



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary

HEARING DATE: APRIL 8, 2010

*Date:* April 1, 2010  
*Case No.:* 2007.0903U  
*Project Title:* DELETION OF LANDS ON YERBA BUENA ISLAND OWNED BY THE UNITED STATES COAST GUARD FROM THE BOUNDARIES OF THE PROPOSED TREASURE ISLAND/YERBA BUENA ISLAND REDEVELOPMENT PROJECT  
*Project Sponsor:* Treasure Island Development Authority  
*Staff Contact:* David Alumbaugh - (415) 558-6601  
[David.alumbaugh@sfgov.org](mailto:David.alumbaugh@sfgov.org)  
*Recommendation:* **Approval**

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### PROJECT DESCRIPTION

On November 20, 2008 the Planning Commission adopted Motion 17764 approving the Amended Preliminary Plan and selecting the Amended Treasure Island/Yerba Buena Island Project Area Boundary, which describe the boundaries, land uses, densities, revitalization strategies and general impacts of the Redevelopment Project on the surrounding neighborhood.

In order to be consistent with the Amended Survey Area Boundary established by the Board of Supervisors in October 2008, the Amended Project Area Boundary that the Planning Commission selected in November 2008 included all of Treasure Island and Yerba Buena Island, including those portions of YBI occupied by Caltrans for the San Francisco-Oakland Bay Bridge and those portions of YBI occupied by the United States Coast Guard (USCG). Subsequent to the selection of the Amended Project Area, Authority staff has determined in consultation with the City Attorney's Office, the Authority's redevelopment counsel, and its redevelopment plan consultants that the inclusion of the USCG lands in the Project Area would be problematic for a number of reasons, legal and otherwise. Those reasons are outlined below:

1. The USCG lands were never a part of NTSI. Therefore, they cannot be included in the TI/YBI Redevelopment Project Area under the provisions of CRL Chapter 4.5 for decommissioned military bases. Additional requirements would apply in order to include the USCG lands in the Project Area, with little added benefit.
2. The USCG is not currently planning to vacate this area, and thus no redevelopment program activities are currently proposed. Should the USCG vacate the area in the future, and if this area were subject to disposition under the Base Realignment and Closure (BRAC) process, adding the USCG lands to the Project Area would fall under the

less stringent provisions of CRL Chapter 4.5 and would be easier to incorporate into the Project Area.

3. As the Authority has no plans for redevelopment program activities in the USCG lands at present, staff and consultants believe that now is not the time to attempt to include these lands in the Redevelopment Project Area.

Therefore, Authority staff is requesting that the Planning Commission approve the deletion of the lands on Yerba Buena Island owned by the United States Coast Guard from the boundaries of the proposed Treasure Island/Yerba Buena Island Redevelopment Project Area, as more particularly described on the attached Exhibit B.

## **SITE DESCRIPTION AND PRESENT USE**

The proposed Redevelopment Plan Area includes all of Treasure Island and Yerba Buena Island (collectively, the Islands) in San Francisco Bay. The Islands are the site of the former Naval Station Treasure Island (NSTI), which was owned and operated by the United States Navy until its closure in 1997 as part of the Base Realignment and Closure process. The proposed Redevelopment Plan Area encompasses approximately 400 acres of land on Treasure Island, approximately 150 acres of land on Yerba Buena Island and about 550 acres of tidal and submerged lands adjacent to the Islands.

The proposed Redevelopment Plan Area includes Lots 001 and 002 within Assessor's Block 1939, and the entire area is currently within a P (Public) Use District and a 40-X height and bulk district. In addition, the California Tidelands Trust Doctrine (Tidelands Trust) will apply to all portions of Treasure Island to be conveyed to TIDA by the Navy, as well as approximately 2 acres of land on Yerba Buena Island, and all of the tidal and submerged lands to be conveyed to TIDA within the Redevelopment Plan Area. The Job Corps, Coast Guard, and Caltrans properties will not be part of the area controlled by TIDA.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

Treasure Island and Yerba Buena Island are located in and are completely surrounded by San Francisco Bay. The islands have access to the City of San Francisco and to the East Bay cities of Emeryville, Berkeley and Oakland, etc., via the Bay Bridge.

## **ENVIRONMENTAL REVIEW**

Planning Department staff is working on an Environmental Impact Report (EIR) on the Treasure Island / Yerba Buena Island Redevelopment Plan. Prior to final City approval of the Redevelopment Plan, and consideration of other final Planning approvals, the Planning Commission must certify the Project EIR. Consideration of the actions proposed at this hearing does not require prior EIR Certification.

## **PUBLIC COMMENT**

The Department is not aware of any opposition to this project at this time.

## **ISSUES AND OTHER CONSIDERATIONS**

In 1993, the Federal Base Realignment and Closure Commission selected Naval Station Treasure Island (NSTI) for closure and disposition by the United States Navy. The Congress and President approved this closure.

In 1994, the NSTI Citizens Reuse Committee (CRC) was formed to consider reuse plans and to propose reuse recommendations for NSTI to the Planning Commission and the Board of Supervisors (BOS).

In 1995, the BOS designated all of Treasure Island and portions of Yerba Buena Island as a Survey Area, for the purpose of determining the feasibility of utilizing the powers of redevelopment within the designated Survey Area.

In 1996, the Planning Commission and the BOS adopted a CRC-endorsed Draft NSTI Reuse Plan, which marked the culmination of an extensive two year public planning process.

In 1997, the Treasure Island Conversion Act (AB 699) was enacted, thereby designating the Authority as a redevelopment agency under California Redevelopment Law (CRL) with all the powers of a redevelopment agency for the purposes of acquiring, using, operating, maintaining, converting, and redeveloping NSTI.

In 1999, as the next step in the redevelopment process, the Authority endorsed and the Planning Commission adopted (Motion No. 14869, attached as Exhibit B) the Treasure Island/Yerba Buena Island Redevelopment Preliminary Plan and selected the Project Area boundaries (the Project Area). A Preliminary Plan is required under CRL to define the project area boundaries and generally describe the land uses, street layout, population densities, building intensities, development standards, revitalization strategies and general neighborhood impacts of the proposed redevelopment plan. In addition, the Preliminary Plan must describe how redevelopment of the Project Area will serve the purposes of the CRL. The Project Area that was selected at the time was consistent with the project plans anticipated at the time and encompassed most of Treasure Island and Yerba Buena Island (TIYBI), excluding certain portions of TIYBI, portions of the San Francisco-Oakland Bay Bridge Caltrans lands, and the United States Coast Guard Station lands.

In 2003, after competitively selecting a prospective master developer, the Authority determined that the preparation of the Redevelopment Plan and related documents should be closely integrated with the land use planning process. Consequently, the work on the Redevelopment Plan was delayed until after the Development Plan and Term Sheet (Development Plan) was endorsed by the Authority and the Board of Supervisors, which occurred in October and December 2006, respectively. Since then, staff has been working on a number of fronts to advance the long-term redevelopment planning efforts, including continuing negotiations with the

prospective master developer, and initiating environmental review as required by the California Environmental Quality Act (CEQA).

In 2007, staff resumed the redevelopment plan adoption process to coordinate with the schedule of the Environmental Impact Report (EIR), final Disposition and Development Agreement, and other related transactional documents, all of which are expected to be completed by the end of 2009.

On September 18, 2008, the Authority endorsed the Amended Treasure Island/Yerba Buena Island Survey Area and requested that the BOS adopt a resolution establishing the Amended Survey Area. The Authority also endorsed the Amended Treasure Island/Yerba Buena Island Redevelopment Preliminary Plan and requested that the Planning Commission adopt findings related to the selection of the Amended Project Area Boundary and the Amended Preliminary Plan.

On October 28, 2008, the BOS adopted a resolution establishing the Amended Treasure Island/Yerba Buena Island Survey Area.

On November 20, 2008 the Planning Commission adopted Motion 17764 approving the Amended Preliminary Plan and selecting the Amended Treasure Island/Yerba Buena Island Project Area Boundary, attached hereto as Exhibit A, which describe the boundaries, land uses, densities, revitalization strategies and general impacts of the Redevelopment Project on the surrounding neighborhood.

## **REQUIRED COMMISSION ACTION**

Treasure Island Development Authority staff is requesting that the Planning Commission approve the deletion of the lands on Yerba Buena Island owned by the United States Coast Guard from the boundaries of the proposed Treasure Island/Yerba Buena Island Redevelopment Project Area, as indicated on the attached Exhibit B. Specifically, Authority staff requests that the Commission:

- (1) Delete the United States Coast Guard Lands from the boundaries of the proposed Treasure Island/Yerba Buena Island Redevelopment Project Area, such that the revised boundaries will comprise all of Treasure Island and Yerba Buena Island other than the United States Coast Guard Lands as more particularly described on Exhibit B, attached hereto.
- (2) Direct that with respect to the discussion of the United States Coast Guard Lands in any documentation regarding the proposed Treasure Island/Yerba Buena Island Redevelopment Project, including the Amended Preliminary Plan, the Preliminary Report, the Environmental Impact Report and the Report to Board of Supervisors, or other documentation for the proposed Project, regarding the inclusion of the United States Coast Guard Lands within the Project Area boundaries shall no longer be applicable.

## **BASIS FOR RECOMMENDATION**

In order to be consistent with the Amended Survey Area Boundary established by the Board of Supervisors in October 2008, the Amended Project Area Boundary that the Planning Commission selected in November 2008 included all of Treasure Island and Yerba Buena Island, including those portions of YBI occupied by Caltrans for the San Francisco-Oakland Bay Bridge and those portions of YBI occupied by the United States Coast Guard (USCG). Subsequent to the selection of the Amended Project Area, Authority staff has determined in consultation with the City Attorney's Office, the Authority's redevelopment counsel, and its redevelopment plan consultants that the inclusion of the USCG lands in the Project Area would be problematic for a number of reasons, legal and otherwise. Those reasons are outlined below:

1. The USCG lands were never a part of NTSI. Therefore, they cannot be included in the TI/YBI Redevelopment Project Area under the provisions of CRL Chapter 4.5 for decommissioned military bases. Additional requirements would apply in order to include the USCG lands in the Project Area, with little added benefit.
2. The USCG is not currently planning to vacate this area, and thus no redevelopment program activities are currently proposed. Should the USCG vacate the area in the future, and if this area were subject to disposition under the Base Realignment and Closure (BRAC) process, adding the USCG lands to the Project Area would fall under the less stringent provisions of CRL Chapter 4.5 and would be easier to incorporate into the Project Area.
3. As the Authority has no plans for redevelopment program activities in the USCG lands at present, staff and consultants believe that now is not the time to attempt to include these lands in the Redevelopment Project Area.

**RECOMMENDATION: Approval**

### **Attachments:**

**Attachment 1:** Draft Motion

**Exhibit A:** Amended Preliminary Plan for the Treasure Island/Yerba Buena Island Redevelopment Project, dated September 10, 2008

**Exhibit B:** Treasure Island/Yerba Buena Island Redevelopment Project Area, dated December 15, 2009.

**Exhibit C:** Planning Commission Motion 17764 approving the Amended Preliminary Plan and selecting the Amended Treasure Island/Yerba Buena Island Project Area Boundary.

**Executive Summary**  
**Hearing Date: April 8, 2010**

**CASE NO. 2007.0903U**  
**Deletion of Lands on Yerba Buena Island**  
**Owned by the Coast Guard from the Boundaries of the**  
**Proposed Treasure Island/Yerba Buena Island**  
**Redevelopment Project Area**



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## Planning Commission Draft Motion

HEARING DATE: APRIL 8, 2010

*Date:* April 8, 2010  
*Case No.:* 2007.0903U  
*Project Address:* Treasure Island and Yerba Buena Island (AB 1939, lots 001, 002)  
*Project Sponsor:* Treasure Island Development Authority  
*Staff Contact:* David Alumbaugh – (415-558-6601); [david.alumbaugh@sfgov.org](mailto:david.alumbaugh@sfgov.org)

### ADOPTING FINDINGS RELATING TO THE DELETION OF THE LANDS ON YERBA BUENA ISLAND OWNED BY THE UNITED STATES COAST GUARD FROM THE BOUNDARIES OF THE PROPOSED TREASURE ISLAND/YERBA BUENA ISLAND REDEVELOPMENT PROJECT AREA

#### PREAMBLE

WHEREAS, In 1993, the Federal Base Realignment and Closure Commission selected Naval Station Treasure Island (NSTI) for closure and disposition by the United States Navy. The Congress and President approved this closure.

In 1994, the NSTI Citizens Reuse Committee (CRC) was formed to consider reuse plans and to propose reuse recommendations for NSTI to the Planning Commission and Board of Supervisors. In 1995, the Board of Supervisors adopted a Redevelopment Survey Area for portions of Treasure Island and Yerba Buena Island to facilitate their reuse and redevelopment as a civilian resource for the City and the region.

