



SAN FRANCISCO PLANNING DEPARTMENT

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

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.

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 the word 'FOR' written below it. The signature is stylized and includes a horizontal line extending to the right.

Linda Avery
Commission Secretary

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

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.

25

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

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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 [Affirming Certification of the Final Environmental Impact Report - Treasure Island/Yerba
2 Buena Island Project]

3
4 **Motion affirming the Planning Commission's Certification of the Final Environmental**
5 **Impact Report for the Treasure Island/Yerba Buena Island Project.**

6
7 WHEREAS, The proposed project ("Project") would include: (a) up to 8,000 new
8 residential units, at least 25 percent of which will be made affordable to a broad range of very-
9 low to moderate income households, including 435 units to be developed by the Treasure
10 Island Homeless Development Initiative's member organizations, (b) the adaptive reuse of
11 approximately 311,000 square feet of historic structures, (c) up to approximately 140,000
12 square feet of new retail uses and 100,000 square feet of commercial office space, (d)
13 approximately 300 acres of parks and open space, (e) new and or upgraded public facilities,
14 including a joint police/fire station, a school, facilities for the Treasure Island Sailing Center
15 and other community facilities, (f) a 400-500 room hotel, (g) the investment of approximately
16 \$155 million in transportation infrastructure, (h) the creation of thousands of construction job
17 opportunities and thousands of permanent jobs, all as more particularly described in the
18 Treasure Island/Yerba Buena Island Development and Disposition Agreement ("DDA"), and (i)
19 various related approval actions. A copy of the DDA is on file with the Clerk of the Board of
20 Supervisors in File No. 110291 and is incorporated herein by reference; and,

21 WHEREAS, The Planning Department ("Department") determined that an
22 environmental impact report was required for the Project on January 26, 2008, and provided
23 public notice by publication in a newspaper of general circulation on January 26, 2008, and
24 held two scoping meetings on February 11, 2008 at the Port of San Francisco and on
25 February 13, 2008 on Treasure Island; and,

1 WHEREAS, On July 12, 2010, the Department and the Treasure Island Development
2 Authority ("TIDA"), acting as co-lead agencies, published the Draft Environmental Impact
3 Report ("DEIR") for the Project (Planning Department File No. 2007.0903E); and,

4 WHEREAS, On August 12, 2010, the Planning Commission and TIDA held a duly
5 advertised joint public hearing on the DEIR at which time opportunity for public comment was
6 provided on the DEIR, and written comments were received through September 10, 2010;
7 and,

8 WHEREAS, The Department and TIDA prepared responses to comments received at
9 the public hearing on the DEIR and submitted in writing to the Department and TIDA,
10 prepared revisions to the text of the DEIR, and published a Summary of Comments and
11 Responses on March 10, 2011; and,

12 WHEREAS, A Final Environmental Impact Report ("FEIR") for the Project was
13 prepared by the Department and TIDA, consisting of the DEIR, any consultations and
14 comments received during the review process, any additional information that became
15 available, the Summary of Comments and Responses, and a supplemental memorandum on
16 additional changes, all as required by law; and,

17 WHEREAS, On April 21, 2011, the Planning Commission reviewed and considered the
18 FEIR and, by Motion No. 18325, found that the contents of said report and the procedures
19 through which the FEIR was prepared, publicized and reviewed complied with the provisions
20 of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and
21 Chapter 31 of the San Francisco Administrative Code. A copy of said Planning Commission
22 Motion is on file with the Clerk of the Board of Supervisors in File No. 110618 and is
23 incorporated herein by reference; and,

24 WHEREAS, By Motion No. 18325, the Commission found the FEIR to be adequate,
25 accurate and objective, reflected the independent judgment and analysis of the Department

1 and the Commission, and that the Summary of Comments and Responses contained no
2 significant revisions to the DEIR. The Commission also adopted findings relating to significant
3 impacts associated with the Project and certified the completion of the FEIR in compliance
4 with CEQA and the State CEQA Guidelines; and,

5 WHEREAS, In a single appeal letter to the Clerk of the Board of Supervisors dated
6 May 11, 2011, Saul Bloom on behalf of Arc Ecology, Michael Lynes on behalf of the Golden
7 Gate Audubon Society, Kate Looby on behalf of the Sierra Club-San Francisco Bay Chapter,
8 Brent Plater on behalf of Wild Equity Institute, Ken Masters, and Aaron Peskin filed an appeal
9 of the FEIR to the Board of Supervisors, which the Clerk of the Board of Supervisors received
10 on or around May 11, 2011; and,

