

File No. 110328

Committee Item No. 2

Board Item No. 26

### COMMITTEE/BOARD OF SUPERVISORS

#### AGENDA PACKET CONTENTS LIST

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

Board of Supervisors Meeting Date May 17, 2011

#### Cmte Board

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution                                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Legislative Digest                           |
| <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)             |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Application                                  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Public Correspondence                        |

#### OTHER (Use back side if additional space is needed)

- |                                       |                                       |  |
|---------------------------------------|---------------------------------------|--|
| <input checked="" type="checkbox"/>   | <input checked="" type="checkbox"/>   | Planning Commission Motion Nos. 18325 and 18326  |
| * <input checked="" type="checkbox"/> | * <input checked="" type="checkbox"/> | CEQA Findings                                    |
| * <input checked="" type="checkbox"/> | * <input checked="" type="checkbox"/> | Mitigation Monitoring and Reporting Program      |
| * <input checked="" type="checkbox"/> | * <input checked="" type="checkbox"/> | Planning Department Memo, dtd 4/12/11            |
| <input checked="" type="checkbox"/>   | <input checked="" type="checkbox"/>   | Fire Department Memo, dtd 4/21/11                |
| * <input checked="" type="checkbox"/> | * <input checked="" type="checkbox"/> | Draft Environmental Impact Report                |
| <input checked="" type="checkbox"/>   | <input checked="" type="checkbox"/>   | TIDA Resolution Nos. 11-14-04/21 and 11-15-04/21 |

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 [CEQA Findings - Treasure Island/Yerba Buena Island Development Project]

2  
3 **Resolution adopting findings under the California Environmental Quality Act (CEQA),**  
4 **CEQA Guidelines and San Francisco Administrative Code Chapter 31, including the**  
5 **adoption of a mitigation monitoring and reporting program and a statement of**  
6 **overriding considerations in connection with the development of Treasure Island and**  
7 **Yerba Buena Island, as envisioned in the Development Plan Agreement for the Treasure**  
8 **Island/Yerba Buena Island Project Area.**

9  
10 WHEREAS, The Treasure Island/ Yerba Buena Island Project Area Site comprises 550  
11 acres of property, which includes portions of both Treasure Island and Yerba Buena Island,  
12 excluding a 37 acre, federally owned U.S. Department of Labor Job Corps site and the  
13 eastern portion of Yerba Buena Island ("Project Area Site"); and,

14 WHEREAS, The Planning Department ("Department") and TIDA have undertaken a  
15 planning and environmental review process for the proposed Project Area Site and provided  
16 for appropriate public hearings before the Planning Commission and the TIDA Board of  
17 Directors; and,

18 WHEREAS, The actions listed in Attachment A ("Actions") are part of a series of  
19 considerations in connection with the ~~Development Plan for the Treasure Island/Yerba Buena~~  
20 ~~Island Project Area~~ as defined in the Treasure Island/Yerba Buena Island Development  
21 Agreement (collectively, the "Project"), as more particularly defined discussed in additional  
22 detail in Attachment A; and,

23 WHEREAS, On July 12, 2010, the Department and TIDA released for public review  
24 and comment the Draft Environmental Impact Report for the Project, (Department Case No.  
25 2007.0903E); and,

1           WHEREAS, The Planning Commission and TIDA held a special joint hearing on  
2 August 12, 2010 on the Draft Environmental Impact Report and received written public  
3 comments until 5:00 pm on September 10, 2010, for a total of 60 days of public review; and,

4           WHEREAS, The Department and TIDA prepared a Final Environmental Impact Report  
5 ("FEIR") for the Project consisting of the Draft Environmental Impact Report, the comments  
6 received during the review period, any additional information that became available after the  
7 publication of the Draft Environmental Impact Report, and the Draft Summary of Comments  
8 and Responses, all as required by law. Copies of said documents are on file with the Clerk of  
9 the Board in File No. 110328, and are incorporated herein by reference; and,

10           WHEREAS, The FEIR files and other Project-related Department and TIDA files have  
11 been available for review by this Board of Supervisors and the public, and those files are part  
12 of the record before this Board of Supervisors; and,

13           WHEREAS, On April 21, 2011, the Planning Commission and the TIDA Board of  
14 Directors reviewed and considered the FEIR and, by Motion No. 18325 and Resolution No.  
15 11-14-04/21, respectively, found that: (1) the contents of said report and the procedures  
16 through which the FEIR was prepared, publicized and reviewed complied with the provisions  
17 of the California Environmental Quality Act ("CEQA") and the CEQA Guidelines and Chapter  
18 31 of the San Francisco Administrative Code; (2) the FEIR was adequate, accurate and  
19 objective, reflected the independent judgment and analysis of each Commission and that the  
20 summary of Comments and Responses contained no significant revisions to the Draft  
21 Environmental Impact Report; and (3) the Project will have significant and unavoidable project  
22 impacts and make a considerable contribution to cumulative impacts in the areas of  
23 transportation, noise, air quality and historic resources; and,

24           WHEREAS, By said Motion and Resolution, the Planning Commission and the TIDA  
25 Board of Directors, respectively, certified the completion of the Final Environmental Impact

1 Report for the Project in compliance with CEQA and the CEQA Guidelines. Said Motion and  
2 Resolution are on file with the Clerk of the Board in File No. 110328 and are incorporated  
3 herein by reference; and,

4 WHEREAS, The Department and TIDA prepared ~~proposed~~ in Motion No. 18326 and  
5 Resolution No. 11-15-04/21, respectively adopted environmental findings, as required by  
6 CEQA (the "CEQA Findings"), regarding the rejection of alternatives; mitigation measures;  
7 significant environmental impacts analyzed in the FEIR; and overriding considerations for  
8 approving the Project, including all of its Actions, among other topics. The CEQA Findings  
9 also include a proposed mitigation monitoring and reporting program, denoted as Attachment  
10 B. These CEQA findings, the Board of Supervisors' CEQA Findings, and related Project  
11 documents were made available to the public and this Board of Supervisors for the Board's  
12 review, consideration, and actions. Copies of the CEQA Findings of the Planning  
13 Commission, TIDA, and the Board are on file with the Clerk of the Board of Supervisors in File  
14 No. 110328, and are incorporated herein by reference; now, therefore, be it

15 RESOLVED, That the Board of Supervisors makes the following findings in compliance  
16 with the California Environmental Quality Act ("CEQA"), California Public Resources Code  
17 Sections 21000 et seq., the CEQA Guidelines, 14 Cal. Code Reg. Code Sections 15000 et  
18 seq. ("CEQA Guidelines"), and San Francisco Administrative Code Chapter 31 ("Chapter 31");  
19 and,

20 FURTHER RESOLVED, That the Board of Supervisors has reviewed and considered  
21 Planning Commission Motion No. 18325 certifying the FEIR and finding the FEIR adequate,  
22 accurate and objective, and reflecting the independent judgment and analysis of the Planning  
23 Commission, and hereby affirms the Planning Commission's certification of the FEIR by Board  
24 of Supervisors Motion No. \_\_\_\_\_. Copies of said Motions are on file with the  
25

1 Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and are incorporated herein  
2 by reference; and, be it

3 FURTHER RESOLVED, That the Board of Supervisors finds that (1) modifications  
4 incorporated into the Project and reflected in the Actions will not require important revisions to  
5 the FEIR due to the involvement of new significant environmental effects or a substantial  
6 increase in the severity of previously identified significant effects; (2) no substantial changes  
7 have occurred with respect to the circumstances under which the Project or the Actions are  
8 undertaken that would require major revisions to the FEIR due to the involvement of new  
9 significant environmental effects, or a substantial increase in the severity of effects identified  
10 in the FEIR; and (3) no new information of substantial importance to the Project or the Actions  
11 has become available that would indicate (a) the Project or the Actions will have significant  
12 effects not discussed in the FEIR; (b) significant environmental effects will be substantially  
13 more severe; (c) mitigation measures or alternatives found not feasible, which would reduce  
14 one or more significant effects, have become feasible; or (d) mitigation measures or  
15 alternatives, which are considerably different from those in the FEIR, would substantially  
16 reduce one or more significant effects on the environment; and, be it

