

1 [Treasure Island Fire Training Sublease]

2 Resolution approving a sublease between the City and County of San Francisco (the
3 "City") and the Treasure Island Development Authority (the "Authority") for property on
4 Treasure Island generally bound by 8th Street to the South, 10th Street to the North, M
5 Street to the West, and N Street to the East for use as a fire training facility at an annual
6 rent of \$1,740,000 per year.

7 WHEREAS, Under the Treasure Island Conversion Act of 1997, which amended
8 Section 33492.5 of the California Health and Safety Code and added Section 2.1 to Chapter
9 1333 of the Statutes of 1968 (the "Act"), the California Legislature (i) designated the Authority
10 as a redevelopment agency under California redevelopment law with authority over former
11 Naval Station Treasure Island (the "Base"), and (ii), with respect to those portions of the Base
12 which are subject to the public trust for commerce, navigation and fisheries (the "Tidelands
13 Trust"), vested in the Authority the authority to administer the Tidelands Trust as to such
14 property; and,

15 WHEREAS, The Tidelands Trust prohibits the sale of Tidelands Trust property into
16 private ownership, generally requires that Tidelands Trust property be accessible to the public
17 and encourages public oriented uses of trust property that, among other things, attract people
18 to the waterfront, promote public recreation, protect habitat and preserve open space; and,

19 WHEREAS, The Board of Supervisors approved the designation of the Authority as a
20 redevelopment agency with powers over Treasure Island in Resolution No. 43-98, dated
21 February 6, 1998; and,

22 WHEREAS, Under the Act and the Authority's Articles of Incorporation and Bylaws, the
23 Authority, acting by and through its Board of Directors has the power, subject to applicable
24

25 SUPERVISOR CHRIS DALY

BOARD OF SUPERVISORS

1 laws, to sell, lease, exchange, transfer, convey or otherwise grant an interest in or right to use
2 or occupy all or any portion of the real property located on the Base; and,

3 WHEREAS, The City's Fire Department entered into a lease directly with the Navy for
4 the Premises described below, but, because of the applicability of the Tidelands Trust to the
5 Base and the fact that the Fire Department's use is not a Tidelands Trust consistent use, the
6 Authority, as Trustee of the Tidelands Trust under state law, must receive fair market value for
7 the Fire Department's use of the Premises; and, "

8 WHEREAS, The City's Fire Department wishes to sublease from the Authority and
9 continue its existing use of buildings on certain property located on Treasure Island generally
10 bound by 8th Street to the south, 10th Street to the north, M Street to the west, and N Street to
11 the east (collectively, the "Premises") for use as a Fire Training Facility; and,

12 WHEREAS, An appraisal of the Premises indicates that the fair market rental value of
13 the Premises is \$1,740,000 per year; and,

14 WHEREAS, The term of the proposed sublease would expire on June 30, 2005, unless
15 sooner terminated pursuant to the terms of the sublease; and,

16 WHEREAS, On November 3, 1997 the Planning Department of the City and County of
17 San Francisco determined for the Authority that such interim reuses as the proposed sublease
18 are categorically exempt under the California Environmental Quality Act (CEQA) and Sections
19 15301, 15303, 15304(e), and 15061(b)(3) of the State Guidelines; and,

20 WHEREAS, At a regular meeting on October 11, 2000, the Board of Directors of the
21 Authority authorized the Executive Director of the Authority to enter into such sublease with
22 the City; and,

23 WHEREAS, The Board of Supervisors' approval of the sublease is required to
24 authorize the Director of Property to enter into the sublease on behalf of the City; and,
25

1 WHEREAS, The Act also requires the Board of Supervisors to approve any contract to
2 which the Authority is a party that is worth more than \$1,000,000.00 and is entered into prior
3 to the Board of Supervisors' approval of a redevelopment plan for the former Naval Base at
4 Treasure Island/Yerba Buena Island; and,

5 WHEREAS, A copy of the proposed sublease with the City for the Fire Training Facility
6 is on file with the Clerk of the Board of Supervisors in File No. 010699; now,
7 therefore, be it

8 RESOLVED, That the Board of Supervisors hereby reaffirms and adopts the finding of
9 the Planning Department of the City and County of San Francisco (the "Planning
10 Department") that the interim reuse of the Premises as proposed by the City is categorically
11 exempt under CEQA for the reasons stated in the Certificate of Determination dated
12 November 3, 1997 by the Planning Department, a copy of which is on file with the Clerk of the
13 Board of Supervisors in File No. 010699; and, be it

14 FURTHER RESOLVED, That the Board of Supervisors hereby approves the sublease
15 between the City and the Authority for a Fire Training Facility on Treasure Island, a copy of
16 which is on file with the Clerk of the Board of Supervisors in File No. 010699 and
17 authorizes the Director of Property to enter into such sublease with the Authority to use
18 certain property on Treasure Island as a Fire Training Facility at the annual rent of \$1,740,000
19 per year for a term not to exceed June 30, 2005; and, be it

20 FURTHER RESOLVED, That the Director of Property is hereby authorized to take any
21 and all actions deemed necessary by the Director of Property in consultation with the City
22 Attorney's Office to carry out the intent of this resolution, including without limitation, the
23 termination of any leases with the Navy.



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails

Resolution

File Number: 010699

Date Passed:

Resolution approving a sublease between the City and County of San Francisco (The "City") and the Treasure Island Development Authority (The "Authority") for property on Treasure Island generally bounded by 8th Street to the south, 10th Street to the north, M Street to the west, and N Street to the east for use as a fire training facility at an annual rent of \$1,740,000 per year.

June 4, 2001 Board of Supervisors — ADOPTED

Ayes: 8 - Ammiano, Daly, Gonzalez, Leno, Maxwell, Newsom, Peskin, Yee

Noes: 2 - Hall, Sandoval

Absent: 1 - McGoldrick

File No. 010699

I hereby certify that the foregoing Resolution was ADOPTED on June 4, 2001 by the Board of Supervisors of the City and County of San Francisco.



Gloria L. Young
Clerk of the Board

JUN 15 2001

Date Approved



Mayor Willie L. Brown Jr.