File No. 120552 Board Item No. 34

COMMITTEE/BOARD OF SUPERVISORS

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Completed by: Victor Young **Date** June 1, 2012
Completed by: Victor Young **Date**

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document can be found in the file.

FILE NO. 120552 MOTION NO.

[Preparation of Findings to Reverse Certification of Final Environmental Impact Report - California Pacific Medical Center's Long Range Development Plan]

Motion directing the Clerk of the Board to prepare findings reversing the certification by the Planning Commission of the Final Environmental Impact Report for the California Pacific Medical Center's Long Range Development Plan.

WHEREAS, The proposed Project is the California Pacific Medical Center's ("CPMC") Long Range Development Plan ("LRDP"). Under the LRDP, in order to meet state seismic readiness deadlines, CPMC proposes a five campus system, with three acute care hospitals – at the Davies Campus, the St. Luke's Campus, and a new hospital at the proposed Cathedral Hill Campus – providing approximately 903 licensed beds and three full-service emergency departments (one at each of the acute care hospitals). Once the proposed Cathedral Hill Hospital is built at the Cathedral Hill Campus, the acute care services at the existing California and Pacific Campuses will be transferred to the Cathedral Hill Hospital. The Pacific Campus's existing acute care hospital would undergo renovation and reuse as an ambulatory care center. CPMC would sell the California Campus after the transfer of acute care and non-acute care services to the Cathedral Hill and/or the Pacific Campus. In the near term, under the LRDP, CPMC would also construct a new medical office building at the Cathedral Hill Campus, a new medical office building at the Davies Campus, and replace the existing hospital and construct a new medical office building at the St. Luke's Campus. In the long term, commencing after 2015, CPMC's LRDP includes the construction of an additional medical office building at the Davies Campus on a site currently occupied by a parking garage, and construction of an above ground parking garage and an addition to the ambulatory care center at the Pacific Campus; and

WHEREAS, The Planning Department determined that an environmental impact report was required for the Project and prepared a Notice of Preparation ("NOP") of an Environmental Impact Report on July 1, 2006, analyzing the potential environmental impacts of the proposed project. The NOP was circulated for 30 days for public comment and review; and

WHEREAS, Additional components were added to the LRDP after circulation of the July 1, 2006 NOP, such that revised Environmental Evaluation Applications were filed for the Project, and the Planning Department revised and re-issued the NOP on May 27, 2009, which was circulated for approximately 60 days; and

WHEREAS, On July 21, 2010, the Department published the Draft Environmental Impact Report ("DEIR") for the Project (Planning Department Case No. 2005.0555E); and

WHEREAS, The Planning Commission held a duly advertised public hearing on the DEIR on September 23, 2010, at which time opportunity for public comment was provided on the DEIR, and written comments were received through October 19, 2010; and

WHEREAS, The Department prepared responses to comments received at the public hearing on the DEIR and submitted in writing to the Department, prepared revisions to the text of the DEIR, and published a Comments and Responses Document on March 29, 2012; and

WHEREAS, A Final Environmental Impact Report ("FEIR") for the Project was prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available and the Comments and Responses document, all as required by law; and

WHEREAS, On April 26, 2012, the Planning Commission reviewed and considered the FEIR and, by Motion No. 18588 found that the contents of said report and the procedures through which the FEIR was prepared, publicized and reviewed complied with the provisions

of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code; and

WHEREAS, By Motion No. 18588 the Commission found the FEIR to be adequate, accurate and objective, reflected the independent judgment and analysis of the Department and the Commission and that the Comments and Responses document contained no significant revisions to the DEIR, adopted findings relating to significant impacts associated with the Project and certified the completion of the FEIR in compliance with CEQA and the State CEQA Guidelines; and

WHEREAS, On April 26, 2012, by Motion No. 18589 the Commission adopted CEQA Approval Findings, including a statement of overriding considerations and a Mitigation Monitoring and Reporting Program, and adopted various motions and resolutions approving the near term components of the Project; and

WHEREAS, By letter to the Clerk of the Board of Supervisors dated May 16, 2012, Gloria Smith, on behalf of the California Nurses Association/National Nurses United, Council of Community Housing Organizations, Cathedral Hill Neighbors Association, Bernal Heights Neighborhood Center, Jobs with Justice San Francisco, and San Franciscans for Healthcare, Housing, Jobs, and Justice (collectively "Appellant"), filed an appeal of the FEIR to the Board of Supervisors, which the Clerk of the Board of Supervisors received on May 16, 2012; and

WHEREAS, On June 12, 2012, this Board held a duly noticed public hearing to consider the appeal of the FEIR certification filed by Appellant; and

WHEREAS, This Board has reviewed and considered the FEIR, the appeal letter, the responses to concerns document that the Planning Department prepared, the other written records before the Board of Supervisors, and heard testimony and received public comment regarding the adequacy of the FEIR; and

WHEREAS, The FEIR files and all correspondence and other documents have been made available for review by this Board and the public. These files are available for public review by appointment at the Planning Department offices at 1650 Mission Street, and are part of the record before this Board by reference in this motion; now, therefore, be it

MOVED, That this Board directs the Clerk of the Board to prepare findings specifying the basis for its reversal of the certification of the FEIR by the Planning Commission.