsible for the
14 conversion of the Base under the federal disposition process; and,

15 WHEREAS, In 1997, the Base closed and the Treasure Island Development Authority
16 ("TIDA") was created to replace the City as the LRA and to serve as a single entity
17 responsible for the reuse and development of the Base; and,

18 WHEREAS, After a competitive bid process, the TIDA Board selected Treasure Island
19 Community Development, LLC ("TICD") as the proposed master developer of the Base and
20 entered into exclusive negotiations with TICD relating to a Disposition and Development
21 Agreement ("TICD DDA") and other transaction documents relating to the reuse and
22 development of the Base (the "Project"); and,

23 WHEREAS, Since the selection of TICD as the proposed master developer, TIDA has
24 undertaken an extensive public process to further refine the Project, which has included over
25 220 public meetings before the TIDA Board, the Treasure Island/Yerba Buena Island Citizens

1 Advisory Board ("CAB"), the Board of Supervisors, the Planning Commission, and in other
2 public forums; and,

3 WHEREAS, In 2006, the Board of Supervisors by Resolution No. 699-09 endorsed a
4 Development Plan and Term Sheet for the Redevelopment of Naval Station Treasure Island
5 between TIDA and TICD which, among other things, sets forth the proposed terms of the
6 Project, a copy of which is on file with the Clerk of the Board of Supervisors in File No. 061498
7 and incorporated herein by reference; and, ~~and,~~

8 WHEREAS, In May of 2010, the Board of Supervisors endorsed an Update to the
9 Development Plan and Term Sheet in Resolution No. 242-10, a copy of which is on file with
10 the Clerk of the Board of Supervisors in File No. 100428; and,

11 WHEREAS, TIDA, the CAB, Developer, the Office of Economic and Workforce
12 Development and other City Departments have been working collaboratively in developing the
13 Treasure Island Transportation Implementation Plan ("Transportation Plan"), a copy of which
14 is on file with the Clerk of the Board under File No. 110517, and is incorporated herein by
15 reference, which describes the transportation program for the Project; and,

16 WHEREAS, The Transportation Plan was presented to the CAB at duly noticed public
17 meetings on March 22, 2011 and April 19, 2011, and on April 19, 2011 the CAB voted to
18 recommend the Transportation Plan; and,

19 WHEREAS, The Transportation Plan was presented to the TIDA Board at duly noticed
20 public meetings on March 9, 2011 and April 21, 2011, and on April 21, 2011 the TIDA Board
21 voted to approve the Transportation Plan; and,

22 WHEREAS, Resolution No. 699-06 anticipates that the Transportation Plan will be
23 presented to the Board of Supervisors for review and approval prior to approval of the TICD
24 DDA; and,

1 WHEREAS, On April 21, 2011, the Planning Commission by Motion No.
2 ~~18325~~ _____ and the TIDA Board of Directors by Resolution No. ~~11-14-~~
3 ~~04/21~~ _____, as co-lead agencies, certified the completion of the Final
4 Environmental Impact Report for the Project, of which the Transportation Plan forms a part;
5 and,

6 ~~WHEREAS, On April 21, 2011, the TIDA Board of Directors, by Resolution No.~~
7 ~~_____~~, adopted environmental findings pursuant to the California Environmental
8 Quality Act ("CEQA") with respect to approval of the Project, including a mitigation monitoring
9 and reporting program and a statement of overriding considerations; and,

10 ~~WHEREAS, On April 21, 2011, the Planning Commission, by Motion No.~~
11 ~~_____~~, adopted environmental findings pursuant to CEQA with respect to
12 approval of the Project, including a mitigation monitoring and reporting program and a
13 statement of overriding considerations; and,

14 ~~WHEREAS, The Planning Commission determined that the Project, and the various~~
15 ~~actions being taken by the City and the TIDA Board of Directors to approve and implement the~~
16 ~~Project, are consistent with the General Plan and with the Eight Priority Policies of City~~
17 ~~Planning Code Section 101.1, and made findings in connection therewith (the "General Plan~~
18 ~~Consistency Determination"), a copy of which is on file with the Clerk of the Board of~~
19 ~~Supervisors in File No. _____, and is incorporated into this Resolution by~~
20 ~~reference; and,~~

