



**San Francisco
Planning**

2025-0000088

F I L E D

SAN FRANCISCO County Clerk

December 4, 2025

M. Nadonza
by: Marieladyne Nadonza
Deputy County Clerk

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

NOTICE OF DETERMINATION

FEIR Certification Date: April 21, 2011
Final Approval Date: December 1, 2025
Case No.: 2007.0903PHA-07
State Clearinghouse No: 2008012105
Project Title: Bay FC Training Facility on Treasure Island
Project Location: 449 Avenue H
Project Location-City/County: City and County of San Francisco
Zoning: TI-OS (Treasure Island Open Space)
25' Open Space Height Zone
Block/Lot: 8925/001
Lead Agency: San Francisco Planning Department, see address above
Project Applicant: Andrea Granados of JMA Ventures on behalf of BAFC TEAM OPERATOR, LLC
agranados@jmaventuresllc.com, (415) 915 4222
Staff Contact: Don Lewis - (628) 652-7543
don.lewis@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

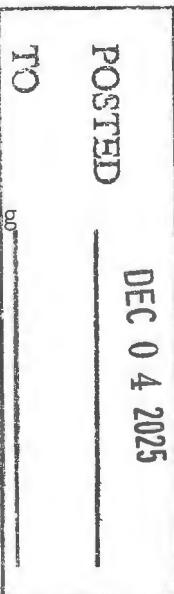
Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of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

Attached fee:

- ☒ \$84 filing fee AND ☐ \$4,123.50 EIR Fee
☐ No Effect Determination (From CDFW)
☒ Proof of Payment of EIR Fee

Introduction

Treasure Island and Yerba Buena Island (collectively, "the Islands") are in the San Francisco Bay, about halfway between the San Francisco mainland and the City of Oakland; together the Islands comprise approximately 550



acres. The Islands are the site of the former Naval Station Treasure Island ("NSTI"), which the United States Navy owned prior to its closure on September 20, 1997.

A final environmental impact report ("FEIR") for the subject project, file number 2007.0903E was certified on April 7, 2011.¹ The project analyzed in the FEIR is the Treasure Island and Yerba Buena Island Area Plan ("Area Plan") which provides the basis for redevelopment of most of the Islands from a primarily low-density residential area with vacant and underutilized nonresidential structures to a new mixed-use community with a retail center, open space and recreational opportunities, on-site infrastructure, and public and community services.

The development program analyzed in the EIR included approximately 8,000 residential units (of which up to 2,000 units would be affordable)^{2,3}, 140,000 square feet of commercial and retail space, 100,000 square feet of office space, up to 500 hotel rooms, and 300 acres of parks and open space. Development of the Islands also includes new transportation, bicycle and pedestrian facilities, a ferry terminal and a transit hub, public and community services, and new and upgraded utilities infrastructure. Other development activities include supplemental remediation to allow the proposed uses, geotechnical stabilization, and renovation and adaptive re-use of existing historic structures.

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 Description

The proposed project would construct a professional women's soccer training facility for Bay FC of the National Women's Soccer League. The approximately 8.5-acre "Phase I Property" project site is located towards the center of Treasure Island (Assessor's Block 8925), with 9th Street to the north, Avenue H (Macky Way) to the east, and 5th Street (Golden Bell Way) to the south, and the future Passiflora Way Extension to the west. The project site contains a two-story commercial building approximately 50,000 square feet in size and stockpile soil associated with the Treasure Island/Yerba Buena Island Development Project.

The modified project would demolish the existing two-story building, remove the stockpile soil, grade the project site, and construct a soccer facility consisting of a 25-foot-tall, approximately 25,000-square-foot athletic training building, three full-sized soccer fields, and approximately 76 vehicle parking spaces would be provided on or immediately adjacent to the Phase I Property for Bay FC team use. The athletic training building would include indoor and outdoor facilities for Bay FC team use, including but not limited to athletic training, conditioning, weight rooms, medical and wellness treatment, food preparation and dining, laundry, locker rooms, lounges, meeting and event areas, and spaces for athletic staff offices. The building would be supported on a concrete slab or micro-piles.

¹ San Francisco Planning Department, Treasure Island/Yerba Buena Island Redevelopment Project Final *Environmental Impact Report*, Planning Department Case No. 2007.0903E, State Clearinghouse No. 2008012105, certified April 7, 2011. Available online at: [Environmental Review Documents | SF Planning](#), accessed October 25, 2024.

² Subsequent to the publication of the Comments and Responses document for the Environmental Impact Report (EIR) and prior to the certification of the final EIR the main financing mechanism for the project shifted from tax increment financing to an infrastructure financing district mechanism. An indirect result of this change was that the number of affordable housing units was reduced from approximately 2,400 as discussed in the EIR to approximately 2,000 units.

