

University of California  
San Francisco



**Campus Planning**

Financial and Administrative Services

# INITIAL STUDY

## UCSF 2014 LONG RANGE DEVELOPMENT PLAN

Lead Agency  
The University of California

Prepared by  
UCSF Campus Planning  
654 Minnesota Street  
San Francisco, CA 94143-0286

September 24, 2013



**Campus Planning**

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**INITIAL STUDY FOR  
UCSF LONG RANGE DEVELOPMENT PLAN  
ENVIRONMENTAL IMPACT REPORT**

This is the Initial Study for the University of California, San Francisco (UC San Francisco or UCSF) Long Range Development Plan (LRDP) Environmental Impact Report (EIR). In compliance with the State and University of California guidelines for implementation of the California Environmental Quality Act (CEQA), The Regents of the University of California will be the Lead Agency and UCSF will prepare an EIR for the project identified above.

UCSF is preparing a new LRDP to guide future growth and development over a 20+ year planning horizon through the year 2035. The LRDP plans for projected campus growth of approximately 2.76 million gross square feet on existing campus sites (including Parnassus Heights, Mission Bay, and Mount Zion) to accommodate roughly 500 more students and 10,000 more employees. So far, six community workshops have been held at UCSF's campus sites. The complete project description, location, and the potential environmental effects are discussed in the Initial Study.

The purpose of the Initial Study is to: (1) inform responsible agencies and the public of the nature of the proposed project and its location, (2) identify impacts that will clearly not result or will clearly be less than significant and therefore will not be discussed in the EIR, and (3) provide a general description of the environmental topics, scope and content of the issues intended to be addressed in the EIR.

The Notice of Preparation/Initial Study is available at [www.ucsf.edu/LRDP](http://www.ucsf.edu/LRDP). It will be circulated for public review and comment for at least 30 days from September 24, 2013 through October 29, 2013 **[Note: the review period has been extended and will end November 12, 2013 at 5 p.m.]** Public comments must be received no later than **November 12, 2013** and should be sent to the attention of Ms. Diane Wong at the address noted below. Public comments can also be submitted via email to the following address: [EIR@planning.ucsf.edu](mailto:EIR@planning.ucsf.edu). Email responses must be received no later than **November 12, 2013**.

UCSF will hold a public EIR scoping meeting on October 28, 2013. The meeting will be held at the UCSF Parnassus Heights campus site, Millberry Union, 500 Parnassus Avenue, beginning at 7:00 PM.

The EIR scoping meeting provides an opportunity for the community to provide verbal feedback on the Initial Study. This allows UCSF to learn about potential concerns early, as well as further define the issues, feasible alternatives, and potential mitigation measures that may warrant in-depth analysis in the environmental review process.

Thank you for your interest in this project.

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# UCSF 2014 LONG RANGE DEVELOPMENT PLAN

## Initial Study

Prepared for  
UCSF Campus Planning

September 24, 2013

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# 1. Project Information

1. **Project Title:** UCSF 2014 Long Range Development Plan
2. **Lead Agency Name and Address:** The Regents of the University of California  
1111 Franklin Street  
Oakland, California 94607
3. **Contact Person and Phone Number:** Diane Wong  
Principal Planner/Environmental Coordinator  
UCSF Campus Planning  
(415) 502-5952  
Dwong@planning.ucsf.edu  
EIR@planning.ucsf.edu
4. **Project Location:** UCSF Campus (See Figure 1)
5. **Project Sponsor's Name and Address:** See contact person listed above.
6. **Custodian of the Administrative Record for this Project:** Same as above.

## 2. Project Description

### 2.1 Introduction

The University of California, San Francisco (UC San Francisco or UCSF) is one of ten campuses in the University of California (UC) system, and is the only UC campus devoted solely to the health sciences. UCSF's mission is to advance health worldwide through innovative health sciences education, research and patient care.

In support of its mission, UCSF is preparing a new Long Range Development Plan (LRDP) to guide future campus growth and development over a 20+ year planning horizon through the year 2035. UCSF currently occupies 8.25 million gross square feet (gsf) in owned and leased space in San Francisco, and another 1.13 million gsf is under construction. The LRDP plans for projected campus growth of approximately 2.76 million gross square feet (gsf) by 2035, accommodating approximately an additional 500 students and 10,000 employees in a total population increase of about 14,200 on any given day, including patients and visitors. The LRDP will develop land use maps, or "functional zone" maps for each major campus site, that will guide capital construction and infrastructure development to accommodate a building program for campus growth. Some important features of the LRDP include plans to:

- accommodate growth in clinical care, research programs and student enrollment,
- address seismically compromised buildings,
- optimize the use of existing campus sites and existing space,
- increase on-campus housing,
- consolidate leased sites,
- continue to expand alternative transportation options,
- continue to work with neighbors to address potential community concerns that may arise as a result of UCSF's physical development,
- improve usable open space on campus, as well as enhance the public realm (i.e. public streets/sidewalks) adjacent to campus, and
- limit greenhouse gas emissions through a comprehensive greenhouse gas reduction strategy.

### Program Level and Project Level Analysis

Pursuant to the California Environmental Quality Act (CEQA), a program environmental impact report (EIR) is prepared on a series of actions that can be characterized as one large project, such as for an LRDP. A program EIR generally establishes a framework for tiered or project-level environmental documents that are prepared in accordance with the overall program (see CEQA Guidelines Section 15168(a)). An LRDP is defined by statute (Public Resources Code Section 21080.09) as a "physical development and land use plan to meet the academic and institutional objectives for a particular campus or medical center of public higher education." UCSF will



prepare an EIR as required by Public Resources Code Section 21080.09 that will evaluate the environmental effects of growth under the proposed LRDP. The LRDP EIR will be a program EIR that will be used by the Board of Regents of the University of California (The Regents) to evaluate the environmental implications of adopting the proposed LRDP. Once certified, the EIR will also be used to tier subsequent environmental analyses for future UCSF development projects (CEQA Guidelines Section 15152). Proposed UCSF development projects would then be reviewed in light of the LRDP EIR to determine the appropriate level of additional environmental review before implementation.

In addition to analyzing at a program level proposed campus growth under the new LRDP, the LRDP EIR will analyze at a project level a number of specific and foreseeable development proposals. These proposals are to be analyzed in the EIR in sufficient detail to permit project approval and implementation following certification of the EIR. The University anticipates seeking project approval for some projects in the near-term, within several years of EIR certification, while others will occur at a later date but are included because there is sufficient information about the proposals for project-level analyses in the EIR. Project approvals for these will be sought when funding becomes available and project implementation is logistically feasible. Proposed projects are discussed in detail in Section 2.7, Campus Site Locations and Proposed Physical Development Plans.

## **Purpose of the Initial Study**

Pursuant to Section 15063 of the CEQA Guidelines, an Initial Study is a preliminary environmental analysis that may be used by the lead agency to focus the EIR on environmental effects resulting from the proposed project that may be significant. Accordingly, the purpose of this initial study is to analyze the LRDP and individually proposed projects to identify environmental impacts that are potentially significant and therefore require detailed study in the EIR. Potential environmental impacts determined to be less than significant require no further study in the EIR.

The CEQA Guidelines require that an Initial Study contain a project description, a description of environmental setting, an identification of environmental effects by checklist or other similar form, an explanation of environmental effects, a discussion of mitigation for significant environmental effects, an evaluation of the project's consistency with existing, applicable land use controls, and the names of the persons who prepared the study.

## **2.2 LRDP Background**

Each UC campus is required to periodically prepare a LRDP. This LRDP is a comprehensive policy document that articulates a long-term physical development strategy for achieving UCSF's academic, research and clinical missions through the year 2035. It provides objectives and planning guidelines for making decisions regarding future facilities to accommodate new program initiatives and other needs over the next 20 years. While the LRDP does not commit UCSF to implement all elements of the LRDP, future development projects will need to be in general conformity with the vision set forth in the LRDP.

The LRDP also serves as an opportunity for UCSF to assess its current status and establish goals for the future; as a forum for the discussion of issues of mutual concern between UCSF, the City and County of San Francisco and the communities surrounding UCSF's major campus sites; and as a report to The Regents on how UCSF proposes to physically change over time in terms of the amount and type of building space, campus-wide facilities and operations and improvements to campus open space and the public realm during the LRDP planning horizon.

When adopted by The Regents, this LRDP will replace UCSF's 1996 LRDP, as amended.

## 2.3 Campus and Context

UCSF is a multi-site campus with locations throughout the City and County of San Francisco, encompassing approximately 8.25 million gross square feet (gsf<sup>1</sup>). Its major academic and clinical sites are at Parnassus Heights, Mission Bay and Mount Zion, with a major presence at the City's San Francisco General Hospital (SFGH) site. **Figure 1** shows the main locations of UCSF owned and leased sites in San Francisco. UCSF has major hospital affiliation agreements at both SFGH and the San Francisco Veterans Affairs Medical Center (SFVAMC) where UCSF faculty practice and conduct research. While UCSF leases or otherwise occupies space in exchange for services at SFGH, UCSF does not lease or otherwise control any of the space at the SFVAMC. The remaining UCSF locations outside its major campus sites provide a variety of program space in buildings that are owned or leased by UCSF.

Unlike any other UC campus, UCSF has no large undergraduate student body, but only a small population of graduate and professional students exclusively in health science related fields. The four professional schools include Dentistry, Medicine, Nursing and Pharmacy. UCSF also offers 28 interdisciplinary graduate degree and certification programs through the Graduate Division. Research programs include biological, clinical, social/behavioral and population sciences.

UCSF's clinical enterprise consists of the Medical Center with inpatient facilities at Parnassus Heights and Mount Zion and by 2015, at Mission Bay. There are outpatient clinics at all three of these campus sites but the outpatient hub would be located at Mount Zion by 2015 when existing Mount Zion inpatient uses will be relocated to Mission Bay. Support facilities are designed for staff, students and visitors, and include campus housing, retail, child care, recreation and fitness facilities and parking.

As an urban institution with multiple campus sites, UCSF is located in neighborhoods of highly varied building use, density and design. UCSF facilities and property adjoin residential, neighborhood commercial, research and development, industrial and mixed use districts. All the campus sites lie within the urban framework of the city and are served by the city's street network in well-established neighborhoods. The surrounding urban character deeply influences how UCSF buildings and open spaces respond to their context and contribute to the public realm.

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<sup>1</sup> Gross square footage is a UC facilities term denoting the sum of all floor areas, finished and unfinished, on all floors of an enclosed structure. It excludes spaces such as attics without flooring, mezzanines, exterior courts, and balconies.



SOURCE: UCSF

UCSF Long Range Development Plan Initial Study

**Figure 1**

UCSF Main Locations

In addition, UCSF influences and is influenced by the city in a number of other ways. For example, UCSF maintains a network of shuttles that use city streets to transport faculty, staff, students, patients and patient family members and formal guests among the campus sites. The amount of parking and housing provided on campus sites affects off-site traffic and off-site housing demand. Many of UCSF's facilities, such as recreation and fitness, child care and conference centers, as well as all of its outdoor areas, are available for public use. Consequently, UCSF works closely with both neighbors and city staff when planning development.

## 2.4 LRDP Objectives and Principles

A primary focus of this LRDP is to address Senate Bill 1953 (SB 1953), which mandates that all inpatient facilities in the State of California meet more stringent seismic regulations by 2030. In 2015, the new Medical Center at Mission Bay will be operational. This facility will provide 289 inpatient beds for women, children and cancer patients, along with outpatient and support space. The opening of the new medical center will provide opportunities at the Parnassus Heights and Mount Zion campus sites to re-occupy vacated space (or "backfill") after programs and occupants are relocated to the Mission Bay campus site. Many of the highly complex adult clinical programs will remain at Parnassus Heights. Mount Zion will be developed into an ambulatory care center and outpatient hub. Both the Parnassus Heights and Mission Bay campus sites will provide inpatient, outpatient, research and administrative functions, as well as campus housing. All four professional schools will remain at Parnassus Heights. To meet the SB 1953 mandate at Parnassus Heights, UCSF proposes to decommission inpatient care in Moffitt Hospital by the 2030 deadline, build a new hospital addition to Long Hospital and reconfigure its inpatient and outpatient programs across the three major sites.

In the 1976 Regents' Resolution, a policy that was adopted to address environmental effects associated with development of the Parnassus Heights campus site, The Regents' designated the Mount Sutro Open Space Reserve as a permanent open space<sup>2</sup>; defined campus boundaries to prohibit further property acquisition (by purchase, condemnation or gift) and leasing of private residential properties outside this area by UCSF; directed that the houses acquired and occupied by UCSF on Third Avenue, Fifth Avenue, Parnassus Avenue, Irving Street and Kirkham Street be returned to residential use, and that some be sold; and adopted a limit on the amount of built space of 3.55 million gsf, commonly referred to as the "space ceiling", within the newly designated campus site boundaries. The space ceiling applies to all building space, including parking structures, but excludes residential uses in UCSF buildings on Third, Fourth, Fifth, and Parnassus Avenues and Kirkham and Irving Streets. The space ceiling was intended to limit environmental impacts such as traffic and parking impacts on the neighborhoods surrounding the Parnassus Heights campus site by limiting UCSF's square footage. Currently, Parnassus Heights contains approximately 3.84 million gsf of space, approximately 0.29 million gsf or 8.2% above the space ceiling limit. The 1976 LRDP incorporated the 1976 Regents' Resolution.

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<sup>2</sup> The reserve on Mount Sutro was designated as open space for a 25-year period by The Regents in 1975. In the 1976 Regents' Resolution, The Regents increased the Mount Sutro Open Space Reserve from 52 acres to 58 acres and made the open space designation permanent. The 1996 LRDP updated the boundaries of the Reserve to reflect the results of a survey which found that area contained an additional three acres, for a total of 61 acres.

The 1976 Regents' Resolution also recognized the principle of limiting the average daily population at Parnassus Heights to 13,400 persons, for the purpose of limiting environmental effects associated with occupancy and use of the Parnassus Heights campus site. The 1982 LRDP emphasized the need to limit the use of the Parnassus Heights campus site to purely academic and clinical functions and to move most campus-wide administrative functions to other areas. The 1996 LRDP established a new goal to limit the average daily population to 16,000 persons. Currently, the average daily population at Parnassus Heights is estimated at 17,950 persons.

To support and achieve its missions, UCSF proposes to grow where growth can be reasonably accommodated at its currently owned sites: primarily at Mission Bay, to a limited extent at Mount Zion, and if needed, in a new building at Mission Center. While most of this growth is proposed to be accommodated in new buildings, a portion would be met through better utilization of existing space through implementation of a new UCSF-wide space policy<sup>3</sup>, renovation of obsolete labs and repurposing of vacant and underutilized space. It is also envisioned that new space would be developed to accommodate a greater density of occupants than in the past for greater space efficiency and higher utilization.

UCSF has many old buildings that will require an enormous investment to fully comply with seismic and other life safety codes, extend the life of utility systems and make the buildings more energy efficient. Because of the extensive need to upgrade and replace infrastructure at UCSF facilities, another important objective of the LRDP is to prioritize these needs along with the construction of new buildings to provide space for growth.

UCSF also strives to improve overall efficiency and minimize operational costs via a consolidation strategy that involves, where practicable, reducing the number of building leases and campus sites. Consolidation will also help UCSF achieve its instructional, research, clinical, support and financial objectives. In some cases, it is necessary for UCSF to lease space in a particular geographic area of the City, (e.g., to provide a neighborhood clinic). However, opportunities will be sought to relocate and accommodate currently leased space into buildings owned by UCSF, and to co-locate owned space either on or near major sites in the near-term.

Finally, to help improve campus amenities, meet housing demand and reduce commute traffic, UCSF proposes additional campus housing at Parnassus Heights and Mission Bay where demand for housing is greatest. New housing at both sites would make it possible to realign students, postdoctoral scholars and faculty to live where they attend classes or work. Other campus facilities would be developed, including more child care space where it is most needed, indoor and outdoor recreation and fitness facilities, shuttle support facilities, retail and more and enhanced open space areas. As a part of the on-going LRDP planning process, the objectives listed below may be revised, as necessary, in the LRDP EIR.

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<sup>3</sup> The Space Governance policy requires each academic and research unit to re-use vacated space within a limited period of time, or else the space may be re-assigned. The Space Governance and Principles can be viewed at <http://policies.ucsf.edu/policy/600-24>.

## Overarching Objectives

- Optimize the use of existing campus sites (land and entitlements) and existing campus space through repurposing, renovation, densification and consolidation where appropriate; locate programs and activities at sites where they are suitable and compatible with UCSF's missions, and best foster collaboration, accommodate interdependent programs and reinforce academic and operational relationships.
- Meet the seismic requirements of SB 1953 and successive legislation by constructing and maintaining modern, seismically safe hospitals and facilities that will remain operational in the event of a major earthquake.
- Plan new facilities and implement improvements to existing buildings to meet the UC Policy on Seismic Safety, to ensure a seismically safe environment for UCSF patient, visitors, physicians and staff.
- Maintain UCSF's prominent role as an educational, training and research institution for medical professionals providing health care, medical/surgical care, emergency/urgent care to San Francisco and surrounding communities.
- Facilitate growth in an environmentally responsible manner while reducing carbon emissions by implementing UCSF's greenhouse gas reduction plan to meet the goals of Assembly Bill 32 (AB32), the California Global Warming Solutions Act<sup>4</sup>.
- Develop adequate facilities and transportation demand reduction policies to emphasize transportation alternatives that will lessen auto traffic in and around campus sites and to meet changing needs consistent with the City's Transit First policy.
- Continue to prioritize parking for patients and essential healthcare providers.
- Reduce the number of UCSF locations by consolidation of owned and leased sites.
- Address the need for campus housing for students, postdoctoral scholars, house staff and junior and incoming faculty at major campus sites by constructing an adequate number of new units while taking into account financial feasibility and physical site constraints.
- Provide amenities such as permanent childcare facilities, additional recreation and fitness facilities and improved outdoor areas to enhance the quality of campus life and the public realm.
- Continue to engage neighbors for feedback on development proposals to address potential community concerns that may arise as a result of UCSF's physical development.

## Campus Site Specific Objectives

### *Parnassus Heights*

- Maintain and enhance the Parnassus Heights campus site as the main center for didactic instruction to continue to promote excellence and leadership in health science education.

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<sup>4</sup> UCSF is required to develop a long-term strategy for voluntarily meeting the State of California's goal for reducing greenhouse gas (GHG) emissions to 1990 levels by 2020, pursuant to the California Global Warming Solutions Act of 2006 (AB32).

- Ensure that adequate space is provided to foster collaboration and to facilitate the inter-dependence and connectivity for operational efficiency and effectiveness for instruction, clinical, research and support uses in close physical proximity to each other.
- Ensure that the new hospital addition and Long Hospital are adequately supported and aligned with the instruction, research and tertiary care programs that remain at the Parnassus Heights campus site.
- Implement management, maintenance and risk reduction actions planned for the Mount Sutro Open Space Reserve to increase usability of the Reserve, improve safety for the people and property in the environs of the Reserve, minimize wildfire and tree hazards and promote a healthier forest.

### ***Mission Bay***

- Continue UCSF's commitment to excellence, innovation and collaboration to grow and expand the research campus at Mission Bay and to support the new Medical Center at Mission Bay.
- Strategically expand the existing research campus at Mission Bay while increasing efficiency by aligning and locating interdependent research and clinical teams and themes at Mission Bay campus site.
- Consolidate specialized services associated with Women's, Children's and Cancer services at the new Medical Center at Mission Bay, scheduled to open in 2015.

### ***Mount Zion***

- Convert the Mount Zion campus site into an outpatient ambulatory-care center to meet existing and future projected inpatient and outpatient needs by expanding specialized services.
- Develop a new facility that can accommodate future program space need of up to approximately 257,000 gsf on the main block.

### **Other Objectives**

- Meet UCSF's instructional and clinical missions while continuing to provide economically viable development and programs.
- Design projects that are compatible with neighborhood aesthetics and scale to the extent feasible.

## **2.5 Projected Growth**

As explained in detail below, this LRDP would provide for an additional 2.76 million gsf of space through 2035 if all the planned capacity were to be developed within that time frame.

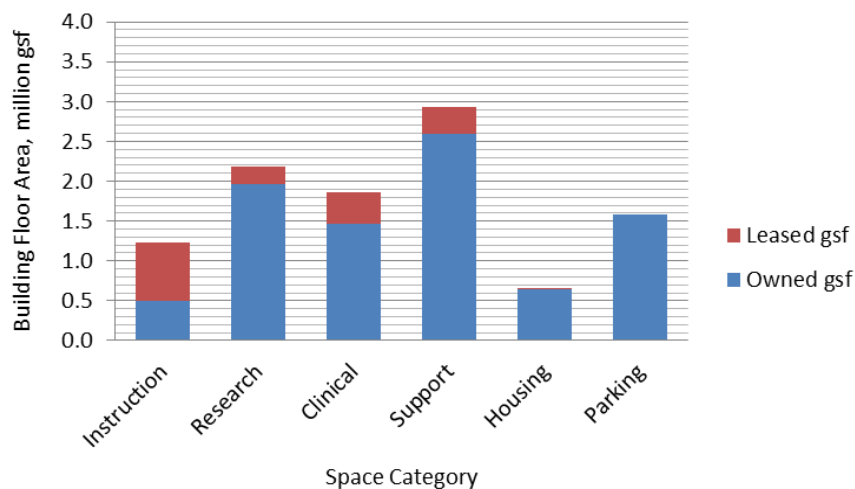
The LRDP is intended to serve as a general guide to the physical development of the campus. Except for the proposed development projects described later in this Project Description, the LRDP does not propose a commitment to any specific project, construction schedule or funding priority.

## Existing Space

UCSF currently occupies a total of approximately 8.25 million gsf in owned and leased space at all of its campus sites in San Francisco, excluding approximately 1.58 million gsf in structured parking. The space is used for various institutional uses within the following major categories:

- **Instruction**, including classrooms, teaching laboratories, seminar rooms and academic offices
- **Research**, including research conducted in laboratories, offices and support space
- **Clinical**, including space for services provided to patients in hospitals or clinics and for functions that directly support patient care such as administrative offices and conference rooms
- **Support**, consisting of the following types of uses:
  - *Academic Support*, including support space such as the library and animal care
  - *Academic and Campus Administration*, including all administrative space at the department, school and campus levels: deans' and directors' offices, conference rooms, copying facilities as well as non-academic support space such as police, personnel and accounting offices
  - *Campus Community*, including campus amenities such as recreation, fitness, child care, conference centers, food service and retail
  - *Logistics*, including space devoted to the delivery of materials, and physical plant space such as machine shops, service yards, laundry services, utilities and storage
- **Housing**, including residential facilities for students, postdoctoral scholars, house staff and faculty

**Figure 2** shows the allocation of all existing UCSF-owned and leased space at all sites in San Francisco among these major space categories. As can be seen in Figure 2, there are substantial amounts of support, research and clinical space, with the remaining space divided roughly equally between instruction and housing.