In 1996, the Planning Commission and the Board of Supervisors adopted a CRC-endorsed Draft Naval Station Treasure Island Reuse Plan, which marked the culmination of an extensive two year public planning process. In 1997, the California Legislature passed Assembly Bill 699, the Treasure Island Conversion Act, which authorized the creation of the Treasure Island Development Authority (the Authority) to act as a single entity focused on the planning, redevelopment, reconstruction, rehabilitation, reuse and conversion of NSTI for the public interest, convenience, welfare and common benefit of the inhabitants of the City. Under the Treasure Island Conversion Act, the Legislature (i) designated Proposed Redevelopment Project Area Boundary as a redevelopment agency under California Community Redevelopment Law (CRL) with authority over NSTI upon approval of the City's Board of Supervisors, and, (ii) with respect to those portions of NSTI that are subject to the Tidelands Trust, vested

in the Authority the power to administer the public trust for commerce, navigation and fisheries as to such property.

On January 26, 1998, the Board of Supervisors approved Resolution No. 43-98, designating the Authority as the redevelopment agency for Treasure Island and Yerba Buena Island.

On August 19, 1999, the Planning Commission adopted Motion No. 14869 (i) selecting the Treasure Island/Yerba Buena Island project area boundaries; (ii) formulating the Preliminary Plan for the Treasure Island/Yerba Buena Island Redevelopment Project; (iii) making certain findings regarding the Preliminary Plan; (iv) directing the Planning Director to transmit the Preliminary Plan to the Authority; and (v) directing the Planning Director to negotiate a Cooperative Agreement between the Authority and the Planning Department.

In 2003, after competitively selecting a prospective master developer, Treasure Island Community Development, the Authority determined that the preparation of the Treasure Island/Yerba Buena Island Redevelopment Plan should be integrated with the land use planning process and postponed preparation of the Redevelopment Plan.

In October and December 2006, the Authority's Board of Directors and the Board of Supervisors, respectively, endorsed the Development Plan and Term Sheet for the Redevelopment of Naval Station Treasure Island, and the Authority thereafter resumed the redevelopment planning process.

On October 28, 2008, the Board of Supervisors adopted an Amended Survey Area for Treasure Island and Yerba Buena Island that includes all of Treasure Island and Yerba Buena Island within its boundaries.

On September 18, 2008, the Authority's Board of Directors endorsed a draft Amended Preliminary Plan for the Treasure Island/Yerba Buena Island Redevelopment Project and directed staff to present the Amended Preliminary Plan to the Planning Commission for approval.

On November 20, 2008 the Planning Commission held a duly noticed public hearing on the Amended Preliminary Plan and adopted Motion 17764 approving the Amended Preliminary Plan and selecting the Amended Treasure Island/Yerba Buena Island Project Area Boundary, attached hereto as Exhibit A, which describe the boundaries, land uses, densities, revitalization strategies and general impacts of the Redevelopment Project on the surrounding neighborhood.

In order to be consistent with the Amended Survey Area Boundary established by the Board of Supervisors in October 2008, the Amended Project Area Boundary that the Planning Commission selected in November 2008 included all of Treasure Island and Yerba Buena Island, including those portions of YBI occupied by Caltrans for the San Francisco-Oakland Bay Bridge and those portions of YBI occupied by the United States Coast Guard (USCG). Subsequent to the selection of the Amended Project Area, Authority staff has determined in consultation with the City Attorney's Office, the Authority's redevelopment counsel, and its redevelopment plan consultants that the inclusion of the USCG lands in



the Project Area would be problematic for a number of reasons, legal and otherwise. Those reasons are outlined below:

1. The USCG lands were never a part of NTSI. Therefore, they cannot be included in the TI/YBI Redevelopment Project Area under the provisions of CRL Chapter 4.5 for decommissioned military bases. Additional requirements would apply in order to include the USCG lands in the Project Area, with little added benefit.
2. The USCG is not currently planning to vacate this area, and thus no redevelopment program activities are currently proposed. Should the USCG vacate the area in the future, and if this area were subject to disposition under the Base Realignment and Closure (BRAC) process, adding the USCG lands to the Project Area would fall under the less stringent provisions of CRL Chapter 4.5 and would be easier to incorporate into the Project Area.
3. As the Authority has no plans for redevelopment program activities in the USCG lands at present, staff and consultants believe that now is not the time to attempt to include these lands in the Redevelopment Project Area.

Therefore, Authority staff is requesting that the Planning Commission approve the deletion of the lands on Yerba Buena Island owned by the United States Coast Guard from the boundaries of the proposed Treasure Island/Yerba Buena Island Redevelopment Project Area, as indicated on the attached Exhibit B.

## FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. The Proposed Redevelopment Project Area Boundary, with those lands on Yerba Buena Island owned by the United States Coast Guard now deleted, as indicated on Exhibit B attached to this Motion, sets forth the boundaries for a proposed Treasure Island/Yerba Buena Island Redevelopment Project for which a Redevelopment Plan will be prepared at a future date.
3. The Amended Preliminary Plan for the Treasure Island/Yerba Buena Island Redevelopment Project that the Planning Commission approved in November 2008 will continue to serve as the basis for the preparation of a Redevelopment Plan that will identify specific financial assistance strategies, revitalization, conservation and development strategies and which will be the subject of environmental review satisfying the requirements of the California Environmental Quality Act (CEQA).
4. The Treasure Island/Yerba Buena Island Redevelopment Plan would be subject to public hearings and would require approval by the Authority, the Planning Commission and the Board of Supervisors after certification of the environmental impact report and after a finding of

**Motion XXXXXX**  
**April 8, 2010**

**CASE NO. 2007.0903U**  
**Deletion of Lands on Yerba Buena Island**  
**Owned by the Coast Guard from the Boundaries of the**  
**Proposed Treasure Island/Yerba Buena Island**  
**Redevelopment Project Area**

consistency with the General Plan and Section 101.1 of the Planning Code (Prop. M Findings).

**DECISION**

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearing, and all other written materials submitted by all parties, the Commission hereby

(1) Deletes the United States Coast Guard Lands from the boundaries of the proposed Treasure Island/Yerba Buena Island Redevelopment Project Area, such that the revised boundaries will comprise all of Treasure Island and Yerba Buena Island other than the United States Coast Guard Lands as more particularly described on Exhibit B, attached hereto.

(2) Directs that with respect to the discussion of the United States Coast Guard Lands in any documentation regarding the proposed Treasure Island/Yerba Buena Island Redevelopment Project, including the Amended Preliminary Plan, the Preliminary Report, the Environmental Impact Report and the Report to Board of Supervisors, or other documentation for the proposed Project, regarding the inclusion of the United States Coast Guard Lands within the Project Area boundaries shall no longer be applicable.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on \_\_\_\_\_, 2010.

Linda Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: \_\_\_\_\_, 2010

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**Exhibit A**

The Amended Preliminary Plan, dated September 10, 2008, is attached

**Exhibit B**

The proposed Treasure Island/Yerba Buena Island Redevelopment Project Area, dated December 15, 2009, is attached.

**PLANNING COMMISSION**  
**of the**  
**CITY AND COUNTY OF SAN FRANCISCO**

**AMENDED PRELIMINARY PLAN**  
**for the**  
**TREASURE ISLAND/YERBA BUENA ISLAND**  
**REDEVELOPMENT PROJECT**

Prepared in cooperation with the  
**TREASURE ISLAND DEVELOPMENT AUTHORITY**

September 10, 2008

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### Exhibits

Exhibit A	Map of the Project Area
Exhibit B	Description of the Project Area
Exhibit C	Preliminary Plan Guidelines

# AMENDED PRELIMINARY PLAN

for the

## TREASURE ISLAND/YERBA BUENA ISLAND REDEVELOPMENT PROJECT

### I. INTRODUCTION

On January 13, 1997, by Resolution No. 27-95, the San Francisco Board of Supervisors designated a portion of Treasure Island and Yerba Buena Island as a redevelopment survey area, and on August 19, 1999, by Motion No. 14869, the San Francisco Planning Commission selected the preliminary boundaries for the Treasure Island/Yerba Buena Island Redevelopment Project (the "Project"), and formulated a preliminary plan ("Preliminary Plan") for the Project. The San Francisco Board of Supervisors subsequently adopted Resolution No. \_\_\_\_\_ on October \_\_\_\_, 2008, designating and describing an amended survey area for the Project, and the San Francisco Planning Commission, on \_\_\_\_\_, 2008, by Motion No. \_\_\_\_\_, amended the boundaries for the Project and adopted this amended Preliminary Plan ("Amended Preliminary Plan").

This is the Amended Preliminary Plan for the Project. The area within the Project (the "Project Area") includes all of the property within the boundaries of the Naval Station Treasure Island, located in the City and County of San Francisco, including certain lands of the United States Department of Labor Job Corps (the "Job Corps Lands"), which are located on Treasure Island. It also includes certain lands of the United States Coast Guard (the "Coast Guard Lands"), which are located on Yerba Buena Island and are not part of Naval Station Treasure Island. The Coast Guard Lands and Job Corps Lands are included within the boundaries of the Project Area solely in order to preserve logical boundaries for Treasure Island and Yerba Buena Island for purposes of planning the redevelopment of Naval Station Treasure Island in a manner that is compatible with and does not interfere with the ownership, use and operation of the Coast Guard Lands and Job Corps Lands by the United States Government.

This Amended Preliminary Plan has been prepared pursuant to the provisions of the Community Redevelopment Law (Health and Safety Code Section 33000, et seq.) (the "CRL"). This Amended Preliminary Plan conforms with the general provisions for the preparation of a preliminary plan contained in Sections 33322 to 33325 of the CRL, except as modified by special legislation pertaining to the conversion of military bases that have been ordered closed or realigned contained in Section 33492, et seq. ("Military Base Conversion Legislation"), as specifically amended for Naval Station Treasure Island by the Treasure Island Conversion Act of 1997 (the "Enabling Act"). The Treasure Island Conversion Act of 1997 authorizes the Treasure Island Development Authority (the "Authority") created by that Act to function in all respects as a redevelopment agency under the CRL for Naval Station Treasure Island. The Authority shall have no jurisdiction or authority under the Enabling Act or the CRL with respect to the Coast

Guard Lands. The provisions of the final Redevelopment Plan shall not apply to the ownership, use and operation of the Coast Guard Lands and Job Corps Lands by the United States Government.

The Military Base Conversion Legislation allows for the adoption of this Amended Preliminary Plan and a final redevelopment plan without conformity with or findings of consistency with the applicable general plan for the area. The Military Base Conversion Legislation also allows for the adoption of a final redevelopment plan without the need for environmental review pursuant to the requirements of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) (“CEQA”) if the Authority determines that the need to adopt the redevelopment plan at the soonest possible time in order to use the authority in the Military Base Conversion Legislation requires the Authority to delay the application of CEQA. The Authority currently anticipates that environmental review in accordance with CEQA will be completed and a finding of consistency with the City’s General Plan will be made prior to the adoption of the redevelopment plan.

II. DESCRIPTION OF THE BOUNDARIES OF THE PROJECT AREA

The boundaries of the Project Area are as shown on the Map of the Project Area, which is attached hereto as Exhibit A, and as described in the Description of the Project Area, which is attached hereto as Exhibit B.

III. GENERAL STATEMENT OF PROPOSED LAND USES

As a basis for the redevelopment of the Project Area, it is proposed that the land uses in the Project Area shall be residential, commercial, industrial and public uses, as generally set forth in the Conceptual Land Plan and Program Objectives attached as Exhibit C (collectively the “Preliminary Plan Guidelines”).

IV. GENERAL STATEMENT OF PROPOSED LAYOUT OF PRINCIPAL STREETS

As a basis for the redevelopment of the Project Area, it is proposed that the layout of principal streets be as generally indicated in the Preliminary Plan Guidelines (Exhibit C hereto).

Existing streets within the Project Area may be closed, widened, or otherwise modified, and additional streets may be created as necessary for proper pedestrian or vehicular circulation.

V. GENERAL STATEMENT OF PROPOSED POPULATION DENSITIES

Standards for population densities shall be consistent with the densities generally contemplated in the Preliminary Plan Guidelines (Exhibit C hereto).

VI. GENERAL STATEMENT OF PROPOSED BUILDING INTENSITIES

As a basis for the redevelopment of the Project Area, it is proposed that, in general, building intensities shall be consistent with the Preliminary Plan Guidelines (Exhibit C hereto).

VII. GENERAL STATEMENT OF PROPOSED BUILDING STANDARDS

As a basis for the redevelopment of the Project Area, it is proposed that building standards should generally conform to the building requirements of applicable state statutes and local codes.

VIII. ATTAINMENT OF THE PURPOSES OF THE CALIFORNIA COMMUNITY REDEVELOPMENT LAW

The purposes of the CRL would be attained by the proposed redevelopment through: (1) the elimination of blighting influences and the correction of environmental deficiencies, including, among others: (i) buildings in which it is unsafe or unhealthy for persons to live or work, buildings on land that, when subdivided or when infrastructure is installed, would not comply with community subdivision, zoning or planning regulations, and buildings that, when built, did not conform to the then-effective building, plumbing, mechanical, or electrical codes adopted by the applicable jurisdiction; (ii) factors that prevent or substantially hinder the economically viable reuse or capacity of buildings or areas; (iii) adjacent or nearby incompatible and uneconomic land uses; (iv) properties currently served by infrastructure that do not meet existing adopted utility or community infrastructure standards; (v) properties containing hazardous wastes or toxic substances; (2) the assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation; (3) the replanning, redesign, reuse and redevelopment of areas which are stagnant or improperly utilized; (4) the strengthening of the economic base of the Project Area by stimulating new investment; (5) the provision of an environment for social and economic growth; (6) the expansion and improvement of housing for low- and moderate-income persons; and (7) the installation of new or replacement of existing public improvements, facilities, and utilities in areas which are currently inadequately served with regard to such improvements, facilities, and utilities.

