



49 South Van Ness Avenue, Suite 1400
 San Francisco, CA 94103
 628.652.7600
 www.sfplanning.org

2022-000070

FILED

SAN FRANCISCO County Clerk

December 20, 2022

by: **Fallon Lim**
 Deputy County Clerk

NOTICE OF DETERMINATION

DEC 20 2022
 POSTED
 TO

Approval Date: December 13, 2022
EIR Certification Date: April 21, 2011
Case No.: 2007.0903E
State Clearinghouse No: 2008012105
Project Title: Treasure Island/Yerba Buena Island Redevelopment Plan/ New Treasure Island Wastewater Treatment Plant (Treasure Island Water Resource Recovery Facility)
Address: Avenue M, between 10th and 13th Streets on Treasure Island
Zoning: TI-PCI (Treasure Island Public/Civic/Institutional); TI-OS (Treasure Island Open Space) 25-TI and 40 TI Height and Bulk Districts
Block/Lot: APN 8928-001
Lot Size: 304,726 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Karen Frye, San Francisco Public Utilities Commission (415) 554-1652
Staff Contact: KFrye@sfgwater.org
 Rick Cooper (628) 652-7475
 Rick.Cooper@sfgov.org

To: County Clerk, City and County of San Francisco
 City Hall Room 168
 1 Dr. Carlton B. Goodlett Place
 San Francisco, CA 94102

State of California
 Office of Planning and Research
 PO Box 3044
 Sacramento, CA 95812-3044

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

Attached fee:

- \$75 filing fee **AND** \$2,548.00 Negative Declaration Fee \$3,539.25 EIR Fee] **OR**
- No Effect Determination (From CDFW) **OR**
- Proof of Payment of EIR Fee

Project Description

Project Background Information

The Project is an undertaking in furtherance of the Treasure Island/ Yerba Buena Island Development Area Plan. Under the development plan, the Treasure Island Development Authority (TIDA), a City and County of San Francisco agency, and Treasure Island Community Development, LLC (TICD), a private entity, are proposing to redevelop the portions of Naval Station Treasure Island still owned by the Navy on Treasure Island and Yerba Buena Island, once they are transferred to TIDA. The Treasure Island/ Yerba Buena Island Development Plan Final Environmental Impact Report (EIR) was certified by the San Francisco Planning Commission on April 21, 2011. The project-level EIR evaluated a new Area Plan in the San Francisco General Plan, a Special Use District added to the Planning Code that incorporates by reference a Design for Development, a Special Height and Bulk District added to the Planning Code, amendments to the Zoning Maps to add new zoning and height districts, and development activities to be carried out by TICD pursuant to a Development Agreement between the City and County of San Francisco and TICD, Disposition and Development Agreement between TIDA and TICD, and related conveyance agreements governing redevelopment of the Islands.

The Treasure Island/ Yerba Buena Island Development Area Plan 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 allowance 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.

In connection with the Project described below, the San Francisco Planning Department has determined that the Project is within the scope of the development plan approved earlier and analyzed in the Treasure Island/ Yerba Buena Island Final EIR.

Project Details

The development site is located on the east side of Avenue M, between 10th Street and 13th Street, and adjacent to San Francisco Bay on Treasure Island. The Project is a new wastewater treatment plant to be constructed immediately adjacent and to the south of the existing wastewater treatment plant site consistent with the location identified in the FEIR. The new plant would have the capacity to treat an estimated 1.3 million gallons per day (mgd) average dry-weather flow and a peak wet-weather flow of 3.9 mgd. The preliminary treatment would remove rags, large objects, and grit. The secondary treatment process would use a membrane bioreactor

to remove biochemical oxygen demand and suspended solids. The membrane bioreactor is a combination of suspended growth biological treatment system (activated sludge) in combination with membrane filtration equipment which is used to perform solid-liquid separation. Disinfected secondary-treated effluent would pass through wastewater wetlands to further reduce pollutants, and then be discharged into the adjacent stormwater outfall pipe for discharge to San Francisco Bay. Solids generated in the treatment processes would be thickened and hauled to the SFPUC's Oceanside Water Pollution Control Plant for digestion. The resulting biosolids would be trucked to an off-site landfill or suitable location for land application. About 0.5 to 1.0 mgd of the Title 22 effluent would be diverted from the treatment plant for landscape irrigation and toilet flushing. The remainder of the disinfected effluent from the treatment plant (about 0.8 mgd) would be directed to the wetlands, which would occupy about 4 to 5 acres of land.