SOURCE: UCSF, Jan. 2011

**Figure 2**  
Existing Space Inventory at All Sites (September 2013)



## Buildings Under Construction

In addition to UCSF's approximately 8.25 million gsf in owned and leased space at all sites in San Francisco, new construction totaling approximately 1.13 million gsf and consisting of the Phase 1 Medical Center and Mission Hall at the Mission Bay campus site is underway and scheduled for completion in 2015.

## Projected Need for Additional Space

UCSF's projected need for additional space through the LRDP horizon of 2035 is 2.43 million gsf in addition to the buildings currently under construction. The amount of instruction, clinical, research and support space that is expected to be needed and can be financially supported through 2035 is described below. The breakdown of the types of space needed across all sites is presented and discussed by major space category.

The 2.76 million gsf of additional capacity under the LRDP exceeds the projected 2.43 million gsf need for additional space in order to allow for some degree of campus growth to meet needs that may not be foreseeable at this time, given the 20+ year horizon of the LRDP. This is explained in greater detail below under "Total Space at LRDP Buildout."

### *Instruction*

The projected need for 109,600 gsf of instruction space is based on expected growth in student enrollment and the University's financial ability to renovate academic space to accommodate the increase in the number of students.

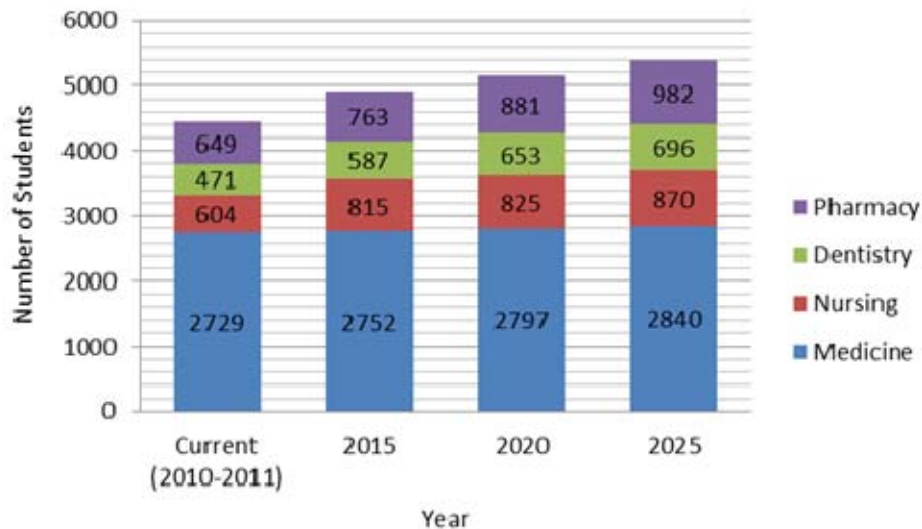
**Figure 3** illustrates the number of students enrolled in each of the four UCSF schools<sup>5</sup> between 2011 and 2025, the final year for which projections are currently available. A total increase of 21% in enrollment is expected by 2025, with the smallest increase in enrollment occurring for the School of Medicine at 4% and the largest for the School of Pharmacy with a 53% increase in enrollment. For purposes of the LRDP, it is assumed that enrollment after 2025 will remain relatively constant because enrollment projections beyond 2025 would be highly speculative.

### *Research*

The projected need in 2013 for additional research space<sup>6</sup> is 626,000 gsf. It is assumed that research space need would be met in existing facilities through 2021. Between 2021 and 2030, an annual growth rate of 2.5% in research space need is assumed. Due to the uncertainty in funding, and due to industry trends that could affect research space needs and configurations, it is too speculative to assume additional space or faculty growth beyond 2030.

<sup>5</sup> SOURCE: UCSF Budget & Resource Management, January 2011. Graduate Division enrollment projections are included within the schools totals.

<sup>6</sup> Research space does not include 18,000 gsf of research support functions and 79,200 gsf for animal care space that are included in the academic support category.



SOURCE: UCSF, Jan. 2011

**Figure 3**  
Existing and Projected Enrollment

### ***Clinical***

Driving the need for additional clinical space, the inpatient need is expected to increase by 23% by 2035. This projection is based on the current adult patient average daily census and staff estimates for growth in adult services and cancer programs. It reflects plans to backfill space vacated by moves to Mission Bay in Moffitt Long Hospital at Parnassus Heights and the hospital at Mount Zion after the new Medical Center at Mission Bay opens in early 2015, as well as in the new hospital addition planned at Parnassus Heights by 2030. Clinical space growth is expected to be highest in the near term with the opening of the Medical Center at Mission Bay, followed by less growth thereafter with the construction of the new hospital addition at Parnassus Heights. Between 2030 and 2035, the inpatient average daily census is projected to grow by about 4% and would be accommodated in the new hospital addition at Parnassus Heights and the Medical Center at Mission Bay. Outpatient volume is expected to grow by 72% by 2035.<sup>7</sup> Including both inpatient and outpatient space, the total clinical space<sup>8</sup> need is projected to be 773,000 gsf by 2035.

<sup>7</sup> This projection is based on compound annual growth rates of 3% through 2020, 2% from 2021 to 30 and 1% from 2031 to 2035.

<sup>8</sup> Clinical space includes 308,000 gsf of new inpatient space at Parnassus Heights, 172,700 gsf of new outpatient space at Parnassus Heights and Mount Zion, and 169,300 gsf of new academic office space at Parnassus Heights (150,100 gsf in UC Hall and CSB) and Mount Zion (19,200 gsf). Not included in Clinical space are office and outpatient space need at Mission Bay that will be accommodated in Mission Hall and in the Medical Center outpatient building to be built by 2015 and 2020, respectively.

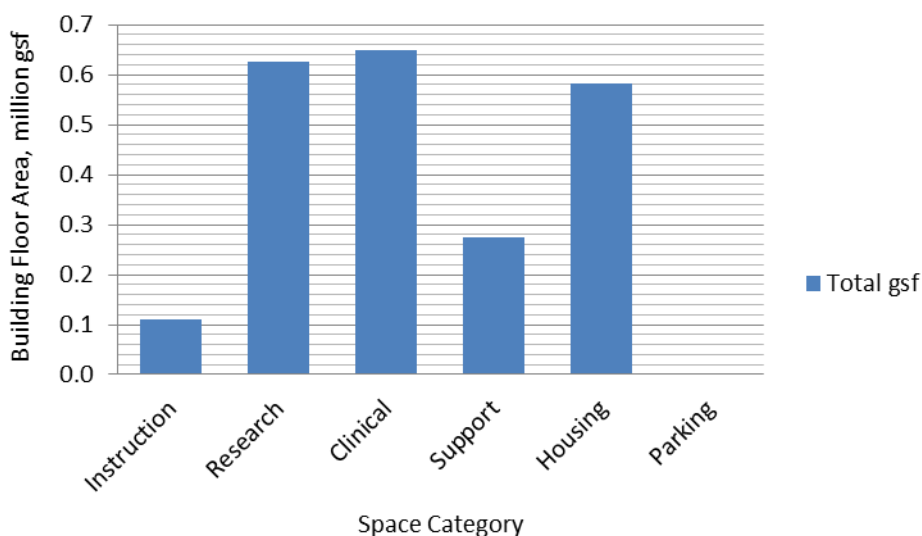
## Support

Support space need is projected to be about 284,300 gsf. This growth reflects plans to expand child care, retail, recreation and fitness and conference space.<sup>9</sup>

## Housing

The projected growth of 637,200 gsf for housing is based on the potential capacity for new housing at Mission Bay and non-residential uses that could be converted to housing at Parnassus Heights.

**Figure 4** summarizes, by space category, the additional 2.43 million gsf projected space need in this LRDP. Although a major portion of the projected space need would be accommodated in new buildings on campus sites or in new off-site leases, some of it would be met through a combination of better utilization of existing vacant or underutilized space, converting existing space to other uses to meet changing priorities (e.g., converting office space at Parnassus Heights to housing and backfilling Moffitt Hospital after 2030 with hospital support and other uses), or consolidating functions or leases.



SOURCE: UCSF, 2013

**Figure 4**  
UCSF Projected Additional Space Need by Major  
Category in 2035 (GSF)

<sup>9</sup> Some of this space need was determined by applying multipliers to base space needs (e.g., research), or by assuming a constant ratio to the amount of existing space (e.g., logistics).

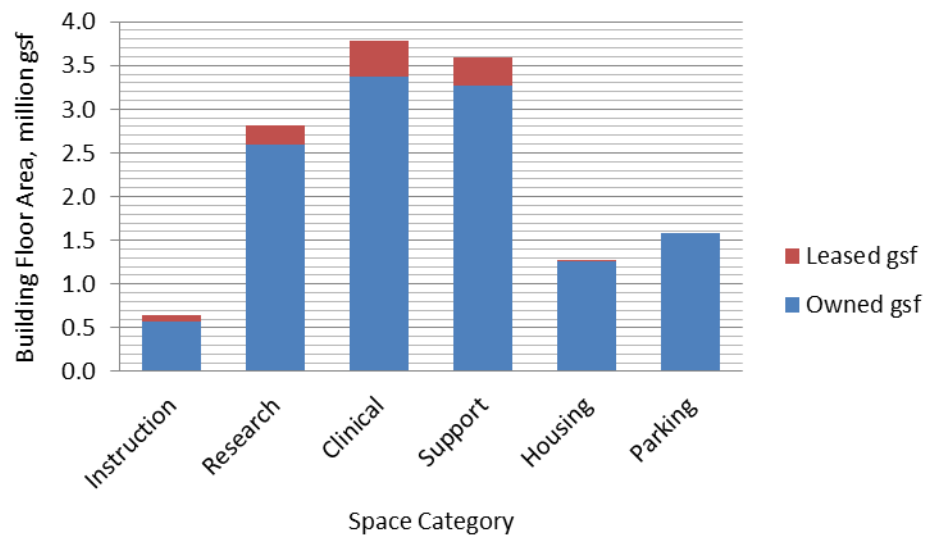
## Total Space at LRDP Buildout

As noted above, UCSF's projected need for additional space through the LRDP horizon is 2.43 million gsf in addition to the 1.13 million gsf of building space currently under construction. The projects identified in the LRDP would provide up to 2.76 million gsf at LRDP buildout. Although a major portion of the projected space need would be accommodated in new buildings on campus sites, some of it would be met through a combination of better utilization of existing vacant or underutilized space, reinvestment in existing sites, converting existing space to other uses to meet changing priorities (e.g., converting office space at the Parnassus Heights campus site to housing and backfilling Moffitt Hospital after 2030 with hospital support and other uses), or consolidating functions or leases.

If all projects in the LRDP are implemented, total UCSF owned and leased space across all UCSF sites would be about 12.14 million gsf by 2035, an increase of about 3.90 million gsf over 2013. Of the 3.90 million gsf, 1.13 million gsf of building space is under construction, therefore growth under the LRDP by 2035 would be 2.76 million gsf. The overall space planned through 2035 exceeds the projected space need because the following assumptions are included in the total space:

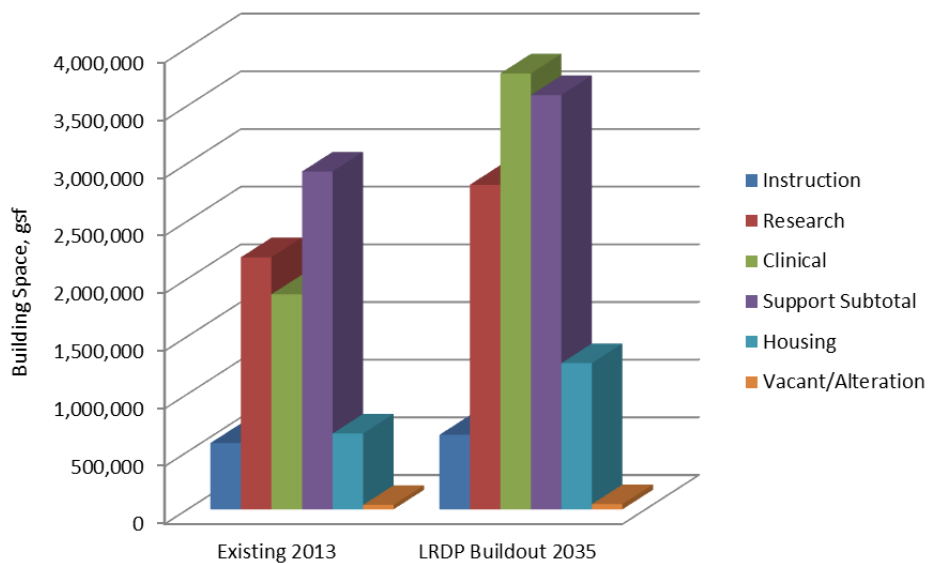
- The total owned space includes the Phase 2 Medical Center at Mission Bay, which was addressed in Amendment #3 to the 1996 LRDP. While it is not planned to be built until after 2035, it is included in this EIR for a conservative analysis.
- While UCSF's near-term strategy is to consolidate leases into owned space to improve operational efficiency and to reduce operational costs, for the purposes of the LRDP and the EIR analysis, it is assumed that UCSF's total lease portfolio would remain at about one million gsf over the LRDP planning horizon. This will account for fluctuations that will likely occur depending on a variety of factors, which could include community health care needs, growth and expansion in clinical and research programs and other demands and constraints.
- Maximum development options were studied and developed at the Mission Center and Mount Zion campus sites. It was determined that by maximizing development capacity at these campus sites, a total of 357,300 gsf of new medical office and/or research building(s) could be developed to accommodate future programs that have not yet been identified with needs for geographic proximity to those locations. For purposes of the EIR, these maximum development options will be analyzed at the program-level and are assumed to occur by 2035.

The distribution of total projected space at LRDP buildout is shown in **Figure 5** below. **Figures 6** and **7** compare the existing and future distributions of building space by use category.



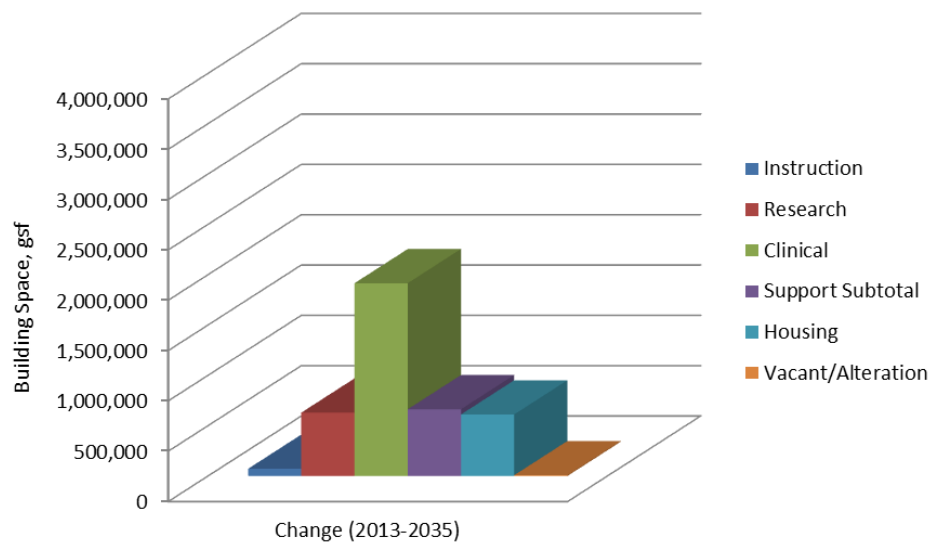
SOURCE: UCSF, 2013

**Figure 5**  
UCSF Projected Total Space at All Sites at LRDP  
Buildout in 2035 (GSF)



SOURCE: UCSF, Sept. 2013

**Figure 6**  
Total UCSF Building Space by Use Category Existing  
and LRDP Buildout



SOURCE: UCSF, Sept. 2013

**Figure 7**  
Change in UCSF Building Space by Use Category  
Existing to LRDP Buildout

The summary of existing and total projected gsf at LRDP buildout by 2035 is shown below in **Table 1**. By 2035, UCSF's total space will be about 12.14 million gsf, an increase of about 47% from existing conditions. The total space across all campus sites would increase by 3.90 million gsf. Of the 3.90 million gsf, 1.13 million gsf is under construction, therefore growth under the LRDP by 2035 would be 2.76 million gsf.

**TABLE 1**  
**SUMMARY OF TOTAL UCSF EXISTING, LRDP BUILDOUT 2035 GSF AND NET CHANGE**

Type of Space	Existing 2013 <sup>1,2</sup> Total gsf	LRDP Buildout 2035 Total gsf	Change in gsf from existing (2013-2035) <sup>3</sup>
Instruction	574,900	645,700	70,800
Research	2,185,400	2,814,400	629,000
Clinical	1,864,600	3,779,300	1,914,700
Support			
Academic Support	415,500	538,700	123,200
Academic/Campus Admin	1,725,800	2,035,500	309,700
Campus Community	391,700	470,600	78,900
Logistics	<u>395,600</u>	<u>546,100</u>	<u>150,500</u>
Support Subtotal	2,928,600	3,590,900	662,300
Housing	657,500	1,268,400	610,900
Vacant/Alteration	38,100	45,900	7,800
<b>Total</b>	<b>8,249,100</b>	<b>12,144,600</b>	<b>3,895,500</b>

<sup>1</sup> Existing as of September 2013<sup>2</sup> Excluding 1,584,300 gsf of structured parking (653,700 gsf at Parnassus Heights; 177,400 gsf at Mount Zion; 654,800 gsf at Mission Bay; and 107,400 at Laurel Heights)<sup>3</sup> Zero net change of total leased space assumed from 2013 to 2035

## Current and Projected Population

The estimated UCSF population across all sites in 2011-12 and upon full implementation of the LRDP proposals by 2035 are shown below in **Table 2**. The total population across all campus sites would increase by 16,770, of which 14,200 is associated with the 2.76 million gsf growth proposed by the LRDP.

**TABLE 2**  
**CURRENT AND PROJECTED UCSF POPULATION**

	Current (2011-2012)	Projected Population at LRDP Buildout (2035)
Students <sup>1</sup>	4,450	5,390
Faculty <sup>2</sup>	3,170	4,130
Staff <sup>3</sup>	16,440	26,230
Unpaid Faculty <sup>4</sup>	4,920	5,340
Postdoctoral Scholars <sup>5</sup>	1,550	1,550
Patients <sup>6</sup>	3,010	5,190
Visitors <sup>7</sup>	4,890	7,360
<b>Total</b>	<b>38,420</b>	<b>55,190</b>

<sup>1</sup> Students as of Fall 2011; includes all Residents

<sup>2</sup> Does not include volunteer faculty and community health providers

<sup>3</sup> Full-time equivalent staff as of Fall 2012

<sup>4</sup> Majority of unpaid faculty not physically present on campus daily

<sup>5</sup> Includes clinical fellows

<sup>6</sup> Average daily inpatient population and outpatient visits to ambulatory care clinics, private practice physicians, dental clinics and other referred visits.

<sup>7</sup> Includes visitors to patients, faculty, students and staff; conference center visitors; participants in continuing education and recreation programs; volunteers; children at child care facilities; and vendors.

## 2.6 Campus-wide Programs

The following campus-wide programs are part of an ongoing planning process conducted by UCSF for the LRDP. Revisions and/or additions to these programs may be made during the LRDP planning process.

### Transportation Demand Management Program

To minimize traffic generated by UCSF current and planned facilities, UCSF proposes to implement more robust Transportation Demand Management (TDM) measures. These include enhancing the City CarShare and UCSF's carpool programs, expanding bicycle parking and access to showers and lockers, promoting ridesharing participation, and, with new campus development, enhancing the shuttle system. UCSF would regularly monitor UCSF-generated traffic to ensure that traffic volumes do not increase beyond what is projected in the EIR.

### Climate Action Plan and Greenhouse Gas Reduction Strategy

The University of California is committed to responsible stewardship of resources and to demonstrating leadership in sustainable practices. To that end, The Regents have adopted a

detailed policy on Sustainable Practices.<sup>10</sup> As part of implementing the policy, UCSF is required to develop a long-term strategy for voluntarily meeting the State of California's goal for reducing greenhouse gas (GHG) emissions to 1990 levels by 2020, pursuant to the California Global Warming Solutions Act of 2006 (AB32).

As an intermediate target, UCSF also has the goal of reducing GHG emissions to 2000 levels by 2014; and intends to achieve climate neutrality<sup>11</sup> as soon as possible after achieving the 2014 and 2020 reduction targets.<sup>12</sup> UCSF GHG emissions reduction goals pertain to emissions of the six Kyoto greenhouse gasses originating from sources specified in the American College and University Presidents Climate Commitment.<sup>13</sup> The Regents Policy specifies that these goals will be pursued while maintaining the primary research and education mission of the University.

As part of the LRDP, UCSF is updating its portfolio of GHG reduction strategies. These strategies include the following: campus infrastructure improvements, renewable energy facilities construction, renewable energy purchase, equipment retrofits, operational energy efficiencies, and measures that can be applied to individual projects with the goal of incrementally reducing UCSF's overall GHG emissions over the LRDP horizon. UCSF has prepared and previously published comprehensive emissions inventories covering Scope 1 and 2 for the 1990 baseline<sup>14</sup>, 2000 interim year, current year (2011) and future projections (2014 and 2020). UCSF reported total emissions of 81,950 metric tons of carbon dioxide equivalents (CO<sub>2</sub>e) in 1990; 142,616 metric tons CO<sub>2</sub>e in 2000; and 149,215 metric tons CO<sub>2</sub>e in 2011. UCSF's emissions make up about 2.8% of the City of San Francisco's estimated total emissions of 5.3 million metric tons of CO<sub>2</sub>e/year.

The California Air Resource Board (CARB) has proposed an efficiency threshold of 4.6 metric tons of CO<sub>2</sub>e /year per service population (residents plus employees) for the State in order to meet the year 2020 goal of AB 32. UCSF per capita emissions are currently 5.5 metric tons CO<sub>2</sub>e/year.

UCSF currently has one facility – the Parnassus Central Utility Plant – that is subject to Cap-and-Trade rules under AB 32. UCSF has pre-purchased Cap-and Trade allowances for this facility for future years. UCSF has also committed to purchasing additional offsets to meet its 2014 interim Sustainable Practices policy goal. Despite the addition of significant space and population over the life of the LRDP, UCSF anticipates meeting its 2020 emissions goals.