³ San Francisco Planning Department, *Memo to the Planning Commission RE Treasure Island/Yerba Buena Island - Case No. 2007.0903E*, April 12, 2011.

The three soccer practice fields would include two natural grass fields and one artificial turf field, with irrigation systems. Ball stop nets at a height of approximately 32 feet above grade would be provided along the perimeter of the three practice fields. A field bubble or other weatherproof temporary cover may be provided on one field at certain times of year to allow for practices to be held in inclement weather. The temporary cover would be a maximum of 80 feet above grade. Amplified sound and lighting would be provided to serve the practice fields. One practice field would have up to four 75-foot-tall lights positioned at the field perimeter to allow for use of the practice fields during the evenings. The lights would typically be activated at dusk approximately 2-3 times a month for specialty training sessions or community sporting events and would operate at 100 or 60 percent capacity until 10 pm.⁴ The proposed lights are designed to concentrate the light on the field area with minimal light emitted outside the targeted areas. The proposed lighting system, which is specifically designed for sports fields, would be equipped with spill and glare shielding. The light system would be designed to focus the light on the field evenly while minimizing the spread of light upward and beyond the project site boundaries.

A potential Phase II of the project could provide up to three additional soccer fields on a 7.5-acre site (the “Phase II Property”) east of the Phase I Property. The specific programming for the Phase II Property would be subject to a public space planning process to be conducted in the future.

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 7, 2011 when the San Francisco Board of Supervisors affirmed the Planning Commission’s certification of the Final EIR upon appeal.

The City and County of San Francisco decided to carry out or approve the Bay FC project on November 20, 2025 when the Planning Commission approved the Major Modification Application. The project was officially approved on December 1, 2025 when no appeal of the entitlement was filed. 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.

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.
3. Mitigation measures were made a condition of project approval for the project.
4. A mitigation and monitoring reporting program was adopted for this project.

⁴ 100 percent capacity is defined as 50 foot candles and 60 percent capacity is defined as 30 foot candles.

5. A statement of overriding considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

Joy Navarrete

By Lisa Gibson
Environmental Review Officer

December 3, 2025

Date

cc: Project Sponsor

Date Received for filing at OPR:



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

RECEIPT #
270731

STATE CLEARING HOUSE # (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY
S.F. PLANNING DEPARTMENT

DATE
6/16/2011

COUNTY/STATE AGENCY OF FILING
SAN FRANCISCO

DOCUMENT NUMBER
389752/389753

PROJECT TITLE
TREASURE ISLAND/YERBA BUENA ISLAND REDEVELOPMENT PLAN

PROJECT APPLICANT NAME
RICK COOPER

PHONE NUMBER
(415) 5759027

PROJECT APPLICANT ADDRESS
1650 MISSION ST., STE. 400

CITY
SF

STATE
CA

ZIP CODE
94103

PROJECT APPLICANT (Check appropriate box):

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$2,839.25	\$ 2839.25
☐ Negative Declaration (ND)(MND)	\$2,044.00	\$
☐ Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$
☐ Projects Subject to Certified Regulatory Programs (CRP)	\$965.50	\$
☒ County Administrative Fee	\$50.00	\$ 50.00
☐ Project that is exempt from fees		
☐ Notice of Exemption		
☐ DFG No. Effect Determination (Form Attached)		
☐ Other _____		\$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other _____ TOTAL RECEIVED \$ 2889.25

SIGNATURE

X *Maribel Jaldon*

Printed Name:

MARIBEL JALDON

TITLE

Deputy County Clerk

ORIGINAL - PROJECT APPLICANT

COPY - DFG/ASB

COPY - LEAD AGENCY

COPY - COUNTY CLERK FG

753.5a (Rev. 11/09)



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print

Save

RECEIPT NUMBER:

38-12/04/2025-156

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL pic@sfgov.org	DATE 12/04/2025
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2025-0000088	
PROJECT TITLE BAY FC TRAINING FACILITY ON TREASURE ISLAND		

PROJECT APPLICANT NAME DON LEWIS	PROJECT APPLICANT EMAIL don.lewis@sfgov.org	PHONE NUMBER (628) 652-7543
PROJECT APPLICANT ADDRESS 49 SOUTH VAN NESS AVENUE, SUITE 1400	CITY SAN FRANCISCO	STATE CA
	ZIP CODE 94103	

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR) \$ 4,123.50 \$ _____
☐ Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ _____
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75 \$ _____

☐ Exempt from fee
 ☐ Notice of Exemption (attach)
 ☒ CDFW No Effect Determination (attach)
☒ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____
☒ County documentary handling fee \$ 84.00 \$ 84.00
☐ Other \$ _____

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other 1003

TOTAL RECEIVED \$ 84.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Mariedyne Nadonza Deputy Clerk
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