11 WHEREAS, On June 7, 2011, this Board held a duly noticed public hearing to consider
12 the appeal of the FEIR certification filed by Appellant; and,

13 WHEREAS, This Board has reviewed and considered the FEIR, the appeal letter, the
14 responses to concerns document that the Planning Department prepared, and the other
15 written records before the Board of Supervisors, and heard testimony and received public
16 comment regarding the adequacy of the FEIR; and,

17 WHEREAS, The FEIR files and all correspondence and other documents have been
18 made available for review by this Board and the public. These files are available for public
19 review by appointment at the Planning Department offices at 1650 Mission Street, and are
20 part of the record before this Board by reference in this Motion; now, therefore, be it

21 MOVED, That this Board of Supervisors hereby affirms the decision of the Planning
22 Commission in its Motion No. 18325 to certify the FEIR and finds the FEIR to be complete,
23 adequate and objective and reflecting the independent judgment of the City and in compliance
24 with CEQA and the State CEQA Guidelines.



City and County of San Francisco
Tails
Motion: M11-92

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

File Number: 110619

Date Passed: June 07, 2011

Motion affirming the Planning Commission's Certification of the Final Environmental Impact Report for the Treasure Island/Yerba Buena Island Project.

June 07, 2011 Board of Supervisors - APPROVED

Ayes: 11 - Avalos, Campos, Chiu, Chu, Cohen, Elsbernd, Farrell, Kim, Mar, Mirkarimi and Wiener

File No. 110619

I hereby certify that the foregoing Motion was APPROVED on 6/7/2011 by the Board of Supervisors of the City and County of San Francisco.

A handwritten signature in black ink, appearing to read "Angela Calvillo".

Angela Calvillo
Clerk of the Board

TICD, and related conveyance agreements governing redevelopment of the Islands. The Proposed Project includes development on Treasure Island and Yerba Buena Island with up to 8,000 residential units; up to 140,000 square feet (sq. ft.) of new commercial and retail space; up to 100,000 sq. ft. of new office space; adaptive reuse of three historic buildings on Treasure Island with up to 311,000 sq. ft. of commercial, retail, and/or flex space; 500 hotel rooms; rehabilitation of the historic buildings on Yerba Buena Island; new and/or upgraded public and community facilities; new and/or upgraded public utilities; about 300 acres of parks and public open space including shoreline access and cultural uses such as a museum; a Habitat Management Plan for portions of Yerba Buena Island; new and upgraded streets and public ways; bicycle, transit, and pedestrian facilities; landside and waterside facilities for the Treasure Island Sailing Center; landside services for an expanded marina; and a new Ferry Terminal and intermodal Transit Hub. Construction would include geotechnical stabilization of the portions of Treasure Island where buildings and roads are proposed, raising the elevation of portions of the ground surface on Treasure Island to provide long-term protection against flooding, including an allowances for estimated future potential sea level rise, and strengthening the perimeter berm around Treasure Island. Construction and buildout of the proposed Development Plan would be phased and are anticipated to occur over an approximately 20-year period.

DETERMINATION:

The City and County of San Francisco took the following approval actions for the Treasure Island/Yerba Buena Island Project:

Planning Commission actions taken on April 21, 2011 (copies of these documents may be examined at 1650 Mission Street, Suite 400):

Motion No. 18325 Certifying the Final Environmental Impact Report for the Treasure Island/Yerba Buena Island Project;

Motion No. 18326, Adopting CEQA Findings including a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program for the Treasure Island/Yerba Buena Island Project;

Motion No. 18327, Adopting General Plan amendments, including amendments to the Commerce & Industry Element, Community Facilities Element, Housing Element, Recreation & Open Space Element, Transportation Element, Urban Design Element, Land Use Index, and other minor map amendments, and adopting the Treasure Island/Yerba Buena Island Area Plan;

Motion No. 18328, Adopting Findings of Consistency with the San Francisco General Plan and Section 101.1 of the City Planning Code;

Resolution No. 18329, Recommending Planning Code amendments to Sections 102.5 and 201 to include the Treasure Island/Yerba Buena Island Special Use District, and to Section 105 relating to height and bulk limits for Treasure Island and Yerba Buena Island, adding Section 249.52 establishing the Treasure Island/Yerba Buena Island Special Use District, adding Section 263.26 establishing the Treasure Island/Yerba Buena Island Height and Bulk District, and amending Table 270 to recognize the Treasure Island/Yerba Buena Island Height and Bulk District;

Motion No. 18330, Adopting the Treasure Island/Yerba Buena Island Project Design for Development document;

Resolution No. 18331, Recommending amendment of the Zoning Maps to 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, and add new sectional map SU14 to establish the Treasure Island/Yerba Buena Island Special Use District;

Motion No. 18332, Adopting Allocation Findings for the prioritization of 100,000 square feet of office space for the Treasure Island/Yerba Buena Island Project; and

Resolution No. 18333, Recommending approval of a Development Agreement between the City and County of San Francisco and Treasure Island Community Development LLC.