17 FURTHER RESOLVED, That the Board of Supervisors has reviewed and considered  
18 the FEIR and hereby adopts its CEQA Findings, including the mitigation monitoring and  
19 reporting program, contained in Attachment B, and the statement of overriding considerations.  
20  
21  
22  
23  
24  
25

1 [Environmental Impact Report Certification]

2 **Resolution certifying a final Environmental Impact Report for the Treasure**  
3 **Island/Yerba Buena Island Project.**

4 WHEREAS, The City and County of San Francisco, acting through the Planning  
5 Department and Treasure Island Development Authority staff (hereinafter "Department and  
6 Authority Staff") fulfilled all procedural requirements of the California Environmental Quality  
7 Act (Cal. Pub. Res. Code Sections 21000 *et seq.*, hereinafter "CEQA"), the State CEQA  
8 Guidelines (Cal. Admin. Code Title 14, Sections 15000 *et seq.*, (hereinafter "CEQA  
9 Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter  
10 31") in regard to the Final Environmental Impact Report identified as Planning Department  
11 Case No. 2007.0903E (hereinafter "FEIR") for the proposed Treasure Island/Yerba Buena  
12 Island Project ("Project"); and,

13 WHEREAS, The Department and Authority Staff determined that an Environmental  
14 Impact Report (hereinafter "EIR") was required and provided public notice of that  
15 determination by publication in a newspaper of general circulation on January 26, 2008; and,

16 WHEREAS, On July 12, 2010, the Department and Authority Staff published the Draft  
17 Environmental Impact Report (hereinafter "DEIR") and provided public notice in a newspaper  
18 of general circulation of the availability of the DEIR for public review and comment and of the  
19 date and time of the Planning Commission public hearing on the DEIR; this notice was mailed  
20 to the Department's list of persons requesting such notice; and,

21 WHEREAS, Notices of availability of the DEIR and of the date and time of the public  
22 hearing were posted near the project site by Department and Authority Staff on July 12, 2010;  
23 and,

24 WHEREAS, On July 12, 2010, copies of the DEIR were mailed or otherwise delivered  
25 to a list of persons requesting it, to those noted on the distribution list in the DEIR, to adjacent

1 property owners, and to government agencies, the latter both directly and through the State  
2 Clearinghouse; and,

3 WHEREAS, The Notice of Completion was filed with the State Secretary of Resources  
4 via the State Clearinghouse on July 12, 2010; and,

5 WHEREAS, The Treasure Island Development Authority Board of Directors  
6 (hereinafter "Authority Board") and Planning Commission held a duly advertised joint public  
7 hearing on said DEIR on August 12, 2010, at which time opportunity for public comment was  
8 given, and public comment was received on the DEIR. The period for acceptance of written  
9 comments ended on September 10, 2010; and,

10 WHEREAS, The Department and Authority Staff prepared responses to comments on  
11 environmental issues received at the public hearing and in writing during the 59-day public  
12 review period for the DEIR, prepared revisions to the text of the DEIR in response to  
13 comments received or based on additional information that became available during the public  
14 review period, and corrected errors in the DEIR. This material was presented in a Comments  
15 and Responses document, published on March 10, 2011, distributed to the Authority Board  
16 and all parties who commented on the DEIR, and made available to others upon request at  
17 the Department; and,

18 WHEREAS, A Final Environmental Impact Report has been prepared by the  
19 Department and Authority Staff, consisting of the Draft Environmental Impact Report, any  
20 consultations and comments received during the review process, any additional information  
21 that became available, and the Comments and Responses document all as required by law  
22 ("FEIR"); and,

23 WHEREAS, Following publication of the Environmental Impact Report, the Project's  
24 structure and financing were changed from a Redevelopment Plan and financing mechanism  
25 to an Area Plan to be included within the San Francisco General Plan and partial financing

1 through an Infrastructure Financing District. These changes in turn result in the amount of  
2 affordable housing units to be reduced from approximately 2,400 units to 2,000 units. The  
3 Department and Authority Staff prepared a memorandum describing these changes and other  
4 minor Project changes since publication of the FEIR. The memorandum evaluates these  
5 changes and presents minor amendments to the text of the EIR to reflect the changes. The  
6 memorandum demonstrates and concludes that the revisions to the Project would not  
7 substantially change the analysis and conclusions of the EIR. No new significant impacts or  
8 substantial increase in the severity of already identified significant impacts, no new mitigation  
9 measures, and no new alternatives result from these changes. Thus, recirculation of the EIR  
10 for public review and comment is not required; and,

11 WHEREAS, The FIER and its related files have been made available for review by the  
12 Authority Board, the Commission, and the public. These files are available for public review at  
13 the Department at 1650 Mission Street, and are part of the record before the Authority Board;  
14 and,

15 WHEREAS, On April 21, 2011, the Authority Board at a joint hearing with the Planning  
16 Commission reviewed and considered the FEIR; and,

17 WHEREAS, The Authority Board hereby does find that the Project described in the  
18 Environmental Impact Report:

- 19 • Will result in the following significant and unavoidable project-specific  
20 environmental impacts:
  - 21 ○ Alteration of scenic vistas of San Francisco and San Francisco Bay from  
22 public vantage points along the eastern shoreline of San Francisco,  
23 Telegraph Hill, the East Bay shoreline, and from the Bay Bridge east  
24 span.



- 1           o Impairment of the significance of an historical resource by demolition of
- 2           the Damage Control Trainer.
- 3           o Construction impacts on the transportation and circulation network,
- 4           including increased delay and congestion on the Bay Bridge near the
- 5           ramps during the peak periods, and disruption to transit, pedestrian,
- 6           bicycle, and vehicular traffic on the Islands due to roadway closures.
- 7           o Significant contribution to existing LOS E operating conditions during the
- 8           weekday PM peak hour and during the Saturday peak hour at the
- 9           eastbound off-ramp on the west side of Yerba Buena Island.
- 10          o Under conditions without the TI/YBI Ramps Project, traffic impacts at the
- 11          two westbound on-ramps.
- 12          o Under conditions with the Ramps Project, traffic impacts during the AM
- 13          and PM peak hours at the ramp meter at the westbound on-ramp on the
- 14          east side of Yerba Buena Island.
- 15          o Queuing at the Bay Bridge toll plaza during the weekday AM peak hour,
- 16          with and without the TI/YBI Ramps Project.
- 17          o Queuing on San Francisco streets approaching Bay Bridge during the
- 18          weekday PM peak hour with and without the TI/YBI Ramps Project.
- 19          o Traffic impact at the following nine intersections:
  - 20               ▪ Intersection of First/Market;
  - 21               ▪ Intersection of First/Mission;
  - 22               ▪ Intersection of First/Folsom;
  - 23               ▪ Intersection of First/Harrison/I-80 Eastbound On-Ramp;
  - 24               ▪ Intersection of Bryant/Fifth/I-80 Eastbound On-Ramp; and
  - 25               ▪ Intersection of Fifth/Harrison/I-80 Westbound Off-Ramp

- 1                   ▪ Intersection of Folsom/Essex;
- 2                   ▪ Intersection of Bryant/Sterling; and
- 3                   ▪ Intersection of Second/Folsom.
- 4           ○ Exceedance of the available transit capacity of Muni's 108-Treasure
- 5           Island bus line serving the Islands during the AM, PM and Saturday peak
- 6           hours.
- 7           ○ AC Transit operations on Hillcrest Road between Treasure Island and the
- 8           eastbound on-ramp to the Bay Bridge without the Ramps Project.
- 9           ○ AC Transit operations on Treasure Island Road and Hillcrest Road
- 10           between Treasure Island and the eastbound on-ramp to the Bay Bridge
- 11           with the Ramps Project.
- 12           ○ Traffic congestion in downtown San Francisco, which would increase
- 13           travel time and would impact operations of the following three bus lines:
- 14                   ▪ Muni 27-Bryant;
- 15                   ▪ Muni 30X-Marina Express; and
- 16                   ▪ Muni 47-Van Ness bus line.
- 17           ○ Exceedance of the capacity utilization standard on Muni's 108-Treasure
- 18           Island bus line serving the Islands from a shift from auto to transit modes,
- 19           resulting from parking shortfall on the Islands and leading to an increase
- 20           in transit travel demand during the peak hours.
- 21           ○ Construction noise levels above existing ambient conditions.
- 22           ○ Exposure of persons and structures to excessive ground-borne vibration
- 23           or ground-borne noise levels during construction from on-shore pile
- 24           "impact activities," such as pile driving and deep dynamic compaction,
- 25           and vibro-compaction.

