

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024050241

Project Title: 3400 Laguna Street

Lead Agency: City and County of San Francisco

Contact Name: Megan Calpin

Email: CPC_3400LagunaEIR@sfgov.org Phone Number: 628.652.7508

Project Location: City and County of San Francisco

City

County

Project Description (Proposed actions, location, and/or consequences).

The approximately 68,090-square-foot (approximately 1.6-acre) project site at 3400 Laguna Street is located on a corner lot southeast of the Laguna Street and Bay Street intersection in the Marina neighborhood. The site is bounded by Bay Street to the north, single- and multi-family residences near to and along Octavia Street to the east, Francisco Street to the south, and Laguna Street to the west. The project site has been occupied by the Heritage on the Marina residential care retirement community since 1925. Heritage on the Marina consists of five existing structures of approximately 83,200 gross square feet: the Julia Morgan Building, the Perry Building, the Perry Building Connector, the Health Center, and the Caretaker's Cottage. The proposed project would continue to operate as a residential care facility. The proposed project would demolish two of the five existing buildings (the Perry Connector and the Health Center) and construct two new buildings (the Bay Building and the Francisco Building) in the same locations as the demolished structures. The proposed project would renovate the other three existing buildings on the site and add approximately 58,380 square feet of institutional use, and increase the number of residential care suites by 23 from 86 to 109.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Impact CR-1: The proposed project may cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines section 15064.5, including those resources listed in article 10 or article 11 of the San Francisco Planning Code. -- Mitigation Measure CR-1 Best Practices and Construction Monitoring Program for Historic Resources, establishes a construction monitoring program to protect historic resources during construction.

Impact AQ-4: The proposed project would expose sensitive receptors to substantial pollutant concentrations - Mitigation Measure M-AQ-4: Off-Road Construction Equipment Requirements implements measures to minimize air pollution from construction equipment; Impact C-AQ-4: Construction of the proposed project, in combination with cumulative projects, would expose sensitive receptors to substantial pollutant concentrations. Mitigation Measure M-AQ-4 as detailed above for Impact AQ-4; Impact CR-2: The proposed project could cause a substantial adverse change in the significance of an archeological resource. Mitigation Measure M-CR-2: Archeological Monitoring program to protect unknown buried historic resources. Impact TC-1: The proposed project could cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources or that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant. Mitigation Measure M-TC-1: Tribal Cultural Resources Program; Impact NO-2: The proposed project would generate excessive groundborne vibration or groundborne noise levels. - Mitigation Measure M-NO-1: Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Based on comments received on the Notice of Preparation of an EIR potential areas of controversy for the 3400 Laguna Street Project include:

- Impacts related to archeological and tribal cultural resources
- Impacts on the operation of public transportation
- Impacts from construction noise
- Air quality impacts from construction and excavation in the Air Pollutant Exposure Zone area
- Impacts to greenhouse gas emissions
- Impacts from increased shadows on open spaces and parks
- Impacts on traffic congestion and parking
- Potential for subsidence and liquefaction
- Impacts from hazards and hazardous materials due to the proposed project's proximity to contaminated soils
- Potential for airborne hazards from asbestos and lead-based paints
- Impacts on scenic views and vistas
- New sources of light and glare
- Impacts to historic resources from excavation
- Impacts to the integrity of a historic resource
- Inconsistencies with the City Zoning and Municipal Code
- Impacts to potential candidate or special status species from project implementation

Provide a list of the responsible or trustee agencies for the project.

NA