21 ~~WHEREAS, The Board of Supervisors has reviewed and considered the information~~
22 ~~contained in the General Plan Consistency Determination, and concurrently with this~~
23 ~~Resolution is adopting said findings as its own, and said findings are on file with the Clerk of~~
24 ~~the Board of Supervisors in File No. _____, and incorporated into this Resolution~~
25 ~~by reference; and,~~

1 WHEREAS, Concurrently with this Resolution, the Board of Supervisors has adopted
2 Resolution No. _____, adopting findings under the California Environmental
3 Quality Act CEQA, including the adoption of a mitigation monitoring and reporting program and
4 a statement of overriding considerations in connection with the development of the Project,
5 which resolution is on file with the Clerk of the Board of Supervisors in File No. 110328, and
6 incorporated herein by reference; now, therefore, be it

7 RESOLVED, That the Board of Supervisors hereby approves the Transportation Plan
8 substantially in the form in the Board of Supervisors' file; and, be it

9 FURTHER RESOLVED, That all actions heretofore taken by TIDA and the City and
10 their officers, employees, and agents with respect to the Transportation Plan are hereby
11 approved, confirmed and ratified; and, be it

12 FURTHER RESOLVED, That the Board of Supervisors authorizes the Treasure Island
13 Project Director ("Director") to enter into any amendments or modifications to the
14 Transportation Plan that the Director determines, in consultation with the City Attorney, are in
15 the best interest of TIDA and the City, do not materially decrease the benefits to or materially
16 increase the obligations or liabilities of TIDA and the City, and are in compliance with all
17 applicable laws.

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Mayor Lee
BOARD OF SUPERVISORS

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**SAN FRANCISCO
PLANNING DEPARTMENT**

April 27, 2011

Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Transmittal of Planning Department Case Number 2007.0903BEMRTUWZ to the Board of Supervisors:
Treasure Island/Yerba Buena Island Project
Planning Commission Recommendation: Approval

Dear Ms. Calvillo,

On April 21, 2011, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed joint hearing with the Treasure Island Development Authority Board of Directors on the Treasure Island/Yerba Buena Island Project. At the hearing, the Commission considered the proposed General Plan, Planning Code, and Zoning Map Ordinances which the Commission initiated on March 3, 2011. The proposed Ordinances are as follows:

- Amendments to the General Plan which would amend the Transportation Element, the Recreation and Open Space Element, the Commerce and Industry Element, the Community Facilities Element, the Housing Element, the Urban Design Element, the Land Use Index along with other minor General Plan map amendments; establish the Treasure Island/Yerba Buena Island Area Plan (referred to you separately by Mayor Lee under File No. 110228).
- Amendments to the San Francisco Planning Code Sections 102.5 and 201 to include the Treasure Island/Yerba Buena Island Special Use District, Section 104 relating to height and bulk limits for Treasure Island and Yerba Buena Island, add Section 249.52 to establish the Treasure Island/Yerba Buena Island Special Use District, add Section 263.26 to establish the Treasure Island/Yerba Buena Island Height and Bulk District, and amend Table 270 to recognize this District (referred to you separately by Mayor Lee under File No. 110229).
- Amendments to the San Francisco Zoning Maps which would add new sectional map ZN14 to show the zoning designations of Treasure Island and Yerba Buena Island, add new sectional map HT14 to establish the Height and Bulk District for Treasure Island and Yerba Buena Island, add new sectional map SU14 to establish the Treasure Island/Yerba Buena Island Special Use District (referred to you separately by Mayor Lee under File No. 110227).

BY _____
AK

2011 APR 28 AM 11:33

1658 Mission St.
San Francisco, CA 94103-2479
RECEIVED
PLANNING DEPARTMENT
415.558.6378
415.558.6409
Planning Information: 415.558.6377

April 27, 2011

Transmittal of Planning Commission Actions
Treasure Island/Yerba Buena Island Project

At the April 21, 2011 hearing, the Planning Commission, along with the Treasure Island Development Authority certified the Final Environmental Impact Report (FEIR) under Motion No. 18325 and Resolution No. 11-14-04/21, respectively.

Also at the April 21, 2011 hearing, the Planning Commission and the Treasure Island Development Authority Board of Directors made CEQA findings including the adoption of a Mitigation Monitoring Reporting Program (MMRP).