- 1                   o Increase in ambient noise levels in the project vicinity above existing
- 2                    ambient noise levels from project-related traffic and ferry noise.
- 3                   o Violation of air quality standards.
- 4                   o Exposure of sensitive receptors to substantial levels of toxic air
- 5                    contaminants.
- 6                   o Exposure of sensitive receptors to substantial levels of PM2.5.
- 7                   o Violation of air quality standards during project operations.
- 8                   o Exposure of sensitive receptors to substantial pollutant concentrations.
- 9                   o Potential conflict with adopted plans related to air quality.
- 10                  o Temporary wind hazard impacts during phased construction.
- 11                  o Potential exposure of publicly accessible locations within the Project Site
- 12                  to wind hazards
- 13                  o Potential adverse impacts on movement of rafting waterfowl from ferry
- 14                  operations; now, therefore be it

15                RESOLVED, The Authority Board hereby does find that the contents of the FEIR and  
16 the procedures through which the FEIR was prepared, publicized, and reviewed comply with  
17 the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco  
18 Administrative Code; and, be it

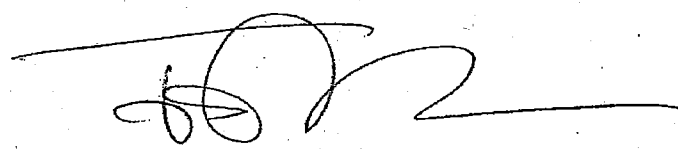
19                FURTHER RESOLVED, The Authority Board hereby does find that the FEIR (Planning  
20 Department File No. 2007.0903E) reflects the independent judgment and analysis of the  
21 Authority Board, is adequate, accurate and objective, and that the Comments and Responses  
22 document contains no significant revisions to the DEIR; and, be it

23                FURTHER RESOLVED, The Authority Board hereby does CERTIFY THE  
24 COMPLETION of said FEIR in compliance with CEQA, the CEQA Guidelines, and Chapter  
25 31.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**CERTIFICATE OF SECRETARY**

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



\_\_\_\_\_  
Jean-Paul Samaha, Secretary

1 [CEQA Findings]  
2 **Resolution adopting environmental findings (and a statement of considerations)**  
3 **under the California Environmental Quality Act and State guidelines in**  
4 **connection with the adoption of the Treasure Island / Yerba Buena Island Project**  
5 **and related actions necessary to implement such plans.**

6 WHEREAS, the Treasure Island Development Authority, together with the San  
7 Francisco Planning Department are the Lead Agencies responsible for the implementation of  
8 the California Environmental Quality Act ("CEQA") for this area and have undertaken a  
9 planning and environmental review process for the proposed Treasure Island/Yerba Buena  
10 Island Project ("Project") and provided for appropriate public hearings before the respective  
11 Commissions.

12 WHEREAS, A primary objective of the Project and the Term Sheet, endorsed by the  
13 Treasure Island Development Authority Board of Directors and the Board of Supervisors in  
14 2006 and updated in 2010, is to create sustainable economic development, affordable  
15 housing, public parks and open space and other community benefits by development of the  
16 under-used lands within the project area.

17 WHEREAS, Originally constructed in 1937 as a possible site for the San Francisco  
18 Airport, Treasure Island was first used to host the Golden Gate International Exposition from  
19 1939-1940. Shortly thereafter in World War II, the United States Department of Defense  
20 converted the island into a naval station, which operated for more than five decades. Naval  
21 Station Treasure Island was subsequently closed in 1993 and ceased operations in 1997.  
22 Since the closure of the base, the City and the community have been planning for the reuse of  
23 former Naval Station Treasure Island and adjacent Yerba Buena Island.

24 WHEREAS, Former Naval Station Treasure Island consists of approximately 550 acres  
25 including Yerba Buena Island. Today the site is characterized by aging infrastructure,

1 environmental contamination from former naval operations, deteriorated and vacant buildings,  
2 and asphalt and other impervious surfaces which cover approximately 65% of the site. The  
3 site has few public amenities for the approximately 1,820 residents who currently reside on  
4 the site.

5 WHEREAS, The Project will include (a) approximately 8,000 new residential units, with  
6 at least 25 percent of which (2,000 units) will be made affordable to a broad range of very-low  
7 to moderate income households, (b) adaptive reuse of 311,000 square feet of historic  
8 structures, (c) 140,000 square feet of new retail uses and 100,000 square feet of commercial  
9 office space, (d) 300 acres of parks and open space, (e) new and or upgraded public facilities,  
10 including a joint police/fire station, a school, facilities for the Treasure Island Sailing Center  
11 and other community facilities, (f) 400-500 room hotel, (g) transportation infrastructure,  
12 including a ferry/quay intermodal transit center.

13 WHEREAS, In 2003, the Treasure Island Development Authority ("TIDA") selected  
14 through a competitive three year long process, Treasure Island Community Development,  
15 LLC ("TICD") to serve as the master developer for the Project.

16 WHEREAS, In 2006, the Board endorsed a Term Sheet and Development Plan for the  
17 Project, which set forth the terms of the Project including a provision for a Transition Plan for  
18 Existing Units on the site. In May of 2010 the Board endorsed a package of legislation that  
19 included an update to the Development Plan and Term Sheet, terms of an Economic  
20 Development Conveyance Memorandum of Agreement for the conveyance of the site from  
21 the Navy to the City, and a Term Sheet between TIDA and the Treasure Island Homeless  
22 Development Initiative ("TIHDI").

23 WHEREAS, In planning for the redevelopment of former Naval Station Treasure Island,  
24 the City and the Treasure Island Development Authority worked closely with the Treasure  
25 Island Citizens Advisory Board ("CAB"). The CAB is a group of Treasure Island/Yerba Buena

1 Island community residents, business owners and individuals with expertise in specific areas,  
2 who are selected by the Mayor to oversee the redevelopment process for the islands. TIDA  
3 has worked with the CAB and the community throughout the process of implementing  
4 revitalization activities regarding Treasure Island and Yerba Buena Island.

5 WHEREAS, The proposed Treasure Island/Yerba Buena Island Area Plan and the  
6 Treasure Island/Yerba Buena Island Special Use District, as well as the Treasure  
7 Island/Yerba Buena Island Project implementing documents, including, without limitation, the  
8 Disposition and Development Agreement, its attached plans and documents, the  
9 Development Agreement, its attached plans and documents, and the Design for Development  
10 documents contain a wide range of the land use designations that could accommodate up to  
11 8,000 residential units, of which at least 25% will be below market rate; approximately 300  
12 acres of improved open space and recreational areas; approximately 140,000 square feet of  
13 new, neighborhood-serving retail space; approximately 100,000 square feet of office space; a  
14 400 – 500 room hotel; and new transportation infrastructure and upgraded public facilities.

15 WHEREAS, To implement the Project, the Treasure Island Development Authority  
16 Board of Directors ("TIDA Board") must take several actions including approval of a  
17 Disposition and Development Agreement, Trust Exchange Agreement, Design for  
18 Development, Navy Conveyance Agreement, TIHDI Agreement, among other actions.

19 WHEREAS, On July 12, 2010, the Planning Department and TIDA released for public  
20 review and comment the Draft Environmental Impact Report for the Project, (Planning  
21 Department Case No. 2007.0903E).

