



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Availability of and Intent to Adopt a Mitigated Negative Declaration

Date: October 31, 2018
Case No.: 2012.0893E
Project Title: **0 The Embarcadero/ Pier 22½ Fire Boat Headquarters**
Zoning: C-2 (Community Business Use District)
84-X-2 Height and Bulk District
Block/Lot: 9900/022H
Project Sponsor: San Francisco Department of Public Works
Boris Deunert - (415) 558-4009
Staff Contact: Christopher Thomas – (415) 575-9036
christopher.thomas@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

This notice is to inform you of the availability of the environmental review document concerning the proposed project as described below. The document is a revised preliminary mitigated negative declaration (PMND), containing information about the possible environmental effects of the proposed project. The revised PMND documents the determination of the Planning Department that the proposed project could not have a significant adverse effect on the environment. The revised PMND is being recirculated for public review because of two changes to the project description that occurred after the initial PMND was issued on September 5, 2018. First, it was determined that the Port's existing procedures for review and conduct of ordinary maintenance and repair activities at historic resources under their ownership and jurisdiction, as required by Port Commission Resolution 04-89, would serve to ensure that significant impacts to Fire Station 35's historic and landmark status would not occur as a result of ordinary maintenance and repair. Therefore, mitigation for ordinary maintenance and repair would not be necessary and Mitigation Measure M-CR-1: Condition Assessment and Review Process Requirements for Maintenance and Repair Work has been removed from the revised PMND. Second, it was determined that the proposed project would not require dredging. Therefore, dredging has been removed from the project description, dredging-related impacts would not occur, mitigation related to dredging is not necessary and Mitigation Measure M-BI-1b: Dredging has been removed from the revised PMND. Preparation of a mitigated negative declaration does not indicate a decision by the City to carry out or not to carry out the proposed project.

Project Description: The Pier 22½ project site, owned by the Port of San Francisco, is located off The Embarcadero just northwest of its intersection with Harrison Street, about 2,250 feet southeast of the Ferry Building. The Pier 22½ project site consists of a main pier and two finger piers to its north and south. The main pier supports the historic Fire Station 35, a two-level structure originally constructed in 1915 that serves as the fire boat headquarters for the San Francisco Fire Department and is designated as City Landmark 225. As a contributing resource within the Port's Embarcadero Historic District, Fire Station 35 is listed in the National Register of Historic Places.

Construction of the new fire boat headquarters, which would not include alterations to Fire Station 35, includes demolition and replacement of the two existing finger piers and a shed on the north pier with a

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中文詢問請電: 415.575.9010 | Para Información en Español Llamar al: 415.575.9010 | Para sa Impormasyon sa Tagalog Tumawag sa: 415.575.9121

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new, approximately 175-foot-long by 96-foot-wide steel float upon which would be constructed a two-level, 15,500-square-foot fire boat station. The new steel float would provide berthing space for three fireboats and an additional, smaller support craft, and would be secured by four 48-inch-diameter vertical steel pipe guide piles to allow its rise and fall with the tide. The 36-foot-tall facility to be constructed on top of the steel float would provide space for emergency operations on the first level and a dormitory and accessory living space on the second level. Construction of the proposed fire boat station would begin at Pier 1, Treasure Island and would be finished at Pier 22½.

The proposed project also includes future maintenance and repair activities at the project site, including for the historic Fire Station 35, to be specified in a memorandum of understanding between the Port and the San Francisco Fire Department.

The PMND is available to view or download from the Planning Department's [Negative Declarations and EIRs web page (<http://www.sf-planning.org/sfceqadocs>)]. Paper copies are also available at the Planning Information Center (PIC) counter on the ground floor of 1660 Mission Street, San Francisco.

If you have questions concerning environmental review of the proposed project, contact the Planning Department staff contact listed above.

Within 30 calendar days following publication of the PMND (i.e., by 5:00 p.m. on **November 30, 2018**, any person may:

- 1) Review the PMND as an informational item and take no action;
- 2) Make recommendations for amending the text of the document. The text of the PMND may be amended to clarify or correct statements and may be expanded to include additional relevant issues or to cover issues in greater depth. This may be done **without** the appeal described below; **OR**
- 3) Appeal the determination of no significant effect on the environment to the Planning Commission in a letter which specifies the grounds for such appeal, accompanied by a \$617 check payable to the San Francisco Planning Department.¹ An appeal requires the Planning Commission to determine whether or not an Environmental Impact Report must be prepared based upon whether or not the proposed project could cause a substantial adverse change in the environment. Send the appeal letter to the Planning Department, Attention: Lisa Gibson, 1650 Mission Street, Suite 400, San Francisco, CA 94103 or emailed to lisa.gibson@sfgov.org. **The letter must be accompanied by a check in the amount of \$617.00 payable to the San Francisco Planning Department and must be received by 5:00 p.m. on November 30.** The appeal letter and check may also be presented in person at the PIC counter on the first floor of 1660 Mission Street, San Francisco.

In the absence of an appeal, the mitigated negative declaration shall be made final, subject to necessary modifications, after 30 days from the date of publication of the PMND. If the PMND is appealed, the Final Mitigated Negative Declaration (FMND) may be appealed to the Board of Supervisors. The first approval action, as identified in the Initial Study, would establish the start of the 30-day appeal period for the FMND

¹ Upon review by the Planning Department, the appeal fee may be reimbursed for neighborhood organizations that have been in existence for a minimum of 24 months.

pursuant to San Francisco Administrative Code Section 31.16(h).

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.