

TREASURE ISLAND MARINA REPLACEMENT PROJECT

BCDC Permit Application No. 2023.006.00

Applicant: Treasure Island Enterprises, LLC

February 6, 2025

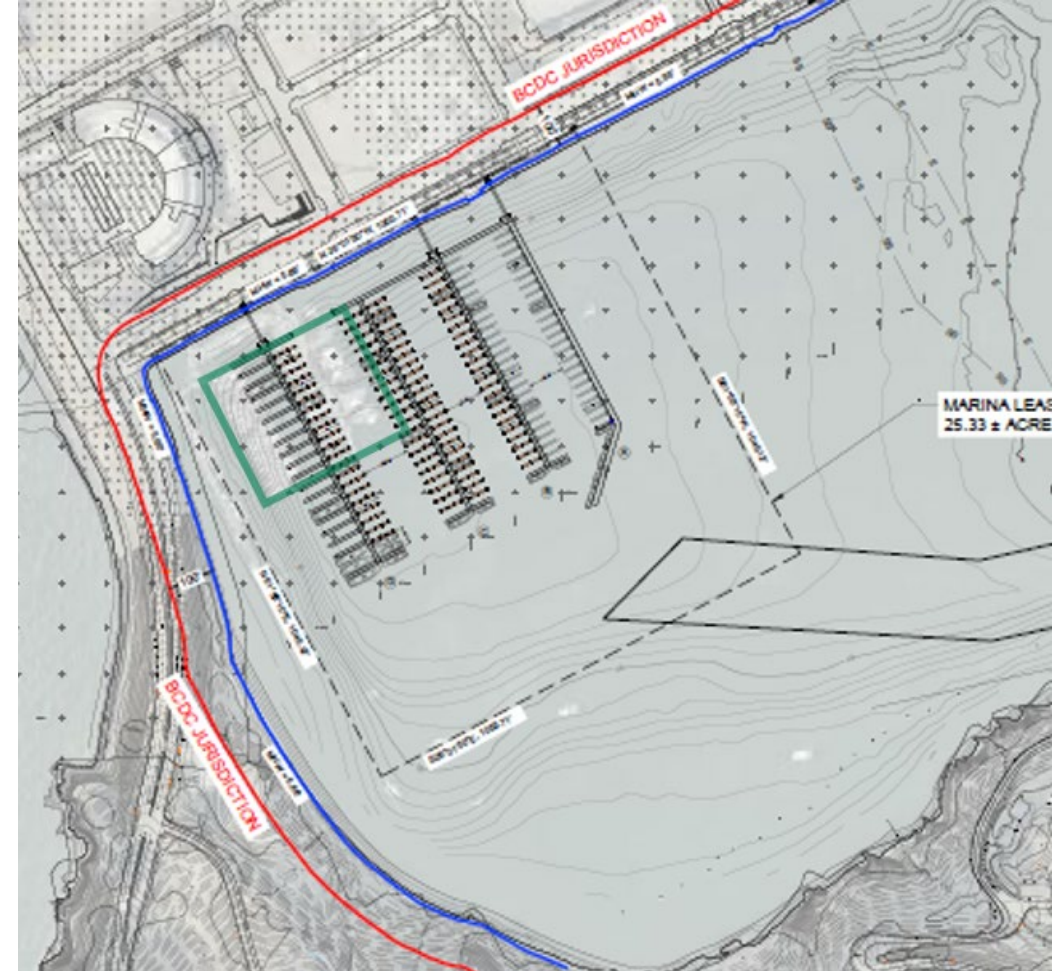
Sam Fielding, BCDC

PROJECT LOCATION



PROPOSED PROJECT

- Remove existing marina (108 slips; 100 twelve-inch creosote-treated wood piles)
- Construct new, expanded marina (168 slips 138 twenty-four and eighteen-inch steel piles)
- Provide a 705-linear-foot dock for transient moorage at a nominal fee
- Berth up to sixteen live-aboard boats at the marina to enhance security (10% of total slips)
- Dredging of Clipper Cove to be applied for separately later



FILL IN THE BAY

- Net increase of 36,384 square feet of overwater fill and 225.6 cubic yards of solid fill
 - Remove existing 36,895-square-foot marina; 47.3 cubic yards of solid fill
 - Construct new 73,279-square-foot replacement marina; 273 cubic yards of solid fill
- No Shoreline Band component—marina connected to Clipper Cove Promenade with three gangways
- Water-oriented use

RECREATION AND MARINA POLICIES

- San Francisco Bay Plan Map No. 4, Policy 25 “Yerba Buena and Treasure Islands - Clipper Cove”:
“Expand marina and other water-oriented recreation uses, provide water access for small watercraft, such as kayaks, and for swimming. Preserve beaches and eelgrass beds.”
- Recreation Policy 3.b:
“**Marinas should be allowed at any suitable site on the Bay.**”
“...marinas should include public amenities, such as viewing areas, restrooms, public mooring docks or floats and moorages for transient recreational boaters, non-motorized small boat launching facilities, public parking; substantial physical and visual access; and maintenance for all facilities.”

PUBLIC ACCESS

- Site constraints:
 - No landside project components
 - Limited Bay area leased by applicants
- Publicly accessible 705-foot transient boat dock, providing moorage at a nominal fee, for up to two consecutive nights
- Marina size reduced to one third of initial design, to limit impacts to existing recreational uses of Clipper Cove



NATURAL RESOURCE PROTECTIONS

- Pile installation and removal primarily with vibratory hammers
- In-water work limited to seasonal work window
- Pre-construction eelgrass survey and potential follow-up survey and monitoring
- Navy remediation site monitored to ensure two-foot layer of sediment maintained



APPLICABLE POLICIES

- McAteer-Petris Act and the San Francisco Bay Plan
 - Fill in Bay
 - Public Access
 - Recreation
 - Fish, Other Aquatic Organisms and Wildlife
 - Subtidal Habits
 - Water Quality
 - Environmental Justice and Social Equity

2023.006.00 STAFF RECOMMENDATION

Recommend Approval with Conditions, including:

- Implement measures to protect natural resources and water quality during construction
- Conduct pre-construction eelgrass survey and potential follow-up survey and monitoring
- Reserve eastern side of Dock A for transient boating mooring, provided at a nominal fee, for up to two consecutive nights

THANK YOU



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