22 WHEREAS, The Planning Commission and TIDA Board held a joint public hearing on  
23 August 12, 2010 on the Draft Environmental Impact Report and received written public  
24 comments until 5:00 pm on September 10, 2010, for a total of 59 days of public review.  
25

1           WHEREAS, The Planning Department and TIDA prepared a Final Environmental  
2 Impact Report ("FEIR") for the Project consisting of the Draft Environmental Impact Report,  
3 the comments received during the review period, any additional information that became  
4 available after the publication of the Draft Environmental Impact Report, and the Draft  
5 Summary of Comments and Responses, all as required by law, a copy of which is on file with  
6 the Planning Department under Case No. 2007.0903E, which is incorporated into this motion  
7 by this reference.

8           WHEREAS, Following publication of the Environmental Impact Report, the Project's  
9 structure and financing were changed from a Redevelopment Plan and financing mechanism  
10 to an Area Plan to be included within the San Francisco General Plan and partial financing  
11 through an Infrastructure Financing District. These changes in turn result in the amount of  
12 affordable housing units to be reduced from approximately 2,400 units to 2,000 units. A  
13 memorandum describing these changes and other minor Project changes since publication of  
14 the EIR has been prepared and distributed by the Department which describes and evaluates  
15 these changes and presents minor amendments to the text of the EIR to reflect the changes.  
16 The memorandum demonstrates and concludes that the revisions to the Project would not  
17 substantially change the analysis and conclusions of the EIR. No new significant impacts or  
18 substantial increase in the severity of already identified significant impacts, no new mitigation  
19 measures, and no new alternatives result from these changes. Thus recirculation of the EIR  
20 for public review and comment is not required.

21           WHEREAS, The FEIR files and other Project-related Department files have been  
22 available for review by the Planning Commission, TIDA Board and the public, and those files  
23 are a part of the record before this Commission.

24           WHEREAS, On April 21, 2011, the Planning Commission and the Authority Board  
25 reviewed and considered the FEIR and, by Motion No. 18325 and Resolution No. 11-14-



1 04/21, respectively, found that the contents of said report and the procedures through which  
2 the FEIR was prepared, publicized and reviewed complied with the provisions of the CEQA  
3 and the CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code.

4 WHEREAS, By Motion No. 18325 and Resolution No. 11-14-04/21, the Planning  
5 Commission and the Authority Board, respectively, found that the FEIR was adequate,  
6 accurate and objective, reflected the independent judgment and analysis of each Commission  
7 and that the summary of Comments and Responses contained no significant revisions to the  
8 Draft Environmental Impact Report.

9 WHEREAS, The Planning Department and TIDA prepared proposed Findings, as  
10 required by CEQA, regarding the alternatives and variants, mitigation measures and  
11 significant environmental impacts analyzed in the FEIR, overriding considerations for  
12 approving the Project, denoted as Attachment A, a proposed mitigation monitoring and  
13 reporting program, denoted as Attachment B, and proposed Mitigation Measures within the  
14 Responsibility of TIDA for the Treasure Island/Yerba Buena Island Project, denoted as  
15 Attachment C, on file with the Treasure Island Development Authority Commission Secretary,  
16 at One Avenue of the Palms, which material was made available to the public, the Planning  
17 Commission and this Board of Directors for this Board's review, consideration and actions;  
18 now, therefore be it

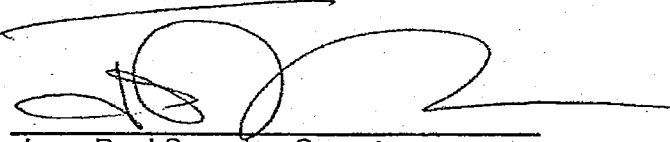
19 RESOLVED, that the TIDA Board has reviewed and considered the FEIR and the  
20 actions associated with the Treasure Island/Yerba Buena Island Project and hereby adopts  
21 the Project Findings attached hereto as Attachment A including a statement of overriding  
22 considerations, and including as Attachment B the Mitigation Monitoring and Reporting  
23 Program and as Attachment C the Mitigation Measures within the Responsibility of TIDA for  
24 the Treasure Island/Yerba Buena Island Project.

25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**CERTIFICATE OF SECRETARY**

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



Jean-Paul Samaha, Secretary

110328, 110331, 110340



# 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).

1658 Mission St  
San Francisco, CA 94103-2479  
RECEIVED  
BOARD OF SUPERVISORS  
APR 28 AM 11:33  
415.558.6378  
Planning Information: 415.558.6377

April 27, 2011

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

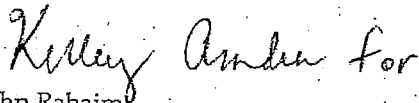
At the April 21, 2011 hearing, the Planning Commission, along with the Treasure Island Development Authority certified the Final Environmental Impact Report (FEIR) under Motion No. 18325 and Resolution No. 11-14-04/21, respectively.

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,



John Rahaim  
Director of Planning



# SAN FRANCISCO PLANNING DEPARTMENT

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2011 APR 28 AM 11:36

Planning Commission Motion No 18325  
ENVIRONMENTAL IMPACT REPORT CERTIFICATION

*Hearing Date:* April 21, 2011  
*Case No.:* 2007.0903E  
*Project Address:* Treasure Island and Yerba Buena Island  
*Zoning:* P (Public)  
 40-X Height and Bulk District  
*Block/Lot:* 1939/001 and 002  
*Project Sponsors:* Treasure Island Development Authority  
 Rich Hillis; Director of Development  
 City Hall, Room 448  
 1 Dr. Carlton B. Goodlett Place  
 San Francisco, CA 94111  
 and  
 Treasure Island Community Development, LLC  
 Alexandra Galovich  
 Wilson Meany Sullivan  
 Four Embarcadero Center, Suite 3300  
 San Francisco, CA 94102  
*Staff Contact:* Rick Cooper – (415) 575-9027  
 Rick.cooper@sfgov.org

BY AK 1650 Mission St.  
 Suite 400  
 San Francisco,  
 CA 94103-2479  
 Reception:  
 415.558.6378  
 Fax:  
 415.558.6409  
 Planning  
 Information:  
 415.558.6377

ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL  
IMPACT REPORT FOR THE PROPOSED TREASURE ISLAND/YERBA BUENA ISLAND  
PROJECT.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby  
CERTIFIES the Final Environmental Impact Report identified as Case No. 2007.0903E (hereinafter  
"Project"), based upon the following findings:

- 1.. The City and County of San Francisco, acting through the Planning Department (hereinafter "Department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 *et seq.*, hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 *et seq.*, hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").
  - A. The Department determined that an Environmental Impact Report (hereinafter "EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation on January 26, 2008.
  - B. On July 12, 2010, the Department published the Draft Environmental Impact Report (hereinafter "DEIR") and provided public notice in a newspaper of general circulation of

the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice.

- C. Notices of availability of the DEIR and of the date and time of the public hearing were posted near the project site by Department staff on July 12, 2010.
  - D. On July 12, 2010, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, to adjacent property owners, and to government agencies, the latter both directly and through the State Clearinghouse.
  - E. Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on July 12, 2010.
2. The Commission held a duly advertised public hearing on said DEIR on August 12, 2010, at which opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on September 10, 2010.
  3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 59-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in a Comments and Responses document, published on March 10, 2011, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.
  4. A Final Environmental Impact Report has been prepared by the Department, consisting of the Draft Environmental Impact Report, any consultations and comments received during the review process, any additional information that became available, and the Comments and Responses document all as required by law.
  5. Following publication of the Environmental Impact Report, the Project's structure and financing were changed from a Redevelopment Plan and financing mechanism to an Area Plan to be included within the San Francisco General Plan and partial financing through an Infrastructure Financing District. These changes in turn result in the amount of affordable housing units to be reduced from approximately 2,400 units to 2,000 units. A memorandum describing these changes and other minor Project changes since publication of the EIR has been prepared and distributed by the Department which describes and evaluates these changes and presents minor amendments to the text of the EIR to reflect the changes. The memorandum demonstrates and concludes that the revisions to the Project would not substantially change the analysis and conclusions of the EIR. No new significant impacts or substantial increase in the severity of already identified significant impacts, no new mitigation measures, and no new alternatives result from these changes. Thus recirculation of the EIR for public review and comment is not required.