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<sup>10</sup> <http://policy.ucop.edu/doc/3100155>

<sup>11</sup> Climate neutrality is defined as the University having a net zero impact on the Earth's climate, and will be achieved by minimizing GHG emissions as much as possible and using carbon offsets or other measures to mitigate the remaining GHG emissions (UCSF Climate Action Plan, December 2009).

<sup>12</sup> CA Executive Order S-3-05 calls for reducing GHG emissions to 80% below 1990 levels by 2050.

<sup>13</sup> The six greenhouse gases identified in the Kyoto Protocol/ACUPCC are carbon dioxide, methane, nitrous oxide, sulfur hexafluoride, hydrofluorocarbons and perfluorocarbons.

<sup>14</sup> Scope 1 (Direct Emissions), includes stationary combustion such as boilers, hydrofluorocarbon (HFC) refrigerant use, or combustion of fuels in UCSF-owned vehicles; Scope 2 (Indirect Emissions) includes purchased electricity for leased facilities (UCSF Climate Action Plan, December 2009).



## 2.7 Campus Site Locations and Proposed Physical Development Plans

The following development plans are part of an ongoing planning process conducted by UCSF for the LRDP. Revisions and/or additions to these programs may be made during the LRDP planning process.

### Parnassus Heights

The Parnassus Heights campus site is the oldest and largest of the UCSF campus sites, occupying about 107 acres of land at the base of Mount Sutro in the Inner Sunset mixed-use neighborhood. The campus site is bounded by Carl and Irving Streets to the north, Fifth Avenue to the west and Clarendon Avenue, Christopher Drive and Crestmont Drive to the south. The eastern boundary is bordered by the Cole Valley neighborhood and the City's Interior Greenbelt Natural Area. UCSF's facilities are concentrated at the north end of the campus site where Moffitt Long Hospital, the four professional schools, clinics, research, auxiliary services, housing, parking and other support uses are located. The 61-acre Mount Sutro Open Space Reserve (Reserve) occupies the central and southern portion of the campus site, up to 400 feet in elevation above Parnassus Avenue. The Reserve is designated by The Regents as permanent open space and is available for public use. Adjacent to the Reserve are three small office buildings, the Environmental Health and Safety incinerator building, the Aldea San Miguel (Aldea) apartment complex and a community center.

Parnassus Heights is the primary UCSF campus site for providing didactic education, a role that is expected to continue through the 20+ year planning horizon of the LRDP. The population of the campus site consists of students, faculty and staff, patients, visitors and residents of UCSF housing. The total population of Parnassus Heights is not expected to grow substantially over the life of the LRDP. Changes in population, however, will reflect changes in the types and uses of space at the site. Approximately 80% of UCSF's 4,450 total students are educated at Parnassus Heights and the majority of the future projected growth in UCSF enrollment is projected to occur here. An additional 600+ students per year could be educated at Parnassus Heights. There are currently over 8,300 UCSF faculty and staff employed at the Parnassus Heights campus site, which is not expected to increase under the LRDP. UCSF housing at Parnassus Heights is currently home to over 560 residents. This number could grow to 750 residents with the future conversion of buildings at Parnassus Heights into housing. Over 256,000 outpatient visits per year are currently seen at clinics at Parnassus Heights. Depending on the future mix of services, this number could grow to 340,000 outpatient visits per year during the life of the LRDP.

As discussed previously, in the 1976 Regents' Resolution, The Regents designated Mount Sutro as a permanent open space reserve; defined campus boundaries to prohibit further property acquisition (by purchase, condemnation or gift) and leasing of private residential properties outside this area by UCSF; directed that the houses acquired and occupied by UCSF on Third Avenue, Fifth Avenue Parnassus Avenue, Irving Street and Kirkham Street be returned to residential use, and that some be sold; and adopted the "space ceiling" within the newly designated campus site boundaries.

The space ceiling limit of 3.55 million gsf of building space (excluding residential uses in UCSF-owned “Avenue Houses” on Third, Fourth, Fifth and Parnassus Avenues and Kirkham and Irving Streets) was adopted for UCSF development at the Parnassus Heights campus site. Currently, space applicable to the space ceiling at the Parnassus Heights campus site is approximately 8.2% above the space ceiling limit. The LRDP identifies strategies to reduce the space ceiling overage over the life of the LRDP.

With the goal of reducing the space ceiling overage, the strategy proposed by the LRDP involves: 1) converting some existing office space (UC Hall and Millberry Union towers) to residential use, which with the exception of housing at the Aldea housing complex, is excluded from the space ceiling; and 2) demolishing a number of buildings and either moving occupants and programs to other campus sites or absorbing them into other buildings at Parnassus Heights.

UCSF will also implement additional Transportation Demand Management measures beyond those that have already been implemented to further help reduce traffic impacts on neighbors. In addition, high-volume clinics may be relocated to other campus sites. Many of these actions are proposed for implementation before the new hospital addition would be built by 2030. The proposed hospital addition is the only new building proposed at the Parnassus Heights campus site during the LRDP planning period, as it is driven by a State mandate to address seismically vulnerable buildings in compliance with SB 1953 by 2030. UCSF currently plans to comply with this legislation by decommissioning Moffitt Hospital for acute care use and constructing a new addition physically connected to Long Hospital (which does comply with SB 1953) after demolishing the Langley Porter Psychiatric Institute building.

Because UCSF proposes to backfill Moffitt Hospital with outpatient facilities, hospital support and other campus uses after the new hospital addition is constructed, it would increase space at the Parnassus Heights campus site and other actions would be considered to offset the net new space both before and after the hospital addition is built.

In accordance with the 1976 Regents’ Resolution, which was intended to limit environmental impacts such as traffic and parking impacts on the neighborhoods surrounding the Parnassus Heights campus, UCSF has no plans to acquire or lease additional residential property within the area bounded by Golden Gate Park, Oak Street, Ninth Avenue, Clayton Street and Clarendon Avenue.

The following LRDP proposals at the Parnassus Heights campus site would be evaluated in this EIR at the project level (as illustrated in **Figure 8**):

**Renovate and reuse of UC Hall.** Built in 1917, UC Hall is the oldest building on the Parnassus Heights campus site. It has been determined to be potentially eligible for the California Register of Historical Resources (CRHR) and the National Register of Historic Places (NRHP). This seven-story building is located on the west end of the campus site on Parnassus Avenue. It contains approximately 147,000 gsf. UC Hall was slated for demolition in the 1996 LRDP. However, UCSF now proposes to retain, seismically retrofit, renovate and reuse UC Hall by 2019. The top three floors would be used as housing, with



SOURCE: UCSF

UCSF Long Range Development Plan Initial Study

**Figure 8**  
Parnassus Heights

up to 136 beds in 73 units. Initially, the three full floors below the housing would be used as faculty offices; these floors would be converted to housing (up to 75 beds in 69 units) after Moffitt Hospital is decommissioned and renovated and is available for other uses including the offices displaced from these three floors of UC Hall. UCSF retained the firm of Page & Turnbull, an architectural firm specializing in historic preservation, to make preliminary recommendations regarding alterations to the exterior of UC Hall that would be consistent with the Secretary of the Interior's Standards for Rehabilitation. UCSF would follow those recommendations to ensure that, in carrying out the renovation project, the Secretary of the Interior's Standards for Rehabilitation are met.

**Implement cushioning actions.** As part of the planning effort for renovating and reusing UC Hall, UCSF worked with the community to arrive at a number of actions to help cushion UCSF's impacts on neighbors and to respond to some of their requests. These actions include 1) building a new trail from Koret Way to Medical Center Way that would connect with a new trail that is proposed into the Mount Sutro Reserve (and discussed below), 2) enhancing connectivity to the Reserve's trail system from neighborhoods to the west and north of the campus site, 3) improving the Fifth and Kirkham intersection for traffic calming and pedestrian safety, 4) developing more off-street loading and parking to reduce congestion on Parnassus Avenue and 5) providing more all-day parking behind buildings on the west end of campus in lieu of short-term parking that generates traffic throughout the day.

**Demolish five small buildings.** In order to reduce the space ceiling overage, the 1996 LRDP proposed to demolish seven small buildings, five of which have not yet been scheduled for demolition: Surge, Woods, Medical Research 4, Laboratory of Radiobiology and the Proctor Foundation building (735 Parnassus Avenue has been demolished; 374 Parnassus will soon be demolished). Together, these five buildings contain about 55,600 gsf. The Medical Research 4 and the Laboratory of Radiobiology buildings would be demolished by 2016; the demolition of the Surge and Woods buildings would follow within the next several years. Because the Proctor Foundation building was constructed with funds donated by the Proctor family for use by the foundation for its clinical, research and teaching functions, UCSF is obligated to provide the Proctor Foundation with comparable replacement space or funds to construct equivalent new space. Such obligations must be met before the building is vacated and demolished; therefore, demolition of the Proctor Foundation building is likely to occur toward the end of the LRDP horizon. None of the small buildings is potentially eligible for the CRHR or the NRHP, with the exception of the Surge building, which was constructed in 1966 and would likely be eligible for the CRHR and NRHP when it reaches 50 years of age in 2016.<sup>15</sup> The Surge and Woods building sites would be restored to open space and incorporated into the Reserve, though their existing parking areas would remain. The Laboratory of Radiobiology and Medical Research 4 sites would be developed to provide additional surface parking and possibly new loading dock space for delivery vehicles. The Medical Research 4 site may also be developed with expanded outdoor play yard space for the nearby Kirkham Child Care Center. The Proctor Foundation site and 735 Parnassus Avenue site, where a small building was recently removed, may be developed with housing if they are not developed as open space.

<sup>15</sup> Carey & Company, Inc., *UCSF Historic Resources Survey*, February 8, 2011, p. 49.

**Construct retaining wall.** Landslides have occurred along the northern slope of the Reserve just south of the Regeneration Medicine Building. UCSF proposes to construct a retaining wall to shore up the hillside to prevent future landslides.

**Demolish three older Aldea buildings.** The Aldea student housing complex is located in the southern portion of the Parnassus Heights campus site adjacent to the Reserve. Single students and student families live in nine buildings that were rebuilt in 1998 and three original buildings that were renovated in 2009 for interim occupancy. Based on an agreement between UCSF and the UCSF Community Advisory Group (CAG), the three older buildings (165 Johnstone, 175 Johnstone and 105 Behr) are planned for demolition by 2024, which would result in the demolition of 42 units totaling 27, 700 gsf. The sites would be restored to open space; 0.5 acres of that space would be added to the Reserve per prior agreements. While the space ceiling excludes campus housing on Third, Fourth, Fifth and Parnassus Avenues and on Kirkham and Irving Streets, the Aldea housing complex is counted toward the space ceiling. Under this LRDP, this agreement would be implemented to help reduce the space ceiling overage. In 2010, these three structures were determined to be potentially eligible for the CRHR and the NRHP.

**Demolish the Environmental Health & Safety building.** This two-story 6,200 gsf building is located south and uphill of the Ray and Dagmar Dolby Regeneration Medicine Building across Medical Center Way on the northern edge of the Reserve. The occupants would be moved into other buildings on the campus site and the building demolished before the construction of the hospital addition. The site would be restored as open space and added to the Reserve, though the existing parking area would remain. The building was constructed in 1971. It was determined to be ineligible for inclusion in the CRHR or the NRHP and is not listed on a local register. Hence, it is not considered to be a historic resource. The adjacent Annex building would remain.

**Demolish the Koret Vision Research building.** Located behind the Dental Clinics building and UC Hall on Koret Way, this four-story building contains approximately 40,000 gsf. The Koret Vision Research building would be demolished toward the end of the LRDP horizon, after the hospital addition is built and Moffitt Hospital is renovated and can accommodate Koret Vision Research occupants and programs. The demolition would help UCSF reduce the space ceiling overage. The site may be developed with parking or open space. Constructed in 1986, this building will be 49 years old by 2035. It has not yet been evaluated for its historic significance.

**Demolish the Langley Porter Psychiatric Institute (LPPI) building and two small support buildings.** LPPI is located on the east side of the campus site on Parnassus Avenue and Medical Center Way. The seven-story 107,000 gsf LPPI building houses psychiatric inpatient and outpatient uses, as well as instruction, research and administrative space. LPPI and the two small buildings (containing an additional 4,600 gsf) are planned to be demolished in year 2025 to allow for construction of the new hospital addition. The LPPI building, constructed in 1941, and the two small support buildings have been determined to be ineligible for inclusion in the CRHR and the NRHP. They are not identified on any local registers or surveys and are not considered historic resources.

**Convert Millberry Union towers from office to residential use.** The Millberry Union towers are currently used as office space. UCSF would convert the upper levels to student housing (the original use of the towers) to help reduce the space ceiling overage.

Preliminary studies indicate that up to 83 studio and one-bedroom units could be provided. This conversion would occur toward the end of the LRDP horizon after Moffitt Hospital is decommissioned and renovated, so that current occupants of the Millberry Union towers could be relocated into the vacated Moffitt building. The ground floor uses of Millberry Union and the levels below, which are mostly retail with a small amount of office and outpatient space, would not change.

**Implement Parnassus Avenue Streetscape Plan.** With the renovation of the Clinical Sciences and UC Hall buildings, and possibly new faculty housing near the Fifth and Parnassus Avenue intersection, there would be opportunities to begin implementing the proposed Parnassus Avenue Streetscape Plan. This plan calls for improvements that: make crossing the street safer and more convenient for pedestrians; reorganize and improve transit and UCSF shuttle operations; create more usable outdoor space; strengthen UCSF's identity; and enhance the public realm. Improvements would include new paving, street furniture, lighting and street trees, as well as sidewalk and crosswalk widening and more defined campus gateways at either end of the street as it passes through the campus site, incorporating the new entrance way to align with the future hospital addition. The improvements would occur in phases starting on the south side of Parnassus Avenue at the west end at Fifth Avenue, through the campus core and along the front of the hospital addition to Medical Center Way.

**Renovate Saunders Court.** As part of the seismic renovation of Clinical Sciences, Saunders Court would undergo changes to improve its functionality for general use and special events, as well as to make it more attractive and interesting. Improvements would include an expansion of the pavement, seating and tables at the north end to accommodate more people without compromising pedestrian movement between Medical Sciences and School of Nursing buildings, a new diagonal walkway with historic information about UCSF that would cut through the center of the courtyard, conversion of part of the lawn to a different surface material, new plants and features that mitigate windy conditions and provide access for the disabled and for fire trucks. The project would also improve connectivity between Parnassus Avenue and Saunders Court through Clinical Sciences.

**Create New Trails in the Mount Sutro Reserve.** To enhance and improve access throughout the Reserve for the enjoyment of visitors three new trails are proposed in the Mount Sutro Reserve: 1) a trail on the north side of the Reserve connecting the Historic Trail to the campus, allowing for ease of access to/from the campus; 2) a trail connecting the South Ridge and Quarry Road Trails to Christopher Drive, allowing for easier public access from the south side of the Reserve; and 3) an extension of this new trail to Clarendon Avenue and to trails to the Interior Greenbelt (on City-owned land) and southeast of the Reserve. The proposed trail alignments are approximate and have not yet been designed. Creating these new trails will require minimal vegetation removal, minor amounts of grading and new trail markers.

**Relocate and expand utility lines and replacement of gas and fuel storage tanks.** UCSF is planning to relocate and expand medical gas storage tanks in the vicinity of Medical Center Way near the hospital. In addition, existing underground diesel fuel storage tanks in Medical Center Way and underground lines connecting the tanks to Long Hospital must be replaced to meet State and local codes. Current plans anticipate replacement of these tanks underground.

For program level components, UCSF would determine the appropriate level of environmental review when more detailed plans become available. The following LRDP proposals at the Parnassus Heights campus site would be evaluated in this EIR at the program level:

**Renovate and reuse of Moffitt Hospital with non-acute care uses.** The decommissioned Moffitt Hospital would be renovated and reused for outpatient, hospital support and office uses. The existing circular driveway along Parnassus Avenue, which would no longer be needed for patient drop-off and pick-up, would be reused for other purposes such as commercial loading, shuttle loading or open space.

**Construct a new hospital addition building on the LPPI site.** To comply with the requirements of Senate Bill 1953, an addition to Long Hospital would be constructed on the LPPI site. Construction would take about four years, ending by 2030. The addition would contain up to 140 beds in approximately 308,000 gsf. The hospital addition would be seven stories or about 110 feet in height, excluding rooftop mechanical equipment which could add up to an additional 17 feet. The building has not yet been designed, but it would be set back from Parnassus Avenue with a landscaped strip to provide a passenger drop-off/pick-up, parking and loading loop that would exit directly across from Hillway Avenue. The upper portion of the building would step back from the lower portion to minimize shading on Parnassus Avenue and to create a more attractive appearance and better human scale when viewed from the public street. Additional loading space may be created at the back of the building. The corner of the building would be designed to be architecturally prominent as the eastern gateway to the campus site.

## Mission Bay

The 56.4 acre UCSF Mission Bay campus site is generally bounded by Mission Bay Boulevard South to the north, Owens Street to the west, Mariposa Street to the south and Third Street to the east. The campus site is in the Mission Bay neighborhood north of the Potrero Hill and Dogpatch neighborhoods. It is approximately 3.8 miles east of the Parnassus Height campus site and 3.6 miles southeast of the Mount Zion campus site.

The population of the Mission Bay campus site consists of students, faculty and staff, patients, visitors and residents of UCSF housing. Reflecting the growth in space, the total population of Mission Bay is expected to grow substantially over the life of the LRDP. There are currently over 3,500 UCSF faculty and staff employed at the Mission Bay campus site. With the construction of the LRDP proposals, this number could grow to 12,500 in the future. UCSF housing at Mission Bay is currently home to over 900 residents. This number could grow to 1,800 residents in the future through the construction of additional campus housing. A total of 70,000 outpatient visits per year are currently seen at clinics at Mission Bay. This number is projected to grow to 450,000 outpatient visits per year during the life of the LRDP, primarily due to the Medical Center at Mission Bay.

As described below, new construction totaling approximately 1.13 million gsf is underway at the Mission Bay campus site and is scheduled for completion in 2015. Approximately 1.45 million gsf of new space is proposed under the LRDP, all of which would be located north of 16th Street. In addition, the Phase 2 Medical Center and cancer outpatient building are assumed to be constructed prior to 2035. These two projects combined are approximately 918,000 gsf.

Under the 1996 LRDP, the 42.3-acre portion of the campus north of Sixteenth Street was entitled for 2.65 million gsf for instruction, research and support uses. As UCSF's primary location for basic science research, it is home to programs in biological sciences, biochemistry and biophysics, cellular and molecular pharmacology, the Center for Brain Development, the Cardiovascular Research Institute, and the Neurosciences Center, among others. Of the 2.65 million gsf entitlement, 1.93 million gsf has been fully built in six research buildings, a campus community center, and 430 units of housing in four separate buildings, representing 73% of the 1996 LRDP approved entitlement.

Mission Hall, a faculty office building of 264,800 gsf, is currently under construction at the northeast corner of Fourth and 16th Streets. Upon its completion in 2015, the total development on the portion of the campus site north of 16th Street will be 2.20 million gsf, or about 82% of the 1996 LRDP development entitlement. Approximately 463,700 gsf of the existing entitlement remains available for future development. Existing built space at this campus site has been developed at a higher density than originally anticipated so the remaining undeveloped land north of 16th Street has additional development capacity.

Future development at the Mission Bay campus site north of 16th Street would be driven by increasing demand for program space, as well as by the need to provide housing for more of the campus population and to decant space for those who currently work in leased space or space that is otherwise vacated. As the population of the campus grows over time, a third parking structure and campus life improvements would also be necessary, such as a permanent facility for child care, additional retail and outdoor recreation and fitness facilities and other open space.

The *2011 Mission Bay Phase 2 Study* evaluated options for developing the remainder of the campus site north of 16th Street. These options reflected various building capacities and heights, and the amount of parking that each would require. One option illustrated how the site would be developed under the existing amount of entitlement; the other options showed potential development scenarios in excess of the current entitlement limit. These options served as the basis from which the preferred plan emerged in considering the projected need for space at this campus site. It was determined that an additional 752,000 gsf was needed at Mission Bay for instruction and research, plus a small amount for child care, recreation and fitness and police services uses, and that the maximum capacity for housing on Block 15 was another 398,700 gsf. The combination of the remaining amount of existing entitlement of 463,700 gsf under the current LRDP with a proposed increase of 991,800 gsf under the new LRDP, for a total of 1.45 million gsf, would provide more than enough space to meet all of this projected need through 2035.

Under the proposed LRDP, the development entitlement for Mission Bay north of 16th Street would increase from 2.65 million gsf to 3.64 million gsf. Although housing was not included in the original campus master plan or entitlement for the Mission Bay campus site, 808,800 gsf of the total entitlement would be devoted to housing (410,100 gsf of existing housing on Block 20 and 398,700 gsf of proposed new housing on Block 15).

In 2007, UCSF acquired additional land south of 16th Street for a new Medical Center with a maximum capacity of 1.79 million gsf on 14 acres. Phase 1 of the Medical Center at Mission Bay



is currently under construction and will open in 2015 on the east side of the site. Phase 1 includes a 289-bed women's, children and cancer hospital of 625,600 gsf, a 207,400 gsf medical building and a 36,000 gsf energy center, for a total of 869,000 gsf. Over 1,000 parking spaces will be provided in a surface lot and existing garage.

Phase 2 of the Medical Center at Mission Bay is planned as a 261-bed hospital with additional outpatient space, totaling 793,500 gsf. Phase 2 is planned to be built at some point after 2035 on the west side of the site, but it is assumed to be completed by 2035 for a conservative analysis of potential impacts in the EIR. A 124,500 gsf cancer outpatient building is also anticipated to be constructed prior to 2035 as part of the Phase 1 entitlement, which would bring the total for Phase 1 to 993,500 gsf.

The preferred development on each block at Mission Bay campus site is summarized below and shown on **Figure 9**. The following LRDP proposals at the Mission Bay campus site would be evaluated in this EIR at the project level:

**Block 15.** A housing complex consisting of up to 668 beds in 523 units and totaling 398,700 gsf is proposed to be built on Block 15. The complex would be comprised of four or fewer buildings with an internal courtyard. The buildings would range from 55 feet in height along Mission Bay Boulevard South, 85 feet along Sixth Street and Nelson Rising Lane and up to 120 feet along Fifth Street. The complex could include an 18,000 gsf child care center. If child care is located off-site, approximately 12 additional units could be added to the housing program on Block 15. In addition, approximately 1,500 assignable square feet could be considered on this block (or Block 23) for UCSF police services.