IX. CONSISTENCY WITH GENERAL PLAN

This determination is not made at this time for the reasons given in the fourth paragraph of Section I of this Amended Preliminary Plan. The Military Base Conversion Legislation allows for the adoption of this Amended Preliminary Plan without conformity with or findings of consistency with the applicable general plan for the area, and the Authority currently anticipates that a finding of consistency with the City's General Plan will be made prior to the adoption of the final redevelopment plan.

X. GENERAL IMPACT OF THE PROJECT UPON THE RESIDENTS THEREOF AND UPON SURROUNDING NEIGHBORHOODS

Almost all residents within the Project Area currently occupy Navy-owned housing facilities leased on an interim basis to the Authority by the Navy. Residents of non-Navy owned housing are affiliated with the United States Coast Guard or the Department of Labor Job Corps and occupy facilities on the Coast Guard Lands or the Job Corps Lands, respectively. Current residents of Navy-owned housing occupy these facilities pursuant to interim leases that acknowledge that the property will be redeveloped in accordance with the Redevelopment Plan. In accordance with direction given by the Board of Supervisors by Resolution No. 699-06, adopted December 12, 2006, to avoid displacement of any current residents of Navy-owned housing that wish to remain long-term residents of the Project Area, eligible residents of Navy-owned housing will be given the option to rent or buy an affordable unit within the Project Area at a rent or price affordable to that household.

Because proposed activities in the Project Area may include property acquisition, demolition of structures, the installation of new or replacement of existing public improvements, and the replanning, redesign, reuse and/or redevelopment of land for public facilities or for disposition for private development, the impact of the proposed Project upon residents of the Project Area may, in general, be in the areas of temporary and permanent relocation, construction, traffic circulation, public facilities and services, environmental quality, and economic development. Temporary or permanent relocation of the residents of the Coast Guard Lands and Job Corps Lands is not expected, and these residents are expected to be impacted by the Redevelopment Plan to a lesser extent than the residents of the Navy-owned housing.

The impacts of the Project will be considered in detail by the Authority in the Report on the Redevelopment Plan prepared in connection with the adoption of an ordinance approving the final redevelopment plan and/or in the Environmental Impact Report to be prepared for the Project.



EXHIBIT A

MAP OF THE PROJECT AREA



EXHIBIT B

DESCRIPTION OF THE PROJECT AREA



ENGINEERS  
SURVEYORS  
PLANNERS

## LEGAL DESCRIPTION FOR REDEVELOPMENT AREA

All that real property situate in the City of San Francisco, County of San Francisco, State of California, being more particularly described as follows:

Being all of the lands shown as "TREASURE ISLAND NAVAL STATION PER CIVIL CASE 22164-G FILED APRIL 3, 1944" on that certain Record of Survey filed for record July 15, 2003 in Book AA of Maps at pages 85 through 95, inclusive, and all of the lands shown as "TRANSFERRED TO THE U.S. DEPT. OF LABOR MARCH 3, 1998", as shown on said Record of Survey, and all of the lands shown on the map entitled "Map and Metes and Bounds Description of United States Military and Naval Reservations, Yerba Buena (Goat) Island, California, including land ceded by the State of California by Act of the Legislature of the State of California, approved March 9, 1897 (Stat. Cal., 1897, p. 74)," filed April 12, 1934, in Book N of Maps, at Page 14, in the Office of the County Recorder of said City and County of San Francisco, more particularly described as follows:

Beginning at Station "GOAT" as shown on said Record of Survey; thence along the southwesterly line of said Treasure Island Naval Station as shown on said Record of Survey, North 26°51'13" West 7999.44 feet to the TRUE POINT OF BEGINNING; thence along the northwesterly line of said Treasure Island Naval Station, North 63°08'47" East 4499.68 feet; thence along the northeasterly line of said Treasure Island Naval Station, South 26°51'13" East 7619.52 feet to a point 899.94 feet northerly offshore beyond the meander line shown on said Record of Survey; thence along a line 899.94 feet (300 yards) offshore beyond said meander line, the following fifty (50) courses:

- 1) South 73°55'17" East 326.55 feet;
- 2) South 58°23'25" East 355.15 feet;
- 3) South 39°25'22" East 354.20 feet;
- 4) South 22°34'19" East 401.01 feet;
- 5) South 03°59'45" West 242.83 feet;
- 6) South 01°04'17" East 75.77 feet;
- 7) South 06°35'45" West 361.72 feet;

- 8) South 39°14'49" West 240.16 feet;
- 9) South 25°37'46" West 387.12 feet;
- 10) South 61°38'51" West 5.31 feet;
- 11) South 24°04'50" West 851.31 feet;
- 12) South 04°39'16" East 4.03 feet;
- 13) South 24°57'46" West 71.54 feet;
- 14) South 03°15'45" East 744.06 feet;
- 15) South 40°29'48" West 125.88 feet;
- 16) South 32°29'47" West 418.42 feet;
- 17) South 24°59'47" West 319.26 feet;
- 18) South 63°01'51" West 317.57 feet;
- 19) South 40°53'47" West 115.73 feet;
- 20) South 85°49'50" West 112.52 feet;
- 21) South 63°01'51" West 26.02 feet;
- 22) South 87°45'51" West 298.90 feet;
- 23) South 85°49'50" West 66.97 feet;
- 24) North 81°21'04" West 11.97 feet;
- 25) South 87°45'51" West 203.57 feet;
- 26) North 49°40'10" West 73.19 feet;
- 27) North 81°21'04" West 79.67 feet;
- 28) North 58°49'10" West 12.07 feet;
- 29) North 82°46'14" West 888.13 feet;
- 30) North 89°03'03" West 45.98 feet;

- 31) South 85°28'01" West 115.44 feet;
- 32) North 79°57'12" West 69.75 feet;
- 33) North 64°19'07" West 1260.22 feet;
- 34) North 67°51'05" West 419.65 feet;
- 35) North 17°25'07" West 107.80 feet;
- 36) North 61°36'55" West 68.75 feet;
- 37) North 45°33'55" West 432.38 feet;
- 38) North 24°02'59" West 157.87 feet;
- 39) North 42°15'03" West 18.49 feet;
- 40) North 31°19'05" West 54.47 feet;
- 41) North 44°55'02" West 436.06 feet;
- 42) North 06°29'08" West 319.55 feet;
- 43) North 17°21'13" West 111.31 feet;
- 44) North 02°26'10" West 414.66 feet;
- 45) North 27°34'47" East 644.94 feet;
- 46) North 11°37'07" West 79.32 feet;
- 47) North 36°22'46" East 148.22 feet;
- 48) North 05°46'49" East 10.89 feet;
- 49) North 12°27'09" East 208.62 feet;
- 50) North 25°47'47" East 5.07 feet to a point on the southwesterly line of said Treasure Island Naval Station as shown on said Record of Survey;

Thence along said southwesterly line, North 26°51'13" West 6544.74 feet to the TRUE POINT OF BEGINNING.

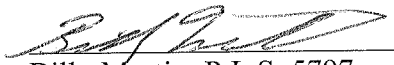
Containing 51,934,649 square feet or 1,192.255 acres, more or less.

Basis of Bearings: Bearings are based on the North American Datum of 1983, Epoch 1991.35. All distances in this description are grid distances. Multiply expressed distances by 1.00007026 to obtain ground distances. Areas shown are calculated using grid distances.

A plat showing the above-described parcel is attached herein and made a part hereof as Exhibit "B".

This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyor's Act.

  
Billy Martin, P.L.S. 5797  
License Expires: 6/30/08



Dated: JAN. 21, 2008

January 21, 2008  
BKF Job Number 20060077-10

## Boundary for Legal.txt

Parcel name: BOUNDARY FOR LEGAL

North: 2130254.46176914 East : 6017210.89357108  
Line Course: N 63-08-47 E Length: 4499.68  
North: 2132287.02359343 East : 6021225.34403570  
Line Course: S 26-51-13 E Length: 7619.52  
North: 2125489.16561150 East : 6024667.17667078  
Line Course: S 73-55-17 E Length: 326.55  
North: 2125398.72563988 East : 6024980.95288727  
Line Course: S 58-23-25 E Length: 355.15  
North: 2125212.58071996 East : 6025283.41212632  
Line Course: S 39-25-22 E Length: 354.20  
North: 2124938.96788703 East : 6025508.34246589  
Line Course: S 22-34-19 E Length: 401.01  
North: 2124568.67594230 East : 6025662.26743386  
Line Course: S 03-59-45 W Length: 242.83  
North: 2124326.43623278 East : 6025645.34608547  
Line Course: S 01-04-17 E Length: 75.77  
North: 2124250.67947936 East : 6025646.76284611  
Line Course: S 06-35-45 W Length: 361.72  
North: 2123891.35366011 East : 6025605.21391083  
Line Course: S 39-14-49 W Length: 240.16  
North: 2123705.36741952 East : 6025453.27331746  
Line Course: S 25-37-46 W Length: 387.12  
North: 2123356.33601797 East : 6025285.82489217  
Line Course: S 61-38-51 W Length: 5.31  
North: 2123353.81432664 East : 6025281.15186608  
Line Course: S 24-04-50 W Length: 851.31  
North: 2122576.59153775 East : 6024933.79980762  
Line Course: S 04-39-16 E Length: 4.03  
North: 2122572.57482780 East : 6024934.12682625  
Line Course: S 24-57-46 W Length: 71.54  
North: 2122507.71794080 East : 6024903.93484373  
Line Course: S 03-15-45 E Length: 744.06  
North: 2121764.86385495 East : 6024946.27974587  
Line Course: S 40-29-48 W Length: 125.88  
North: 2121669.13919599 East : 6024864.53279444  
Line Course: S 32-29-47 W Length: 418.42  
North: 2121316.23317867 East : 6024639.73813405  
Line Course: S 24-59-47 W Length: 319.26  
North: 2121026.87685140 East : 6024504.83126444  
Line Course: S 63-01-51 W Length: 317.57  
North: 2120882.85538062 East : 6024221.79677741  
Line Course: S 40-53-47 W Length: 115.73  
North: 2120795.37568314 East : 6024146.02913636  
Line Course: S 85-49-50 W Length: 112.52  
North: 2120787.19476758 East : 6024033.80693258  
Line Course: S 63-01-51 W Length: 26.02  
North: 2120775.39441279 East : 6024010.61658918  
Line Course: S 87-45-51 W Length: 298.90  
North: 2120763.73350175 East : 6023711.94413790  
Line Course: S 85-49-50 W Length: 66.97  
North: 2120758.86435925 East : 6023645.15138118  
Line Course: N 81-21-04 W Length: 11.97  
North: 2120760.66439548 East : 6023633.31749891  
Line Course: S 87-45-51 W Length: 203.57  
North: 2120752.72256992 East : 6023429.90247413  
Line Course: N 49-40-10 W Length: 73.19  
North: 2120800.09087552 East : 6023374.10803242



Boundary for Legal.txt

Line Course: N 81-21-04 W Length: 79.67  
North: 2120812.07156783 East : 6023295.34400566  
Line Course: N 58-49-10 W Length: 12.07  
North: 2120818.32064974 East : 6023285.01763770  
Line Course: N 82-46-14 W Length: 888.13  
North: 2120930.08565303 East : 6022403.94812799  
Line Course: N 89-03-03 W Length: 45.98  
North: 2120930.84732670 East : 6022357.97443711  
Line Course: S 85-28-01 W Length: 115.44  
North: 2120921.72361491 East : 6022242.89554468  
Line Course: N 79-57-12 W Length: 69.75  
North: 2120933.89151867 East : 6022174.21509172  
Line Course: N 64-19-07 W Length: 1260.22  
North: 2121480.02848449 East : 6021038.48234897  
Line Course: N 67-51-05 W Length: 419.65  
North: 2121638.24082193 East : 6020649.79870025  
Line Course: N 17-25-07 W Length: 107.80  
North: 2121741.09745266 East : 6020617.52869072  
Line Course: N 61-36-55 W Length: 68.75  
North: 2121773.78049014 East : 6020557.04413434  
Line Course: N 45-33-55 W Length: 432.38  
North: 2122076.48808279 East : 6020248.30382639  
Line Course: N 24-02-59 W Length: 157.87  
North: 2122220.65372608 East : 6020183.96717901  
Line Course: N 42-15-03 W Length: 18.49  
North: 2122234.34017844 East : 6020171.53491768  
Line Course: N 31-19-05 W Length: 54.47  
North: 2122280.87363102 East : 6020143.22204622  
Line Course: N 44-55-02 W Length: 436.06  
North: 2122589.65976610 East : 6019835.32685888  
Line Course: N 06-29-08 W Length: 319.55  
North: 2122907.16476209 East : 6019799.23281477  
Line Course: N 17-21-13 W Length: 111.31  
North: 2123013.40816806 East : 6019766.03259208  
Line Course: N 02-26-10 W Length: 414.66  
North: 2123427.69341461 East : 6019748.40732352  
Line Course: N 27-34-47 E Length: 644.94  
North: 2123999.34726405 East : 6020047.00317082  
Line Course: N 11-37-07 W Length: 79.32  
North: 2124077.04198795 East : 6020031.02843207  
Line Course: N 36-22-46 E Length: 148.22  
North: 2124196.37489439 East : 6020118.94217298  
Line Course: N 05-46-49 E Length: 10.89  
North: 2124207.20952348 East : 6020120.03894665  
Line Course: N 12-27-09 E Length: 208.62  
North: 2124410.92176027 East : 6020165.02371054  
Line Course: N 25-47-47 E Length: 5.07  
North: 2124415.48651551 East : 6020167.23004452  
Line Course: N 26-51-13 W Length: 6544.74  
North: 2130254.46496148 East : 6017210.88899940