Finally, at the April 21, 2011 hearing, the Commission voted to recommend approval of the proposed Ordinances described above. The Planning Commission took other actions related to the project including finding the Treasure Island/Yerba Buena Island Project consistent with the General Plan and Planning Code Section 101.1 and finding the office component of the Project consistent with Planning Code Sections 320-325. Other actions included approving the Design for Development document for the Project as well as a Development Agreement for the Project.

The Motions and Resolution and related information referred to here are being transmitted to you along with actions by the Treasure Island Development Authority Board of Directors in a comprehensive packet from the Office of Economic and Workforce Development. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

Kelley Amden for

John Rahaim
Director of Planning

1 [Habitat Management Plan, Community Facilities Plan, Sustainability Plan and Transportation
2 Plan for Treasure Island / Yerba Buena Island]
3 **Resolution approving the Yerba Buena Island Habitat Management Plan, the**
4 **Treasure Island Community Facilities Plan, the Treasure Island / Yerba Buena**
5 **Island Sustainability Plan and the Treasure Island Transportation Implementation**
6 **Plan for the Treasure Island / Yerba Buena Island Project.**

7 WHEREAS, Former Naval Station Treasure Island (the "Base" or "Treasure Island") is
8 a former military base consisting of approximately 550 acres on Treasure Island and Yerba
9 Buena Island, and is currently owned by the United States of America, acting by and through
10 the Department of the Navy (the "Navy"); and,

11 WHEREAS, The Base was selected for closure and disposition by the Base
12 Realignment and Closure Commission in 1993, acting under Public Law 101-510, and its
13 subsequent amendments, and the Base ceased operations in 1997; and,

14 WHEREAS, Under the Treasure Island Conversion Act of 1997 (AB 699), which
15 amended Section 33492.5 of the California Health and Safety Code and added Section 2.1 to
16 Chapter 1333 of the Statutes of 1968, the State Legislature (i) granted to the Board of
17 Supervisors the authority to designate the Treasure Island Development Authority ("TIDA") as
18 a redevelopment agency under California Community Redevelopment Law with authority over
19 the Base; and (ii) with respect to those portions of the Base that are subject to the public trust
20 for commerce, navigation and fisheries (the "Public Trust"), vested in TIDA the authority to
21 administer the Public Trust as to such property; and,

22 WHEREAS, Under the Conversion Act and TIDA's Articles of Incorporation and
23 Bylaws, TIDA, acting by and through its Board of Directors (the "TIDA Board"), has the power,
24 subject to applicable laws, to sell, lease, exchange, transfer, convey or otherwise grant
25 interests in or rights to use or occupy all or any portion of the Base; and,

1 WHEREAS, In 1994, the Treasure Island/Yerba Buena Island Citizens Advisory Board
2 ("CAB") was formed to (1) review reuse planning efforts for Treasure Island by the San
3 Francisco Planning Department and the San Francisco Redevelopment Agency, and (2) make
4 recommendations to the City's Planning Commission and Board of Supervisors; and,

5 WHEREAS, After completion of a competitive master developer selection process, in
6 2003, TIDA and Treasure Island Community Development, LLC ("Developer") entered into an
7 Exclusive Negotiating Agreement with respect to portions of Treasure Island and Yerba
8 Buena Island to facilitate the planning for the reuse and development of the Base (the
9 "Project"); and,

10 WHEREAS, In 2006, the Board of Supervisors by Resolution No. 699-06 endorsed a
11 Development Plan and Term Sheet for the Project that set forth the proposed terms of the
12 Project; and,

13 WHEREAS, In May of 2010, the Board of Supervisors endorsed a package of
14 legislation that included an update to the Development Plan and Term Sheet, terms of an
15 Economic Development Conveyance Memorandum of Agreement for the conveyance of the
16 site from the Navy to the TIDA, and a Term Sheet between TIDA and the Treasure Island
17 Homeless Development Initiative ("TIHDI") in Resolution Nos. 242-10, 243-10 and 249-10;
18 and,

19 WHEREAS, TIDA, the City and the CAB have been working for more than a decade to
20 plan for the reuse and development of Treasure Island, and as a result of this community-
21 based planning process, TIDA and the Developer have negotiated the Disposition and
22 Development Agreement and other transaction documents that the TIDA Board is considering
23 concurrently herewith, the purpose of which is to govern the disposition and subsequent
24 development of the Project after the Navy's transfer of Treasure Island to TIDA; and,
25