For program level components, UCSF would determine the appropriate level of environmental review when more detailed plans become available. The following LRDP proposals at the Mission Bay campus site would be evaluated in this EIR at the program level:

**Development of remaining entitlement.** Under the existing entitlement for the Mission Bay campus site north of 16th Street, 463,700 gsf of remaining entitlement may be developed by 2035 for additional instruction, clinical, research, support and residential space. Blocks that may be developed or further developed include 15, 16, 18, 23 and 25. On the campus south of 16th Street, Phase 2 of the Medical Center at Mission Bay, comprised of 793,500 gsf, is planned. As discussed above, Phase 2 is not likely to be completed by 2035, but is assumed to be completed by 2035 for purposes of the EIR analysis. While remaining entitlement north and south of 16th Street has been analyzed previously at a programmatic level and is part of the 1996 LRDP as amended, the remaining entitlement is being carried forward into the 2014 LRDP.

**Development with an increase in entitlement north of 16th Street.** An additional 991,800 gsf may be developed by 2035. Buildings may be developed for additional instruction, clinical, research, support and residential space. Blocks that may be developed or further developed include 15, 16, 18, 23 and 25.



SOURCE: UCSF

UCSF Long Range Development Plan Initial Study

**Figure 9**  
Mission Bay

**Block 16.** One research and/or office building and a central utility plant totaling approximately 289,000 gsf, or alternatively two research buildings totaling up to 377,400 gsf may be built on Block 16. The current plan is to build a 53,000 gsf central utility plant, but the funding for this facility may not be realized, or may not be available soon enough to be cost effective if too many buildings that it would have served are already built, each with their own utility systems, by the time funding for the central plant becomes available. The height of the buildings would be similar in height to other research buildings on the campus site, but would have a setback of 30 feet at the 55-foot height along Mission Bay Boulevard South in accordance with the Mission Bay Campus Master Plan and Design Guidelines. Building footprint configurations would be flexible, but the building on the east side of the block must preserve and respond to the north gateway area. If the central utility plant is constructed, a centralized Environmental Health & Safety facility could be located within the building, along with a Facilities Management landscape yard between the two buildings. Trucks would enter from Nelson Rising Lane and exit onto Mission Bay Boulevard South if the City agrees to this proposal.

**Block 18.** An office and/or research building (possibly with clinics) with up to 193,000 gsf in a building up to 160 feet in height could be built on this block. To the east of it, a separate or attached eleven-story (110 feet in height) parking garage with approximately 1,540 spaces could be built. The ground floor of the garage would be sized to accommodate about 60 UCSF shuttles. Garage entrances/exits would be on Nelson Rising Lane and mid-block on Owens Street to avoid conflicts with Gene Friend Way, which is a pedestrian corridor. A full-size, multi-purpose sports field would be developed on the eastern portion of the block, providing outdoor recreation and fitness space between the existing community center and future housing. Pedestrian connectivity through the block and to and from the garage would be facilitated in the layout of the facilities and landscape yard, if feasible.

**Block 23.** An 85-foot tall 232,200 gsf research building would be constructed on the western side of the block in an “L” shape configuration along Fourth Street and the plaza, across from Koret Quad. This building may also contain clinics, offices and retail uses, as well as police space not provided on the Block 15 site with the housing project. A south-oriented courtyard would also be developed on the block between the existing Third Street Garage and the new building. This building would relate to the public street, plaza and Koret Quad at the ground level with transparent facades, active uses and accessibility features.

**Block 25.** A research/office building, possibly with clinics and retail uses, would be developed on the eastern side of the block. All or a portion of the building may be constructed up to 160 feet in height and may contain up to 323,300 gsf. With its visually prominent location at the southeast corner of the research campus along Third and 16th Streets, it would be an architecturally important building that would be designed with sensitivity to the public realm.

## Mount Zion

The UCSF Mount Zion campus site is approximately 7.6 acres on six contiguous city blocks in the Western Addition neighborhood of San Francisco. The campus site is generally bounded by Pine Street to the north, Scott Street to the east, Post Street to the south and Broderick to the west. It is located approximately 1.5 miles northeast of the Parnassus Heights campus site and one mile east of the Laurel Heights campus site.

The Mount Zion campus site is located in a mixed-use neighborhood commercial district. Most buildings along Divisadero Street consist of residential and office uses above ground floor retail. In the vicinity of the campus site there are several private medical office buildings that are not affiliated with UCSF. Kaiser Medical Center is located on Geary Boulevard, one block to the southwest. Residential uses predominate to the north and west, and directly across Scott Street to the east of the main block containing the hospital.

The Mount Zion campus site has 776,300 gsf of owned space and 45,300 gsf of leased space within ¼ mile, for a total of 821,600 gsf. The hospital is located on the main block, with the entrance on Divisadero Street between Post and Sutter Streets. It provides 90 licensed inpatient beds, of which 50 currently are in use. Mount Zion is also the home of the Helen Diller Comprehensive Cancer Center, Women's Health Center, Center of Excellence in Women's Health in Northern California, the Osher Center for Integrative Medicine, Pain Management Center, Sleep Disorders Center, Dialysis Center and other outpatient programs. 1,800 UCSF faculty and staff are located at the Mount Zion campus site.

To support these programs, UCSF owns and operates three parking garages and one parking lot with a total of 454 parking spaces. Other garages, lots and street parking are available nearby. Because parking in the vicinity is in high demand, patients and essential healthcare providers are given priority access to parking under UCSF's control.

The Mount Zion campus site was identified as an outpatient hub in the *2005 LRDP Amendment #2* (approved by The Regents on March 17, 2005), which discussed a plan for replacing UCSF's inpatient facilities at this site and reconfiguring clinical space among campus sites. Accordingly, development at the Mount Zion campus site would be driven by the demand for outpatient space, in addition to addressing seismically compromised buildings. Inpatient functions at the Mount Zion campus site will move to Mission Bay with the opening of the Medical Center at Mission Bay in 2015. The hospital at the Mount Zion campus site will be repurposed as an ambulatory care center with ambulatory surgery. Vacated space will be backfilled with growth of the cancer program, expansion of outpatient treatments, new clinics and support spaces.

Approximately 75,500 gsf of additional outpatient space would be needed at the Mount Zion campus site through 2035. In addition, it is anticipated that some clinical programs at the Parnassus Heights campus site would eventually be relocated to the Mount Zion campus site and nearby leased space would be consolidated into owned space in one or more new buildings on the main block. If UCSF were to dispose of the Laurel Heights facility, the relocation of the child care center at Laurel Heights would require further study, but could be moved to the Mount Zion campus site or elsewhere. In total, approximately 257,300 gsf of new program space would be required at the Mount Zion campus site through 2035. This space would be developed on the main block as there are no plans to acquire additional property in the vicinity or expand the campus boundary. The LRDP proposes to demolish three buildings totaling approximately 85,000 gsf. The new office/research building would be approximately 257,300 gsf, resulting in a net increase at the Mount Zion campus site of about 172,300 gsf.

Specific LRDP proposals at the Mount Zion campus site that would be evaluated at the project level include (shown on **Figure 10**):

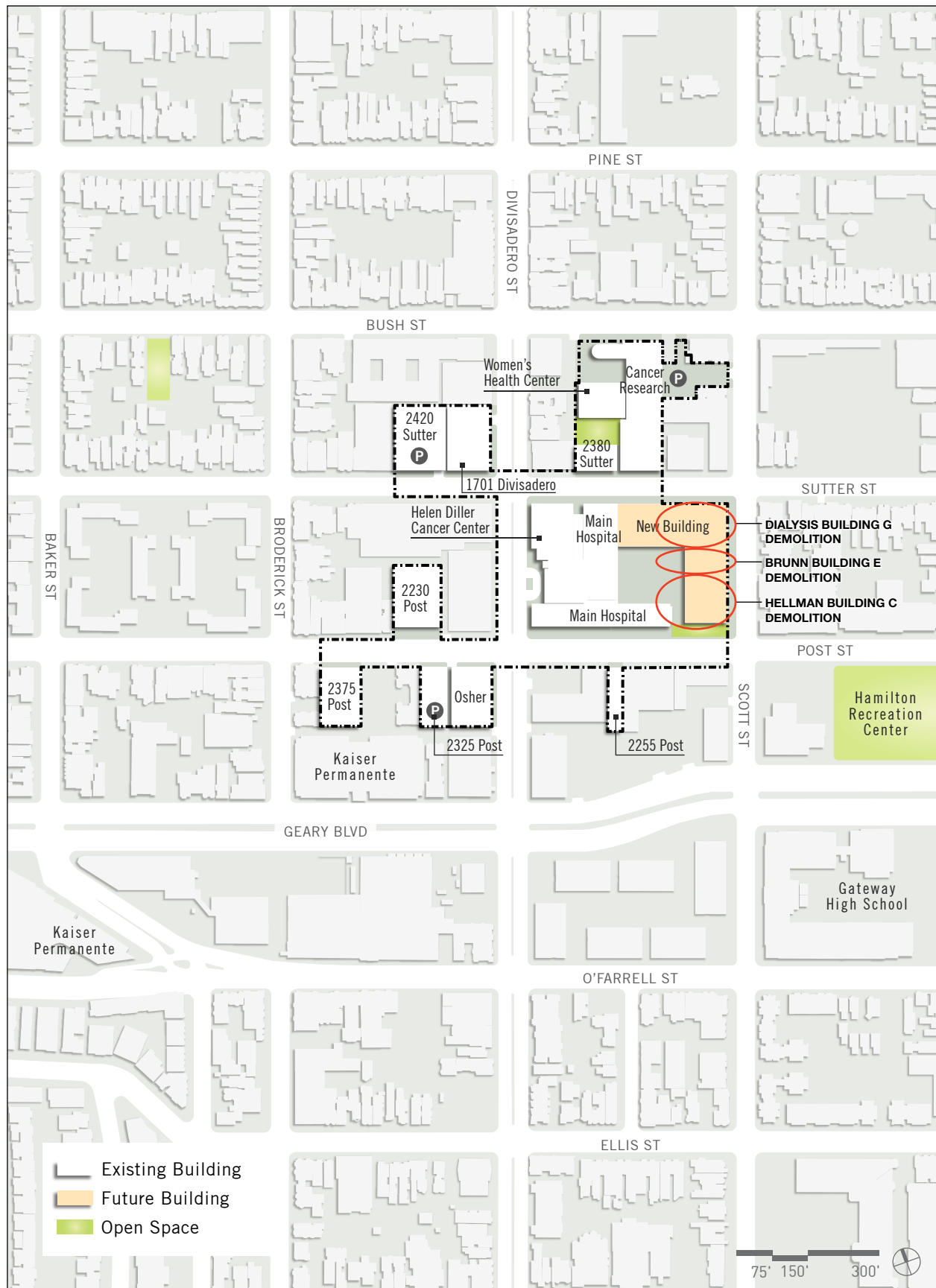
**Renovate and reuse the existing hospital.** The inpatient facilities at the Mount Zion campus site are provided in two interconnected buildings. Neither building will meet SB 1953 requirements through 2030, so both will require decommissioning as inpatient facilities by this date. With the opening of the Medical Center at Mission Bay in 2015, the inpatient uses at the Mount Zion campus site will be relocated to the Mission Bay campus site and the inpatient buildings will subsequently be repurposed for outpatient use.

**Demolish the Hellman, Harold Brunn Institute and the Dialysis Center buildings.** These three buildings are located on the east side of the main block along Scott Street between Sutter and Post Streets. The Hellman building is seismically compromised. UCSF would demolish all three buildings, but not necessarily at the same time, and the occupants and programs would be relocated into the repurposed hospital buildings or located elsewhere. Demolition of the Hellman building would likely occur in 2016-2017. In 2003, the Hellman building was determined to be potentially eligible for the CRHR. The Harold Brunn Institute and Dialysis Center buildings are not eligible for the NRHP or CRHR.

The following LRDP proposals at the Mount Zion campus site would be evaluated in this EIR at the program level. For program level components, UCSF would determine the appropriate level of environmental review when more detailed plans become available.

**Construct a new medical office and/or research building(s) and additional parking.** One or more buildings (or a phased building) would be built on the east side of the main block where the Hellman, Harold Brunn Institute and Dialysis Center buildings are currently located. UCSF conducted a capacity study to evaluate options and to determine how much space could be developed on this portion of the block, given the program target of an additional 257,300 gsf, the need for a central open space area, parking and loading requirements and the City's height and bulk limits that UCSF strives to meet. The study determined that the full program could be met, but only if the City's bulk limits were exceeded and parking was located underground or off the block. A new building along Scott Street could be built up to 65 feet with a 20-foot step back at 40 feet in height to lower the building scale at the street level. It could be set back from Post Street to align with the existing hospital building for a grander landscaped entrance. Building space on Sutter Street could be up to 105 feet in height with a 20-foot setback along Sutter and Scott Streets. This building would comply with the City's height limit, but not the bulk limit. Up to 185 parking spaces could be constructed in two levels underground, if not developed off-site. Streetscape improvements would be made along the affected street frontages.

While it is uncertain when the new building would be developed during the LRDP horizon, if all 257,300 gsf were to be built, it would represent a 21% increase over the total existing UCSF owned and leased buildings at the Mount Zion campus site.



SOURCE: UCSF

UCSF Long Range Development Plan Initial Study

**Figure 10**  
Mount Zion

## Mission Center

The three-acre Mission Center campus site is in the northeast portion of San Francisco's mixed use Mission District, located on the southern half of the block bounded by 14th, Harrison, 15th and Folsom Streets. It has only one building that is six stories tall and contains 291,000 gsf. The building fronts on Folsom Street, but the main entrance is adjacent to the 207-space parking lot, which can be accessed from Harrison and 15th Streets. Mission Center is approximately three miles east of the Parnassus Heights campus site, 1.25 miles west of the Mission Bay campus site and one mile northeast of San Francisco General Hospital.

Approximately 800 employees work in the building in various departments including campus police, documents, media and mail, information technology services, the finance services center and the controller's office. The building contains a small amount of research and other administrative functions.

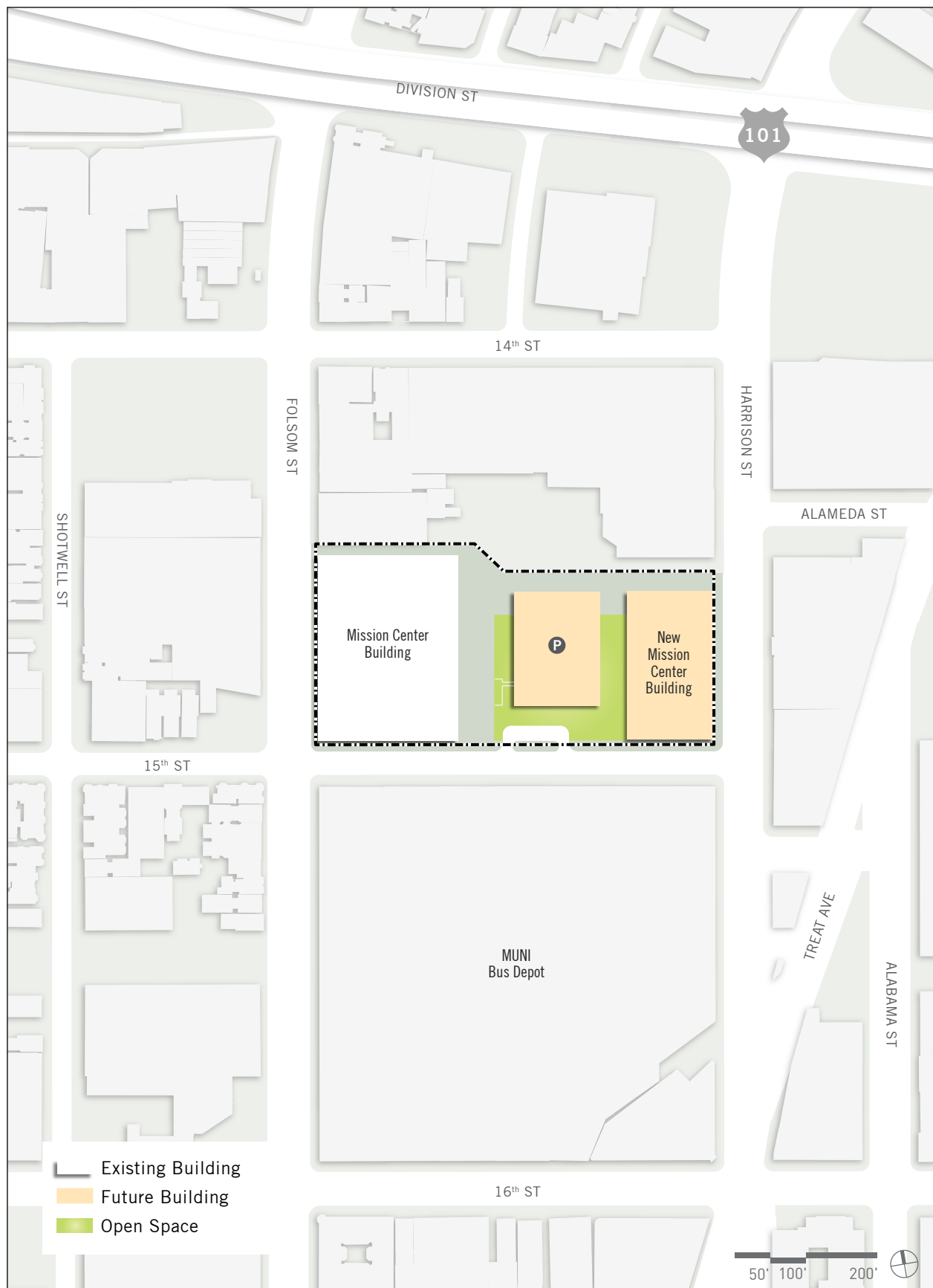
The existing building will remain, and no changes in use are planned. UCSF performed a study to evaluate options for further developing the site should UCSF determine that more program space is needed at this campus site, although no such need is currently anticipated. The capacity study analyzed the potential size and location of a new building and parking structure, and took into consideration urban design elements that would preserve the existing outdoor plaza, create additional open space, enhance the public realm and improve shuttle circulation, while also respecting the City's height and bulk limits.

The study determined that it would be preferable to build a parking structure first, followed by a building with program space, rather than an integrated structure so that some parking on the site would always be available. Because UCSF has no current need for additional space at this campus site, for planning purposes a new building would be no greater than the City's height limit of 55 feet, which would allow for a four-story building up to 100,000 gsf. To support this space, a five-story, 95,600 gsf garage with up to 294 parking spaces would be built between the existing and new buildings. Additional open space with a southern exposure would be developed between the buildings. The shuttle stop would be relocated next to this open space, just off 15th Street where up to two street parking spaces would be removed. Vehicular access into the garage would be limited to Harrison Street. Development of this new building would occur only if needed in the future when funding becomes available. This LRDP proposal will be evaluated in the EIR at a program level. **Figure 11** shows the proposed development at Mission Center.

## Other Campus Sites and Affiliations

### *Laurel Heights*

The 10.3 acre Laurel Heights campus site is located at 3333 California Street. The campus site is located on the block bounded by California, Presidio, Euclid and Laurel Streets. The main building is approximately 350,000 gsf with three below-grade floors of offices and parking, and four above-grade floors of office space. A one-story annex building with 13,000 gsf is located at the corner of California and Laurel Streets. There are 210 parking spaces in the underground garage and 333 at ground level, for a total of 543 parking spaces.



SOURCE: UCSF

UCSF Long Range Development Plan Initial Study

**Figure 11**  
Mission Center



The campus site is in the Laurel Heights neighborhood adjacent to the Presidio Heights neighborhood. The Jewish Community Center of San Francisco is located directly across California Street to the north. The California campus of the California Pacific Medical Center is a half mile to the west. The Laurel Heights campus site is approximately two miles northeast of the Parnassus Heights campus site and about one mile west of the Mount Zion campus site.

The Laurel Heights buildings were constructed in several phases between 1955 and 1966 but were not acquired by UCSF until 1985. There are approximately 1,200 employees at this campus site, which is the primary location of UCSF's social, behavioral and policy science research. A number of academic and campus administrative departments are located there along with food services, a conference center and a child care center.

In order to improve programmatic adjacencies and operational efficiencies, UCSF is reviewing its use of the Laurel Heights campus site. While no near-term changes are currently contemplated, a substantial investment of capital to maintain and extend its useful life is required. The cost-benefit of committing financial resources to this site for this purpose is being studied. As part of the study, UCSF is exploring opportunities for relocating occupants from the Laurel Heights campus to other major campus sites.

In December 2012, UCSF issued a Request for Qualifications to solicit and evaluate potential interest for developing the campus site. If selected, the developer will be responsible for developing a plan for the site, working with the community, complying with CEQA (with the City as the lead agency under CEQA), and securing all necessary City entitlements. It should be noted that no change in use is currently proposed at the Laurel Heights campus site and therefore is not analyzed in the EIR for the LRDP.

### ***Buchanan Dental Center***

The Buchanan Dental Center is operated by UCSF's School of Dentistry. It is located at 100 Buchanan Street, approximately two miles east of the Parnassus Heights campus site. The facility is located on a 0.6-acre parcel within the boundaries of a 5.4-acre parcel that was formerly owned by UC Berkeley and used as UC Berkeley Extension's San Francisco campus. The Buchanan Dental Center is served by on-site parking at this site. UC Berkeley vacated the site in 2003. A private developer has proposed a redevelopment project, 55 Laguna, on the remainder of the parcel, which will include 330 units of market-rate housing and 110 units for low-income seniors, retail uses and a community center. Construction for this project is anticipated to begin in fall of 2014.

The two-story, 18,200 gsf clinic building was constructed in 1979. The building contains dental laboratories, treatment and exam rooms, offices and a classroom. There are approximately 25 UCSF personnel employed at the clinic. These academic and clinical care programs will continue under the new LRDP as they exist today. Fifty-one parking spaces in the new development would be deeded to the University for use in connection with the Dental Center.

### ***654 Minnesota Street***

Located just south of the Mission Bay campus site, the three-story 654 Minnesota Street building contains 65,000 gsf. The building and its associated parking lot are located on the south end of the block bounded by Indiana, 19th and Minnesota Streets in the Dogpatch neighborhood, two blocks south of the Medical Center at Mission Bay. UCSF purchased the building in 2005. The building is home to Capital Programs, Campus Planning, Facilities Management, Real Estate Services, Financial and Administrative Services (FAS), Financial Service Center, School of Medical Information Services Unit and Campus Police. There are approximately 200 UCSF personnel employed in the building. Programs and uses at 654 Minnesota Street will continue at existing levels under the new LRDP.