Perimeter: 31284.03 Area: 51,934,649 sq.ft. 1,192.25549 acres

Mapcheck Closure - (Uses listed courses and chords)  
Error Closure: 0.00557596 Course: N 55-04-26 W  
Error North: 0.003192335 East : -0.004571682  
Precision 1: 5,610,515.50



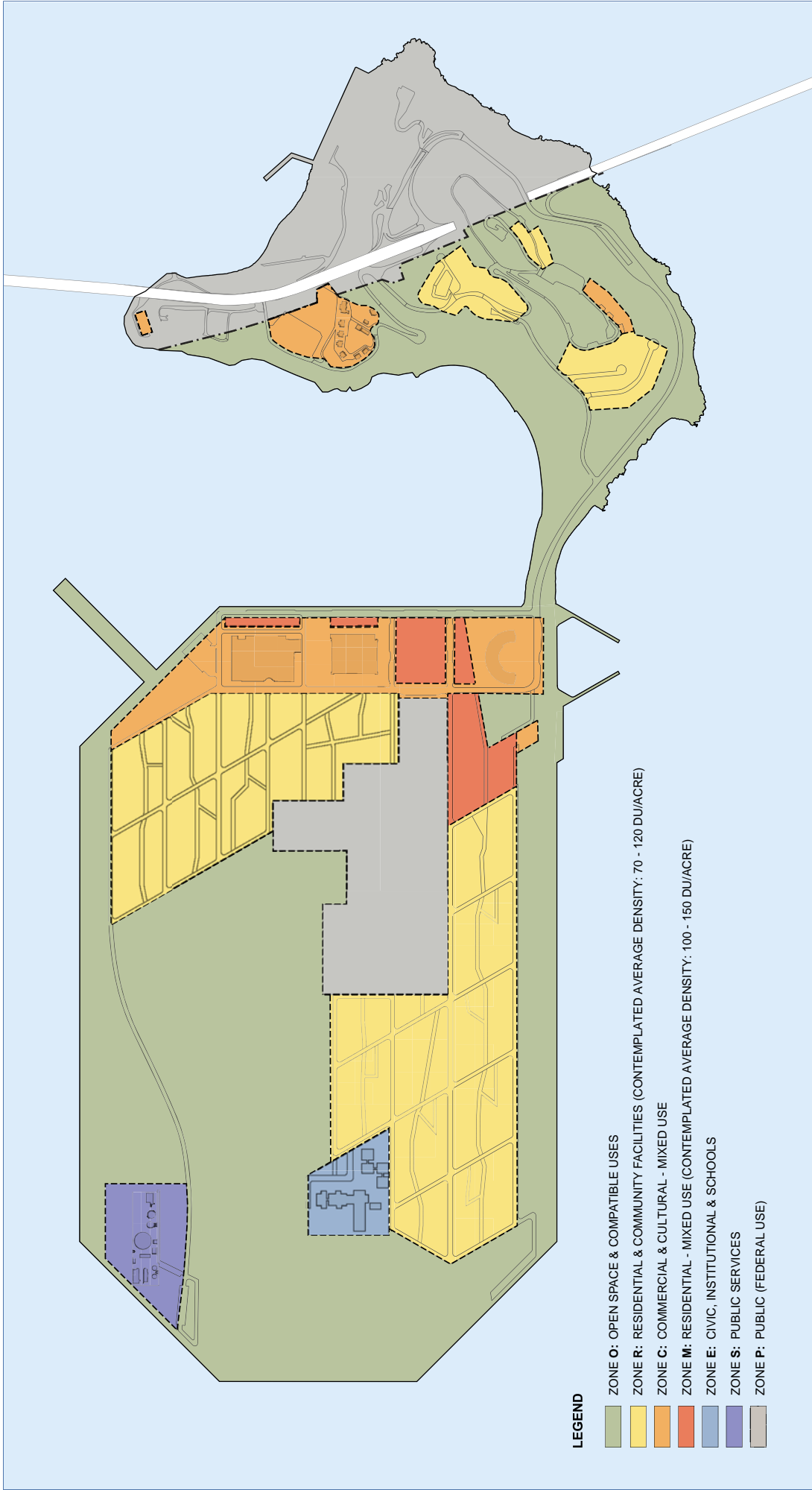
## EXHIBIT C

### PRELIMINARY PLAN GUIDELINES

The Conceptual Land Plan and Program Objectives (collectively the “Preliminary Plan Guidelines”) provided below are based on the policies and objectives contained in the 1996 Reuse Plan, and as further defined in the Development Plan and Term Sheet (the “Term Sheet”), endorsed by the Authority Board and City and County of San Francisco’s Board of Supervisors in December 2006. The Preliminary Plan Guidelines will be used to develop a final Redevelopment Plan and a Design for Development document that will control the uses permitted in the Project Area, the design and construction standards and guidelines for the new buildings, facilities and public realm therein and other matters related to the physical development of the Project Area.

The Authority is committed to the following Program Objectives within the context of an economically feasible project that is reasonably flexible to respond to changes in the marketplace:

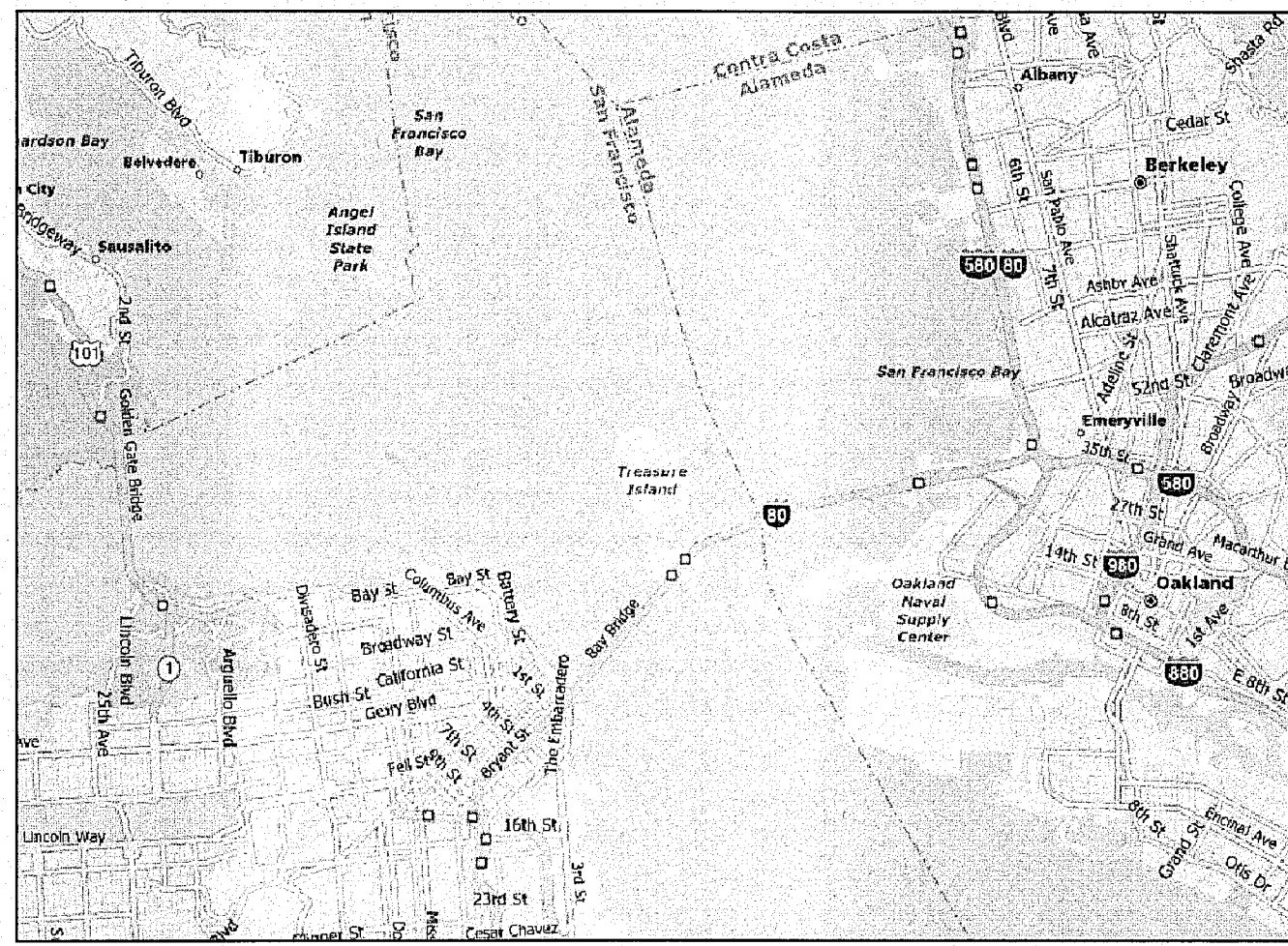
- Plan for a diversity of residential densities between 70-150 dwelling units per acre and provide a mix of uses comparable to other vibrant San Francisco neighborhoods.
- Design a mixed-use urban core that is both the gateway to Treasure Island/Yerba Buena Island and the heart of the community.
- Integrate transit, retail, entertainment and lodging at the core.
- Balance the mix of uses to build community, attract visitors and support sustainable practices.
- Establish a pattern of distinct neighborhoods with small sun-filled parks, community spaces, and easy access to water views and open space.
- Link those neighborhoods to the core and intermodal center via pedestrian ways, bicycle routes, shuttles and narrow streets, thereby reducing on-island auto use.
- Create a selection of housing types, including low-rise, mid-rise and high-rise units of various sizes, styles and affordability, to attract a diverse residential population.
- Provide community facilities including daycare, school, a senior center, hotels, wellness programs, meeting spaces, historic resources, and neighborhood parks.
- Introduce additional uses and publicly oriented facilities including viewing stations, recreation activities, art, gathering spaces and retail uses that support residents and attract visitors.
- Create an extensive parks and open space system that includes a diverse mix of ecological, recreational, neighborhood and cultural programs and elements to serve broad and varied activities by residents, visitors and regional users.
- Create a grand public entry sequence via adaptive reuse of historic Buildings One, Two and Three and the creation of a new ferry quay and retail street.
- Maximize opportunities for adaptive reuse of historic structures
- Provide a comprehensive array of public transit infrastructure improvements to afford a high quality transit experience to residents and visitors to Treasure Island/Yerba Buena Island
- Redevelop Treasure and Yerba Buena Islands to be a leading example of environmentally sensitive and sustainable master planned development



