

1 [CEQA Findings for the Laguna Honda Replacement Project]

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3 **Resolution affirming certification of the Final Environmental Impact Report and**
4 **adopting environmental findings pursuant to the California Environmental Quality Act**
5 **and State Guidelines in connection with adoption of a Zoning Map Amendment for the**
6 **Laguna Honda Replacement Project.**

7 WHEREAS, The Laguna Honda Hospital, at Assessor’s Block 2842, Lot 7, is bounded
8 generally by Laguna Honda Boulevard, Clarendon, and Woodside Avenue; and

9 WHEREAS, The Project would consist of the reconstruction and replacement of the
10 Laguna Honda Hospital and the construction of an assisted living project and related support
11 and administrative services and buildings (the “Project”); and

12 WHEREAS, The Planning Department (“Department”) has undertaken an
13 environmental review process for the proposed Project and provided for appropriate public
14 hearings before the Planning Commission; and

15 WHEREAS, The actions (the “Actions”) listed in Attachment A hereto are part of a
16 series of considerations in connection with approval of the Project, as more particularly
17 defined in Attachment A hereto; and

18 WHEREAS, On December 1, 2001, the Department released for public review and
19 comment the Draft Environmental Impact Report for the Project; and

20 WHEREAS, The Planning Commission held a duly advertised public hearing on the
21 Draft Environmental Impact Report on January 10, 2002, and further written public comments
22 were received until 5:00 p.m. on January 16, 2002; and

23 WHEREAS, A Final Environmental Impact Report (“FEIR”) for the Project has been
24 prepared by the Department, consisting of the Draft Environmental Impact Report, all
25 supporting documentation, the comments received during the review period, the Draft

1 Summary of Comments and Responses, including a new alternative identified as the
2 preferred alternative, and any additional information that has become available, all as required
3 by law; and

4 WHEREAS, The FEIR files and other Project-related Department files have been
5 available for review by this Board of Supervisors and the public at the Department's offices at
6 1660 Mission Street, and those files are part of the record before this Board of Supervisors;
7 and

8 WHEREAS, On June 27, 2002, the Planning Commission reviewed and considered the
9 FEIR and, by Motion No. _____, found that the contents of the FEIR and the procedures
10 through which the FEIR was prepared, publicized and reviewed complied with the provisions
11 of the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and Chapter 31
12 of the San Francisco Administrative Code. A copy of said motion is on file with the Clerk of
13 the Board of Supervisors in File No. _____ and is incorporated by reference herein;
14 and

15 WHEREAS, By Motion No. _____, the Planning Commission found that the FEIR
16 was adequate, accurate and objective, reflected the independent judgment and analysis of the
17 Planning Commission and that the summary of Comments and Responses contained no
18 significant revisions to the draft Environmental Impact Report, adopted findings of significant
19 impacts associated with the Project, and certified the completion of the Final Environmental
20 Impact Report for the Project in compliance with CEQA and the CEQA Guidelines, and
21 Chapter 31 of the San Francisco Administrative Code; and

22 WHEREAS, In Resolution No. _____, the Planning Commission adopted findings,
23 as required by CEQA, regarding the alternatives and variants, mitigation measures and
24 significant environmental impacts analyzed in the FEIR, a statement of overriding
25 considerations, and a proposed mitigation monitoring program ("Findings"). In addition, the

1 Planning Commission, in said Findings, adopted Alternative Three, the partial preservation
2 alternative, as the preferred project. A copy of such resolution is on file with the Clerk of the
3 Board of Supervisors in File No. _____ and is incorporated by reference herein; and

4 WHEREAS, The Planning Department prepared proposed Findings for this Board, as
5 required by CEQA, regarding all of the actions listed in Attachment A hereto, the alternatives
6 and variants, including the adoption of Alternative Three, mitigation measures and significant
7 environmental impacts analyzed in the FEIR, a statement of overriding considerations, and a
8 proposed mitigation monitoring program, which material was made available to the public and
9 this Board of Supervisors for its review, consideration, and action; now, therefore, be it

10 RESOLVED, That the Board of Supervisors reviewed the FEIR and considered
11 Planning Commission Motion No. _____ certifying the FEIR and finding the FEIR
12 adequate, accurate and objective, and reflecting the independent judgment and analysis of
13 the Planning Commission, and hereby affirms the Planning Commission's certification of the
14 FEIR; and be it

15 FURTHER RESOLVED, That the Board of Supervisors finds, based on substantial
16 evidence in light of the whole record, that (1) Alternative Three, the partial preservation
17 alternative, is within the scope of development analyzed in the FEIR; (2) approval of
18 Alternative Three will not require important revisions to the FEIR due to the involvement of
19 new significant environmental effects or a substantial increase in the severity of previously
20 identified significant effects; (3) taking into account Alternative Three and other changes
21 analyzed in the FEIR, no substantial changes have occurred with respect to the
22 circumstances under which the Project are undertaken which would require major revisions to
23 the FEIR due to the involvement of new significant environmental effects, or a substantial
24 increase in the severity of effects identified in the FEIR; and (4) no new information of
25 substantial importance to the Project has become available which would indicate (a) the

1 Project or the approval actions will have significant effects not discussed in the FEIR, (b)
2 significant environmental effects will be substantially more severe; (c) mitigation measures or
3 alternatives found not feasible which would reduce one or more significant effects have
4 become feasible; or (d) mitigation measures or alternatives which are considerably different
5 from those in the FEIR would substantially reduce one or more significant effects on the
6 environment; and, be it

7 FURTHER RESOLVED, That the Board of Supervisors has reviewed and considered
8 the FEIR and, in its own independent judgment and analysis, hereby adopts the Findings
9 attached hereto as Attachment A, including Exhibit 1 (mitigation measures) and Exhibit 2 (the
10 Mitigation Monitoring and Reporting Program), and incorporates the same herein by this
11 reference.

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