

**EXHIBIT I.1 -  
CEQA FINDINGS CASE REPORT**



# SAN FRANCISCO PLANNING DEPARTMENT

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## Adoption of CEQA Findings Case Report

HEARING DATE: MAY 10, 2018

*Project Name:* Central SoMa Plan Adoption of CEQA Findings  
*Date:* May 3, 2018  
*Record Number:* 2011.1356EMTZU  
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*Recommendation:* Adoption

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### BACKGROUND

For background on the Central SoMa Plan, see the accompanying Executive Summary case report.

### CEQA FINDINGS

Before agencies of the City can take approval actions that will implement the Central SoMa Plan, they must consider the EIR and adopt certain findings required by CEQA. The CEQA Findings set forth the basis for approving the Central SoMa Plan and its implementing actions (the "Project") and the economic, social and other policy considerations, which support the rejection of alternatives in the EIR, which were not incorporated into the Project. The Findings provide for adoption by the Planning Commission all of the mitigation measures in the EIR. Finally, the Findings identify the significant adverse environmental impacts of the project that have not been mitigated to a level of insignificance by adoption of mitigation measures, and contain a Statement of Overriding Considerations, setting forth the specific reasons in support of the approval of the implementing actions and the rejection of alternatives not incorporated into the project.

In reviewing the Central SoMa Plan and preparing the amendments to the General Plan, Planning Code and Administrative Code, and Zoning Maps as well as the Implementation Program document, staff has considered the EIR mitigation measures. Staff has also concluded that approval of these amendments and actions now under consideration will not create new environmental effects or substantially increase the severity of previously identified significant effects and no new information has come to light that would require a review of the EIR. Therefore, Staff recommends that the Planning Commission adopt the proposed CEQA Findings.

To see the CEQA Findings, see Exhibit I.2A

## RECOMMENDATION

The Department recommends that the Commission *adopt* the proposed CEQA Findings, pursuant to the California Environmental Quality Act, including a Statement of Overriding Considerations, by adopting the attached Draft Resolution to that effect.

## BASIS FOR RECOMMENDATION

The Department recommends Commission approval of the CEQA Findings because it will allow for the Central SoMa Plan effort to move forward. The Plan is the result of a multi-year public and cooperative interagency planning process that began in 2011. Central SoMa is a 230-acre area that sits adjacent to downtown, has excellent transit access, and contains numerous underdeveloped sites. As such, the neighborhood is well positioned to accommodate needed employment, housing, and visitor facilities in the core of the city and Bay Area region. It is also a neighborhood with an incredible history and a rich, ongoing, cultural heritage. As it grows and evolves over the next 25 years, Central SoMa has the opportunity to become a complete, sustainable, and vital neighborhood without losing what makes it special and unique today. The Central SoMa Plan contains the goals, objectives, and policies to guide this growth and evolution such that the results serve the best interests of San Francisco – in the present and the future. This includes a public benefits package of over \$2 billion to serve the needs of the neighborhood.

## REQUIRED COMMISSION ACTION

The proposed CEQA Findings are before the Commission so that it may adopt it, reject it, or adopt it with modifications.

## ENVIRONMENTAL REVIEW

The Department published the Draft Environmental Impact Report in December 2016 and the Response to Comments in March 2018. The Planning Commission will consider certification of the Final Environmental Impact Report on the Central SoMa Plan prior to consideration of this item at a hearing on May 10, 2018.

## RELATED ACTIONS

These CEQA Findings are in conjunction with the other actions related to the adoption of the Central SoMa Plan, including the proposed approval of amendments to the General Plan, Planning Code, Administrative Code, and Zoning Maps and approval of the Plan's Implementation Program. These proposed actions are discussed in separate Staff Reports.

## ATTACHMENTS

- Exhibit I.2 – CEQA Findings Draft Resolution
  - A – CEQA Findings
  - B – Mitigation Monitoring and Reporting Program