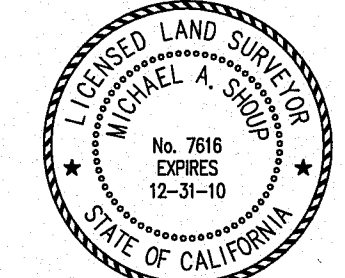
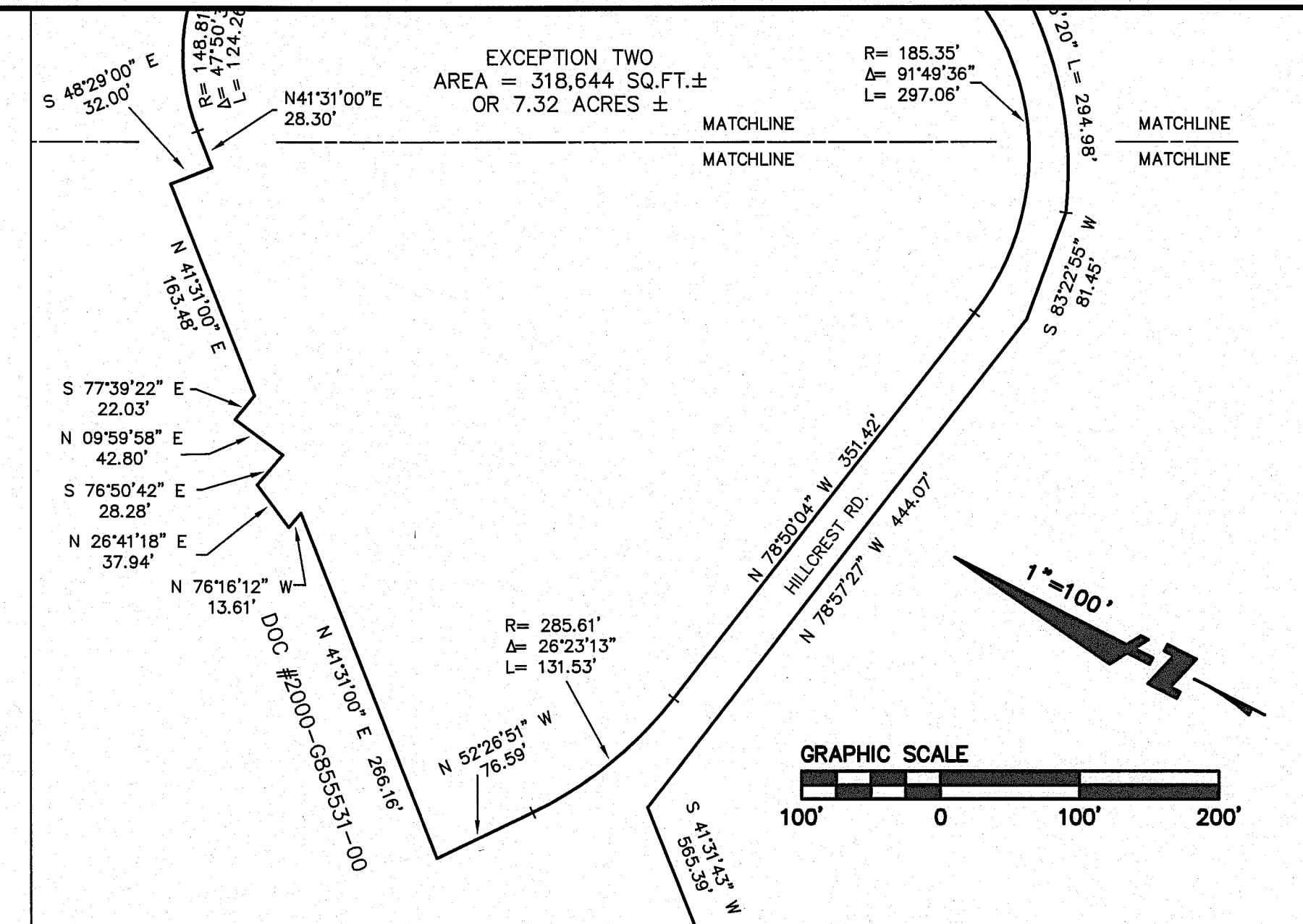
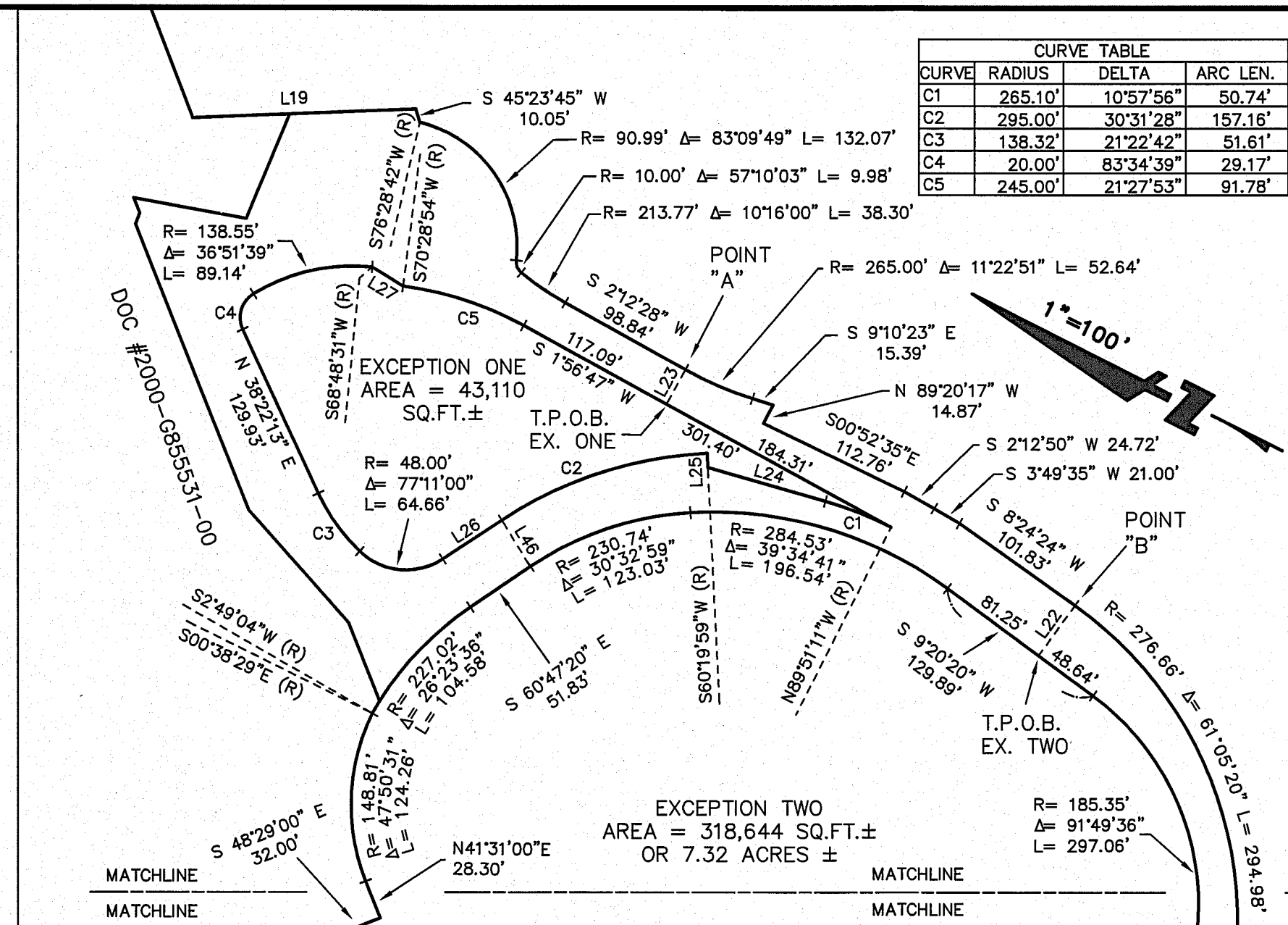






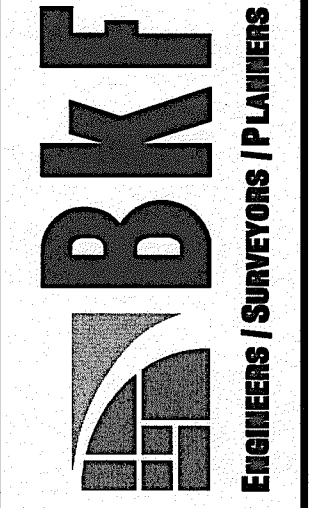


VICINITY MAP  
NOT TO SCALE

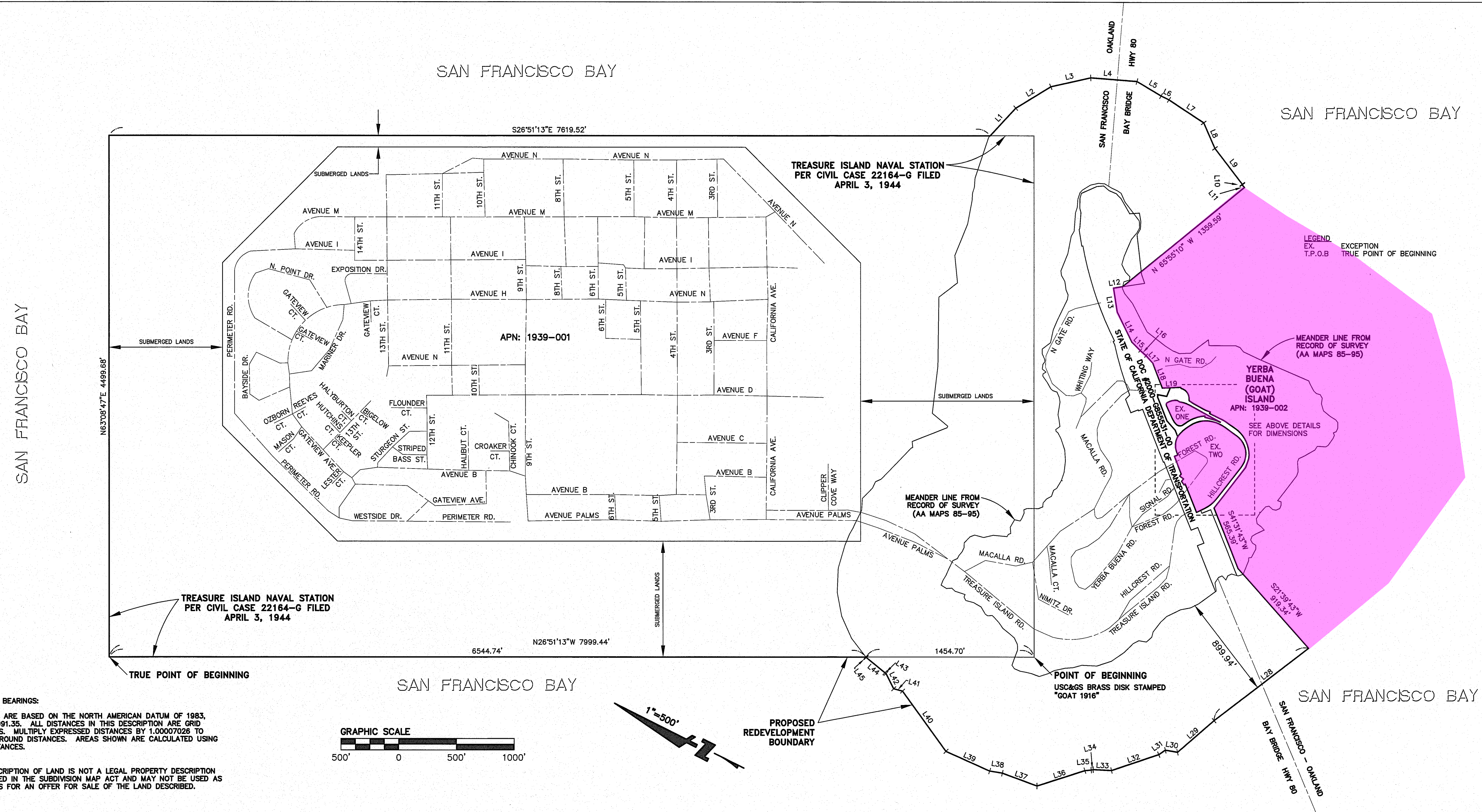


12-16-09

255 SHORELINE DR  
SUITE 200  
REDWOOD CITY, CA 94065  
650-482-6300  
650-482-6399 (FAX)



TREASURE ISLAND/YERBA BUENA ISLAND  
REDEVELOPMENT AREA  
SAN FRANCISCO COUNTY  
CALIFORNIA



No.	Bearing	Length
L1	S73°55'17"E	326.55'
L2	S58°23'25"E	355.15'
L3	S39°25'22"E	354.20'
L4	S22°34'19"E	401.01'
L5	S03°59'45"W	242.83'
L6	S01°04'17"E	75.77'
L7	S06°35'45"W	361.72'
L8	S39°14'49"W	240.16'
L9	S25°37'46"W	387.12'
L10	S61°38'51"W	5.31'
L11	S24°04'50"W	30.21'
L12	N35°38'09"W	79.58'
L13	S54°21'17"W	208.53'
L14	S37°04'28"W	290.15'
L15	S18°33'18"W	102.16'
L16	S13°55'49"W	67.09'
L17	S22°18'03"W	88.67'
L18	S42°09'33"W	229.65'
L19	S29°09'38"E	160.32'
L20	N80°39'40"W	44.49'
L21	N88°03'13"W	28.35'
L22	N10°49'07"W	88.08'
L23	N60°19'59"W	10.32'
L24	N60°11'29"W	50.87'
L25	S04°47'46"W	26.05'
L26	N64°19'07"W	1030.34'
L27	N67°51'05"W	419.65'
L28	N17°25'07"W	107.80'
L29	N61°36'55"W	68.75'
L30	N45°33'55"W	432.38'
L31	N24°02'59"W	157.87'
L32	N42°15'03"W	18.49'
L33	N31°19'05"W	54.47'
L34	N44°55'02"W	436.06'
L35	N06°29'08"W	319.55'
L36	N17°21'13"W	111.31'
L37	N02°28'10"W	414.66'
L38	N27°34'47"E	644.94'
L39	N11°37'07"W	79.32'
L40	N36°22'46"E	148.22'
L41	N05°46'49"E	10.89'
L42	N12°27'09"E	208.62'
L43	N25°47'47"E	5.07'
L44	S31°41'47"W	39.19'

DATE: 12/15/09  
SCALE: 1"=500'  
DESIGN: GRW/AMC/RCS  
DRAWING: MAS  
APPROVED: MAS  
JOB NO: 2006007-10

DRAWING NUMBER: 1 OF 1





ENGINEERS  
SURVEYORS  
PLANNERS

December 16, 2009

**LEGAL DESCRIPTION  
FOR REDEVELOPMENT AREA**

All that real property situate in the City of San Francisco, County of San Francisco, State of California, being all of the lands shown as "TREASURE ISLAND NAVAL STATION PER CIVIL CASE 22164-G FILED APRIL 3, 1944" on that certain Record of Survey filed for record July 15, 2003 in Book AA of Maps at pages 85 through 95, inclusive, and all of the lands shown as "TRANSFERRED TO THE U.S. DEPT. OF LABOR MARCH 3, 1998", as shown on said Record of Survey, and all of the lands shown on the map entitled "Map and Metes and Bounds Description of United States Military and Naval Reservations, Yerba Buena (Goat) Island, California, including land ceded by the State of California by Act of the Legislature of the State of California, approved March 9, 1897 (Stat. Cal., 1897, p. 74)," filed April 12, 1934, in Book N of Maps, at Page 14, in the Office of the County Recorder of said City and County of San Francisco, more particularly described as follows:

