

NOTICE OF PUBLIC HEARING

AND AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Hearing Date: **Thursday, January 26, 2017**
 Time: **Not before 10:00 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
 Case Type: **Environmental (Draft Environmental Impact Report)**
 Hearing Body: **Planning Commission**

PROPERTY INFORMATION

APPLICATION INFORMATION

Plan Location: Bounded by Townsend Street (south), Second Street (east), Sixth Street (west), irregular border jogging along Folsom, Howard and Stevenson Streets (north)
 Block /Lot Nos.: multiple blocks and lots
 Zoning: multiple Use, Height & Bulk Districts
 Plan Area(s): East SoMa, Western SoMa

Case No.: 2011.1356E
 Applicant/Agent: San Francisco Planning Department
 Contact: Steve Wertheim
 E-Mail: steve.wertheim@sfgov.org
 Telephone: (415) 575-6815

PROJECT DESCRIPTION

A draft environmental impact report (EIR) has been prepared by the San Francisco Planning Department in connection with the proposed project.

PROJECT DESCRIPTION: The proposed project is a comprehensive plan for the area surrounding much of the southern portion of the Central Subway transit line, a 1.7-mile extension of the Third Street light rail line that will link the Caltrain Depot at Fourth and King Streets to Chinatown, and provide service within the South of Market (SoMa) area. The area encompassed by the Plan includes roughly 230 acres that comprises 17 city blocks, as well as the streets and thoroughfares that connect SoMa to its adjacent neighborhoods: Downtown, Mission Bay, Rincon Hill, and the Mission District. The proposed project is the draft Central SoMa Plan published in August 2016, which seeks to encourage and accommodate housing and employment growth within the Plan Area by: (1) removing land use restrictions (i.e., amending use districts) to support a greater mix of uses while also emphasizing office uses in portions of the Plan Area; (2) amending existing height and bulk districts; (3) modifying the system of streets and circulation within and adjacent to the Plan Area to meet the needs and goals of a dense, transit-oriented, mixed-use district; and (4) creating new, and improving existing, open spaces. The Plan also includes street network changes throughout— and in some cases extending beyond – the Plan Area for the following streets: Folsom, Howard, Harrison, Bryant, Brannan, Third, and Fourth Streets. The project proposes new planning policies and controls for land use; urban form (bldg. height and design); street network/circulation changes; open space; historical preservation; and sustainability. The Central SoMa Plan EIR identifies and analyzes alternatives to the Plan as required by CEQA, including a Reduced Heights Alternative, a Modified TODCO Plan, a Land Use Plan Variant, and a Land Use Plan Only.

Impact HZ-2 of the Initial Study addresses subsequent development activities under the Central SoMa Plan and construction of proposed street network changes that could occur on site(s) identified on a list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5. In addition, this impact analysis also notes that excavation may require the handling of potentially contaminated soil and groundwater, thereby possibly exposing workers and the public to hazardous materials, or could result in releasing potentially hazardous materials into the environment during construction.

DRAFT EIR: The Draft EIR finds that implementation of the proposed Plan would lead to significant unavoidable project-level and/or cumulative impacts related to land use, cultural and paleontological resources,

transportation and circulation, noise and vibration, air quality, and wind. The Draft EIR, including a detailed description of the Plan, is available for public review and comment on the Planning Department's website at <http://www.sf-planning.org/sfceqadocs>.

The purpose of the public hearing is for the Planning Commission and Department staff to receive comments on the adequacy of the EIR. The Planning Commission will not respond to any of the comments or take action on the proposed project at this hearing. Certification of the Final EIR will take place at a later hearing. Contact the planner below if you wish to be on the mailing list for future notices.

Public comments on the Draft EIR will be accepted from December 14, 2016 to 5:00 p.m. on February 13, 2017

FOR MORE INFORMATION OR TO SUBMIT COMMENTS ON THE EIR, PLEASE CONTACT:

Planner: Michael Jacinto Telephone: (415) 575-9033 E-Mail: michael.jacinto@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

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.

Only commenters on the Draft EIR will be permitted to file an appeal of the certification of the Final EIR to the Board of Supervisors.

CDs and paper copies of the Draft EIR are available at the Planning Information Center (PIC) counter on the first floor of 1660 Mission Street, San Francisco, and referenced materials are available for review by appointment (call the planner listed above). Written comments should be addressed to Lisa M. Gibson, Acting Environmental Review Officer, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, or emailed to lisa.gibson@sfgov.org. The public may also submit comments on the Draft EIR electronically within the public review period at: <http://centralsoma.sfplanning.commentinput.com/>

Comments received at the public hearing, in writing and in electronic format will be responded to in a Draft EIR Responses to Comment (RTC) document.