

1 [Preparation of Findings to Reverse the Final Mitigated Negative Declaration - Proposed  
2 Alcatraz Ferry Embarkation Project]

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3 **Motion directing the Clerk of the Board to prepare findings reversing the approval by**  
4 **the Planning Commission of a Final Mitigated Negative Declaration under the California**  
5 **Environmental Quality Act for the proposed Alcatraz Ferry Embarkment Project located**  
6 **at Pier 31-1/2.**

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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, Following the conclusion of the public hearing, the Board of Supervisors  
19 conditionally reversed the MND, subject to the adoption of written findings of the Board in  
20 support of such determination based on the written record before the Board of Supervisors as  
21 well as all of the testimony at the public hearing in support of and opposed to the appeal; and

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

3           MOVED, That this Board of Supervisors directs the Clerk of the Board to prepare the  
4 findings specifying the basis for its decision to reverse the Planning Commission's decision to  
5 approve the MND for the Project.

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