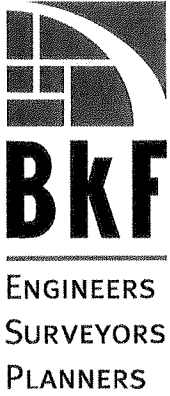
**BEGINNING** at Station "GOAT" as shown on said Record of Survey; thence along the southwesterly line of said Treasure Island Naval Station as shown on said Record of Survey, North 26°51'13" West 7999.44 feet to the **TRUE POINT OF BEGINNING**;

thence along the northwesterly line of said Treasure Island Naval Station, North 63°08'47" East 4499.68 feet;

thence along the northeasterly line of said Treasure Island Naval Station, South 26°51'13" East 7619.52 feet to a point 899.94 feet northerly offshore beyond the meander line shown on said Record of Survey;

thence along a line 899.94 feet (300 yards) offshore beyond said meander line, the following eleven (11) courses:

- 1) South 73°55'17" East 326.55 feet;
- 2) South 58°23'25" East 355.15 feet;
- 3) South 39°25'22" East 354.20 feet;
- 4) South 22°34'19" East 401.01 feet;
- 5) South 03°59'45" West 242.83 feet;
- 6) South 01°04'17" East 75.77 feet;
- 7) South 06°35'45" West 361.72 feet;



- 8) South 39°14'49" West 240.16 feet;
- 9) South 25°37'46" West 387.12 feet;
- 10) South 61°38'51" West 5.31 feet;
- 11) South 24°04'50" West 30.21 feet;

thence leaving last said line, North 65°55'10" West 1359.59 feet to the intersection with the general northeasterly line of Parcel 57935-1, as said parcel is described in that certain Quitclaim Deed, recorded on October 26, 2000 as Document Number 2000-G855531-00, San Francisco County Records, on the course described in said document as "North 35°38'09" West 272.50 feet;"

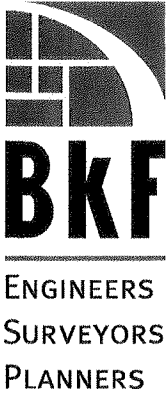
thence along said general northeasterly line of last said Parcel 57935-1 the following eight (8) courses:

- 1) North 35°38'09" West 79.58 feet;
- 2) South 54°21'17" West 208.53 feet;
- 3) South 37°04'28" West 290.15 feet;
- 4) South 18°33'18" West 102.16 feet;
- 5) South 13°55'49" West 67.09 feet;
- 6) South 22°18'03" West 88.67 feet;
- 7) South 42°09'33" West 229.65 feet;
- 8) along last said northeasterly line and its southeasterly projection, South 29°09'38" East 160.32 feet;

thence South 45°23'45" West 10.05 feet to the beginning of a non-tangent curve to the right from which point a radial line, from the curve to the radius point, bears South 76°28'42" West;

thence along said curve having a radius of 90.99 feet, through a central angle of 83°09'49", and an arc length of 132.07 feet to a point of reverse curvature;

thence along said curve having a radius of 10.00 feet, through a central angle of 57°10'03", and an arc length of 9.98 feet to a point of compound of curvature;



thence along said curve having a radius of 213.77 feet, through a central angle of  $10^{\circ}16'00''$ , and an arc length of 38.30 feet;

thence South  $2^{\circ}21'28''$  West, 98.84 feet to the beginning of a tangent curve to the left and a point hereinafter referred to as **POINT "A"**;

thence along said curve having a radius of 265.00 feet, through a central angle of  $11^{\circ}22'51''$  and an arc length of 52.64 feet;

thence South  $9^{\circ}10'23''$  East, 15.39 feet;

thence North  $89^{\circ}20'17''$  West, 14.87 feet;

thence South  $00^{\circ}52'35''$  East, 112.76 feet;

thence South  $2^{\circ}12'50''$  West, 24.72 feet;

thence South  $3^{\circ}49'35''$  West, 21.00 feet;

thence South  $8^{\circ}24'24''$  West, 101.83 feet to the beginning of a tangent curve to the right and a point hereinafter referred to as **POINT "B"**;

thence along said curve having a radius of 276.66 feet, through a central angle of  $61^{\circ}05'20''$ , and an arc length of 294.98 feet;

thence South  $83^{\circ}22'55''$  West, 81.45 feet;

thence North  $78^{\circ}57'27''$  West, 444.07 feet;

thence South  $41^{\circ}31'43''$  West, 565.39 feet;

thence South  $21^{\circ}39'43''$  West, 919.34 feet to a point 899.94 feet southerly offshore beyond the meander line shown on said Record of Survey;

thence along a line 899.94 feet (300 yards) offshore beyond said meander line, the following eighteen (18) courses:

- 1) North  $64^{\circ}19'07''$  West 1030.34;
- 2) North  $67^{\circ}51'05''$  West 419.65 feet;
- 3) North  $17^{\circ}25'07''$  West 107.80 feet;
- 4) North  $61^{\circ}36'55''$  West 68.75 feet;
- 5) North  $45^{\circ}33'55''$  West 432.38 feet;





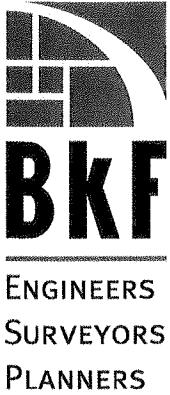
- 6) North 24°02'59" West 157.87 feet;
- 7) North 42°15'03" West 18.49 feet;
- 8) North 31°19'05" West 54.47 feet;
- 9) North 44°55'02" West 436.06 feet;
- 10) North 6°29'08" West 319.55 feet;
- 11) North 17°21'13" West 111.31 feet;
- 12) North 2°26'10" West 414.66 feet;
- 13) North 27°34'47" East 644.94 feet;
- 14) North 11°37'07" West 79.32 feet;
- 15) North 36°22'46" East 148.22 feet;
- 16) North 5°46'49" East 10.89 feet;
- 17) North 12°27'09" East 208.62 feet;
- 18) North 25°47'47" East 5.07 feet to a point on the southwesterly line of said Treasure Island Naval Station as shown on said Record of Survey;

thence along said southwesterly line, North 26°51'13" West 6544.74 feet to the **TRUE POINT OF BEGINNING**, containing 46,067,312 square feet or 1,057.56 acres, more or less.

**EXCEPTING THEREFROM:**

All that real property situate in the City of San Francisco, County of San Francisco, State of California, being a portion of the lands shown on the map entitled "Map and Metes and Bounds Description of United States Military and Naval Reservations, Yerba Buena (Goat) Island, California, including land ceded by the State of California by Act of the Legislature of the State of California, approved March 9, 1897 (Stat. Cal., 1897, p. 74)," filed April 12, 1934, in Book N of Maps, at Page 14, in the Office of the County Recorder of said City and County of San Francisco, more particularly described as follows:

**BEGINNING** at the hereinabove described **POINT "A"**;



thence North  $88^{\circ}03'13''$  West, 28.35 feet to the **TRUE POINT OF BEGINNING OF EXCEPTION ONE**;

thence South  $1^{\circ}56'47''$  West, 184.31 feet to a point of cusp, and the beginning of a non-tangent curve to the left, from which a point a radial line bears North  $89^{\circ}51'11''$  West;

thence northerly along said curve having a radius of 265.10 feet, through a central angle of  $10^{\circ}57'56''$ , and an arc length of 50.74 feet;

thence North  $10^{\circ}49'07''$  West, 88.08 feet;

thence North  $60^{\circ}19'59''$  East, 10.32 feet to the beginning of a non-tangent curve to the left from which point a radial line, from the curve to the radius point, bears South  $60^{\circ}19'59''$  West;

thence northwesterly along said curve having a radius of 295.00 feet, through a central angle of  $30^{\circ}31'28''$ , and an arc length of 157.16 feet;

thence North  $60^{\circ}11'29''$  West, 50.87 feet to the beginning of a tangent curve to the right;

thence along said curve having a radius of 48.00 feet, through a central angle of  $77^{\circ}11'00''$ , and an arc length of 64.66 feet to a point of compound curvature;

thence along said curve having a radius of 138.32 feet, through a central angle of  $21^{\circ}22'42''$ , and an arc length of 51.61 feet;

thence North  $38^{\circ}22'13''$  East, 129.93 feet to the beginning of a tangent curve to the right;

thence along said curve having a radius of 20.00 feet, through a central angle of  $83^{\circ}34'39''$ , and an arc length of 29.17 feet to a point of compound curvature;

thence along said curve having a radius of 138.55 feet, through a central angle of  $36^{\circ}51'39''$ , and an arc length of 89.14 feet;

thence South  $4^{\circ}47'46''$  West, 26.05 feet to the beginning of a non-tangent curve to the right from which point a radial line, from the curve to the radius point, bears South  $70^{\circ}28'54''$  West;

thence southerly along said curve having a radius of 245.00 feet, through a central angle of  $21^{\circ}27'53''$ , and an arc length of 91.78 feet;

thence South  $1^{\circ}56'47''$  West, 117.09 feet to the **TRUE POINT OF BEGINNING OF EXCEPTION ONE**, containing an area of 43,110 square feet, more or less.



ALSO EXCEPTING THEREFROM:

All that real property situate in the City of San Francisco, County of San Francisco, State of California, being a portion of the lands shown on the map entitled "Map and Metes and Bounds Description of United States Military and Naval Reservations, Yerba Buena (Goat) Island, California, including land ceded by the State of California by Act of the Legislature of the State of California, approved March 9, 1897 (Stat. Cal., 1897, p. 74)," filed April 12, 1934, in Book N of Maps, at Page 14, in the Office of the County Recorder of said City and County of San Francisco, more particularly described as follows:

**BEGINNING** at the herein above described **POINT "B"**;

thence North  $80^{\circ}39'40''$  West, 44.49 feet to the **TRUE POINT OF BEGINNING OF EXCEPTION TWO**;

thence South  $9^{\circ}20'20''$  West, 48.64 feet to the beginning of a tangent curve to the right;

thence along said curve having a radius of 185.35 feet, through a central angle of  $91^{\circ}49'36''$  and an arc length of 297.06 feet;

thence North  $78^{\circ}50'04''$  West, 351.42 feet to the beginning of a tangent curve to the right;

thence along said curve having a radius of 285.61 feet, through a central angle of  $26^{\circ}23'13''$  and an arc length of 131.53 feet;

thence North  $52^{\circ}26'51''$  West, 76.59 feet;

thence North  $41^{\circ}31'00''$  East, 266.16 feet;

thence North  $76^{\circ}16'12''$  West, 13.61 feet;

thence North  $26^{\circ}41'18''$  East, 37.94 feet;

thence South  $76^{\circ}50'42''$  East, 28.28 feet;

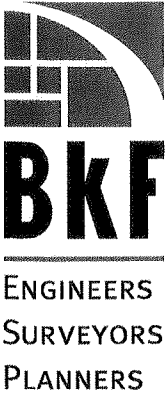
thence North  $09^{\circ}59'58''$  East, 42.80 feet;

thence South  $77^{\circ}39'22''$  East, 22.03 feet;

thence North  $41^{\circ}31'00''$  East, 163.48 feet;

thence South  $48^{\circ}29'00''$  East, 32.00 feet;

thence North  $41^{\circ}31'00''$  East, 28.30 feet to a the beginning of a tangent curve to the right;



thence along said curve having a radius of 148.81 feet, through a central angle of 47°50'31" and an arc length of 124.26 feet to the beginning of a non-tangent curve to the right from which point a radial line, from the curve to the radius point, bears South 2°49'04" West;

thence along said curve having a radius of 227.02 feet, through a central angle of 26°23'36" and an arc length of 104.58 feet;

thence South 60°47'20" East, 51.83 feet to the beginning of a tangent curve to the right;

thence along said curve having a radius of 230.74 feet, through a central angle of 30°32'59" and an arc length of 123.03 feet to a point of compound curvature;

thence along said curve having a radius of 284.53 feet, through a central angle of 39°34'41" and an arc length of 196.54 feet;

thence South 9°20'20" West, 81.25 feet to the **TRUE POINT OF BEGINNING OF EXCEPTION TWO**, containing an area of 318,644 square feet or 7.32 acres, more or less.

Total area = 46,067,312 – (43,110 + 318,644) = 45,705,558 square feet or 1049.26 acres, more or less.

Basis of Bearings: Bearings are based on the North American Datum of 1983, Epoch 1991.35. All distances in this description are grid distances. Multiply expressed distances by 1.00007026 to obtain ground distances. Areas shown are calculated using grid distances.

A plat showing the above-described parcel is attached herein and made a part hereof as Exhibit "B".

This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyor's Act.