6. Project Environmental Impact Report files have been made available for review by the Commission and the public. These files are available for public review at the Department at 1650 Mission Street, and are part of the record before the Commission.
7. On April 21, 2011, the Commission reviewed and considered the Final Environmental Impact Report and hereby does find that the contents of said report and the procedures through which the Final Environmental Impact Report was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
8. The Planning Commission hereby does find that the Final Environmental Impact Report concerning File No. 2007.0903E reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Comments and Responses document contains no significant revisions to the DEIR, and hereby does CERTIFY THE COMPLETION of said Final Environmental Impact Report in compliance with CEQA and the CEQA Guidelines.
9. The Commission, in certifying the completion of said Final Environmental Impact Report, hereby does find that the project described in the Environmental Impact Report:
  - A. Will result in the following significant and unavoidable project-specific environmental impacts:
    - 1) Alteration of scenic vistas of San Francisco and San Francisco Bay from public vantage points along the eastern shoreline of San Francisco, Telegraph Hill, the East Bay shoreline, and from the Bay Bridge east span.
    - 2) Impairment of the significance of an historical resource by demolition of the Damage Control Trainer.
    - 3) Construction impacts on the transportation and circulation network, including increased delay and congestion on the Bay Bridge near the ramps during the peak periods, and disruption to transit, pedestrian, bicycle, and vehicular traffic on the Islands due to roadway closures.
    - 4) Significant contribution to existing LOS E operating conditions during the weekday PM peak hour and during the Saturday peak hour at the eastbound off-ramp on the west side of Yerba Buena Island.
    - 5) Under conditions without the TI/YBI Ramps Project, traffic impacts at the two westbound on-ramps.
    - 6) Under conditions with the Ramps Project, traffic impacts during the AM and PM peak hours at the ramp meter at the westbound on-ramp on the east side of Yerba Buena Island.

- 7) Queuing at the Bay Bridge toll plaza during the weekday AM peak hour, with and without the TI/YBI Ramps Project.
- 8) Queuing on San Francisco streets approaching Bay Bridge during the weekday PM peak hour with and without the TI/YBI Ramps Project.
- 9) Traffic impact at the following nine intersections:
  - Intersection of First/Market;
  - Intersection of First/Mission;
  - Intersection of First/Folsom;
  - Intersection of First/Harrison/I-80 Eastbound On-Ramp;
  - Intersection of Bryant/Fifth/I-80 Eastbound On-Ramp; and
  - Intersection of Fifth/Harrison/I-80 Westbound Off-Ramp
  - Intersection of Folsom/Essex;
  - Intersection of Bryant/Sterling; and
  - Intersection of Second/Folsom.
- 10) Exceedance of the available transit capacity of Muni's 108-Treasure Island bus line serving the Islands during the AM, PM and Saturday peak hours.
- 11) AC Transit operations on Hillcrest Road between Treasure Island and the eastbound on-ramp to the Bay Bridge without the Ramps Project.
- 12) AC Transit operations on Treasure Island Road and Hillcrest Road between Treasure Island and the eastbound on-ramp to the Bay Bridge with the Ramps Project.
- 13) Traffic congestion in downtown San Francisco, which would increase travel time and would impact operations of the following three bus lines:
  - Muni 27-Bryant;
  - Muni 30X-Marina Express; and
  - Muni 47-Van Ness bus line.
- 14) Exceedance of the capacity utilization standard on Muni's 108-Treasure Island bus line serving the Islands from a shift from auto to transit modes, resulting from parking



shortfall on the Islands and leading to an increase in transit travel demand during the peak hours.

- 15) Construction noise levels above existing ambient conditions.
- 16) Exposure of persons and structures to excessive ground-borne vibration or ground-borne noise levels during construction from on-shore pile "impact activities," such as pile driving and deep dynamic compaction, and vibro-compaction.
- 17) Increase in ambient noise levels in the project vicinity above existing ambient noise levels from project-related traffic and ferry noise.
- 18) Violation of air quality standards.
- 19) Exposure of sensitive receptors to substantial levels of toxic air contaminants.
- 20) Exposure of sensitive receptors to substantial levels of PM2.5.
- 21) Violation of air quality standards during project operations.
- 22) Exposure of sensitive receptors to substantial pollutant concentrations.
- 23) Potential conflict with adopted plans related to air quality.
- 24) Temporary wind hazard impacts during phased construction.
- 25) Potential exposure of publicly accessible locations within the Project Site to wind hazards
- 26) Potential adverse impacts on movement of rafting waterfowl from ferry operations.

B. Will contribute considerably to the following cumulative environmental impacts:

- 1) Potential cumulative construction-related traffic impacts in the project vicinity.
- 2) Cumulative traffic impacts at the eastbound off-ramp on the west side of Yerba Buena Island.
- 3) Under conditions without the Ramps Project, cumulative traffic impacts at the two westbound on-ramps.
- 4) Under conditions with the Ramps Project, cumulative traffic impacts during the AM and PM peak hours at the ramp meter at the westbound on-ramp on the east side of Yerba Buena Island.
- 5) Cumulative queuing impacts at the Bay Bridge toll plaza during the AM and PM peak hours.

6) Cumulative queuing impacts on San Francisco streets approaching the Bay Bridge during the weekday AM and PM and Saturday peak hours.

7) Traffic impact at the following nine intersections:

- Intersection of First/Market;
- Intersection of First/Mission;
- Intersection of First/Folsom;
- Intersection of First/Harrison/I-80 Eastbound On-Ramp;
- Intersection of Bryant/Fifth/I-80 Eastbound On-Ramp;
- Intersection of Fifth/Harrison/I-80 Westbound Off-Ramp
- Intersection of Folsom/Essex;
- Intersection of Bryant/Sterling; and
- Intersection of Second/Folsom.

8) Cumulative traffic congestion in downtown San Francisco, which would increase travel time and would impact operations of the following four bus lines:

- Muni 27-Bryant bus line;
- Muni 30X-Marina Express bus line;
- Muni 47-Van Ness bus line; and
- Muni 10-Townsend bus line.

9) Cumulative construction noise impacts from other cumulative development in the area, including the Clipper Cove Marina and the Yerba Buena Island Ramps Improvement Project, which could have construction activities that occur simultaneously with those of the Project.

10) Increases in traffic from the project in combination with other development would result in cumulative traffic noise impacts.

11) Cumulative air quality impacts.

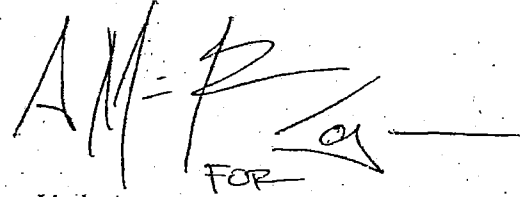
11) The Project, when combined with other cumulative projects, could result in exposure of publicly accessible locations within the Project Site to wind hazards.

12) Potential cumulative impacts on rafting waterfowl.

Motion No. 18325  
Hearing Date: April 21, 2011

CASE NO. 2007.0903E  
Treasure Island/Yerba Buena Island Project

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of April 21, 2011.

A handwritten signature in black ink, appearing to read 'Linda Avery', with a horizontal line extending to the right. Below the signature, the word 'FOR' is written in a smaller, simpler font.