### ***Hunters Point***

The 3.8-acre Hunters Point site is located at 900 Palou Avenue, adjacent to the former Hunters Point Naval Shipyard in the Bayview/Hunters Point neighborhood. It is approximately 3.2 miles south of the Mission Bay campus site. The Hunters Point site contains two single-story buildings that total approximately 17,700 gsf. The property is used exclusively as an animal care facility, with approximately 14 UCSF personnel. The surrounding land use is primarily industrial with a pocket of residential north and above the low-lying site. The City of San Francisco approved the Candlestick-Hunters Point Shipyard Development Plan, an extensive mixed-use redevelopment plan for the surrounding area that would include housing, retail, office, commercial, industrial and open space uses. Relocation and disposition of Hunters Point functions is being considered as part of the strategy to consolidate remote sites.

### ***Oyster Point***

The 5.7-acre Oyster Point site is located at 616 Forbes Boulevard in the City of South San Francisco. This property houses UCSF's Materials Management warehouse, which provides distribution, storage and mail services and has an adjacent parking lot. The building contains approximately 138,000 gsf. There are approximately 42 UCSF personnel employed at the Oyster Point facility. Surrounding land uses include industrial, research, office and distribution. Several biotech companies, such as Genentech, are located in close proximity to the site. UCSF continues to evaluate sites for centralized receiving to potentially reduce the number of deliveries to each campus site. Relocation and disposition of Oyster Point is being considered as part of the strategy to consolidate remote sites.

### ***San Francisco General Hospital***

San Francisco General Hospital (SFGH) is an acute-care medical center owned and operated by the City and County of San Francisco. UCSF does not own facilities at SFGH, but through an affiliation agreement with the City, UCSF faculty and physicians provide all of the medical care at SFGH in City-owned buildings. In addition, UCSF faculty conduct research at SFGH. UCSF leases or otherwise occupies space in exchange for services. There are approximately 2,000 UCSF faculty and staff at SFGH.

SFGH is located in the Mission district, bordering the western portion of the Potrero Hill neighborhood. The site is bounded by U.S. Highway 101 to the north and east, 23rd Street to the south and Potrero Avenue to the west. The area immediately surrounding SFGH is residential with some neighborhood-serving commercial activity on the ground floor, especially along 24th Street.

UCSF occupies approximately 262,000 gsf of research labs, office and clinic space on the SFGH campus in ten buildings (Buildings 1, 3, 5, 9, 10, 20, 30, 40, 80/90 and 100). Because the University of California Office of the President considers SFGH to be an adjunct campus to UCSF, it is subject to UC's Policy on Seismic Safety (Policy), which requires that UCSF occupants be located in seismically safe buildings. To comply with the Policy, UCSF intends to relocate its occupants to a new, UCSF-constructed and seismically robust research building of about 175,000 gsf. The building would be constructed on the existing SFGH surface parking lot along 23rd Street, which is located between the existing hospital (SFGH Building 5) and 23rd Street. The building may also accommodate off-site leases. UCSF intends to continue to occupy Building 3, which is seismically safe.

This new research building is in the early stages of conceptual design, and potentially could be five-stories and would be less than 90 feet in height. Parking spaces that would be displaced by the new research building, possibly along with new demand from off-site leases, could be replaced on the SFGH campus. One option being explored is the expansion of the City's parking structure on 23rd Street. The potential expansion would extend the garage footprint toward 24th Street on the surface parking lot of the garage site. The expansion project would be undertaken by the City, as it is located on City property.

Due to the timing of the proposed project, the proposed SFGH Research Building will undergo its own environmental review process, separate from the LRDP EIR. Under the LRDP, UCSF expects to maintain its activities and affiliation at SFGH and no changes in UCSF uses are anticipated at SFGH.

### ***San Francisco Veterans Affairs Medical Center***

The San Francisco Veterans Affairs Medical Center (SFVAMC) is owned by the US Department of Veterans Affairs and has been affiliated with UCSF as a teaching hospital for over 50 years. All physicians are jointly recruited by the SFVAMC and UCSF School of Medicine. SFVAMC has 189 residency and fellow positions and 40 allied health professionals. Annually, more than 700 UCSF trainees from 36 programs rotate through the SFVAMC. SFVAMC space is not considered in the LRDP because although UCSF faculty are physically located at the SFVAMC site and practice at the SFVAMC, UCSF does not lease or otherwise control any of the space at the SFVAMC. There is close cooperation between UCSF and SFVAMC regarding facilities needs and uses.

The 29-acre SFVAMC Fort Miley campus is located in the northwest area of the City adjacent to the Outer Richmond District neighborhood. It is bounded by Clement Street and Seal Rock Drive and the outer Richmond District neighborhood to the south, and otherwise by the National Park Service's Golden Gate National Recreation Area (GGNRA).

The SFVAMC completed its LRDP in June 2012 and the Draft LRDP EIR in August 2012. The SFVAMC identified a need for retrofitting existing buildings to meet the most recent seismic safety requirements and two alternatives, which include the buildout at Fort Miley and an unidentified location in the Mission Bay area, which would provide an additional 589,000 gsf of medical space in two phases to meet projected needs over the next 20 years.

The SFVAMC's LRDP was developed to meet its particular requirements and is thus separate from the UCSF LRDP, and the two planning documents are unrelated. The US Veterans Affairs Department and its local medical center administration will be implementing SFVAMC's LRDP. UCSF expects to maintain its activities as an affiliated institution at the SFVAMC, and UCSF uses at the SFVAMC are not anticipated to change under the LRDP.

### ***UCSF Fresno Medical Education and Research Program***

UCSF established a regional medical education program in Fresno in 1975 to provide training for doctors and other health care professionals in the Central San Joaquin Valley. The program was created with support from the California Legislature and the Veterans Administration to address the shortage of physicians practicing in California's San Joaquin Valley and to increase access to continuing medical education in the region. UCSF Fresno provides medical education and physician training programs through community and university partnership. Training for residents and in some programs, fellows, is available in: emergency medicine, family practice, general surgery, internal medicine, obstetrics/gynecology, pediatrics, psychiatry and surgical critical care. As a regional medical campus, UCSF Fresno carries out its training and patient care through a network of affiliation agreements with a number of hospitals in the area, including the Community Healthcare Network (Clovis Community Medical Center, Fresno Heart & Surgical Hospital and University Medical Center), Veterans Affairs Medical Center, Children's Hospital Central California, Saint Agnes Medical Center and Kaiser Permanente, as well as several community hospitals and other specialized facilities.

Located on 3.02 acres, the three-story, 82,000 gsf UCSF Fresno Center for Medical Education and Research Building opened in 2004. The building serves as the hub of medical education and research and includes clinical skills lab, standardized patient center, digital medical library, virtual classrooms and research facilities. UCSF expects to continue its current academic, research and clinical activities at Fresno and UCSF uses are not anticipated to change under the LRDP.

### **Leased Sites**

UCSF leases approximately 1.03 million gsf in San Francisco. By 2014, approximately 200,000 gsf of lease space is expected to be consolidated into UCSF owned space. Beyond 2015, UCSF hopes to continue to reduce its lease portfolio by an additional 470,000 gsf. There is approximately 350,000 gsf of space in community-based leases that will need to remain at their current locations to serve local clinical populations. While UCSF's near-term strategy is to consolidate leases to improve operational efficiency, and when possible, consolidate leases into owned space, for the purposes of the LRDP, it is assumed that UCSF's total lease portfolio will remain at about one million gsf over the LRDP planning horizon. This will account for fluctuations that will

likely occur due to community health care needs, growth and expansion in clinical and research programs and other demands.

Leases are proposed as the need arises, and typically are not foreseeable far enough in advance to include in the LRDP. UCSF evaluates proposed leases of space on a case-by-case basis to determine the appropriate level of environmental review. In general, such activities have been exempt from environmental review in the vast majority of cases. The following is a summary of UCSF's major leased sites that are greater than 10,000 gsf and lay beyond a quarter of a mile from UCSF's three major campus sites. Other leased sites are not addressed in the LRDP.

### ***China Basin***

UCSF leases approximately 187,000 gsf at 185 Berry Street between Third and Fourth Streets in the China Basin building. It is located one block west of the Giant's ballpark and one block south of the Fourth and King Street Caltrain Station. The UCSF Imaging Center, Department of Epidemiology and Biostatistics and several other research, academic and campus administration units are located in this building. UCSF plans to remain at China Basin in the near-term, but may eventually move occupants into owned space at Mission Bay as part of its lease consolidation strategy.

### ***2300 Harrison Street***

UCSF leases approximately 65,500 gsf at 2300 Harrison Street in a building at the southwest corner of 19th and Harrison Streets in the Mission District. The building is occupied by Medical Center administrative support units. UCSF would likely vacate this property when the lease expires at the end of 2013 and relocate occupants into owned space at various campus sites as part of UCSF's lease consolidation strategy.

### ***250 Executive Park Boulevard***

UCSF leases approximately 42,400 gsf at 250 Executive Park Boulevard. This building is located in the Bayview Candlestick Park area off U.S. Highway 101 near the San Francisco County line. Executive Park is part of a privately-owned mixed-use development. The space leased by UCSF is used by the Medical Center's information technology center. UCSF plans to remain at 250 Executive Park in the near-term, but will determine if the uses should be consolidated into owned space as part of its long-term lease consolidation strategy.

### ***3330 and 3360 Geary Boulevard***

UCSF leases approximately 6,400 gsf and 19,300 gsf at 3330 and 3360 Geary Boulevard, respectively, totaling 25,700 gsf. These buildings are located on Geary Boulevard between Parker and Commonwealth Streets. The space is occupied by Medical Center administrative support units. For now, UCSF will remain at these locations, but will assess if the occupants should be moved into owned space as part of UCSF's lease consolidation strategy.

### ***220 Montgomery Street***

UCSF leases approximately 8,300 gsf at 220 Montgomery Street in downtown San Francisco where the Office of Development and Alumni Relationships is located. UCSF will continue to lease space at this location until 2017, but then will determine if the lease should be renewed or if occupants should be consolidated into owned space at Mission Bay as part of UCSF's lease consolidation strategy.

### ***50 Beale Street***

UCSF leases approximately 57,400 gsf at 50 Beale Street in downtown San Francisco for Global Health Sciences and the Center for AIDS Prevention Study. UCSF will continue to lease space at this location in the near-term. It is anticipated that some of the occupants will relocate to Mission Hall on the Mission Bay campus site when it opens in 2015 and that others will move to other owned space at Mission Bay or to leased space in the China Basin building.

### ***1930 Market Street***

UCSF Alliance Health Project Center is located at 1930 Market Street on the north side of the street between Guerrero Street and Duboce Avenue in the Upper Market neighborhood. UCSF leases approximately 14,800 gsf in this one-story building. It is a community based clinic and counseling center, also known as the AIDS Health Center, affiliated with the Department of Psychiatry at UCSF, San Francisco General Hospital and the UCSF AIDS Research Institute. UCSF plans to remain at this location.

### ***982 Mission Street***

UCSF leases approximately 24,800 gsf at 982 Mission Street in the South of Market district for the Citywide and Community Focus Center, which is affiliated with UCSF and SFGH Department of Psychiatry programs. The center provides outpatient psychiatric care, crisis intervention, therapy and clinical case management services. No changes are planned at this location.

### ***2727 Mariposa Street***

Affiliated with SFGH, the UCSF Trauma Recovery and Treatment Center is located at 2727 Mariposa Street at Bryant Street in the Mission District. UCSF leases approximately 12,000 gsf in this mixed-use building and has no plans to relocate.

## 2.8 Projects and Activities Not Included in the LRDP EIR

The following is a list of projects and activities that are not included in the LRDP EIR.

### **Parnassus Heights**

#### ***Mount Sutro Management Project***

The Draft EIR for the Mount Sutro Management Project was issued on January 18, 2013. The proposal would implement a number of management activities in the Mount Sutro Open Space Reserve. These management activities include thinning the forest, native plant restoration and enhancement, conversion planting (removal of non-native trees and plants and conversion to native species) in select areas, and construction of new trails. Because this project is currently underway with its own environmental review, it is not included as part of the LRDP EIR.

#### ***New Housing at 735 Parnassus Avenue and 1414 Fifth Avenue***

UCSF is currently conducting a feasibility analysis for constructing five units of housing on the 1414 Fifth Avenue site and up to 40 units on the former site of 735 Parnassus for a total of up to 45 units and about 48,400 gsf in an L-shape configuration around the Faculty Alumni House. Any development proposal on this site would require a separate project-level environmental review and community participation process, separate from this LRDP EIR process. However, development capacity for this possible project is included in the overall LRDP growth at the Parnassus Heights campus site.

### **Mission Bay**

UCSF issued a second Request for Qualifications to identify opportunities for acquisition of a site for office use near UCSF's Mission Bay campus. The site would serve as a consolidation location for both owned and leased properties, as many of the leases will expire in coming years and UCSF hopes to reduce its overall lease portfolio. UCSF plans to engage the community in acquisition of any space in accordance with the UCSF Mission Bay Planning Principles. Given that the campus does not currently have a specific proposal for a new Mission Bay site, this potential lease consolidation and site is being considered separately from the LRDP EIR.

Block 14 of the Mission Bay campus site is currently reserved for use by the San Francisco Unified School District (SFUSD) as a public school site. Per the agreements through which the Mission Bay campus site was acquired by The Regents, the SFUSD has until 2027 to request conveyance of the 2.4-acre Block 14 for use as a school site. If the SFUSD does not request Block 14 during that timeframe, UCSF may then develop Block 14 for its own use after the necessary planning, environmental review and amendment of the LRDP.

### **Laurel Heights**

As described previously, UCSF is reviewing its use of the Laurel Heights campus site. No near-term changes are currently proposed at the Laurel Heights campus site as a part of the LRDP.

UCSF is exploring opportunities for relocating occupants from the Laurel Heights campus to other major campus sites. No change in use is currently proposed at the Laurel Heights campus site thus it will not be studied in the EIR.

## **SFGH**

As described previously, UCSF intends to vacate seismically compromised buildings at SFGH and construct a new research building of about 175,000 gsf on the existing parking lot along 23rd Street. Due to the timing of this proposed project, the proposed SFGH Research Building will undergo its own UCSF environmental review process, separate from the LRDP EIR.

Under the LRDP, UCSF expects to maintain its activities and affiliation at SFGH and no changes in UCSF uses are anticipated at SFGH.

## **2.9 Discretionary Approvals**

**Action by The Regents** (including any Regents-delegated committee or official):

Upon certification of the EIR, The Regents or its designee will consider whether to approve the proposed Long Range Development Plan, as well as any individual projects that are brought forth for approval.

**Action by Other Agencies:**

There are no responsible agencies that have approval authority over the proposed Long Range Development Plan.

There are no responsible agencies that have approval authority over the proposed projects, with the exception of certain activities that are proposed to occur within the public right-of-way. The Parnassus Avenue Streetscape Plan contains various proposals that would occur within the public right-of-way and that would require approval by the San Francisco Municipal Transportation Agency (MTA) and encroachment permits from the Department of Public Works (DPW). In addition, a cushioning action related to the renovation and reuse of UC Hall would involve traffic-calming measures at the intersection of Fifth Avenue and Kirkham Street. Such activities would also require review and approval by DPW and MTA.



### 3. Purpose of the Initial Study

Section 21080.09(b) of the Public Resources Code requires that approval of a campus LRDP be supported by an EIR. UCSF will prepare an EIR for the 2014 UCSF Long Range Development Plan in compliance with this requirement. As identified in Section 15063(c) of the CEQA Guidelines, the purpose of this Initial Study is to: (1) inform responsible agencies and the public of the nature of the proposed project and its location, (2) identify impacts that will clearly not result or will clearly be less than significant and therefore will not be discussed in the EIR, and (3) provide a general description of the topics intended to be addressed in the EIR.

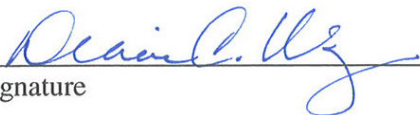
The environmental factors checked below could be potentially affected by implementation of the 2014 LRDP and/or by cumulative impacts resulting from implementation of the 2014 LRDP in conjunction with other expected developments. These factors will be evaluated in the 2014 LRDP EIR.

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics                 | <input type="checkbox"/> Agriculture and Forestry Resources         | <input checked="" type="checkbox"/> Air Quality                        |
| <input checked="" type="checkbox"/> Biological Resources       | <input checked="" type="checkbox"/> Cultural Resources              | <input checked="" type="checkbox"/> Geology and Soils                  |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions   | <input checked="" type="checkbox"/> Hazards and Hazardous Materials | <input checked="" type="checkbox"/> Hydrology and Water Quality        |
| <input checked="" type="checkbox"/> Land Use/Planning          | <input type="checkbox"/> Mineral Resources                          | <input checked="" type="checkbox"/> Noise                              |
| <input checked="" type="checkbox"/> Population and Housing     | <input checked="" type="checkbox"/> Public Services                 | <input checked="" type="checkbox"/> Recreation                         |
| <input checked="" type="checkbox"/> Transportation and Traffic | <input checked="" type="checkbox"/> Utilities and Service Systems   | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

## 4. Determination

On the basis of the initial evaluation that follows:

- ☐ I find that proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made that will avoid or reduce any potential significant effects to a less than significant level. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ I find that the proposed project MAY have a significant effect on the environment. An ENVIRONMENTAL IMPACT REPORT will be prepared.

  
\_\_\_\_\_  
Signature

Diane C. Wong  
\_\_\_\_\_  
Printed Name

9/23/13  
\_\_\_\_\_  
Date

\_\_\_\_\_  
For

## 5. Evaluation of Environmental Effects

Appendix G of the CEQA Guidelines provides a suggested format to use when preparing an Initial Study. The Environmental Checklist used in this document adopts a different format while still addressing the Appendix G checklist questions for each environmental issue area.

The attached Environmental Checklist identifies potential environmental effects that will be analyzed in the 2014 LRDP EIR. The effect may be a less-than-significant impact that will be addressed to provide a more comprehensive analysis; an impact for which further analysis is necessary or desirable before a determination about significance can be made; an impact that is potentially significant but may be reduced to a less-than-significant level with the adoption of mitigation measures; or an impact that may be significant and unavoidable.

The EIR will address effects in a program-level analysis for the 2014 LRDP and in a cumulative-level analysis for potential effects associated with growth under the 2014 LRDP and other known and reasonably foreseeable growth in the region. The 2014 LRDP EIR will also include project-specific analyses of effects, or in some cases will not be required to address effects, for proposed projects at Parnassus Heights, Mission Bay and Mount Zion campus sites.

If implementation of the 2014 LRDP, or any of the individual projects or programs proposed under the LRDP, would clearly result in no impact or result in a less-than-significant impact under CEQA criteria, no analysis beyond that provided in this Initial Study is necessary.

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Key to the Environmental Checklist Headings

<div>Organization of Headings and Key to the 2014 LRDP projects and programs in the Checklist.</div> <div>In the Initial Study Checklist that follows, the 2014 LRDP projects and programs are considered first by location, as campus-wide (2014 LRDP) or by each campus site.</div> <div>Campus-wide or by campus site, the projects and programs with similar environmental characteristics and effects are further grouped into subsidiary columns of this Checklist.</div> <div>For convenience, a short title is used to designate that group of projects or programs throughout this Initial Study.</div> <div>The names of the projects and programs in the group are listed in this table as bullet items under each short title.</div> <div>These bullet items provide a comprehensive list of the LRDP elements, which are described in detail in Section 2.5, Projected Growth, Section 2.6, Campus-wide Programs and Section 2.7, Campus Site Locations and Proposed Physical Development Plans.</div>	2014 LRDP	Parnassus Heights					Mission Bay		Mount Zion			Mission Center	Other UCSF Campus Sites
	Land Use, Population, Space Needs, & CAP (Program)	Demolish 13 Existing Buildings (Project)	Renovate UC Hall (Project)	Utilities, Retaining Walls, Saunders Court & Streetscape (Project)	Construct Replacement Hospital (Program)	Renovate Moffitt & Millberry Tower (Program)	Remaining & Increased Entitlement (Program)	New Housing (Project)	Demolish Hellman, Brunn & Dialysis (Project)	Renovate Main Hospital (Program)	Construct Office / Research Building (Program)	Construct Office Building (Program)	No Proposed Projects or Programs
	<ul style="list-style-type: none"><li>Land Use Plan</li><li>Population Changes</li><li>Space Needs</li><li>Transportation Demand Management</li><li>Greenhouse Gas Reduction Strategy</li></ul>	<ul style="list-style-type: none"><li>Surge</li><li>Woods</li><li>Medical Research 4</li><li>Laboratory of Radiobiology</li><li>Proctor Foundation</li><li>165 Johnstone</li><li>175 Johnstone</li><li>105 Behr</li><li>Environmental Health &amp; Safety</li><li>Koret Vision Research</li><li>Langley Porter Psychiatric Institute (LPPI)</li><li>LPPI support buildings (2)</li></ul>	<ul style="list-style-type: none"><li>UC Hall</li></ul>	<ul style="list-style-type: none"><li>Medical gas storage tanks</li><li>Diesel fuel storage tanks</li><li>Retaining walls</li><li>Parnassus Avenue Streetscape</li><li>Saunders Court renovation</li><li>Mount Sutro Reserve trails</li></ul>	<ul style="list-style-type: none"><li>Replacement hospital</li></ul>	<ul style="list-style-type: none"><li>Moffitt Hospital</li><li>Millberry Union towers</li></ul>	<ul style="list-style-type: none"><li>Block 15</li><li>Block 16</li><li>Block 18</li><li>Block 23</li><li>Block 25</li><li>Phase 2 Medical Center</li></ul>	<ul style="list-style-type: none"><li>Block 15</li></ul>	<ul style="list-style-type: none"><li>Hellman</li><li>Harold Brunn Institute</li><li>Dialysis Center</li></ul>	<ul style="list-style-type: none"><li>Main Hospital</li></ul>	<ul style="list-style-type: none"><li>New building &amp; parking facility</li></ul>	<ul style="list-style-type: none"><li>New building &amp; parking facility</li></ul>	<ul style="list-style-type: none"><li>None</li></ul>

5.1 Aesthetics

Issues (and Supporting Information Sources):	2014 LRDP	Parnassus Heights					Mission Bay		Mount Zion			Mission Center	Other UCSF Campus Sites
	Land Use, Population, Space Needs, & CAP (Program)	Demolish 13 Existing Buildings (Project)	Renovate UC Hall (Project)	Utilities, Retaining Walls, Saunders Court & Streetscape (Project)	Construct Replacement Hospital (Program)	Renovate Moffitt & Millberry Tower (Program)	Remaining & Increased Entitlement (Program)	New Housing (Project)	Demolish Hellman, Brunn & Dialysis (Project)	Renovate Main Hospital (Program)	Construct Office / Research Building (Program)	Construct Office Building (Program)	No Proposed Projects or Programs
Would the project:													
a) Have a substantial adverse effect on a scenic vista?	--	--	--	--	☒	--	☒	☒	--	--	--	--	--
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	--	--	--	--	--	--	--	--	--	--	--	--	--
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	--	--	--	☒	☒	--	☒	☒	--	--	☒	☒	--
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	--	☒	--	☒	☒	--	☒	☒	☒	--	☒	☒	--
e) Exceed the LRDP EIR significance standard by substantially reducing sunlight or significantly increasing shadows in public open space areas, or by increasing pedestrian-level wind speeds above the hazard level set forth in the San Francisco Planning Code?	--	☒	--	--	☒	--	☒	☒	--	--	☒	☒	--

Topics to be analyzed in the 2014 LRDP EIR are indicated: ☒

Topics that do not require additional analysis beyond that provided in the Initial Study are indicated: --

## Aesthetics

### Standards of Significance

The impact questions above constitute the significance standards for this environmental topic. A scenic vista is defined as a public view from existing parks, plazas, roadways, or other public areas. Impacts on views from private property are not considered significant. UCSF typically imposes mitigation to minimize light and glare from new buildings through building orientation, use of landscaping and choice of primary façade materials; as well as requiring exterior lighting to be directed downward.

