

1 [Conditionally Reversing the Approval of a Final Mitigated Negative Declaration - Proposed
2 Alcatraz Ferry Embarkation Project]

3 **Motion conditionally reversing the approval by the Planning Commission of a Final**
4 **Mitigated Negative Declaration under the California Environmental Quality Act for the**
5 **proposed Alcatraz Ferry Embarkment Project located at Pier 31-1/2, subject to the**
6 **adoption of written findings of the Board in support of this determination.**

7
8 WHEREAS, A Preliminary Mitigated Negative Declaration (“MND”) for the proposed
9 project was published on December 6, 2017; and

10 WHEREAS, On December 27, 2017, Arthur J. Friedman, on behalf of the City of
11 Sausalito (“Appellant”), filed a letter appealing the Preliminary MND; and

12 WHEREAS, On February, 22, 2018, the Planning Commission held a public hearing on
13 the merits of the appeal, and adopted Motion No. 20116 affirming the Environmental Review
14 Officer’s decision to issue the MND pursuant to the California Environmental Quality Act,
15 Public Resources Code, Sections 21000 *et seq.* (“CEQA”), the CEQA Guidelines, 14 Cal.
16 Code of Reg., Sections 15000 *et seq.*, and Chapter 31 of the San Francisco Administrative
17 Code, finding that the proposed Alcatraz Ferry Embarkation project located at Pier 31-1/2
18 (“Project”) could not have a significant impact on the environment; and

19 WHEREAS, The Planning Department issued the Final MND on February 23, 2018;
20 and

21 WHEREAS, By letter to the Clerk of the Board, received by the Clerk's Office on
22 March 21, 2018, Arthur J. Friedman, on behalf of the City of Sausalito (“Appellant”), appealed
23 the environmental determination; and

24 WHEREAS, The Project consists of development and operation of an improved ferry
25 embarkation site at Pier 31½ to support Alcatraz Island visitors, which would include

1 renovations to the marginal wharf, the Pier 33 bulkhead buildings, and portions of the Pier 31
2 shed building and the Pier 31 bulkhead building, provision of a combination of indoor and
3 outdoor spaces to welcome, orient, and provide improved basic amenities for the public, as
4 well as other administrative and operational spaces, such as new boarding ramps and floats
5 to support the berthing of up to three ferry boats at a time to accommodate interpretive bay
6 cruises and ferry service to Fort Baker; and

7 WHEREAS, On June 25, 2018, the Port Commission approved the Project and
8 adopted the Final MND; and

9 WHEREAS, The Planning Department's Environmental Review Officer, by
10 memorandum to the Clerk of the Board dated June 26, 2018, determined that the appeal had
11 been timely filed; and

12 WHEREAS, On September 4, 2018, this Board held a duly noticed public hearing to
13 consider the appeal of the MND filed by Appellant; and

14 WHEREAS, In reviewing the appeal of the MND, this Board reviewed and considered
15 the environmental determination, the appeal letter, the responses to the appeal documents
16 that the Planning Department prepared, the other written records before the Board of
17 Supervisors and all of the public testimony made in support of and opposed to the appeal; and

18 WHEREAS, The written record and oral testimony in support of and opposed to the
19 appeal and deliberation of the oral and written testimony at the public hearing before the
20 Board of Supervisors by all parties and the public in support of and opposed to the appeal of
21 the MND is in the Clerk of the Board of Supervisors File No. 180294 and is incorporated in
22 this motion as though set forth in its entirety; now, therefore, be it

23 MOVED, That this Board of Supervisors conditionally reverses the Planning
24 Commission's decision to approve the MND for the Project, subject to the adoption of written
25 findings of the Board in support of this determination.