

AIRPORT COMMISSION

CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION NO. 14-0095

ADOPTION OF FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) RELATED TO THE ON-AIRPORT HOTEL AND AIRTRAIN STATION PROJECT AS PROVIDED IN THE FY2014/15 FIVE-YEAR CAPITAL PLAN; AUTHORIZATION TO PROCEED WITH IMPLEMENTATION OF THE ON-AIRPORT HOTEL AND AIRTRAIN STATION PROJECT; AND RELATED ACTIONS

- WHEREAS, The Airport Commission, by Resolution No. 92-0284 adopted on November 3, 1992 and incorporated herein by this reference as though fully set forth, approved the San Francisco International Airport Master Plan (“Master Plan”) and adopted findings, including a Statement of Overriding Considerations (“CEQA Findings”), and a Mitigation Monitoring and Reporting Program (“MMRP”) pursuant to the California Environmental Quality Act, Cal. Public Resources Code Sec. 21000 et seq. (“CEQA”); and
- WHEREAS, The Master Plan was the subject of a Program Environmental Impact Report (“EIR”) prepared by the City and County of San Francisco Office of Environmental Review and certified by the San Francisco Planning Commission on May 28, 1992 by Motion No. 13356, all in accordance with the requirements of CEQA, Title 14, Section 15000 et seq. of the California Code of Regulations (“CEQA Guidelines”), and Chapter 31 of the San Francisco Administrative Code; and
- WHEREAS, On-Airport hotel development was proposed under the Master Plan, with planned construction of new hotel space in the proposed International Terminal and renovation of the then-existing Hilton Hotel at a site identified as Plot 2; the hotel development was included as a project within the Master Plan, and is generally described in the Master Plan and analyzed in the EIR; and
- WHEREAS, Since adoption of the Master Plan, certain Master Plan projects have been implemented, including the new AirTrain system, and the Hilton Hotel has been demolished; and
- WHEREAS, As currently proposed, on-Airport hotel development would include construction of a new hotel with up to 403 rooms on a portion of Plot 2 at the former Hilton Hotel site along with a new AirTrain station to connect the hotel with the AirTrain system (“Hotel Project”); and
- WHEREAS, Section 15168 of the CEQA Guidelines requires subsequent activities in a program that is covered by a program EIR to be examined in light of the program EIR to determine whether additional environmental documentation must be prepared; and
- WHEREAS, The Department of City Planning, Environmental Planning Division (“SFEP”), has issued addenda to the EIR to address various Master Plan projects and most recently, after reviewing the information regarding the Hotel Project, prepared an addendum to the Master Plan Program EIR, issued on February 5, 2014 (“Hotel Project Addendum”) to address the hotel development changes proposed under the Hotel Project; the EIR, addenda and Hotel Project Addendum are collectively referred to as the Final EIR (“FEIR”); and
- WHEREAS, The FEIR files located at the Department of City Planning, 1650 Mission Street, Fourth Floor, San Francisco, California, in File No. 86.638E, and available for review by the public, are part of the record before this Commission; and

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- WHEREAS, SFEP has concluded that the Master Plan, as modified with the Hotel Project, is within the scope of the Master Plan Program, that the environmental impacts of the Master Plan, as modified with the Hotel Project, have been adequately analyzed in the FEIR, that the modifications to the hotel development proposed under the Master Plan and reflected in the Hotel Project would not cause new significant impacts not identified in the FEIR nor require new mitigation measures, and that no additional environmental review is required; and
- WHEREAS, The applicable MMRP mitigation measures will be implemented in connection with the Hotel Project, as described in the Hotel Project Addendum; and
- WHEREAS, Since adoption of the MMRP, SFEP has updated the form of its cultural resources accidental mitigation measures and the Bay Area Air Quality Management District has updated recommended best management practices to address fugitive dust emissions for all construction projects; now, therefore be it
- RESOLVED, That the Commission has reviewed and considered the FEIR, the CEQA Findings it previously adopted, including the Statement of Overriding Considerations which the Commission affirms by this action, and reviewed and considered the findings in the Hotel Project Addendum and hereby adopts these additional CEQA findings as its own; and be it further
- RESOLVED, That the Commission finds that with implementation of the Hotel Project there have been no substantial project changes and no substantial changes in project circumstances that would require major revisions to the FEIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the FEIR; and be it further
- RESOLVED, That the Commission finds that the cultural resources accidental discovery mitigation measures (Measures M-CP-1 and M-CP-2) and the dust control mitigation measure (Measure I-AQ-1) described in the Hotel Project Addendum are consistent with the MMRP cultural resources and dust control mitigation measures, do not constitute new measures but are more detailed and conform to the current SFEP standard cultural resources measures and Bay Area Air Quality Management District recommended best management practices, respectively, and hereby authorizes implementation of these measures for the Hotel Project as set forth in the Hotel Project Addendum; and be it further
- RESOLVED, That the Commission determines to proceed with the Hotel Project (including the on-Airport Hotel and AirTrain Station, as described above) and authorizes the Director to proceed with implementation of the Hotel Project, subject to required approvals for design, construction, management and financing of the Hotel Project.

*I hereby certify that the foregoing resolution was adopted by the Airport Commission
at its meeting of*

MAY 19 2014


Secretary