Linda Avery  
Commission Secretary

AYES: Commissioners Antonini, Borden, Fong, Miguel  
NOES: Commissioners Olague, Moore, Sugaya  
ABSENT: None  
ADOPTED: April 21, 2011

File 117328



SAN FRANCISCO  
PLANNING DEPARTMENT

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2011 APR 28 AM 11:37

BY \_\_\_\_\_ AK \_\_\_\_\_

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Planning Commission Motion No. 18326

HEARING DATE: APRIL 21, 2011

Case No.: 2007.0903BEMRTUWZ  
Project: Treasure Island/Yerba Buena Island Project  
E Case: CEQA Findings  
Location: Treasure Island and Yerba Buena Island  
Staff Contacts: Rick Cooper - (415) 575-9027  
[rick.cooper@sfgov.org](mailto:rick.cooper@sfgov.org)  
Joshua Switzky - (415) 575-6815  
[joshua.switzky@sfgov.org](mailto:joshua.switzky@sfgov.org)  
Recommendation: Adopt the Findings

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

MOTION ADOPTING ENVIRONMENTAL FINDINGS (AND A STATEMENT OF OVERRIDING CONSIDERATIONS) UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND STATE GUIDELINES IN CONNECTION WITH THE ADOPTION OF THE TREASURE ISLAND/YERBA BUENA ISLAND PROJECT AND RELATED ACTIONS NECESSARY TO IMPLEMENT SUCH PROJECT.

RECITALS

WHEREAS, The San Francisco Planning Department ("Department"), together with the Treasure Island Development Authority ("TIDA") are the Lead Agencies responsible for the implementation of the California Environmental Quality Act ("CEQA") for this area and have undertaken a planning and environmental review process for the proposed Treasure Island/Yerba Buena Island Project ("Project") and provided for appropriate public hearings before the respective Commissions; and,

WHEREAS, A primary objective of the Project and the Term Sheet, endorsed by the Treasure Island Development Authority Board of Directors and the Board of Supervisors in 2006 and updated in 2010, is to create sustainable economic development, affordable housing, public parks and open space and other community benefits by development of the under-used lands within the project area; and,

WHEREAS, Originally constructed in 1937 as a possible site for the San Francisco Airport, Treasure Island was first used to host the Golden Gate International Exposition from 1939-1940. Shortly thereafter in World War II, the United States Department of Defense converted the island into a naval station, which operated for more than five decades. Naval Station Treasure Island was subsequently closed in 1993 and ceased operations in 1997. Since the closure of the base, the City and the community have been planning for the reuse of former Naval Station Treasure Island and adjacent Yerba Buena Island; and,

WHEREAS, Former Naval Station Treasure Island consists of approximately 550 acres including Yerba Buena Island. Today the site is characterized by aging infrastructure, environmental contamination from former naval operations, deteriorated and vacant buildings, and asphalt and other impervious surfaces which cover approximately 65% of the site. The site

has few public amenities for the approximately 1,820 residents who currently reside on the site. This legislation creating the Treasure Island/Yerba Buena Island Special Use District, the Treasure Island/Yerba Buena Island Height and Bulk District, and the related zoning and General Plan amendments will implement the proposed Project; and,

WHEREAS, The Project will include (a) approximately 8,000 new residential units, with at least 25 percent (2,000 units) affordable to a broad range of very-low to moderate income households, (b) adaptive reuse of 311,000 square feet of historic structures, (c) 140,000 square feet of new retail uses and 100,000 square feet of commercial office space, (d) 300 acres of parks and open space, (e) new and or upgraded public facilities, including a joint police/fire station, a school, facilities for the Treasure Island Sailing Center and other community facilities, (f) 400-500 room hotel, and (g) transportation infrastructure, including a ferry/quay intermodal transit center; and,

WHEREAS, In 2003, TIDA selected through a competitive three year long process, Treasure Island Community Development, LLC ("TICD") to serve as the master developer for the Project; and,

WHEREAS, In 2006, the Board of Supervisors of the City and County of San Francisco ("Board") endorsed a Term Sheet and Development Plan for the Project, which set forth the terms of the Project including a provision for a Transition Plan for Existing Units on the site. In May of 2010 the Board endorsed a package of legislation that included an update to the Development Plan and Term Sheet, terms of an Economic Development Conveyance Memorandum of Agreement for the conveyance of the site from the Navy to the City, and a Term Sheet between TIDA and the Treasure Island Homeless Development Initiative ("TIHDI"); and,

WHEREAS, In planning for the development of former Naval Station Treasure Island, the City and the Treasure Island Development Authority worked closely with the Treasure Island Citizens Advisory Board ("CAB"). The CAB is a group of Treasure Island/Yerba Buena Island community residents, business owners and individuals with expertise in specific areas, who are selected by the Mayor to oversee the development process for the islands. TIDA has worked with the CAB and the community throughout the process of implementing revitalization activities regarding Treasure Island and Yerba Buena Island; and,

WHEREAS, To implement the Project, the Planning Commission ("Commission") must take several actions including adoption of General Plan amendments, Planning Code Text amendments, Planning Code Map amendments, approving the Design for Development document, approving and recommending to the Board of Supervisors approval of the Development Agreement, and adoption of findings under Planning Code Sections 320 - 325 regarding office development, among other actions; and,

WHEREAS, On July 12, 2010, the Department and TIDA released for public review and comment the Draft Environmental Impact Report for the Project, (Department Case No. 2007.0903E); and,

WHEREAS, The Commission and TIDA Board of Directors held a joint public hearing on August 12, 2010 on the Draft Environmental Impact Report and received written public comments until 5:00 pm on September 10, 2010, for a total of 59 days of public review; and,

WHEREAS, The Department and TIDA prepared a Final Environmental Impact Report ("FEIR") for the Project consisting of the Draft Environmental Impact Report, the comments received during the review period, any additional information that became available after the publication of the Draft Environmental Impact Report, and the Draft Summary of Comments and Responses, all as required by law, a copy of which is on file with the Department under Case No. 2007.0903E, which is incorporated into this motion by this reference; and,

WHEREAS, Following publication of the Environmental Impact Report, the Project's structure and financing were changed from a Redevelopment Plan and financing mechanism to an Area Plan to be included within the San Francisco General Plan and partial financing through an Infrastructure Financing District. These changes in turn result in the amount of affordable housing units to be reduced from approximately 2,400 units to 2,000 units. A memorandum describing these changes and other minor Project changes since publication of the EIR has been prepared and distributed by the Department which describes and evaluates these changes and presents minor amendments to the text of the EIR to reflect the changes. The memorandum demonstrates and concludes that the revisions to the Project would not substantially change the analysis and conclusions of the EIR. No new significant impacts or substantial increase in the severity of already identified significant impacts, no new mitigation measures, and no new alternatives result from these changes. Thus recirculation of the EIR for public review and comment is not required; and,

WHEREAS, The FEIR files and other Project-related Department files have been available for review by the Commission and the public, and those files are a part of the record before this Commission; and,

WHEREAS, On April 21, 2011, the Commission and the TIDA Board of Directors reviewed and considered the FEIR and, by Motion No. 18325 and Resolution No. 11-14-04/21, respectively, found that the contents of said report and the procedures through which the FEIR was prepared, publicized and reviewed complied with the provisions of CEQA, the CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code; and,

WHEREAS, By Motion No. 18325 and Resolution No. 11-14-04/21, the Commission and the TIDA Board of Directors, respectively, found that the FEIR was adequate, accurate and objective, reflected the independent judgment and analysis of each Commission and that the summary of Comments and Responses contained no significant revisions to the Draft Environmental Impact Report; and,

WHEREAS, The Department and TIDA prepared proposed Findings, as required by CEQA, regarding the alternatives and variants, mitigation measures and significant environmental impacts analyzed in the FEIR, overriding considerations for approving the Project, denoted as Attachment A, and a proposed mitigation monitoring and reporting program, denoted as Attachment B, on file with the Department under Case No. 2007.0903E which material was made available to the public and this Commission for this Commissions' review, consideration and actions. Also attached is Attachment C, Mitigation Measures Within the Responsibility of the Planning Department, Treasure Island/Yerba Buena Island Project; and,

Motion No. 18326

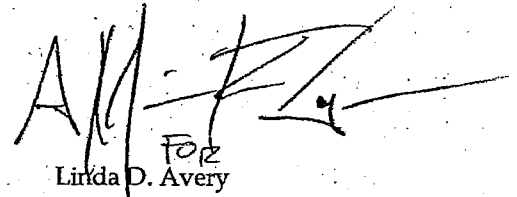
Hearing Date: April 21, 2011

Case No 2007.0946BEMRTUWZ

Treasure Island/Yerba Buena Island  
CEQA Findings

NOW, THEREFORE, BE IT RESOLVED, That the Commission has reviewed and considered the FEIR and the actions associated with the Treasure Island/Yerba Buena Island Development Project and hereby adopts the Project Findings attached hereto as Attachment A including a statement of overriding considerations, and including as Attachment B the Mitigation Monitoring and Reporting Program.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on April 21, 2011.