San Francisco Planning Code Section 295 generally prohibits development above a height of 40 feet that would cause significant new shadow on open space under the jurisdiction of the San Francisco Recreation and Park Commission between 1 hour after sunrise and 1 hour before sunset, at any time of the year. A project proposed under the LRDP would have a significant effect if it would result in substantial new shadow on public open space in a manner that would substantially affect use of that area.

Generally, structures less than 100 feet tall are not of sufficient height to alter wind speeds at the ground level. Therefore, detailed wind analysis is typically not required for structures below this height. For projects that warrant detailed analysis, San Francisco Planning Code Section 148 establishes in certain districts of San Francisco wind speed criteria for the comfort and safety of pedestrians. Wind speeds in excess of 26 miles per hour (equivalent wind speed for a single hour of the year) are considered hazardous. Therefore, a project would have a significant effect if it would result in pedestrian-level wind speeds that exceed this hazard level. It is UCSF policy to review proposed construction designs and modify, as needed, proposed new structures such that pedestrian-level wind speeds would not reach hazardous levels.

### *Discussion of Potential Impacts*

#### a) Have a substantial adverse effect on a scenic vista?

For purposes of this analysis, a scenic vista is defined as a public view from existing parks, plazas, roadways or other public areas, and gateway or panoramic views from areas generally available to the general public. Views from private residences and non-public areas are not considered to be scenic views because they are not available to the general public. Impacts on views from private property are not considered significant.

#### *2014 LRDP*

All potential aesthetic effects would occur only as a result of activities at specific campus sites, and only as a result of proposed LRDP programs and projects. These specific effects are considered under the individual programs and projects, listed under the appropriate campus sites.

### *Parnassus Heights*

The Parnassus Heights campus site buildings proposed to be demolished are low-rise structures, including the Langley Porter Psychiatric Institute (LPPI) building, and are generally obscured from public views by surrounding buildings and/or trees. UC Hall, Moffitt Hospital and Millberry Tower, the three major buildings proposed to be renovated, are prominent structures whose existing facades will not be materially changed by renovation. Thus, the demolitions and the renovations would have no effect on a scenic vista.

The LPPI building is a four-story low-rise structure near the corner of Parnassus and Medical Center Way. Although the demolition of the existing LPPI would alter the view of that prominent site on the north slope of Mount Sutro, its loss would not adversely affect the scenic vista of the Parnassus Heights campus site. The demolition of the LPPI building would be followed by the construction of the high-rise replacement hospital on that site. The high-rise replacement hospital will be adjacent to and visible from Parnassus Avenue, and due to the combination of the elevation of the hillside site and the height of the proposed high-rise hospital, will also be visible from a number of distant public view locations. The 2014 LRDP EIR will consider the potential effects of the proposed high-rise Parnassus Heights replacement hospital on scenic vistas.

The proposed utilities and the retaining wall would be visible from Medical Center Way, a campus street. The Parnassus Avenue streetscape improvements are intended to improve the appearance and function of Parnassus Avenue. None of these projects has the potential to have a substantial adverse impact on views or scenic vistas.

### *Mission Bay*

The Mission Bay campus site is located in a developing portion of San Francisco surrounded by a mix of biomedical, institutional, office and residential uses.

The impacts on views of development under the 2014 LRDP would be less than significant with the applied measures, such as protecting view corridors, creating open space and developing the UCSF site in a manner that is compatible with the surrounding area and consistent with local plans and policies. The 2014 LRDP's proposed program and project at Mission Bay would adhere to all policies addressing visual resources contained in the 1996 LRDP as amended, including the protection of scenic view corridors.

Views of the Bay from the Mission Bay campus site would continue to be available along east-west roadway corridors after development anticipated under the LRDP is complete. The impact and its mitigations will be discussed in the 2014 LRDP EIR.

### *Mount Zion*

The Mount Zion campus site is located in a mixed-use neighborhood commercial district. Most buildings along Divisadero Street have residential and office uses above ground floor retail. In the vicinity are several private medical office buildings not affiliated with UCSF. Kaiser Medical Center is located on Geary Boulevard, one block southwest. Residential uses predominate to the north and west, and directly across Scott Street, east of the main block. The hospital is located on



the main block of the Mount Zion campus site, which is also the home of a number of outpatient programs.

Demolition of the seismically poor buildings, together with the construction of a new office/research building on the main block at Mount Zion will be the visible parts of the changes proposed in the 2014 LRDP; renovation and reuse of the hospital will have no visual effect.

The project site and surrounding area are on land that is relatively flat, and offer no scenic vistas. The program to renovate Mount Zion hospital and projects to demolish the Hellman, Brunn and Dialysis buildings at Mount Zion will have no effect on a scenic vista and will not be considered further in the EIR. Likewise, the office/research building project, while potentially taller than the existing structures on the site, would not affect a scenic vista as none exists on the site or when viewed from other public areas nearby.

#### *Mission Center*

The three-acre Mission Center campus site is in the northeast portion of San Francisco's Mission District, located on the southern half of the block bounded by 14th, Harrison, 15th and Folsom Streets. It has only one six-story building, which fronts Folsom Street but may be entered as well from the 207-space parking lot. The existing building would remain, and no changes in use are planned.

The LRDP considers options for further developing the site should UCSF decide more program space is needed at this campus site, although no such need is currently anticipated. The capacity study analyzed the potential size and location of a new building and parking structure, and took into consideration urban design elements that would preserve the existing outdoor plaza, create additional open space, enhance the public realm and improve shuttle circulation, while also considering the city's height and bulk limits.

The project site and surrounding area are on land that is relatively flat and offer no scenic vistas. As such, proposed development on this site would have no effect on a scenic vista.

#### *Other UCSF Campus Sites*

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

There are no state-designated scenic highways in the vicinity of the UCSF campus sites at Parnassus Heights, Mount Zion, Mission Bay, or Mission Center. There could be no impact on such scenic resources at these sites.

The LRDP proposes no programs or projects for other UCSF campus sites, although some sites are being considered for closure and consolidation in the long-term. There would be no effect on scenic resources at other UCSF campus sites.

No further analysis is required.

- 
- c) Substantially degrade the existing visual character or quality of the site and its surroundings?

*2014 LRDP*

All of the potential effects on visual character or quality occur only as a result of development and activities that would occur at specific campus sites, as a result of proposed programs and projects. These specific effects are considered under the individual programs and projects at the appropriate campus sites.

*Parnassus Heights*

Impacts on visual character or quality due to the replacement hospital program and the streetscape project will be analyzed in the 2014 LRDP EIR. Other projects at Parnassus Heights will have no effect on visual character/quality and will not be considered further in the EIR.

*Mission Bay*

Impacts on visual character or quality due to the remaining and increased entitlement program and the new housing project at Mission Bay campus site will be analyzed in the 2014 LRDP EIR.

*Mount Zion*

Effects of the office/research building project at Mount Zion on visual character or quality will be analyzed in the 2014 LRDP EIR. The program to renovate Mount Zion hospital and the projects to demolish the Hellman, Brunn and Dialysis buildings at Mount Zion will not substantially degrade the existing visual character or quality of the site or their surroundings and will not be considered further in the EIR.

*Mission Center*

The visual effect of the program to construct an office building and garage at Mission Center will be analyzed in the 2014 LRDP EIR.

### *Other UCSF Campus Sites*

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

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- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

### *2014 LRDP*

All of the potential effects on light and glare occur only as a result of development and activities that occur at specific campus sites, as a result of proposed programs and projects. These specific effects are considered under the individual programs and projects, listed under the appropriate campus sites.

### *Parnassus Heights*

Light and glare impacts associated with the replacement hospital program and the streetscape project will be analyzed in the 2014 LRDP EIR, as will the effects of light or glare for construction and demolition activities. The analysis will consider whether night work or night lighting of worksites would be required for any reason. If so, then the analysis will consider the potential to create light and glare. Other projects at Parnassus Heights will have no effect and will not be considered further in the EIR.

### *Mission Bay*

Light and glare impacts associated with the remaining and increased entitlement program and the new housing project at Mission Bay campus site will be analyzed in the 2014 LRDP EIR.

### *Mount Zion*

Light and glare impacts associated with the office/research building project at Mount Zion will be analyzed in the 2014 LRDP EIR, as will the effects of light or glare for demolition activities. The program to renovate the main hospital at Mount Zion will have no effect on light and glare and will not be considered further in the EIR.

### *Mission Center*

Light and glare impacts associated with the program to construct an office building and garage at Mission Center will be analyzed in the EIR.

### *Other UCSF Campus Sites*

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under

current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

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- e) Exceed the LRDP EIR significance standard by substantially reducing sunlight or significantly increasing shadows in public open space areas, or by increasing pedestrian-level wind speeds above the hazard level set forth in the San Francisco Planning Code?

#### *2014 LRDP*

All of the potential effects occur only as a result of development and activities that occur at specific campus sites, as a result of proposed programs and projects. These specific effects are considered under the individual programs and projects, listed under the appropriate campus sites.

#### *Parnassus Heights*

The project to renovate UC Hall and the program to renovate Moffitt Hospital and Millberry Tower at Parnassus Heights will have no effect on sunlight, shadow, or wind and will not be considered further in the 2014 LRDP EIR.

The potential to adversely affect winds and shadowing will be analyzed in the 2014 LRDP EIR for the project to demolish 13 existing buildings and the program for the construction of the replacement hospital, because the removal of buildings could open new paths for winds to reach pedestrian areas, while placement of a large new building could intercept and redirect local winds into pedestrian areas. The infrastructure projects at Parnassus Heights will have less than significant effects on wind and shadow and will not be considered further in the EIR.

#### *Mission Bay*

The potential to adversely affect winds and shadowing will be analyzed in the 2014 LRDP EIR for the remaining and increased entitlement program and the new housing project at Mission Bay campus site.

#### *Mount Zion*

Hamilton Recreation Center playground and athletic courts are located across Post and Scott Streets from the main block of the Mount Zion campus site and could be affected by shadow from the office/research building project. The potential for shadow and wind effects at Mount Zion will be analyzed in the 2014 LRDP EIR. The program to renovate Mount Zion Hospital will have no effect on shadow or wind and will not be considered further in the EIR.

#### *Mission Center*

The program to construct an office building and garage at the Mission Center campus site will be analyzed in the EIR.

*Other UCSF Campus Sites*

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

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5.2 Agriculture and Forest Resources

Issues (and Supporting Information Sources):	2014 LRDP	Parnassus Heights					Mission Bay		Mount Zion			Mission Center	Other UCSF Campus Sites
	Land Use, Population, Space Needs, & CAP (Program)	Demolish 13 Existing Buildings (Project)	Renovate UC Hall (Project)	Utilities, Retaining Walls, Saunders Court & Streetscape (Project)	Construct Replacement Hospital (Program)	Renovate Moffitt & Millberry Tower (Program)	Remaining & Increased Entitlement (Program)	New Housing (Project)	Demolish Hellman, Brunn & Dialysis (Project)	Renovate Main Hospital (Program)	Construct Office / Research Building (Program)	Construct Office Building (Program)	No Proposed Projects or Programs
Would the project:													
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	--	--	--	--	--	--	--	--	--	--	--	--	--
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	--	--	--	--	--	--	--	--	--	--	--	--	--
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?	--	--	--	--	--	--	--	--	--	--	--	--	--
d) Result in the loss of forest land or conversion of forest land to non-forest use?	--	--	--	--	--	--	--	--	--	--	--	--	--
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	--	--	--	--	--	--	--	--	--	--	--	--	--

Topics to be analyzed in the 2014 LRDP EIR are indicated: ☒

Topics that do not require additional analysis beyond that provided in the Initial Study are indicated: --

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## Agriculture and Forest Resources

### Standards of Significance

The impact questions above constitute the significance standards for this environmental topic.

### Discussion of Potential Impacts

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?

No UCSF campus site contains agricultural uses. No significant impacts to agriculture could occur. Therefore, no further study of agriculture is necessary and this topic will not be analyzed in the EIR.

- 
- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?
  - d) Result in the loss of forest land or conversion of forest land to non-forest use?

The 2014 LRDP does not propose rezoning, loss of forest land, or conversion of forest land to non-forest use. No significant impacts on forest land would occur. Therefore, no further study of forest resources is necessary and this topic will not be analyzed in the EIR.

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5.3 Air Quality

Issues (and Supporting Information Sources):	2014 LRDP	Parnassus Heights					Mission Bay		Mount Zion			Mission Center	Other UCSF Campus Sites
	Land Use, Population, Space Needs, & CAP (Program)	Demolish 13 Existing Buildings (Project)	Renovate UC Hall (Project)	Utilities, Retaining Walls, Saunders Court & Streetscape (Project)	Construct Replacement Hospital (Program)	Renovate Moffitt & Millberry Tower (Program)	Remaining & Increased Entitlement (Program)	New Housing (Project)	Demolish Hellman, Brunn & Dialysis (Project)	Renovate Main Hospital (Program)	Construct Office / Research Building (Program)	Construct Office Building (Program)	No Proposed Projects or Programs
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. <b>Would the project:</b>													
a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	--
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation (e.g., induce mobile source carbon monoxide (CO) emissions that would cause a violation of the CO ambient air quality standard)?	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	--
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	--
d) Expose sensitive receptors to substantial pollutant concentrations?	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	--
e) Create objectionable odors affecting a substantial number of people?	--	--	--	--	--	--	--	--	--	--	--	--	--
f) Exceed the LRDP EIR standard of significance by exposing receptors to toxic air contaminant emissions that (1) result in a cancer risk greater than 10 cancer cases per 1 million people exposed in a lifetime; or (2) for acute or chronic effects, result in concentrations of toxic air contaminant emissions with a Hazard Index of 1.0 or greater.	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	--

Topics to be analyzed in the 2014 LRDP EIR are indicated: ☒

Topics that do not require additional analysis beyond that provided in the Initial Study are indicated: --

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## Air Quality

### Standards of Significance

The impact questions above constitute the significance standards for air quality. The proposed project is located in the City and County of San Francisco, which is within the San Francisco Bay Area Air Basin. The Bay Area Air Quality Management District (BAAQMD) is the agency with jurisdiction over air quality within the Air Basin. In June 2010, the BAAQMD published significance thresholds in the *BAAQMD CEQA Air Quality Guidelines*<sup>16</sup> (updated in 2011 and hereinafter BAAQMD CEQA Guidelines) to assist lead agencies in evaluating the significance of a project's individual and cumulative impacts on local air quality. Projects that do not result in emissions of air pollutants that exceed the BAAQMD CEQA Guidelines thresholds would not be considered as having a significant impact on the attainment of air quality goals and would therefore be consistent with the current air quality plan.

The significance thresholds contained in the BAAQMD CEQA Guidelines were challenged by the California Building Industry Association. On March 5, 2012, the Alameda County Superior Court issued a judgment finding that the Air District had failed to comply with CEQA when it adopted the thresholds contained in the BAAQMD CEQA Guidelines. The court found that the adoption of the thresholds was a project under CEQA. The court issued a writ of mandate ordering the District to set aside the thresholds and cease disseminating them until the District had complied with CEQA. However, on August 13, 2013 the California Court of Appeals issued a full reversal of the judgment. In a published ruling, the Court directed that the Superior Court to vacate the writ of mandate issued in March 2012. BAAQMD has not formally re-instated the thresholds or otherwise responded to this Appellate Court reversal at this time.

In the interim, BAAQMD had chosen not to make a recommendation on the use of the 2010 significance thresholds to determine the significance of air quality impacts; instead, the BAAQMD recommends that the lead agency should "determine appropriate air quality thresholds of significance based on substantial evidence in the record."<sup>17</sup> The Alameda County Superior Court did not rule on or question the adequacy of the evidentiary basis supporting the significance thresholds that were contained in the BAAQMD CEQA Guidelines and the BAAQMD-recommended impact assessment methodologies. Therefore, each lead agency has the discretion to use the significance thresholds and methodology for analyzing air quality impacts under CEQA based on the evidence and technical studies supporting the BAAQMD CEQA Guidelines or other evidence.

The University has examined the information in the BAAQMD CEQA Guidelines and other information and determined that it will use the significance thresholds provided in the BAAQMD CEQA Guidelines to evaluate the air quality impacts that could potentially result from a project's criteria pollutant and toxic air contaminants (TAC) emissions. **Table 3**, BAAQMD CEQA Significance Thresholds, below, presents the significance thresholds for criteria pollutants as contained in the 2011 BAAQMD CEQA Guidelines.

<sup>16</sup> Bay Area Air Quality Management District, *BAAQMD CEQA Air Quality Guidelines*, Updated May 2011.

<sup>17</sup> Bay Area Air Quality Management District, <http://www.baaqmd.gov/Divisions/Planning-and-Research/CEQA-GUIDELINES.aspx>, Accessed July 9, 2013.

**TABLE 3**  
**BAAQMD CEQA SIGNIFICANCE THRESHOLDS**

	2011 Construction-Related Thresholds of Significance	2011 Operational Thresholds of Significance	
	Maximum Daily Emissions (pounds/day)	Maximum Daily Emissions (pounds/day)	Annual Emissions (tons/year)
Criteria Pollutants and Precursors (Regional)			
ROG	54	54	10
NO <sub>x</sub>	54	54	10
PM <sub>10</sub> (Particulate Matter Exhaust)	82	82	15
PM <sub>2.5</sub> (Particulate Matter Exhaust)	54	54	10
PM <sub>10</sub> /PM <sub>2.5</sub> (Fugitive Dust)	Best Management Practices	None	None
Criteria Air Pollutants and Precursors (Local)			
CO	–	9.0 ppm (8-hour average) concentration 20.0 ppm (1-hour average) concentration	
Risks and Hazards			
Siting a New Source or Receptor (Individual Project)	Cancer Risk: >10 in a million Non-Cancer Hazard Index: >1.0 PM <sub>2.5</sub> Level: >0.3 µg/m <sup>3</sup> annual average		
Siting a New Receptor (cumulative)	Cancer Risk: >100 in a million Non-Cancer Hazard Index: >10.0 PM <sub>2.5</sub> Level: >0.8 µg/m <sup>3</sup> annual average		

SOURCE: BAAQMD, 2011.

The average daily emissions thresholds for particulate matter and ozone precursors in Table 3 are based on emission rates of 10 tons per year for ROG, NO<sub>x</sub> and PM<sub>2.5</sub> and 15 tons per year for PM<sub>10</sub>. These values are derived from the federal New Source Review Significant Emission Rate and BAAQMD Offset Requirement limits and apply the federal BAAQMD Offset Requirements to ozone precursors for which the San Francisco Bay Area Air Basin is designated as a non-attainment area. This is judged to be an appropriate approach to prevent further deterioration of ambient air quality and thus has nexus and proportionality to prevent regionally cumulative significant impacts. Consequently, these values are applicable to all facilities emitting criteria pollutants in California, and similar thresholds are in use in many other air districts in California. Based on the above substantial evidence, the threshold emission rates in Table 3 will be used to evaluate the air quality impacts of the proposed projects and programs.

In addition to the thresholds above, the project-level cancer (10 in 1 million chance) and non-cancer (hazard index of 1) risk thresholds from the BAAQMD CEQA Guidelines have also been retained by the University to evaluate the proposed project's TAC impacts. These values were established in the Emission Inventory Criteria and Guidelines for the Air Toxics "Hot Spots" Program as thresholds for determining the priority of a facility emitting TACs. A facility with a cancer risk of at least 10 in 1 million or a non-cancer risk index greater than 1.0 would be considered a "high-level" facility and subject to reporting requirements under the Air Toxics "Hot Spots" Program.

These threshold values are commonly used by air districts throughout the state, including the South Coast Air Quality Management District, the Sacramento Metropolitan Air Quality Management District, the San Joaquin Valley Air Pollution Control District, as well as many others. Based on the above substantial evidence, the project-level cancer and non-cancer risk thresholds will be used to evaluate the project's TAC impacts.

BAAQMD also identified a concentration-based threshold for fine particulate matter (PM<sub>2.5</sub>) in its 2011 CEQA Guidelines. This threshold is an increase in annual average PM<sub>2.5</sub> concentration of 0.3 micrograms per cubic meter (µg/m<sup>3</sup>) and is based on the U.S. EPA staff-proposed Significant Impact level (SIL) for PM<sub>2.5</sub>.

Finally, compliance with the *Clean Air Plan* will provide evidence that Long Range Development Projects (LRDP) projects do not contribute to cumulative ozone impacts. The most recently adopted air quality plan in the San Francisco Bay Area Air Basin is the *2010 Clean Air Plan*. The *2010 Clean Air Plan* is a roadmap showing how the San Francisco Bay Area will achieve compliance with the state 1-hour ozone standard as expeditiously as practicable, and how the region will reduce transport of ozone and ozone precursors to neighboring air basins. The control strategy includes stationary-source control measures to be implemented through BAAQMD regulations; mobile-source control measures to be implemented through incentive programs and other activities; and transportation control measures to be implemented through transportation programs in cooperation with the MTC, local governments, transit agencies and others. The *2010 Clean Air Plan* also represents the Bay Area's most recent triennial assessment of the region's strategy to attain the state 1-hour ozone standard. In this, the *2010 Clean Air Plan* replaces the *2005 Ozone Strategy*. Under the BAAQMD updated 2012 methodology, a determination of consistency with the most recently adopted Clean Air Plan, currently the 2010 Clean Air Plan, must demonstrate that a plan or project supports the primary goals of the Clean Air Plan, includes applicable control measures of the Clean Air Plan, and would not disrupt or hinder implementation of any control measures of the Clean Air Plan.

