



PLANNING COMMISSION MOTION NO. 21398

HEARING DATE: SEPTEMBER 28, 2023

Record No.: 2019-020115ENV
Project Title: Ocean Beach Climate Change Adaptation Project
Zoning: P (Public) and RH-1D (Residential House, One Family Detached) Zoning Districts
OS (Open Space) Height and Bulk District
Western Shoreline Area Plan
Block/Lot: 7281/006, 007, 009, 010
7282/008, 009
Project Sponsors: San Francisco Public Utilities Commission
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ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR THE OCEAN BEACH CLIMATE CHANGE ADAPTATION PROJECT AT OCEAN BEACH AND THE GREAT HIGHWAY, BETWEEN SLOAT AND SKYLINE BOULEVARDS, AND OCEAN BEACH NORTH OF LINCOLN BOULEVARD IN SAN FRANCISCO.

MOVED, that the San Francisco Planning Commission (hereinafter “Commission”) hereby CERTIFIES the Final Environmental Impact Report identified as Case No. 2019-020115ENV, for the Ocean Beach Climate Change Adaptation Project (hereinafter “Project”), based on the following findings:

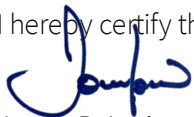
1. The City and County of San Francisco, acting through the Planning Department (hereinafter “Department”) fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., hereinafter “CEQA”), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 et seq., hereinafter “CEQA Guidelines”) and Chapter 31 of the San Francisco Administrative Code (hereinafter “Chapter 31”).
 - A. The Department determined that an Environmental Impact Report (hereinafter “EIR”) was required and provided public notice of that determination by publication in a newspaper of general circulation on September 9, 2020. This notice was mailed to the Department’s list of organizations and individuals requesting such notice, posted at the San Francisco County Clerk’s office, posted in the offices of the Department and on the Department website, mailed to the applicant(s), board(s), commission(s) and

department(s) that will carry out or approve the project, and mailed to property owners and occupants within 300-foot of the project site. Copies of the NOP were mailed or otherwise delivered to government agencies through the State Clearinghouse.

- B. On September 30, 2020, the Department held a virtual public scoping meeting to describe the project and receive oral comments on the scope of the EIR. The scoping meeting presentation was also posted on the Department website.
 - C. On December 8, 2021, the Department published the Draft Environmental Impact Report (hereinafter “DEIR”) and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR. The notice of availability of the DEIR and notice of public hearing was posted in the offices of the Planning Department and on the Planning Department website; filed with the San Francisco County Clerk; mailed to the Department’s list of organizations and individuals requesting such notice; mailed to interested parties; mailed to the applicant(s), board(s), commission(s) and department(s) that will carry out or approve the project; and mailed to property owners and occupants within 300-foot of the project site.
 - D. The notice of availability of the DEIR and of the date and time of the public hearing were posted at the site on December 8, 2021.
 - E. On December 8, 2021, copies of the DEIR were mailed or otherwise delivered to government agencies through the State Clearinghouse.
 - F. A notice of completion was filed with the State Secretary of Resources via the State Clearinghouse on December 8, 2021.
2. The Commission held a duly advertised public hearing on said DEIR on January 6, 2022, at which opportunity for public comment was given and public comment was received on the DEIR. The period for acceptance of written comments ended on January 24, 2022.
 3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 45-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in a Responses to Comments document, published on September 14, 2023, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.
 4. A Final Environmental Impact Report (hereinafter “FEIR”) has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the Responses to Comments document, all as required by law.
 5. Project EIR files have been made available for review by the Commission and the public. These files are available for public review at the Department at 49 South Van Ness Avenue, Suite 1400, and are part of the record before the Commission. The Project EIR files have also been made available for public review online at <https://tinyurl.com/OceanBeachEIR>.

6. The Commission, in certifying the completion of said FEIR, hereby does find that that none of the factors that would necessitate recirculation of the FEIR under CEQA Guidelines Section 15088.5 are present. The FEIR contains no information revealing (1) any new significant environmental impact that would result from the Project or from a new mitigation measure proposed to be implemented, (2) any substantial increase in the severity of a previously identified environmental impact, (3) any feasible Project alternative or mitigation measure considerably different from others previously analyzed that would clearly lessen the environmental impacts of the Project, but that was rejected by the Project's proponents, or (4) that the DEIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.
7. On September 28, 2023, the Commission reviewed and considered the information contained in the FEIR and hereby does find that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
8. The Commission hereby does find that the FEIR concerning File No. 2019-020115ENV reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Responses to Comments document contains no significant revisions to the DEIR, and hereby does CERTIFY THE COMPLETION of said FEIR in compliance with CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
9. The Commission, in certifying the completion of said FEIR, hereby does find that the Project described in the EIR:
 - A. Would have a significant unavoidable project-specific impact on biological resources.
 - B. Would have a significant unavoidable project-specific impact and a considerable contribution to a significant cumulative impact on transportation and circulation.
 - C. Would have a significant and unavoidable project-specific impact on noise and a considerable contribution to a significant cumulative impact on noise.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on September 28, 2023.



Jonas P. Ionin
Commission Secretary

AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner
NAYS: None
ABSENT: None
ADOPTED: September 28, 2023