1 WHEREAS, Under the Disposition and Development Agreement and other transaction
2 documents, the Project is anticipated to include (1) up to 8,000 new residential units, at least
3 25 percent of which (2,000 units) will be made affordable to a broad range of very-low to
4 moderate income households, including 435 units to be developed by TIHDI and its member
5 organizations, (2) adaptive reuse of approximately 311,000 square feet of historic structures,
6 (3) up to 140,000 square feet of new retail uses and 100,000 square feet of commercial office
7 space, (4) approximately 300 acres of parks and open space, (5) new and/or upgraded public
8 facilities, including a joint police/fire station, a school, facilities for the Treasure Island Sailing
9 Center and other community facilities, (6) a 400-500 room hotel, (7) a new 400 slip marina,
10 and (8) transportation infrastructure, including a ferry quay/intermodal transit center; and,

11 WHEREAS, Yerba Buena Island was utilized for extensive goat grazing beginning in
12 the 1830s; and has seen the planting of thousands of Monterey pines, Monterey cypress and
13 eucalyptus, which have had a profound negative effect on much of the Island's vegetation;
14 and,

15 WHEREAS, In the 2006 endorsement of the Term Sheet and Development Plan for
16 the Project, the Board of Supervisors required that "a management plan for the natural areas
17 on Yerba Buena Island shall be developed and adopted"; and,

18 WHEREAS, TIDA, the CAB, Developer, the Office of Economic and Workforce
19 Development and other City Departments have been working collaboratively in developing the
20 Yerba Buena Island Habitat Management Plan ("Habitat Management Plan"), a copy of which
21 is attached as Exhibit A to this Resolution, which sets forth guidelines, strategies and
22 practices for the management, preservation and restoration of natural areas on Yerba Buena
23 Island; and,

24 WHEREAS, TIDA, the CAB, Developer, TIHDI, the Office of Economic and Workforce
25 Development and other City Departments have been working collaboratively in developing the

1 Treasure Island Community Facilities Plan ("Community Facilities Plan"), a copy of which is
2 attached as Exhibit B to this Resolution, which establishes principles, conducts needs and
3 existing facilities assessments and makes program recommendations for the utilization of
4 community facilities on Treasure Island; and,

5 WHEREAS, The Project is an opportunity to create a model of sustainable living that
6 incorporates best practices in urban design, low-impact development and green building
7 techniques; and,


8 WHEREAS, TIDA, the CAB, Developer, the Office of Economic and Workforce
9 Development and other City Departments have been working collaboratively in developing the
10 Treasure Island / Yerba Buena Island Sustainability Plan ("Sustainability Plan"), a copy of
11 which is attached as Exhibit C to this Resolution, which summarizes how the Project will
12 become a leader in environmental performance and standards; and,

13 WHEREAS, The Project is located on two islands, which have long lacked access to
14 and integration with the City of San Francisco's transportation system; and,

15 WHEREAS, TIDA, the CAB, Developer, the Office of Economic and Workforce
16 Development and other City Departments have been working collaboratively in developing the
17 Treasure Island Transportation Implementation Plan ("Transportation Plan"), a copy of which
18 is attached as Exhibit D to this Resolution, which summarizes the transportation program for
19 the Project; and,

20 WHEREAS, The Habitat Management Plan, the Community Facilities Plan, the
21 Sustainability Plan and the Transportation Plan were presented to the CAB at duly noticed
22 public meetings on February 1, 2011, March 8, 2011 and March 15, 2011, and on April 19,
23 2011 the CAB voted to recommend such Plans; and,

1 I hereby certify that I am the duly elected Secretary of the Treasure Island
2 Development Authority, a California nonprofit public benefit corporation, and that the
3 above Resolution was duly adopted and approved by the Board of Directors of the
4 Authority at a properly noticed meeting on April 21, 2011.