## CEQA Checklist Discussion Items

In the following discussions of the CEQA Checklist items, the LRDP programs and projects are grouped into categories with similar air quality effects, in order to focus on characterizing the effect and determining the most suitable measure to mitigate potential impacts. These categories are used in Section 5.3 discussions, rather than discussing the programs and projects only by campus site, as is done for most other Checklist item discussions.

The proposed LRDP programs and projects include certain types of activities that would affect air quality in different ways. These general types of activities include:

- Building Demolitions, including the project to demolish 13 existing buildings at various locations at the Parnassus Heights campus site, and the project to demolish the Hellman, Brunn and Dialysis buildings at the Mount Zion campus site.
- Building Renovations, including the project to renovate UC Hall and the program to renovate Moffitt Hospital and Millberry Tower at the Parnassus Heights campus site, and the program to renovate the Main Hospital at the Mount Zion campus site.

- Building and Infrastructure Construction, including the program to construct the Replacement Hospital and the project to install utilities and retaining walls, and make open space improvements to Saunders Court and streetscape improvements to Parnassus Avenue at the Parnassus Heights campus site, the program to construct the buildings that comprise the remaining and increased entitlement and new housing at the Mission Bay campus site, the program to construct an Office / Research Building at the Mount Zion campus site, and the program to construct an Office Building and garage at the Mission Center campus site.
- Operation of the new and renovated buildings and facilities.
- The development and implementation of policies and programs, such as the greenhouse gas (GHG) reduction strategy, that affect design, construction and use of UCSF's facilities, the resultant use of energy and resources, and the air emissions that result.

## Discussion of Potential Impacts

### a) Conflict with or obstruct implementation of the applicable air quality plan?

#### *2014 LRDP*

BAAQMD guidance indicates that any project (i.e., project or plan) that does not support the three primary goals of the Clean Air Plan would not be considered consistent with the Clean Air Plan. Specifically, if approval of a project would not result in significant and unavoidable air quality impacts after application of all feasible mitigation, the project may be considered consistent with the Clean Air Plan.

Consequently, it will be necessary to determine whether all the elements of the 2014 LRDP would cumulatively result in emissions that would be significant and unavoidable after application of mitigation measures. Quantitative analysis of all project elements will be conducted as part of the analysis for the LRDP EIR.

#### *Parnassus Heights, Mission Bay, Mount Zion and Mission Center*

The demolition of buildings at the Parnassus Heights and Mount Zion campus sites would result in emissions of particulate matter and ozone precursors that could result in a potential conflict with the primary goals of the BAAQMD 2010 Clean Air Plan. Emissions associated with operation and construction of the replacement hospital at Parnassus Heights; 1.45 million gsf of development and the Phase 2 hospital at Mission Bay; and proposed buildings at Mount Zion and Mission Center would be assessed. Other renovations and improvements would also contribute to emissions. Quantitative analysis of all emissions will be conducted as part of the analysis for the LRDP EIR and will be used to determine if these elements would result in a potential conflict with the primary goals of the 2010 Clean Air Plan.

#### *Other UCSF Campus Sites*

The LRDP proposes no programs or projects for other UCSF campus sites, although some sites are being considered for closure and consolidation in the long-term. Potential actions at other campus sites are not anticipated to result in emissions or conflicts with the 2010 Clean Air Plan.



- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation (e.g., induce mobile source carbon monoxide (CO) emissions that would cause a violation of the CO ambient air quality standard)?

*2014 LRDP*

The UCSF campus sites are primarily located in the San Francisco Bay Area Air Basin, a non-attainment zone for ozone and airborne particulate matter. The 2014 LRDP EIR will examine the potential for vehicle and stationary source emissions under the 2014 LRDP (including emissions associated with all project elements at each of the campus sites within the Air Basin) to violate state and federal air quality standards or to contribute to existing air quality violations.

*Parnassus Heights, Mission Bay, Mount Zion and Mission Center*

The demolition of existing buildings at the Parnassus Heights and Mount Zion campus sites will result in emissions of particulate matter and ozone precursors that could result in particulate matter and ozone precursor emissions above the stated thresholds. Emissions associated with operation and construction of the replacement hospital at Parnassus Heights; 1.45 million gsf of development and the Phase 2 hospital at Mission Bay; and proposed buildings at Mount Zion and Mission Center would be assessed. Other renovations and improvements would also contribute to emissions. Quantitative analysis of all emissions will be conducted as part of the analysis for the LRDP EIR and will be used to determine if these elements would result in a violation of air quality standards or contribute to existing violations.

*Other UCSF Campus Sites*

The LRDP proposes no programs or projects for other UCSF campus sites. Possible actions at other campus sites are not anticipated to result in a violation of air quality standards or contribute to existing violations.

- 
- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

*2014 LRDP*

The UCSF campus is located in the San Francisco Bay Area Air Basin, a non-attainment zone for ozone and airborne particulate matter. The 2014 LRDP EIR will examine the potential for vehicle and stationary source emissions under the 2014 LRDP (including emissions associated with the all project elements at each of the campuses) to result in a cumulatively considerable contribution of particulate matter or ozone precursors.

*Parnassus Heights, Mission Bay, Mount Zion and Mission Center*

The demolition of existing buildings at the Parnassus Heights and Mount Zion campus sites will result in emissions of particulate matter and ozone precursors that could result in particulate

matter and ozone precursor emissions above thresholds established to attain air quality standards. Emissions associated with operation and construction of the replacement hospital at Parnassus Heights and the Phase 2 hospital at Mission Bay could also exceed BAAQMD thresholds as the size (square footage) of the proposed building exceeds the size-based screening criteria for hospital uses contained in the BAAQMD's 2011 CEQA Guidelines for both operational and construction-related emissions. Emissions associated with operation and construction of 1.45 million gsf of development and the Phase 2 hospital at Mission Bay, and proposed buildings at Mount Zion and Mission Center would be assessed. Other renovations and improvements would also contribute to emissions. Quantitative analysis of all emissions will be conducted as part of the analysis for the LRDP EIR and will be used to determine if these elements would result in a cumulatively considerable contribution of particulate matter or ozone precursors.

#### *Other UCSF Campus Sites*

The LRDP proposes no programs or projects for other UCSF campus sites. Possible actions at other campus sites are not anticipated to result in a cumulatively considerable contribution of particulate matter or ozone precursors.

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#### d) Expose sensitive receptors to substantial pollutant concentrations?

##### *2014 LRDP*

The BAAQMD CEQA Guidelines identify sensitive receptors as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples include schools, hospitals and residential areas. Sensitive receptors on UCSF campuses include student and faculty/staff housing, child care centers, and hospitals. The 2014 LRDP would result in increased construction, traffic, and operations, which would increase emissions of localized pollutants including carbon monoxide and particulate matter. The EIR will include an analysis of increased carbon monoxide concentrations under the 2014 LRDP (including emissions associated with the all project elements at each of the campuses) at locations near sensitive receptors. If the program-level evaluation in the EIR identifies potential conflicts between the specific projects and sensitive receptors, the project-specific analyses would include additional analysis. Localized fine particulate matter (PM<sub>2.5</sub>) concentration contributions will be estimated for the maximally exposed receptor.

##### *Parnassus Heights, Mission Bay, Mount Zion and Mission Center*

The demolition of existing buildings at the Parnassus Heights and Mount Zion campus sites will result in emissions of fine particulate matter (PM<sub>2.5</sub>) that would be mitigated through the implementation of *Basic Construction Mitigation Measures* and applicable air toxic control measures (ATCM) for all construction. The University implements these measures on all applicable projects. Construction of the replacement hospital at Parnassus Heights as well as other proposed development at Mission Bay, Mount Zion and Mission Center also would result in

emissions of PM<sub>2.5</sub> that would be addressed through these measures. Localized PM<sub>2.5</sub> concentration contributions will be estimated in the LRDP EIR for the maximally exposed receptor at Parnassus Heights, Mission Bay, Mount Zion and Mission Center. In addition, proposed housing at Parnassus Heights and Mission Bay would be considered new sensitive receptors.

#### *Other UCSF Campus Sites*

Other UCSF sites are being considered for closure and consolidation in the long-term and are not anticipated to result in localized exposure risks to sensitive receptors.

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#### e) Create objectionable odors affecting a substantial number of people?

The proposed LRDP would not include development of the types of land uses identified by BAAQMD as typically associated with odor issues, such as wastewater treatment plants, landfills, composting facilities, refineries, or chemical plants (BAAQMD, 2012). As the 2014 LRDP would not result in development at any campus site that would be a potential source of odors, this topic will not be evaluated further in the EIR.

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#### f) Exceed the LRDP EIR standard of significance by exposing receptors to toxic air contaminant emissions that (1) result in a cancer risk greater than 10 cancer cases per 1 million people exposed in a lifetime; or (2) for acute or chronic effects, result in concentrations of toxic air contaminant emissions with a Hazard Index of 1.0 or greater.

#### *2014 LRDP*

Sensitive receptors on UCSF campuses include student and faculty/staff housing, child care centers and hospitals. The 2014 LRDP would result in increased construction, traffic and operations, which would increase emissions of localized pollutants, including carbon monoxide, toxic air contaminants and particulate matter. The EIR will include a detailed analysis of increased pollutant concentrations under the 2014 LRDP (including emissions associated with the project elements at each campus site) and potential effects on sensitive receptors. If the program-level evaluation in the 2014 LRDP EIR identifies potential conflicts between the specific projects and sensitive receptors, the project-specific analyses would include additional analysis.

#### *Parnassus Heights, Mission Bay, Mount Zion and Mission Center*

The demolition of existing building at the Parnassus Heights and Mount Zion campus sites will result in emissions of diesel particulate matter (DPM), a known carcinogen. Resulting concentrations of DPM could increase cancer risks at both on-site and off-site sensitive receptors. Construction of the replacement hospital at Parnassus Heights as well as other proposed development at Mission Bay, Mount Zion and Mission Center also could expose sensitive receptors to DPM emissions. A quantitative health risk analysis of all emissions, including

emergency generators and the Central Utility Plant at Mission Bay will be conducted as part of the analysis for the LRDP EIR and will be used to determine if these elements would result in significant health risks or hazards. Additionally, potential exposure impacts to proposed new residential housing at Parnassus Heights and Mission Bay from existing sources will also be addressed in the health risk assessment conducted for the 2014 LRDP EIR.

*Other UCSF Campus Sites*

Other UCSF sites are being considered for closure and consolidation in the long-term and are not anticipated to result in emissions that would result in significant health risks or hazards.

5.4 Biological Resources

Issues (and Supporting Information Sources):	2014 LRDP	Parnassus Heights					Mission Bay		Mount Zion			Mission Center	Other UCSF Campus Sites
	Land Use, Population, Space Needs, & CAP (Program)	Demolish 13 Existing Buildings (Project)	Renovate UC Hall (Project)	Utilities, Retaining Walls, Saunders Court & Streetscape (Project)	Construct Replacement Hospital (Program)	Renovate Moffitt & Millberry Tower (Program)	Remaining & Increased Entitlement (Program)	New Housing (Project)	Demolish Hellman, Brunn & Dialysis (Project)	Renovate Main Hospital (Program)	Construct Office / Research Building (Program)	Construct Office Building (Program)	No Proposed Projects or Programs
Would the project:													
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	--	<input checked="" type="checkbox"/>	--	<input checked="" type="checkbox"/>	--	--	--	--	--	--	--	--	--
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	--	--	--	--	--	--	--	--	--	--	--	--	--
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	--	--	--	--	--	--	--	--	--	--	--	--	--
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	--	<input checked="" type="checkbox"/>	--	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	--	--	--	--	--	--	--	--
e) Conflict with any applicable policies protecting biological resources?	--	--	--	--	--	--	--	--	--	--	--	--	--
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other applicable habitat conservation plan?	--	--	--	--	--	--	--	--	--	--	--	--	--
g) Exceed the LRDP EIR standard of significance by damaging or removing heritage or landmark trees or native oak trees of a diameter specified in a local ordinance?	--	--	--	--	--	--	--	--	--	--	--	--	--

Topics to be analyzed in the 2014 LRDP EIR are indicated: ☒

Topics that do not require additional analysis beyond that provided in the Initial Study are indicated: --

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## Biological Resources

### Standards of Significance

The impact questions above constitute the significance standards for this environmental topic.

### Discussion of Potential Impacts

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

#### *2014 LRDP*

The majority of projects described under the 2014 LRDP will occur at already developed sites within an urban setting and without the presence of sensitive species or desirable habitat. The California Natural Diversity Database (CNDDDB) documents 76 special status plant and wildlife species within the San Francisco North and San Francisco South U.S. Geological Survey (USGS) quadrangles, which include all UCSF campus sites for which the 2014 LRDP proposes programs or projects. Most of the species identified within these quadrangles are associated with specific habitat types, such as dunes, valley foothill grasslands, chaparral, coastal prairie, coastal bluff scrub, marshes and swamps. None of these habitats is present at the 2014 LRDP campus sites. Site-specific effects of the 2014 LRDP are considered under individual campus sites.

#### *Parnassus Heights*

Development at Parnassus Heights would not have a substantial adverse effect either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife<sup>18</sup> (CDFW) or U.S. Fish and Wildlife Service (USFWS). The CNDDDB database documents five special status species within one mile of the project sites, however none is expected to occur within the project footprint due to lack of suitable habitat and lack of historic presence. These species include San Francisco gum plant (*Grindelia hirsutula* var. *maritima*), blue coast gilia (*Gilia capitata* ssp. *congesta*), coastal triquetrella (*Triquetrella californica*), California red-legged frog (*Rana draytonii*) and western red bat (*Lasiurus blossevillei*).

Demolition of 13 buildings as well as construction of retaining walls adjacent the Regeneration Medicine building have the potential to adversely affect nesting birds in the adjacent Mount Sutro Open Space Reserve, approximately 82% of which is comprised of mature eucalyptus (*Eucalyptus* sp.) forest as well as oak (*Quercus* sp.) woodlands and a dense understory of English ivy (*Hedra helix*) and Himalayan Blackberry (*Rubus armeniacus*). Trees and buildings in and around the project area provide suitable habitats for breeding birds. Most native, breeding birds

<sup>18</sup> The California Department of Fish and Game (CDFG) changed its name on January 1, 2013 to The California Department of Fish and Wildlife (CDFW). In this document, references to literature published by CDFW prior to Jan. 1, 2013 are cited as 'CDFG, [year]'. The agency is otherwise referred to by its new name, CDFW. CDFG Code remains as such and is referred to as "Code".

are protected under Section 3503 of the CDFG Code (Code), and raptors are protected under Section 3503.5 of the Code. In addition, both Section 3513 of the Code and the Federal Migratory Bird Treaty Act (16 U.S. Code, Sec. 703 Supp. I, 1989) prohibit the killing, possession, or trading of migratory birds. Finally, Section 3800 of the Code prohibits the taking of non-game birds, which are defined as birds occurring naturally in California that are neither game birds nor fully protected species. This potential impact will be analyzed and discussed further in the EIR.

### *Mission Bay*

Development at Mission Bay campus site would not have a substantial adverse effect either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. The CNDDDB database documents no sensitive species within one mile of the campus site and sensitive species habitat in the vicinity of the campus is associated with the San Francisco Bay and/or the Mission Bay China channel. Development at Mission Bay campus site would not be located on or near aquatic habitat or directly affect aquatic habitat and water-dependent, special-status species that may be present in the Mission Bay China Basin channel; thus no significant impacts on biological resources would occur. Mission Bay development will not be analyzed further under this significance criterion in the EIR.

### *Mount Zion*

Development at Mount Zion would not have a substantial adverse effect either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. The project sites are contained within an already developed, urban setting, which lacks desirable habitat for special status species. The CNDDDB database documents three special status species within one mile of the Mount Zion project sites: Franciscan manzanita (*Arctostaphylos franciscana*), Presidio Manzanita (*Arctostaphylos Montana* ssp. *ravenii*) and Marin western flax (*Hesperolinon congestum*). None of these species are expected to occur at Mount Zion due to lack of suitable habitat and lack of historic presence; thus no significant impacts on biological resources would occur. The programs and project at Mount Zion will not be analyzed further under this significance criterion in the EIR.

### *Mission Center*

Potential development at Mission Center includes construction of a new additional building and parking garage. This potential development would not have a substantial adverse effect either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. The site is contained within an already developed, urban setting, which lacks desirable habitat for special status species; thus no significant impacts on biological resources. Mission Center development will not be analyzed further under this significance criterion in the EIR.



### *Other UCSF Campus Sites*

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

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- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

### *2014 LRDP*

The majority of projects described under the 2014 LRDP would occur at already developed sites within an urban setting. Small areas of oak woodland, eucalyptus forest, montane hardwood, non-native annual grassland, lacustrine, riparian and freshwater emergent wetland habitat, are present within the City of San Francisco but not at or in the vicinity of the LRDP campus sites for which the 2014 LRDP proposes programs or projects. Site-specific effects of the 2014 LRDP are considered under individual campus sites.

### *Parnassus Heights*

Development at Parnassus Heights would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFW or USFWS because no riparian habitat or other sensitive natural community is mapped or identified within the campus site. Portions of the Parnassus Heights development would be adjacent to the Mount Sutro Open Space Reserve; however, the reserve is largely comprised of non-native eucalyptus forest with a non-native understory. No development is planned within the reserve or in undeveloped areas that would affect sensitive habitat; thus, there are no significant impacts on riparian or sensitive habitats. Development at Parnassus Heights will not be analyzed further under this significance criterion in the EIR.

### *Mission Bay*

The Mission Bay campus site is contained within an urban setting and development on the existing campus site would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFW or USFWS because no riparian habitat or other sensitive natural community is mapped or identified within the campus site. The program and the project would not affect the adjacent China Basin Water Channel or the San Francisco Bay; thus, there are no significant impacts on riparian or sensitive habitats. Development at Mission Bay campus site will not be analyzed further under this significance criterion in the EIR.

*Mount Zion and Mission Center*

The Mount Zion and Mission Center campus sites are contained within an urban setting and will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFW or USFWS because no riparian habitat or other sensitive natural community is mapped or identified within these campus sites. Development at these campus sites will not be analyzed further under this significance criterion in the EIR.

*Other UCSF Campus Sites*

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

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- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

*2014 LRDP*

The majority of projects described under the 2014 LRDP would occur at already developed sites within an urban setting. Some federally protected wetlands are present within the City of San Francisco but not at or in the vicinity of the LRDP campus sites for which the 2014 LRDP proposes programs or projects. Site-specific effects of the 2014 LRDP are considered under individual campus sites.

*Parnassus Heights*

Development at Parnassus Heights would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means because there are no jurisdictional or non-jurisdictional wetlands mapped or identified at Parnassus Heights. While some development would occur adjacent the Mount Sutro Open Space Reserve, no federally protected wetlands exist within the Reserve. No impact would occur and proposed development at Parnassus Heights will not be analyzed further under this significance criterion in the EIR.

*Mission Bay*

Development on the Mission Bay campus site would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means because there are no jurisdictional or non-jurisdictional wetlands

mapped or identified in the project footprint. Proposed development will not affect the adjacent China Basin Water Channel, an estuarine, deep water wetland, or the San Francisco Bay; thus there are no significant impacts on riparian or sensitive habitats. The Mission Bay campus site will not be analyzed further under this significance criterion in the EIR.

#### *Mount Zion and Mission Center*

Development at the Mount Zion and Mission Center campus sites would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means because there are no jurisdictional or non-jurisdictional wetlands mapped or identified at these campus sites. The Mount Zion and Mission Center campus sites will not be analyzed further under this significance criterion in the EIR.

#### *Other UCSF Campus Sites*

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

- 
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

#### *2014 LRDP*

The City of San Francisco and the San Francisco Bay exists along the Pacific Flyway, a main north-south travel corridor for migrating birds extending from Alaska to Patagonia. Birds frequently stopover in desirable habitat within the City or on the Bay waters throughout migration. Development at the UCSF campus sites for which the 2014 LRDP proposes programs or projects is not expected to disrupt migrating birds or interfere with the movement of any native resident or migratory fish or other wildlife species or with established native resident or migratory corridors or nursery sites as the majority of projects described under the 2014 LRDP would occur at already developed sites within an urban setting and not in desirable habitat. Site-specific effects of the 2014 LRDP are considered under individual campus sites.

#### *Parnassus Heights*

Parnassus Heights is located adjacent to the Mount Sutro Open Space Reserve, which is desirable habitat for resident and migrating birds moving along the Pacific Flyway due to its expanse of mature trees and dense understory isolated within an urban setting. Development at the Parnassus Heights campus site is not expected to impact migrating birds as projects that could affect habitat will likely occur outside of bird-nesting season. No additional migratory corridors or wildlife

nursery sites exist within the project area. However, because effects of LRDP programs and projects on habitat cannot be ruled out, this topic will be studied in the EIR.

### *Mission Bay*

The Mission Bay campus site is located adjacent to the San Francisco Bay, which is considered desirable habitat for resident and migratory birds moving along the Pacific Flyway. Development on the Mission Bay campus site is not expected to impact migrating birds as projects would occur on previously developed land with no desirable habitat. No impact would occur and this criterion will not be analyzed further under this significance criterion in the EIR.

### *Mount Zion and Mission Center*

Development at the Mount Zion and Mission Center campus sites is not expected to interfere with the movement of any native resident or migratory fish or other wildlife species or with established native resident or migratory corridors or nursery sites as the sites are already developed, within an urban setting, and are not located in desirable habitat. Development at the Mount Zion and Mission Center campus sites will not be analyzed further under this significance criterion in the EIR.

### *Other UCSF Campus Sites*

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

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## e) Conflict with any applicable policies protecting biological resources?