Linda D. Avery

Commission Secretary

AYES: Commissioners Antonini, Borden, Fong, Miguel

NOES: Commissioners Moore, Olague, Sugaya

ABSENT: None



ATTACHMENT A

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

TREASURE ISLAND / YERBA BUENA ISLAND PROJECT APR 28 AM 11:37

CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS: <sup>AK</sup>

FINDINGS OF FACT, EVALUATION OF MITIGATION MEASURES AND ALTERNATIVES, AND STATEMENT OF OVERRIDING CONSIDERATIONS

SAN FRANCISCO BOARD OF SUPERVISORS

In determining to approve the Treasure Island / Yerba Buena Island Project (“Project”) the San Francisco Board of Supervisors (“Board” or “Board of Supervisors”) makes and adopts the following findings of fact and decisions regarding mitigation measures and alternatives, and adopts the statement of overriding considerations, based on substantial evidence in the whole record of this proceeding and under the California Environmental Quality Act (“CEQA”), California Public Resources Code Sections 21000 et seq., particularly Sections 21081 and 21081.5, the Guidelines for Implementation of CEQA (“CEQA Guidelines”), 14 California Code of Regulations Sections 15000 et seq., particularly Sections 15091 through 15093, and the Board adopted CEQA guidelines.

This document is organized as follows:

Section I provides a description of the Project proposed for adoption, the environmental review process for the Project, the approval actions to be taken and the location of records;

Section II identifies the impacts found not to be significant that do not require mitigation;

Sections III and IIIA identify potentially significant impacts that can be avoided or reduced to less-than-significant levels through mitigation and describe the disposition of the mitigation measures;

Sections IV and IVA identify significant impacts that cannot be avoided or reduced to less-than significant levels and describe any applicable mitigation measures as well as the disposition of the mitigation measures;

Section V evaluates mitigation measures and project modifications proposed by commenters and the rejection of these mitigation measures and project modifications;



| Attachment B:<br>MITIGATION MONITORING AND REPORTING PROGRAM FOR THE TREASURE ISLAND / YERBA BUENA ISLAND PROJECT<br>(Includes Text for Adopted Mitigation and Improvement Measures)  |  |  |  |
|---|--|--|--|
| MEASURES ADOPTED AS CONDITIONS OF APPROVAL  | Responsibility for Implementation  | Schedule   | Monitoring/Reporting Responsibility  |
| MITIGATION MEASURES FOR THE TREASURE ISLAND/YERBA BUENA ISLAND PROJECT  |  |  |  |
| <i>Cultural and Paleontological Resources (Archeological Resources) Mitigation Measures</i>   |  |  |  |
| <p><b>Mitigation Measure M-CP-1: Archeological Testing, Monitoring, Data Recovery and Reporting.</b> Based on a reasonable presumption that archaeological resources may be present within the Redevelopment Plan Project Area, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsors shall retain the services of an archaeological consultant from the pool of qualified archaeological consultants maintained by the Planning Department archaeologist. The archaeological consultant shall undertake an archaeological testing program as specified herein. In addition, a professionally qualified geo-archaeologist shall undertake a geo-archaeological assessment of the project area. The archaeological consultant shall be available to conduct an archaeological monitoring and/or data recovery program if required pursuant to this measure. The archaeological consultant's work shall be conducted in accordance with this measure and the requirements of the ARDTP (Archeo-Tec, Archeological Research Design and Treatment Plan, Treasure Island Redevelopment Plan Project, City and County of San Francisco, CA, October 2009) at the direction of the Environmental Review Officer ("ERO"). In instances of inconsistency between the requirements of the project ARDTP and the requirements of this mitigation measure, the requirements of this archaeological mitigation measure shall prevail. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO.</p> <p>Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less-than-significant level of potential effects on a significant archaeological resource as defined in <i>CEQA Guidelines</i> Section 15064.5 (a)(c).</p> <p><b>Archeological Testing Program</b></p> <p>The archaeological consultant shall prepare and submit to the ERO for review and approval an archaeological testing plan ("ATP"). The archaeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archaeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations</p> | <p>Project sponsors* to retain qualified professional consultants (archaeologist and geo-archaeologist) from the pool of consultants maintained by the Planning Department</p> | <p>Prior to commencement of soil-disturbing activities, submittal of reports for approval by Planning Department</p> | <p>(See below regarding archaeologist's reports.)</p> <p>Geo-archeological consultant to submit geo-archaeological assessment of the project area to Planning Department with a copy to TIDA</p> |
|   | <p>Archaeological consultant to undertake archaeological</p>   | <p>Archaeological Testing Plan to be submitted to and approved by ERO prior to testing, which is</p>                 | <p>Consultant to prepare ATP in consultation with the ERO.</p>   |

\*Note: For purposes of this MMRP, unless otherwise indicated the term "project sponsors" shall mean the project sponsor or other persons assuming responsibility for implementation of the mitigation measure under the DDA, Vertical DDAs, or other transfer documents.





# SAN FRANCISCO PLANNING DEPARTMENT



## Memo to the Planning Commission

*Date:* April 12, 2011  
*Case No.:* 2007.0903E  
*Project Address:* Treasure Island/Yerba Buena Island  
*Project Sponsors:* Treasure Island Development Authority and  
Treasure Island Community Development, LLC  
*Staff Contact:* Rick Cooper, Senior Planner – 415-575-9027  
[Rick.Cooper@sfgov.org](mailto:Rick.Cooper@sfgov.org)

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

### Introduction

A number of revisions have occurred to the Proposed Treasure Island/Yerba Buena Island Redevelopment Project since publication and distribution of the Comments and Responses document for the Environmental Impact Report (EIR), scheduled for certification on April 21, 2011. The revisions relate to a change in the governing structure and documents under which the Proposed Project would be implemented, and to changes made in response to public comment in some standards in the proposed *Treasure Island/Yerba Buena Island Design for Development* since the March 5, 2010, public review draft was circulated. This memorandum summarizes the revisions to the Proposed Project and evaluates their effect on the analysis and conclusions in the EIR. Appendix 1 to this memorandum presents revisions to the text of the Draft EIR and Responses to Comments needed to reflect changes in the Proposed Project.

A Redevelopment Plan is no longer proposed for the Treasure Island/Yerba Buena Island Redevelopment Project; it would be replaced with a proposed new Treasure Island/Yerba Buena Island Area Plan (Area Plan) to be added to the *San Francisco General Plan*, which would no longer simply reference the provisions of the Redevelopment Plan. Instead the Area Plan would present objectives and policies that provide the foundation for land use and development of the Islands, and a Treasure Island/Yerba Buena Island Special Use District (SUD) would be added to the Planning Code along with Zoning Map amendments. The SUD references the proposed *Design for Development* and uses its Standards and Guidelines as a basis for development controls set out in the SUD. With this change, the "Treasure Island/Yerba Buena Island Redevelopment Project" is called the "Treasure Island/Yerba Buena Island Project" or the "Revised Project" for the remainder of this memorandum. The main financing mechanism also has been revised from use of tax increment financing under a Redevelopment Plan to an infrastructure financing district (IFD) mechanism. As an indirect result of this change, the number of affordable housing units would change from the approximately 2,400 units discussed in the EIR to approximately 2,000 units. The details of this change are provided below in the "Summary of Project Revisions."