*Michael A. Shoup* 12-16-09

Michael A. Shoup, PLS 7616  
License Expires 12/31/2010



**END OF DESCRIPTION**

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Parcel name: TI OVERALL

	North: 2130254.4618	East : 6017210.8936
Line	Course: N 63-08-47 E	Length: 4499.68
	North: 2132287.0236	East : 6021225.3440
Line	Course: S 26-51-13 E	Length: 7619.52
	North: 2125489.1656	East : 6024667.1767
Line	Course: S 73-55-17 E	Length: 326.55
	North: 2125398.7256	East : 6024980.9529
Line	Course: S 58-23-25 E	Length: 355.15
	North: 2125212.5807	East : 6025283.4121
Line	Course: S 39-25-22 E	Length: 354.20
	North: 2124938.9679	East : 6025508.3425
Line	Course: S 22-34-19 E	Length: 401.01
	North: 2124568.6759	East : 6025662.2674
Line	Course: S 03-59-45 W	Length: 242.83
	North: 2124326.4362	East : 6025645.3461
Line	Course: S 01-04-17 E	Length: 75.77
	North: 2124250.6795	East : 6025646.7628
Line	Course: S 06-35-45 W	Length: 361.72
	North: 2123891.3537	East : 6025605.2139
Line	Course: S 39-14-49 W	Length: 240.16
	North: 2123705.3674	East : 6025453.2733
Line	Course: S 25-37-46 W	Length: 387.12
	North: 2123356.3360	East : 6025285.8249
Line	Course: S 61-38-51 W	Length: 5.31
	North: 2123353.8143	East : 6025281.1519
Line	Course: S 24-04-50 W	Length: 30.21
	North: 2123326.2334	East : 6025268.8256
Line	Course: N 65-55-10 W	Length: 1359.59
	North: 2123880.9742	East : 6024027.5570
Line	Course: N 35-38-09 W	Length: 79.58
	North: 2123945.6518	East : 6023981.1912
Line	Course: S 54-21-17 W	Length: 208.53
	North: 2123824.1277	East : 6023811.7313
Line	Course: S 37-04-28 W	Length: 290.15
	North: 2123592.6307	East : 6023636.8137
Line	Course: S 18-33-18 W	Length: 102.16
	North: 2123495.7811	East : 6023604.3049
Line	Course: S 13-55-49 W	Length: 67.09
	North: 2123430.6643	East : 6023588.1536
Line	Course: S 22-18-03 W	Length: 88.67
	North: 2123348.6264	East : 6023554.5060
Line	Course: S 42-09-33 W	Length: 229.65
	North: 2123178.3908	East : 6023400.3667
Line	Course: S 29-09-38 E	Length: 160.32
	North: 2123038.3901	East : 6023478.4840
Line	Course: S 45-23-45 W	Length: 10.05

	North: 2123031.3329	East : 6023471.3286
Curve	Length: 132.07	Radius: 90.99
	Delta: 83-09-49	Tangent: 80.73
	Chord: 120.78	Course: S 28-03-37 W
	Course In: S 76-28-42 W	Course Out: S 20-21-29 E
	RP North: 2123010.0583	East : 6023382.8607
	End North: 2122924.7518	East : 6023414.5148
Curve	Length: 9.98	Radius: 10.00
	Delta: 57-10-03	Tangent: 5.45
	Chord: 9.57	Course: S 41-03-30 W
	Course In: S 20-21-29 E	Course Out: N 77-31-32 W
	RP North: 2122915.3764	East : 6023417.9937
	End North: 2122917.5365	East : 6023408.2298
Curve	Length: 38.30	Radius: 213.77
	Delta: 10-16-00	Tangent: 19.20
	Chord: 38.25	Course: S 07-20-28 W
	Course In: S 77-31-32 E	Course Out: N 87-47-32 W
	RP North: 2122871.3613	East : 6023616.9532
	End North: 2122879.5964	East : 6023403.3419
Line	Course: S 02-12-28 W	Length: 98.84
	North: 2122780.8298	East : 6023399.5342
Curve	Length: 52.64	Radius: 265.00
	Delta: 11-22-51	Tangent: 26.41
	Chord: 52.55	Course: S 03-28-58 E
	Course In: S 87-47-32 E	Course Out: S 80-49-37 W
	RP North: 2122770.6211	East : 6023664.3375
	End North: 2122728.3756	East : 6023402.7265
Line	Course: S 09-10-23 E	Length: 15.39
	North: 2122713.1824	East : 6023405.1799
Line	Course: N 89-20-17 W	Length: 14.87
	North: 2122713.3542	East : 6023390.3109
Line	Course: S 00-52-35 E	Length: 112.76
	North: 2122600.6074	East : 6023392.0356
Line	Course: S 02-12-50 W	Length: 24.72
	North: 2122575.9058	East : 6023391.0807
Line	Course: S 03-49-35 W	Length: 21.00
	North: 2122554.9526	East : 6023389.6793
Line	Course: S 08-24-24 W	Length: 101.83
	North: 2122454.2168	East : 6023374.7919
Curve	Length: 294.98	Radius: 276.66
	Delta: 61-05-20	Tangent: 163.25
	Chord: 281.20	Course: S 38-57-04 W
	Course In: N 81-35-36 W	Course Out: S 20-30-16 E
	RP North: 2122494.6639	East : 6023101.1045
	End North: 2122235.5317	East : 6023198.0130
Line	Course: S 83-22-55 W	Length: 81.45
	North: 2122226.1446	East : 6023117.1058
Line	Course: N 78-57-27 W	Length: 444.07
	North: 2122311.2005	East : 6022681.2575
Line	Course: S 41-31-43 W	Length: 565.39
	North: 2121887.9355	East : 6022306.4074
Line	Course: S 21-39-43 W	Length: 919.34
	North: 2121033.5212	East : 6021967.0518
Line	Course: N 64-19-07 W	Length: 1030.34

	North: 2121480.0359	East : 6021038.4910
Line	Course: N 67-51-05 W Length: 419.65	
	North: 2121638.2483	East : 6020649.8074
Line	Course: N 17-25-07 W Length: 107.80	
	North: 2121741.1049	East : 6020617.5374
Line	Course: N 61-36-55 W Length: 68.75	
	North: 2121773.7879	East : 6020557.0528
Line	Course: N 45-33-55 W Length: 432.38	
	North: 2122076.4955	East : 6020248.3125
Line	Course: N 24-02-59 W Length: 157.87	
	North: 2122220.6612	East : 6020183.9759
Line	Course: N 42-15-03 W Length: 18.49	
	North: 2122234.3476	East : 6020171.5436
Line	Course: N 31-19-05 W Length: 54.47	
	North: 2122280.8811	East : 6020143.2307
Line	Course: N 44-55-02 W Length: 436.06	
	North: 2122589.6672	East : 6019835.3355
Line	Course: N 06-29-08 W Length: 319.55	
	North: 2122907.1722	East : 6019799.2415
Line	Course: N 17-21-13 W Length: 111.31	
	North: 2123013.4156	East : 6019766.0413
Line	Course: N 02-26-10 W Length: 414.66	
	North: 2123427.7008	East : 6019748.4160
Line	Course: N 27-34-47 E Length: 644.94	
	North: 2123999.3547	East : 6020047.0119
Line	Course: N 11-37-07 W Length: 79.32	
	North: 2124077.0494	East : 6020031.0371
Line	Course: N 36-22-46 E Length: 148.22	
	North: 2124196.3823	East : 6020118.9509
Line	Course: N 05-46-49 E Length: 10.89	
	North: 2124207.2170	East : 6020120.0476
Line	Course: N 12-27-09 E Length: 208.62	
	North: 2124410.9292	East : 6020165.0324
Line	Course: N 25-47-47 E Length: 5.07	
	North: 2124415.4939	East : 6020167.2387
Line	Course: N 26-51-13 W Length: 6544.74	
	North: 2130254.4724	East : 6017210.8977

Perimeter: 31635.80 Area: 46,067,312 sq. ft. 1,057.56 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0114 Course: N 21-11-15 E

Error North: 0.01062 East : 0.00412

Precision 1: 2,775,068.42

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Parcel name: TI EXCEPTION ONE

North: 2122781.7905 East : 6023371.2081  
Line Course: S 01-56-47 W Length: 184.31  
North: 2122597.5869 East : 6023364.9482  
Curve Length: 50.74 Radius: 265.10  
Delta: 10-57-56 Tangent: 25.45  
Chord: 50.66 Course: N 05-20-09 W  
Course In: N 89-51-11 W Course Out: N 79-10-53 E  
RP North: 2122598.2668 East : 6023099.8490  
End North: 2122648.0261 East : 6023360.2372  
Line Course: N 10-49-07 W Length: 88.08  
North: 2122734.5406 East : 6023343.7046  
Line Course: N 60-19-59 E Length: 10.32  
North: 2122739.6486 East : 6023352.6718  
Curve Length: 157.16 Radius: 295.00  
Delta: 30-31-28 Tangent: 80.49  
Chord: 155.31 Course: N 44-55-45 W  
Course In: S 60-19-59 W Course Out: N 29-48-31 E  
RP North: 2122593.6361 East : 6023096.3412  
End North: 2122849.6049 East : 6023242.9870  
Line Course: N 60-11-29 W Length: 50.87  
North: 2122874.8926 East : 6023198.8476  
Curve Length: 64.66 Radius: 48.00  
Delta: 77-11-00 Tangent: 38.31  
Chord: 59.88 Course: N 21-35-59 W  
Course In: N 29-48-31 E Course Out: N 73-00-29 W  
RP North: 2122916.5418 East : 6023222.7086  
End North: 2122930.5692 East : 6023176.8040  
Curve Length: 51.61 Radius: 138.32  
Delta: 21-22-42 Tangent: 26.11  
Chord: 51.31 Course: N 27-40-52 E  
Course In: S 73-00-29 E Course Out: N 51-37-47 W  
RP North: 2122890.1469 East : 6023309.0858  
End North: 2122976.0078 East : 6023200.6407  
Line Course: N 38-22-13 E Length: 129.93  
North: 2123077.8750 East : 6023281.2936  
Curve Length: 29.17 Radius: 20.00  
Delta: 83-34-39 Tangent: 17.87  
Chord: 26.66 Course: N 80-09-33 E  
Course In: S 51-37-47 E Course Out: N 31-56-52 E  
RP North: 2123065.4601 East : 6023296.9739  
End North: 2123082.4308 East : 6023307.5569  
Curve Length: 89.14 Radius: 138.55  
Delta: 36-51-39 Tangent: 46.17  
Chord: 87.61 Course: S 39-37-18 E  
Course In: S 31-56-52 W Course Out: N 68-48-31 E  
RP North: 2122964.8668 East : 6023234.2437  
End North: 2123014.9505 East : 6023363.4247



Line Course: S 04-47-46 W Length: 26.05  
           North: 2122988.9917           East : 6023361.2466  
 Curve Length: 91.78                    Radius: 245.00  
           Delta: 21-27-53               Tangent: 46.44  
           Chord: 91.25                   Course: S 08-47-10 E  
           Course In: S 70-28-54 W       Course Out: S 88-03-13 E  
           RP North: 2122907.1351       East : 6023130.3256  
           End North: 2122898.8139      East : 6023375.1843  
 Line Course: S 01-56-47 W Length: 117.09  
           North: 2122781.7914           East : 6023371.2074

Perimeter: 1140.91 Area: 43,110 sq. ft. 0.99 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
 Error Closure: 0.0012                    Course: N 40-11-10 W  
           Error North: 0.00088           East : -0.00075  
 Precision 1: 950,758.33

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Parcel name: TI EXCEPTION TWO

          North: 2122461.4338           East : 6023330.8930  
 Line Course: S 09-20-20 W Length: 48.64  
           North: 2122413.4385           East : 6023323.0000  
 Curve Length: 297.06                    Radius: 185.35  
           Delta: 91-49-36               Tangent: 191.36  
           Chord: 266.27                   Course: S 55-15-08 W  
           Course In: N 80-39-40 W       Course Out: S 11-09-56 W  
           RP North: 2122443.5159       East : 6023140.1066  
           End North: 2122261.6743      East : 6023104.2146  
 Line Course: N 78-50-04 W Length: 351.42  
           North: 2122329.7248           East : 6022759.4464  
 Curve Length: 131.53                    Radius: 285.61  
           Delta: 26-23-13               Tangent: 66.95  
           Chord: 130.38                   Course: N 65-38-27 W  
           Course In: N 11-09-56 E       Course Out: S 37-33-09 W  
           RP North: 2122609.9287       East : 6022814.7532  
           End North: 2122383.4985      East : 6022640.6773  
 Line Course: N 52-26-51 W Length: 76.59  
           North: 2122430.1792           East : 6022579.9571  
 Line Course: N 41-31-00 E Length: 266.16  
           North: 2122629.4699           East : 6022756.3780  
 Line Course: N 76-16-12 W Length: 13.61  
           North: 2122632.7002           East : 6022743.1570  
 Line Course: N 26-41-18 E Length: 37.94  
           North: 2122666.5982           East : 6022760.1972  
 Line Course: S 76-50-42 E Length: 28.28

