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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
 KFrye@sfgwater.org
Staff Contact: 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

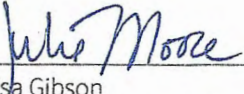
The Treasure Island/Yerba Buena Island Development Plan Final EIR was certified on April 21, 2011 and the first approval actions took place on April 21, 2011 by which San Francisco Planning Commission adopted General Plan Amendments and the Treasure Island/Yerba Buena Island Area Plan, and by which the 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


By Julie Moore for
Lisa Gibson
Environmental Review Officer

December 20, 2022
Date

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