San Francisco Public Utilities Commission Approvals Subject to Notice of Determination

The San Francisco Public Utilities Commission (SFPUC) approved the plans and specifications for the New Treasure Island Wastewater Treatment Plant project and awarded Contract DB-132 to PCL Construction & Stantec Consulting Services Joint Venture by Resolution No. 22-0189 on October 24, 2022. The SFPUC rescinded the prior award and issued a new corrected award to PCL Construction, Inc. by Resolution 22-0201 on December 13, 2022.

Determination

The Treasure Island/Yerba Buena Island Development Plan Final EIR was certified on April 21, 2011 and the first approval actions took place on April 21, 2011 by which San Francisco Planning Commission adopted General Plan Amendments and the Treasure Island/Yerba Buena Island Area Plan, and by which the Treasure Island Development Authority Board approved the Treasure Island Treasure Island Design for Development document, among other actions. The project was officially approved on June 14, 2011 after the San Francisco Board of Supervisors affirmed the Planning Commission's certification of the Final EIR upon appeal and adopted ordinances and resolutions approving the development plan. A copy of the documents may be examined at the San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103; Treasure Island Development Authority Board, One Avenue of Palms, Treasure Island; San Francisco Board of Supervisors, City Hall Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco.

1. An Environmental Impact Report has been prepared pursuant to the provisions of CEQA. It is available to the public and may be examined at the Planning Department at the above address.
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 pursuant to Section 15093.
3. Mitigation measures were made a condition of project approval.

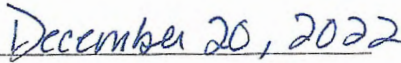
Notice of Determination
December 13, 2022

CASE NO. 2007.0903E
Avenue M, between 10th and 13th Streets, Treasure Island

Rich Hillis
Planning Director

 for

By Lisa Gibson
Environmental Review Officer



Date

cc: Karen Frye, San Francisco Public Utilities Commission
Bob Beck, Treasure Island Development Authority
David Pilpel



SAN FRANCISCO PLANNING DEPARTMENT

270731
**ENDORSED
FILED**
San Francisco County Clerk

Notice of Determination

JUN 16, 2011

on St.

Approval Date: June 15, 2011
EIR Certification Date: April 21, 2011
State Clearinghouse No.: 2008012105
Case No.: 2007.0903E
Project Title: Treasure Island/Yerba Buena Island Redevelopment Plan
 EIR
Project Location: Treasure Island and Yerba Buena Island in San Francisco
 Bay
APN(s): Assessor's Block 1939, Lots 001 and 002
Lead Agency: San Francisco Planning Department
 Treasure Island Development Authority
Staff Contact: Rick Cooper – (415) 575-9027
Project Sponsor: Treasure Island Community Development, LLC
 Treasure Island Development Authority
Sponsor Contact: Alexandra Galovich (TICD) (415) 905-5367
 Michael Tymoff (TIDA) (415) 554-5313

by: **MARIBEL JALDON**
Deputy County Clerk

ico,
2479

3378

Fax:
415.558.6409

Planning
Information:
415.558.6377

To: County Clerk, City and County of San Francisco
 City Hall Room 168
 1 Dr. Carlton B. Goodlett Place
 San Francisco, CA 94102

State of California
 Office of Planning and Research
 PO Box 3044
 Sacramento, CA 95812-3044

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

Attached fee:

X \$50 filing fee

AND X \$2,839.25 [EIR CDFG Fee]

PROJECT DESCRIPTION: The Treasure Island Development Authority (TIDA), a City and County of San Francisco agency, and Treasure Island Community Development, LLC (TICD), a private entity, are proposing to redevelop the portions of Naval Station Treasure Island still owned by the Navy on Treasure Island and Yerba Buena Island, once they are transferred to TIDA. A project-level EIR has been prepared to evaluate a new Area Plan in the *San Francisco General Plan*, a Special Use District added to the Planning Code that incorporates by reference a *Design for Development*, a Special Height and Bulk District added to the Planning Code, amendments to the Zoning Maps to add new zoning and height districts, and development activities to be carried out by TICD pursuant to a Development Agreement between the City and County of San Francisco and TICD, Disposition and Development Agreement between TIDA and

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
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PROJECT APPLICANT ADDRESS 1650 MISSION ST., STE. 400	CITY SF	STATE CA	ZIP CODE 94103
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PROJECT APPLICANT (Check appropriate box):

Local Public Agency School District Other Special District State Agency 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:

Cash Credit Check Other _____

TOTAL RECEIVED \$ 2889.25

SIGNATURE X	Printed Name: MARIBEL JALDON	TITLE Deputy County Clerk
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