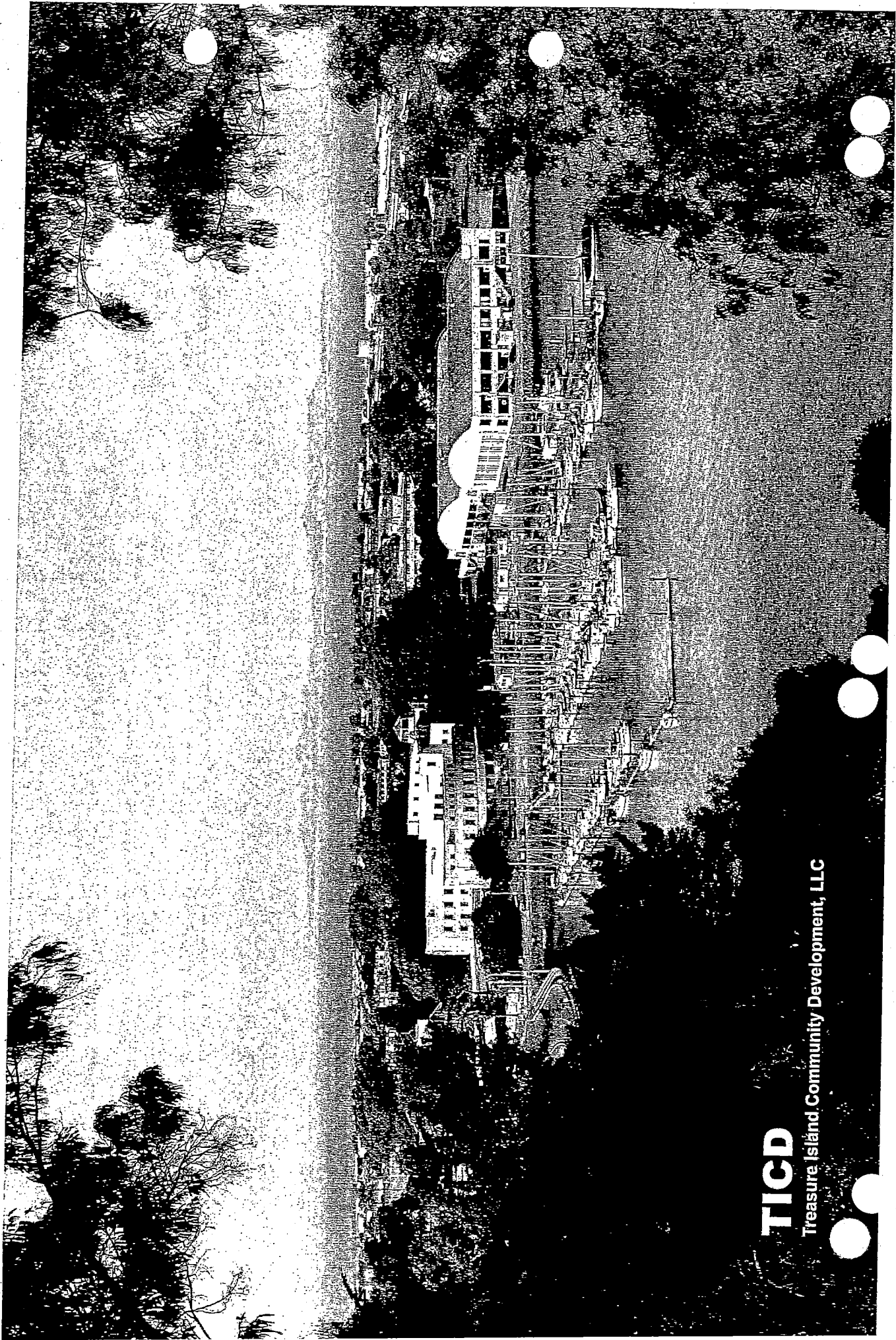
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Jean-Paul Samaha, Secretary



Treasure Island Transportation Implementation Plan

April 12, 2011



TICD

Treasure Island Community Development, LLC

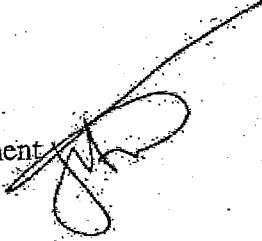
JOANNE HAYES-WHITE
CHIEF OF DEPARTMENT



EDWIN M. LEE
MAYOR

SAN FRANCISCO FIRE DEPARTMENT
CITY AND COUNTY OF SAN FRANCISCO

TO: Planning Commission
FROM: Joanne Hayes-White, Chief of Department
DATE: April 21, 2011
SUBJECT: Treasure Island Development Project



The San Francisco Fire Department has been briefed on the layout and infrastructure plan as it relates to the Treasure Island Development Project and has no objections to its movement forward. It is my understanding that as details of the plan are further refined, the San Francisco Fire Department will have the opportunity to review and approve all aspects that fall under its authority.