Treasure Island Development Authority Board actions taken April 21, 2011 and April 27, 2011 (copies of these documents may be examined at One Avenue of Palms, Second Floor on Treasure Island):

Resolution No. 11-15-04/21, Certifying the Final Environmental Impact Report for the Treasure Island/Yerba Buena Island Project;

Resolution No. 11-15-04/21, Adopting CEQA Findings including a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program in connection with the adoption of the Treasure Island/Yerba Buena Island Project and related actions necessary to implement such plans;

Resolution No. 11-16-04/21, Approving the Transition Housing Rules and Regulations for the Villages at Treasure Island for the Treasure Island/Yerba Buena Island Project;

Resolution No. 11-17-04/21, Approving the Yerba Buena Island Habitat Management Plan, the Treasure Island Community Facilities Plan, the Treasure Island/Yerba Buena Island Sustainability Plan and the Treasure Island Transportation Implementation Plan for the Treasure Island/Yerba Buena Island Project;

Resolution No. 11-18-04/21, Approving a Disposition and Development Agreement between the Treasure Island Development Authority and Treasure Island Community Development, LLC, for certain real property located on Treasure Island and Yerba Buena Island;

Resolution No. 11-19-04/21, Approving the Economic Development Conveyance Memorandum of Agreement for the conveyance of former Naval Station Treasure Island to the Treasure Island Development Authority;

Resolution No. 11-20-04/21, Approving the Public Trust Exchange Agreement between the Treasure Island Development Authority and the California State Lands Commission in furtherance of the Treasure Island/Yerba Buena Island Project;

Resolution 11-21-04/21, Approving the Amended and Restated Base Closure Homeless Assistance Agreement with the Treasure Island Homeless Development Initiative;

Resolution No. 11-22-04/21, Approving the Treasure Island/Yerba Buena Island Design for Development document for the Treasure Island/Yerba Buena Island Project; and

Resolution No. 11-24-04/27, Approving the Interagency Cooperation Agreement for the Treasure Island/Yerba Buena Island Project.

San Francisco Municipal Transportation Agency actions taken on May 3, 2011 (copies of these documents may be examined at One South Van Ness Avenue, 7th floor):

Resolution No. 11-059, adopting CEQA Findings including a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program, consenting to the Interagency Cooperation Agreement with the Treasure Island Development Authority, and approving the Development Agreement with the Treasure Island Community Development, LLC.

San Francisco Public Utilities Commission actions taken on May 10, 2011 (copies of these documents may be examined at 1155 Market Street, 11th floor):

Resolution No. 11-0068, adopting CEQA Findings including a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program, and authorizing the General Manager to execute, on behalf of the SFPUC, the Interagency Cooperation Agreement.

Board of Supervisors actions taken June 7, 2011 and June 14, 2011 (copies of these documents may be examined at Room 244 City Hall, 1 Dr. Carlton B. Goodlett Place):

(Board File No. 110619) Motion No. M11-95 affirming the certification by the Planning Commission of the Final Environmental Impact Report for the Treasure Island/Yerba Buena Island Project;

(Board File No. 110328) Resolution adopting CEQA Findings including a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program in connection with the development of Treasure Island/Yerba Buena Island as envisioned in the Development Agreement;

(Board File No. 110226) Ordinance approving a Development Agreement between the City and County of San Francisco and Treasure Island Community Development, LLC,; making findings under the California Environmental Quality Act, findings of conformity with the City's General Plan and with the eight priority policies of Planning Code Section 101.1; and findings relating to formation of infrastructure financing districts;

(Board File No. 110228) Ordinance amending the San Francisco General Plan by amending the Commerce and Industry Element, Community Facilities Element, Housing Element, Recreation and Open Space Element, Transportation Element, Urban Design Element, and Land Use Index,

maps and figures in various elements, and by adopting and adding the Treasure Island/Yerba Buena Island Area Plan;