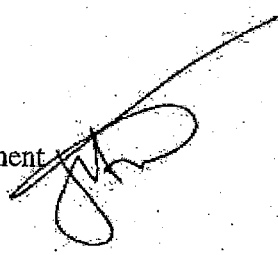
JOANNE HAYES-WHITE  
CHIEF OF DEPARTMENT



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



---

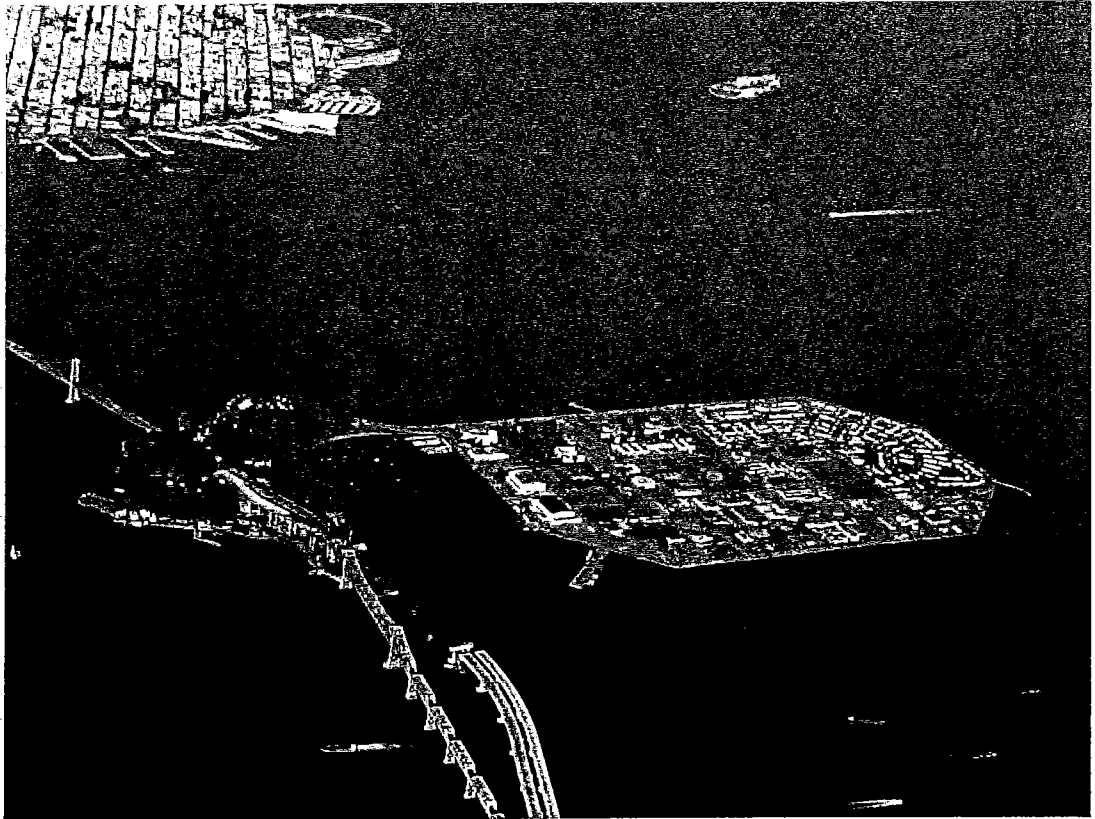
The San Francisco Fire Department has been briefed on the layout and infrastructure plan as it relates to the Treasure Island Development Project and has no objections to its movement forward. It is my understanding that as details of the plan are further refined, the San Francisco Fire Department will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



# TREASURE ISLAND / YERBA BUENA ISLAND

## REDEVELOPMENT PROJECT

Volume 1 – Chapters I – IV.H



**DRAFT ENVIRONMENTAL IMPACT REPORT**

**CITY AND COUNTY OF SAN FRANCISCO  
PLANNING DEPARTMENT  
CASE NO. 2007.0903E**

**STATE CLEARINGHOUSE NO. 2008012105**

**DRAFT EIR PUBLICATION DATE: JULY 12, 2010**

**DRAFT EIR PUBLIC HEARING DATE: AUGUST 12, 2010**

**DRAFT EIR PUBLIC COMMENT PERIOD: JULY 12, 2010 - AUGUST 26, 2010**

*Written comments should be sent to:*

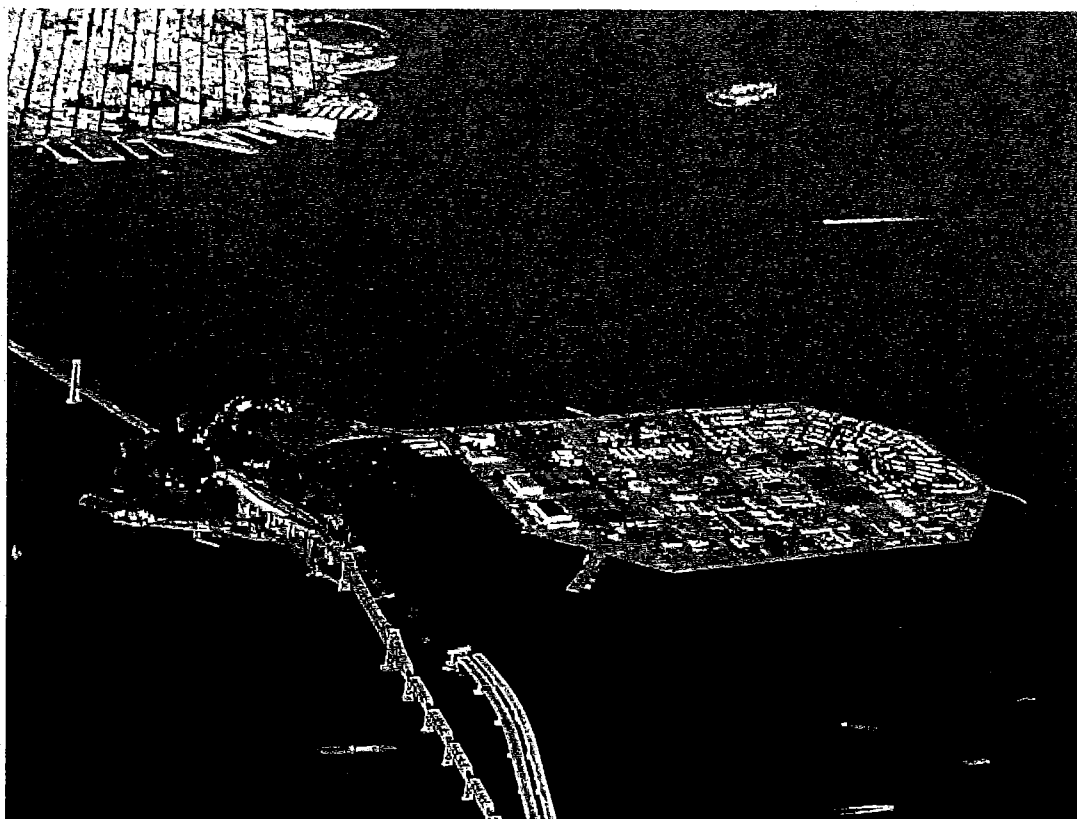
Environmental Review Officer  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103



# TREASURE ISLAND / YERBA BUENA ISLAND

## REDEVELOPMENT PROJECT

### Volume 2 – Chapters IV.I – VIII



**CITY AND COUNTY OF SAN FRANCISCO  
PLANNING DEPARTMENT  
CASE NO. 2007.0903E**

**STATE CLEARINGHOUSE NO. 2008012105**

**DRAFT EIR PUBLICATION DATE: JULY 12, 2010**

**DRAFT EIR PUBLIC HEARING DATE: AUGUST 12, 2010**

**DRAFT EIR PUBLIC COMMENT PERIOD: JULY 12, 2010 - AUGUST 26, 2010**

*Written comments should be sent to:*

Environmental Review Officer  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