North: 2122660.1621 East : 6022787.7351  
 Line Course: N 09-59-58 E Length: 42.80  
 North: 2122702.3119 East : 6022795.1668  
 Line Course: S 77-39-22 E Length: 22.03  
 North: 2122697.6024 East : 6022816.6875  
 Line Course: N 41-31-00 E Length: 163.48  
 North: 2122820.0101 East : 6022925.0483  
 Line Course: S 48-29-00 E Length: 32.00  
 North: 2122798.7993 East : 6022949.0087  
 Line Course: N 41-31-00 E Length: 28.30  
 North: 2122819.9893 East : 6022967.7670  
 Curve Length: 124.26 Radius: 148.81  
 Delta: 47-50-31 Tangent: 66.01  
 Chord: 120.68 Course: N 65-26-15 E  
 Course In: S 48-29-00 E Course Out: N 00-38-29 W  
 RP North: 2122721.3524 East : 6023079.1904  
 End North: 2122870.1531 East : 6023077.5246  
 Curve Length: 104.58 Radius: 227.02  
 Delta: 26-23-36 Tangent: 53.23  
 Chord: 103.65 Course: S 73-59-08 E  
 Course In: S 02-49-04 W Course Out: N 29-12-40 E  
 RP North: 2122643.4076 East : 6023066.3644  
 End North: 2122841.5569 East : 6023177.1567  
 Line Course: S 60-47-20 E Length: 51.83  
 North: 2122816.2623 East : 6023222.3954  
 Curve Length: 123.03 Radius: 230.74  
 Delta: 30-32-59 Tangent: 63.01  
 Chord: 121.58 Course: S 45-30-51 E  
 Course In: S 29-12-40 W Course Out: N 59-45-39 E  
 RP North: 2122614.8661 East : 6023109.7876  
 End North: 2122731.0692 East : 6023309.1309  
 Curve Length: 196.54 Radius: 284.53  
 Delta: 39-34-41 Tangent: 102.38  
 Chord: 192.66 Course: S 10-27-01 E  
 Course In: S 59-45-39 W Course Out: S 80-39-40 E  
 RP North: 2122587.7769 East : 6023063.3167  
 End North: 2122541.6052 East : 6023344.0755  
 Line Course: S 09-20-20 W Length: 81.25  
 North: 2122461.4321 East : 6023330.8908

Perimeter: 2221.34 Area: 318,644 sq. ft. 7.32 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0028 Course: S 51-43-00 W

Error North: -0.00171 East : -0.00217

Precision 1: 793,332.14

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Parcel name: TI CHECK

North: 2122780.8276 East : 6023399.5420  
Line Course: N 88-03-13 W Length: 28.35  
North: 2122781.7905 East : 6023371.2084  
Line Course: S 01-56-47 W Length: 184.31  
North: 2122597.5869 East : 6023364.9484  
Curve Length: 50.74 Radius: 265.10  
Delta: 10-57-56 Tangent: 25.45  
Chord: 50.66 Course: N 05-20-09 W  
Course In: N 89-51-11 W Course Out: N 79-10-53 E  
RP North: 2122598.2668 East : 6023099.8493  
End North: 2122648.0261 East : 6023360.2375  
Line Course: N 10-49-07 W Length: 88.08  
North: 2122734.5406 East : 6023343.7048  
Line Course: N 60-19-59 E Length: 10.32  
North: 2122739.6486 East : 6023352.6721  
Curve Length: 157.16 Radius: 295.00  
Delta: 30-31-28 Tangent: 80.49  
Chord: 155.31 Course: N 44-55-45 W  
Course In: S 60-19-59 W Course Out: N 29-48-31 E  
RP North: 2122593.6361 East : 6023096.3415  
End North: 2122849.6049 East : 6023242.9873  
Line Course: S 31-41-47 W Length: 39.19  
North: 2122816.2603 East : 6023222.3961  
Curve Length: 123.03 Radius: 230.74  
Delta: 30-32-59 Tangent: 63.01  
Chord: 121.58 Course: S 45-30-51 E  
Course In: S 29-12-40 W Course Out: N 59-45-39 E  
RP North: 2122614.8641 East : 6023109.7883  
End North: 2122731.0672 East : 6023309.1317  
Curve Length: 196.54 Radius: 284.53  
Delta: 39-34-41 Tangent: 102.38  
Chord: 192.66 Course: S 10-27-01 E  
Course In: S 59-45-39 W Course Out: S 80-39-40 E  
RP North: 2122587.7749 East : 6023063.3175  
End North: 2122541.6032 East : 6023344.0763  
Line Course: S 09-20-20 W Length: 81.25  
North: 2122461.4301 East : 6023330.8916  
Line Course: S 80-39-40 E Length: 44.49  
North: 2122454.2105 East : 6023374.7919  
Line Course: N 08-24-24 E Length: 101.83  
North: 2122554.9464 East : 6023389.6792  
Line Course: N 03-49-35 E Length: 21.00  
North: 2122575.8996 East : 6023391.0806  
Line Course: N 02-12-50 E Length: 24.72  
North: 2122600.6012 East : 6023392.0356  
Line Course: N 00-52-35 W Length: 112.76  
North: 2122713.3480 East : 6023390.3109

Line Course: S 89-20-17 E Length: 14.87  
 North: 2122713.1762 East : 6023405.1799  
 Line Course: N 09-10-23 W Length: 15.39  
 North: 2122728.3694 East : 6023402.7265  
 Curve Length: 52.64 Radius: 265.00  
 Delta: 11-22-51 Tangent: 26.41  
 Chord: 52.55 Course: N 03-28-58 W  
 Course In: N 80-49-37 E Course Out: N 87-47-32 W  
 RP North: 2122770.6148 East : 6023664.3375  
 End North: 2122780.8236 East : 6023399.5342

Perimeter: 1346.67 Area: 19,766 sq. ft. 0.45 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
 Error Closure: 0.0088 Course: S 62-32-15 W  
 Error North: -0.00408 East : -0.00785  
 Precision 1: 153,030.68



*Michael A. Shoup*  
 12-16-09



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Motion No. 17764

HEARING DATE NOVEMBER 20, 2008

*Date:* Nov. 13, 2008  
*Case No.:* 2007.0903U  
*Project Address:* Treasure Island and Yerba Buena Island (AB 1939, lots 001, 002)  
*Project Sponsor:* Treasure Island Development Authority  
*Staff Contact:* David Alumbaugh – (415-558-6601); [david.alumbaugh@sfgov.org](mailto:david.alumbaugh@sfgov.org)

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### ADOPTING FINDINGS RELATING TO THE SELECTION OF AN AMENDED PROJECT AREA BOUNDARY AND THE FORMULATION OF AN AMENDED PRELIMINARY PLAN FOR THE TREASURE ISLAND/YERBA BUENA ISLAND REDEVELOPMENT PROJECT

#### PREAMBLE

WHEREAS, In 1993, the Federal Base Realignment and Closure Commission selected Naval Station Treasure Island (NSTI) for closure and disposition by the United States Navy. The Congress and President approved this closure.

In 1994, the NSTI Citizens Reuse Committee (CRC) was formed to consider reuse plans and to propose reuse recommendations for NSTI to the Planning Commission and Board of Supervisors. In 1995, the Board of Supervisors adopted a Redevelopment Survey Area for portions of Treasure Island and Yerba Buena Island to facilitate their reuse and redevelopment as a civilian resource for the City and the region.

In 1996, the Planning Commission and the Board of Supervisors adopted a CRC-endorsed Draft Naval Station Treasure Island Reuse Plan, which marked the culmination of an extensive two year public planning process. In 1997, the California Legislature passed Assembly Bill 699, the Treasure Island Conversion Act, which authorized the creation of the Treasure Island Development Authority (the Authority) to act as a single entity focused on the planning, redevelopment, reconstruction, rehabilitation, reuse and conversion of NSTI for the public interest, convenience, welfare and common benefit of the inhabitants of the City. Under the Treasure Island Conversion Act, the Legislature (i) designated Proposed Redevelopment Project Area Boundary as a redevelopment agency under California Community Redevelopment Law (CRL) with authority over NSTI upon approval of the City's Board of Supervisors, and, (ii) with respect to those portions of NSTI that are subject to the Tidelands Trust, vested in the Authority the power to administer the public trust for commerce, navigation and fisheries as to such property.

On January 26, 1998, the Board of Supervisors approved Resolution No. 43-98, designating the Authority as the redevelopment agency for Treasure Island and Yerba Buena Island.

On August 19, 1999, the Planning Commission adopted Motion No. 14869 (i) selecting the Treasure Island/Yerba Buena Island project area boundaries; (ii) formulating the Preliminary Plan for the Treasure Island/Yerba Buena Island Redevelopment Project; (iii) making certain findings regarding the Preliminary Plan; (iv) directing the Planning Director to transmit the Preliminary Plan to the Authority; and (v) directing the Planning Director to negotiate a Cooperative Agreement between the Authority and the Planning Department.

In 2003, after competitively selecting a prospective master developer, Treasure Island Community Development, the Authority determined that the preparation of the Treasure Island/Yerba Buena Island Redevelopment Plan should be integrated with the land use planning process and postponed preparation of the Redevelopment Plan.

In October and December 2006, the Authority's Board of Directors and the Board of Supervisors, respectively, endorsed the Development Plan and Term Sheet for the Redevelopment of Naval Station Treasure Island, and the Authority thereafter resumed the redevelopment planning process.

On October 28, 2008, the Board of Supervisors adopted an Amended Survey Area for Treasure Island and Yerba Buena Island that includes all of Treasure Island and Yerba Buena Island within its boundaries.

On September 18, 2008, the Authority's Board of Directors endorsed a draft Amended Preliminary Plan for the Treasure Island/Yerba Buena Island Redevelopment Project and directed staff to present the Amended Preliminary Plan to the Planning Commission for approval. The Amended Preliminary Plan, dated September 10, 2008, is attached hereto as Exhibit A to this Motion, and describes the boundaries, land uses, densities, revitalization strategies and general impacts of the Redevelopment Project on the surrounding neighborhood.

According to Community Redevelopment Law (CRL), the Preliminary Plan need not be detailed and is sufficient if it:

- Describes the boundaries of the Project Area;
- Contains a general statement of the land uses, layout of principal streets, population densities and building intensities and standards proposed as the basis for the redevelopment of the project area;
- Shows that the proposed redevelopment conforms to the General Plan, if required; and
- Describes, generally, the impact of the project on the residents thereof and upon the surrounding neighborhood.

For the conversion of military bases that have been ordered closed or realigned, CRL has been modified by special legislation contained in California Health and Safety Code Section 33492, et seq., which allows for the adoption of a Preliminary Plan without conformity or findings of consistency with the applicable General Plan. As part of the adoption of the Redevelopment Plan, certain amendments to the General Plan and the Planning Code may be required. Findings of consistency with the priority policies of the Planning Code Section 101.1 may also be required.

The Planning Commission on November 20, 2008 held a duly noticed public hearing on the Amended Preliminary Plan.

## FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. The Proposed Redevelopment Project Area Boundary, contained within Exhibit A attached to this Motion, sets forth the boundaries for a proposed Treasure Island/Yerba Buena Island Redevelopment Project for which a Redevelopment Plan will be prepared at a future date.
3. The Amended Preliminary Plan for the Treasure Island/Yerba Buena Island Redevelopment Project will be the basis for the preparation of a Redevelopment Plan that will identify specific financial assistance strategies, revitalization, conservation and development strategies and which will be the subject of environmental review satisfying the requirements of the California Environmental Quality Act (CEQA).
4. The Treasure Island/Yerba Buena Island Redevelopment Plan would be subject to public hearings and would require approval by the Authority, the Planning Commission and the Board of Supervisors after certification of the environmental impact report and after a finding of consistency with the General Plan and Section 101.1 of the Planning Code (Prop. M Findings).
5. It is the intention of the Authority and the Planning Department to negotiate a cooperative agreement that will delineate the respective agencies' role in the implementation of the Redevelopment Plan including, but not limited to, design review of development projects. The cooperative agreement shall be referenced in the Redevelopment Plan.
6. The Planning Commission finds that the amended Preliminary Plan for the Treasure Island /Yerba Buena Island Redevelopment Project *is*, on balance, in conformity with the eight Priority Policies of Planning Code Section 101.1

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearing, and all other written materials submitted by all parties, the Commission hereby:

1. Selects the Proposed Redevelopment Project Area Boundary for the Treasure Island/Yerba Buena Island Redevelopment Project as contained within Exhibit A attached to this Motion;
2. Formulates the Amended Preliminary Plan for the Treasure Island/Yerba Buena Island Redevelopment Project;
3. Finds that the Amended Preliminary Plan meets the criteria of Health and Safety Code Section 33324 by setting forth the boundaries of the Project Area, the proposed general land uses, population density, and building intensity and standards;
4. Directs the Planning Director to transmit the Amended Preliminary Plan to the Authority for acceptance; and
5. Directs the Planning Director to negotiate a cooperative agreement between the Authority and the Planning Department that delineates the respective agencies' roles in the development and implementation of the Redevelopment Plan; the cooperative agreement shall be referenced in the Redevelopment Plan. The cooperative agreement will incorporate arrangements to compensate the Planning Department for its Redevelopment Plan implementation efforts.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on November 20, 2008.

Linda Avery  
Commission Secretary

AYES: Olague, Miguel, Antonini, Borden, Lee, Sugaya

NAYS: None

ABSENT: Moore

ADOPTED: November 20, 2008



**Exhibit A**

Amended Preliminary Plan, September 10, 2008