(Board File No. 110229) Ordinance amending the San Francisco Planning Code by amending Sections 102.5 and 201 to include the Treasure Island/Yerba Buena Island districts, amending Section 105 relating to height and bulk limits for Treasure Island/Yerba Buena Island, adding Section 249.52 to establish the Treasure Island/Yerba Buena Island Special Use District, adding Section 263.26 to establish the Treasure Island/Yerba Buena Island Height and Bulk District, amending Planning Code Section 270 to refer to the Treasure Island/Yerba Buena Island Height and Bulk District; and adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1;

(Board File No. 110227) Ordinance amending the Zoning Map by adding new sectional map ZN14 to show the zoning designations of Treasure Island and Yerba Buena Island, adding new sectional map HT14 to establish the Height and Bulk District for Treasure Island and Yerba Buena Island, and adding new sectional map SU14 to establish the Treasure Island/Yerba Buena Island Special Use District;

(Board File No. 110230) Ordinance amendment the San Francisco Subdivision Code to add Division 4 pertaining to the subdivision process applicable to development within the Treasure Island/Yerba Buena Island Project Site, including the establishment of a procedure for reviewing and filing vesting tentative transfer maps;

(Board File No. 110517) Resolution approving the Treasure Island Transportation Implementation Plan;

(Board File No. 110291) Resolution approving a Disposition and Development Agreement between the Treasure Island Development Authority and Treasure Island Community Development, LLC, for certain real property located on Treasure Island/Yerba Buena Island, and approving an Interagency Cooperation Agreement between the City and the Treasure Island Development Authority;

(Board File No. 110290) Resolution approving the Economic Development Conveyance Memorandum of Agreement for the transfer of former Naval Station Treasure Island from the United States Government to the Treasure Island Development Authority;

(Board File No. 110289) Resolution approving the Amended and Restated Base Closure Homeless Assistance Agreement with the Treasure Island Homeless Development Initiative; and

(Board File No. 110340) Resolution approving the Public Trust Exchange Agreement between the Treasure Island Development Authority and the California State Lands Commission in furtherance of the Treasure Island/Yerba Buena Island Project.

1. An Environmental Impact Report has been prepared and certified pursuant to the provisions of CEQA. It is available to the public and may be examined at the Planning Department at the above address, in File No. 2007.0903E.
2. A determination has been made that the project in its approved form will have a significant effect on the environment and findings were made pursuant to Section 15091 and a statement of overriding considerations was adopted.
3. Mitigation measures were made a condition of project approval and a Mitigation Monitoring and Reporting Program was adopted.

Notice of Determination
June 15, 2011

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

John Rahaim
Planning Director



By Bill Wycko
Environmental Review Officer

cc: Alex Galovich, TICD, Wilson Meany Sullivan
Stephen Proud, TICD, Lennar Communities
Neil Sekhri, Gibson, Dunn & Crutcher
Mary Murphy, Gibson, Dunn & Crutcher
Sue Hestor
Mary Miles
Nancy Shanahan



State of California—The Resources Agency
 DEPARTMENT OF FISH AND GAME
2011 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT #
270731

STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY S.F. PLANNING DEPARTMENT		DATE 6/16/2011	
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO		DOCUMENT NUMBER 389752/389753	
PROJECT TITLE TREASURE ISLAND/YERBA BUENA ISLAND REDEVELOPMENT PLAN			
PROJECT APPLICANT NAME RICK COOPER		PHONE NUMBER (415) 5759027	
PROJECT APPLICANT ADDRESS 1650 MISSION ST., STE. 400	CITY SF	STATE CA	ZIP CODE 94103
PROJECT APPLICANT (Check appropriate box): <input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity			
CHECK APPLICABLE FEES:			
<input type="checkbox"/> Environmental Impact Report (EIR)	\$2,839.25	\$	2839.25
<input type="checkbox"/> Negative Declaration (ND)(MND)	\$2,044.00	\$	
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$	
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$965.50	\$	
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$	50.00
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption			
<input type="checkbox"/> DFG No. Effect Determination (Form Attached)			
<input type="checkbox"/> Other _____		\$	
PAYMENT METHOD:			
<input type="checkbox"/> Cash	<input type="checkbox"/> Credit	<input checked="" type="checkbox"/> Check	<input type="checkbox"/> Other _____
			TOTAL RECEIVED \$ 2889.25

SIGNATURE X	Printed Name: MARIBEL JALDON	TITLE Deputy County Clerk
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