Pursuant to the University of California's constitutional autonomy, development and uses on property owned or leased by the University that are in furtherance of the University's educational purposes are not subject to local land use regulation, including City of San Francisco General Plan policies regarding the protection of urban biological resources. City of San Francisco Planning Code Section 139, Standards for Bird-Safe Buildings, was adopted by the City in 2011. Section 139 focuses on buildings that create location-specific hazards and building feature-related hazards to birds. Location-specific hazards apply to buildings in, or within 300 feet of and having a direct line of sight to, an Urban Bird Refuge, such as "open spaces two acres and larger dominated by vegetation, including vegetated landscaping, forest, meadows, grassland, or wetlands, or open water." Section 139 requires that 90% of glazing in the "Bird Collision Zone" (60 feet above grade, plus 60 feet above an adjacent vegetated roof 2 acres or larger) be treated (fritted, stenciled, frosted, or covered with netting, screens, grids, or bird-visible UV patterns). Lighting must also be minimized, and any wind generators must comply with Planning Department requirements. Although UCSF is not subject to the standards described under this section, UCSF will strive to be consistent with the standards, where feasible.

Conflicts with biological resource policies will not be analyzed in the EIR.

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- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other applicable habitat conservation plan?

There are no adopted habitat conservation plans, natural community conservation plans, or other applicable habitat conservation plan that would be applicable to the 2014 LRDP or any of the individual projects or programs proposed under the LRDP. No impact would occur and this criterion will not be analyzed in the EIR.

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- g) Exceed the LRDP EIR standard of significance by damaging or removing heritage or landmark trees or native oak trees of a diameter specified in a local ordinance?

The San Francisco Urban Forestry Ordinance (Article 16 of the San Francisco Public Works Code) was enacted to ensure the protection of trees on private land within and adjacent to public areas. The City of San Francisco currently considers street trees, significant trees, and landmark trees as protected. Significant trees are trees within 10 feet of the public right-of-way and are either 20 feet or greater in height, 15 feet or greater in canopy width, or 12 inches or greater in trunk diameter at 4.5 feet above grade. Landmark trees are trees that have received special designation by the San Francisco Board of Supervisors due to species rareness, size, age, structure, ecological contribution, or historical and cultural importance.

#### *2014 LRDP*

The majority of projects described under the 2014 LRDP will occur at already developed sites within an urban setting and without impact to street trees, significant trees, or landmark trees. Site-specific effects of the 2014 LRDP are considered under individual campus sites.

#### *Parnassus Heights*

The LRDP programs and projects at the Parnassus Heights campus site are not expected to affect protected trees. The Parnassus Heights campus site will not be analyzed further under this significance criterion in the EIR.

#### *Mission Bay*

Development at the Mission Bay campus site would not impact protected trees as none are present. The Mission Bay campus site will not be analyzed further under this significance criterion in the EIR.

#### *Mount Zion and Mission Center*

Development at the Mount Zion and Mission Center campus sites is not expected to impact protected trees as the sites are already developed, with few street trees, and no landmark or

significant trees are present. While the removal of protected trees on private land is not prohibited under the ordinance described above, a permit would be required from the Department of Public Works. Development at these campus sites will not be analyzed further under this significance criterion in the EIR.

#### *Other UCSF Campus Sites*

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

## References

- California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) species occurrences for the *San Francisco North* and *San Francisco South* U.S. Geographical Survey (USGS) 7.5-minute topographic quadrangles, Commercial Version, July 2013.
- United States Fish and Wildlife Service (USFWS), Federally Endangered and Threatened Species List for the *San Francisco North* and *San Francisco South* USGS 7.5-minute topographic quadrangles, July 2013.
- California Native Plant Society Electronic Inventory (CNPS), July 2013.
- USFWS National Wetlands Inventory, online version, July 2013.
- University of California San Francisco (UCSF), *UCSF Long Range Development Plan Final EIR*, City of San Francisco, prepared by EIP Associates, January 1997.
- UCSF, *Draft EIR for the UCSF Mount Sutro Management Project*, City of San Francisco, prepared by UCSF Financial and Administrative Services Planning, January 2013.

5.5 Cultural Resources

Issues (and Supporting Information Sources):	2014 LRDP	Parnassus Heights					Mission Bay		Mount Zion			Mission Center	Other UCSF Campus Sites
	Land Use, Population, Space Needs, & CAP (Program)	Demolish 13 Existing Buildings (Project)	Renovate UC Hall (Project)	Utilities, Retaining Walls, Saunders Court & Streetscape (Project)	Construct Replacement Hospital (Program)	Renovate Moffitt & Millberry Tower (Program)	Remaining & Increased Entitlement (Program)	New Housing (Project)	Demolish Hellman, Brunn & Dialysis (Project)	Renovate Main Hospital (Program)	Construct Office / Research Building (Program)	Construct Office Building (Program)	No Proposed Projects or Programs
Would the project:													
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	--	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	--	<input checked="" type="checkbox"/>	--	--	<input checked="" type="checkbox"/>	--	--	<input checked="" type="checkbox"/>	--
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	--	--	--	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	--	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	--	--	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	--
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	--	--	--	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	--	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	--	--	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	--
d) Disturb any human remains, including those interred outside of formal cemeteries?	--	--	--	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	--	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	--	--	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	--

Topics to be analyzed in the 2014 LRDP EIR are indicated: ☒

Topics that do not require additional analysis beyond that provided in the Initial Study are indicated: --

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## Cultural Resources

### Standards of Significance

The impact questions above constitute the significance standards for this environmental topic. The significance criteria standards for impacts are further explained and defined below.

Public Resources Code (PRC), Section 5020.1 and *CEQA Guidelines* Section 15064.5(b)(1) define a significant impact to historical resources as one that would materially impair the significance of an historical resource. According to *CEQA Guidelines* Section 15064.5(b)(2), material impairment of a resource's historic significance could result if the project would:

- Demolish or materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register of Historic Resources; or
- Demolish or materially alter in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to local ordinance or resolution (PRC Section 5020.1[k]), or its identification in an historical resources survey meeting the requirements of PRC Section 5024.1(g) unless a preponderance of evidence establishes that the resource is not historically or culturally significant; or
- Demolish or materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility

Generally, a project that follows the Secretary of the Interior's guidelines will be considered mitigated to a less than significant level, according to *CEQA Guidelines* Section 15064.5(b)(3).

*CEQA Guidelines* Section 15064.5(c) applies to effects on archaeological sites. Effects on non-unique archaeological resources are not considered significant. Regarding unique archaeological resources, lead agencies may require that reasonable efforts be made to permit such resources to be preserved in place or left in an undisturbed state. To the extent that unique archaeological resources are not preserved in place or not left undisturbed, mitigation measures to protect such resources are required (PRC Section 21083.2[c]). In addition, mitigation measures may be imposed to make provisions for archaeological sites accidentally discovered during construction. With the imposition of mitigation measures, effects on archaeological resources generally would be reduced to a level of non-significance.

Several sections of the Public Resources Code protect paleontological resources. Public Resources Code Section 5097.5 prohibits "knowing and willful" excavation, removal, destruction, injury and defacement of any paleontological feature on public lands (lands under state, county, city, district, or public authority jurisdiction, or the jurisdiction of a public corporation), except where the agency with jurisdiction has granted permission.

Under State law, human remains and associated burial items may be significant resources in two ways: they may be significant to descendent communities for patrimonial, cultural, lineage and religious reasons and human remains may also be important to the scientific community, such as

archaeologists, epidemiologists and physical anthropologists. The specific stake of some descendent groups in ancestral burials is a matter of law for some groups, such as Native Americans (*CEQA Guidelines* Section 15064.5 [d], PRC Section 5097.98). In other cases, the concerns of the associated descendent group regarding appropriate treatment and disposition of discovered human burials may become known only through outreach. Beliefs concerning appropriate treatment, study and disposition of human remains and associated burial items may be inconsistent and even conflictual between descendent and scientific communities. CEQA and other State regulations concerning Native American human remains provide the following procedural requirements to assist in avoiding potential adverse effects to human remains within the contexts of their value to both descendents communities and the scientific community:

- When an initial study identifies the existence or probable likelihood that a project would impact Native American human remains, the lead agency is to contact and work with the appropriate Native American representatives identified through the Native American Heritage Commission (NAHC) to develop an agreement for the treatment and disposal of the human remains and any associated burial items (*CEQA Guidelines* Section 15064.5 (d), PRC Section 5097.98).
- If human remains are accidentally discovered, the county coroner must be contacted. If the county coroner determines that the human remains are Native American, the coroner must contact the NAHC within 24 hours. The NAHC must identify the most likely descendant (MLD) to provide for the opportunity to make recommendations for the treatment and disposal of the human remains and associated burial items. If the MLD fails to make recommendations within 48 hours of notification or the project applicant rejects the recommendations of the MLD, the Native American human remains and associated burial items must be reburied in a location not subject to future disturbance within the project site (PRC Section 5097.98).
- If potentially affected human remains/burial may have scientific significance, whether or not having significance to Native Americans or other descendent communities, then under CEQA, the appropriate mitigation of effect may require the recovery of the scientific information of the remains/burial through identification, evaluation, data recovery, analysis and interpretation (*CEQA Guidelines* Section 15064.5[c][2]).

## Discussion of Potential Impacts

- a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

### *2014 LRDP*

All of the potential effects occur only as a result of activities that occur at specific campus sites, as a result of proposed LRDP programs and projects. These specific effects are considered under the individual programs and projects, listed under the appropriate campus sites.

### *Parnassus Heights*

The Parnassus Heights campus site is the oldest of the UCSF campus sites, having begun in 1896 as the Affiliated Colleges, and contains numerous buildings and structures that are listed in, or are eligible for listing in, the California Register of Historical Resources (CRHR). The proposed

project at Parnassus Heights would demolish 13 buildings and structures in furtherance of the space ceiling program, would include various open space projects, as well as utilities and infrastructure projects. Other buildings on the campus would be altered and renovated for new uses. All of these actions have the potential to demolish or materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the CRHR. Some of the buildings and structures proposed for demolition at the Parnassus Heights campus site have been previously evaluated and determined ineligible for listing in the CRHR,<sup>19</sup> and will not be further addressed in the EIR, while others are currently unevaluated (i.e., their historic status is unknown), or were evaluated over 10 years ago, and would require further analysis in the EIR. **Table 4**, below, provides breakdown of those LRDP actions at Parnassus Heights which will be addressed in the EIR, and those which will have no further discussion.

### *Mission Bay*

Mission Bay is a recently-developed campus which contains no buildings or structures listed in or eligible for listing in the CRHR. Blocks 15, 16, 18, 23 and 25B at Mission Bay campus site are undeveloped lots, and proposed construction of buildings under the remaining and increased entitlements or for new housing at this location would have no potential to impact historic resources. As such, construction at Mission Bay will not be addressed in EIR.

### *Mount Zion*

There are three projects at Mount Zion which have the potential to impact historic resources. This includes demolition of three buildings; Hellman, the Harold Brunn Institute and the Dialysis Center Buildings. Built in 1913, Hellman is the oldest building at the Mount Zion campus site. This building was evaluated in 2003 and determined eligible for listing in the CRHR, and as such, it is considered a historic resource for CEQA purposes.<sup>20</sup> Proposed demolition of this structure will be addressed in EIR. Historic American Building Survey (HABS) documentation of the Hellman Building was previously completed by Page & Turnbull in 2006.<sup>21</sup>

The Harold Brunn Institute and the Dialysis Center buildings, built in 1914 and 1962, respectively, were evaluated in 2003 and were determined ineligible for listing in the CRHR.<sup>22</sup> Although this evaluation was completed 10 years ago, a reconnaissance-level pedestrian survey by an ESA architectural historian in July, 2013, found no physical changes to the buildings or other information which would indicate a change in their original significance determination. As these buildings are not considered historic resources, their demolition would have no significant impact to historic resources, and these actions will not be addressed further in the EIR.

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<sup>19</sup> Carey & Company, Inc., *UCSF Historic Resources Survey*, February 8, 2011.

<sup>20</sup> Architectural Resources Group, *Historical Resources Evaluation, UCSF Mount Zion Campus, San Francisco, California*, June, 2003.

<sup>21</sup> Page & Turnbull, *Historic American Building Survey Documentation, Hellman Building, 2200 Post Street, University of California Mount Zion Hospital & Medical Center, San Francisco, California*, prepared for University of California San Francisco Campus Planning, October 11, 2006.

<sup>22</sup> Architectural Resources Group, *Historical Resources Evaluation, UCSF Mount Zion Campus, San Francisco, California*, June, 2003.

**TABLE 4**  
**PARNASSUS HEIGHTS CAMPUS PROJECTS TO BE ADDRESSED IN THE EIR**

<b>Project Component</b>	<b>Historic Status</b>	<b>To Be Addressed in EIR? (Y/N)</b>
<b>Renovation and Conversion Projects:</b>		
Renovate and reuse UC Hall for residential use	Built in 1917. Determined eligible in 2003 and again in 2011. Identified as a historic resource. Plans for adaptive reuse, including compliance with the Secretary of the Interior's Standards, will be evaluated in EIR.	Y
Conversion of Millberry Union towers to residential use	Built in 1955. Determined eligible in 2011. A potential historic resource. Conversion project will be addressed in EIR.	Y
Renovate Moffitt Hospital	Built in 1955. Determined ineligible in 2003. Not considered a historic resource. Backfilling Moffitt Hospital after 2030 with hospital support and other uses would have no impact on historic resources. This project will not be addressed further in the EIR.	N
<b>Demolition of 13 structures in furtherance of the space ceiling policy:</b>		
Surge	Built in 1966. Determined eligible in 2011. Considered a historic resource. Demolition will be addressed in EIR	Y
Woods	Built in 1962. Determined ineligible in 2011. Not considered a historic Resource. Demolition will not be addressed further in EIR	N
Medical Research 4	Built in 1944, remodeled 1960. Determined ineligible in 2003. Building will be reevaluated, and demolition will be addressed in EIR	Y
Laboratory of Radiobiology	Built in 1949-78. Evaluated in 2003 and determined ineligible, but will be reevaluated and addressed in EIR	Y
Three buildings at the Aldea Housing complex	Built in 1960. Determined eligible in 2011. Considered historic resources. Demolition will be addressed in EIR	Y
Koret Vision Research building	Built in 1986. Will not reach 50 yr age threshold old by 2035, and is not be considered a historic resource. Demolition will not be addressed further in EIR.	N
Environmental Health and Safety (EH&S) office building	Built in 1971. Determined ineligible in 2011. Not considered a historic resource. Demolition will not be addressed further in EIR.	N
Proctor Foundation building	Built in 1956. Determined ineligible in 2003, but will be reevaluated and addressed in EIR	Y
Langley Porter Psychiatric Institute (LPPI) building	Built in 1941. Determined ineligible in 2003, but will be reevaluated and addressed in EIR.	Y
Two LPPI support structures	Built in 1964 and 1979. Determined ineligible in 2011. Not considered historic resources. Demolition of these buildings will not be addressed further in the EIR	N

Construction of the office/research building, or renovation and reuse of the existing hospital, built in the mid-1960s and expanded and renovated numerous times in the last 30 years, would have no impacts to historic resources. As such, the new construction and the renovation and reuse will not be addressed further in the EIR.

### *Mission Center*

The Mission Center Building was constructed in 1928, and was determined eligible for listing in the CRHR.<sup>23</sup> Under the LRDP, the Mission Center Building would remain, however, potential new construction would occur in the adjacent parking lot. Potential impacts of the adjacent new construction on this building, as well as the historic district as a whole, will be addressed in the EIR.

### *Other UCSF Campus Sites*

None of the buildings at the other UCSF Campus sites have been identified as historic resources in previous studies, with the exception of the Laurel Heights Building at 3333 California Street. Built between 1955 and 1966, this building was determined eligible for listing in CRHR an excellent example of mid-century Modernism and the International Style (Carey & Co, 2011). No near-term changes are currently proposed at Laurel Heights. UCSF is exploring long-term opportunities for relocating Laurel Heights functions and disposing of the site as part of its site consolidation strategy. As described in the Project Description of this Initial Study, any private developer of the Laurel Heights campus site will comply separately with CEQA with the City as the lead agency at the time that this future project is proposed. Therefore, this potential action is not included as part of the LRDP, and will not be addressed in the EIR.

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#### b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

All of the potential effects occur only as a result of activities that occur at specific campus sites, as a result of proposed LRDP programs and projects. These specific effects are considered under the individual programs and projects, listed under the appropriate campus sites. Preliminary research suggests that the Parnassus Heights and Mount Zion campus sites have a low archaeological sensitivity and/or there is substantial modern ground disturbance that would have destroyed any possible remains, however the potential for uncovering archaeological resources cannot be entirely discounted. Preliminary research suggests that the Mission Bay and Mission Center campus sites have a high sensitivity to contain significant archaeological deposits and/or features from both prehistoric and historic-period use and occupation. The 2014 LRDP EIR will analyze effects resulting from these programs and projects at the Parnassus Heights, Mission Bay, Mount Zion and Mission Center campus sites.

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

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<sup>23</sup> City of San Francisco, *Showplace Square/Northeast Mission Historic Resource Survey*, [www.sf-planning.org/index.aspx?page=2666](http://www.sf-planning.org/index.aspx?page=2666).

- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

*2014 LRDP*

All of the potential effects occur only as a result of activities that occur at specific campus sites, as a result of proposed programs and projects. These specific effects are considered under the individual programs and projects, listed under the appropriate campus sites. Preliminary research suggests there may be the potential for the Parnassus Heights, Mission Bay, Mount Zion and Mission Center campus sites to contain paleontological resources. The EIR will analyze effects resulting from programs and projects at these campus sites.

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

- 
- d) Disturb any human remains, including those interred outside of formal cemeteries?

*2014 LRDP*

All of the potential effects occur only as a result of activities that occur at specific campus sites, as a result of proposed programs and projects. These specific effects are considered under the individual programs and projects, listed under the appropriate campus sites. Preliminary research suggests that the Parnassus Heights and Mount Zion campus sites have a low sensitivity for the discovery of human remains and/or there is substantial modern ground disturbance that would have destroyed any possible remains, however the potential for uncovering human remains cannot be entirely discounted. Preliminary research suggests that the Mission Bay and Mission Center campus sites have a high sensitivity for the discovery of both prehistoric and historic-period human remains. The 2014 LRDP EIR will analyze effects resulting from these programs and projects at the Parnassus Heights, Mission Bay, Mount Zion and Mission Center campus sites.

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

5.6 Geology, Soils and Seismicity

Issues (and Supporting Information Sources):	2014 LRDP	Parnassus Heights					Mission Bay		Mount Zion			Mission Center	Other UCSF Campus Sites
	Land Use, Population, Space Needs, & CAP (Program)	Demolish 13 Existing Buildings (Project)	Renovate UC Hall (Project)	Utilities, Retaining Walls, Saunders Court & Streetscape (Project)	Construct Replacement Hospital (Program)	Renovate Moffitt & Millberry Tower (Program)	Remaining & Increased Entitlement (Program)	New Housing (Project)	Demolish Hellman, Brunn & Dialysis (Project)	Renovate Main Hospital (Program)	Construct Office / Research Building (Program)	Construct Office Building (Program)	No Proposed Projects or Programs
Would the project:													
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:													
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	--	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	--
ii) Strong seismic ground shaking?	--	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	--
iii) Seismic-related ground failure, including liquefaction?	--	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	--
iv) Landslides?	--	☒	☒	☒	☒	--	--	--	--	--	--	--	--
b) Result in substantial soil erosion or the loss of topsoil?	--	☒	☒	☒	☒	--	☒	☒	☒	--	☒	☒	--
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	--	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	--
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) (California Building Code), creating substantial risks to life or property?	--	--	--	--	--	--	--	--	--	--	--	--	--
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	--	--	--	--	--	--	--	--	--	--	--	--	--
f) Exceed the LRDP EIR standard of significance by exposing people to structural hazards in an existing building rated Level V (Poor), or Level VI (Very Poor), under the University's seismic performance rating system, or substantial nonstructural hazards?	--	--	☒	--	--	☒	--	--	--	☒	--	--	--

Topics to be analyzed in the 2014 LRDP EIR are indicated: ☒

Topics that do not require additional analysis beyond that provided in the Initial Study are indicated: --

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## Geology, Soils and Seismicity

### Standards of Significance

The impact questions above constitute the significance standards for this environmental topic.

### Discussion of Potential Impacts

- a.i) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

#### *2014 LRDP*

The San Francisco Bay Area contains both active and potentially active faults and is considered a region of high seismic activity. The nearest known active fault is the San Andreas fault, which near San Francisco trends offshore north of Colma, and continues northwest through the Pacific Ocean approximately six miles due west of the Golden Gate Bridge. Multiple other active faults are located within 50 miles of the city, including the Calaveras, Hayward and San Gregorio faults. The San Andreas Fault system has been the source of numerous moderate to large magnitude historical earthquakes that caused strong ground shaking in the project area, including the 1906 San Francisco and 1989 Loma Prieta earthquakes. Future strong ground shaking from nearby large-magnitude earthquakes is a virtual certainty and should be a consideration in the design of the new project facilities and components. The current version of the California Building Code (CBC) is the 2007 edition, which is based on the 2006 International Building Code, with the incorporation of additional requirements for seismic design of structures. The guiding principle (Basic Policy) of the UC Seismic Safety Policy is “to acquire, build, maintain, and rehabilitate buildings and other facilities which provide an acceptable level of earthquake safety.” With adherence to the UC Seismic Safety Policy, any new or renovated structures would be designed and constructed to current seismic standards.

All of the potential effects from fault rupture occur only as a result of activities that occur at specific campus sites, as a result of proposed LRDP programs and projects. These specific effects are considered under the individual programs and projects, listed under the appropriate campus sites.

#### *Parnassus Heights*

The Parnassus Heights campus site is located on a bedrock outcrop of the Franciscan Complex, a mix of chert, greenstone, meta-sandstone and shale. The campus is not within an Alquist-Priolo Special Studies zone, but it is subject to ground shaking in the event of an earthquake. The proposed demolition, construction, utilities/retaining walls/streetscaping work and renovation activities at the Parnassus Heights campus site could expose persons or structures to loss, injury, or death due to rupture of a known earthquake fault. The 2014 LRDP EIR will assess the potential for substantial adverse effects resulting from fault rupture.

*Mission Bay*

The Mission Bay campus site is underlain by a mélange of native alluvium, dune sands and weathered rocks of the Franciscan Complex as well as artificial fill that was placed at the site around the turn of the 20th century. The campus site is not within an Alquist-Priolo Special Studies zone, but it is subject to ground shaking in the event of an earthquake. Proposed entitlement and housing development activities at the Mission Bay campus site could expose persons or structures to loss, injury, or death due to rupture of a known earthquake fault. The 2014 LRDP EIR will assess the potential for substantial adverse effects resulting from fault rupture.

*Mount Zion*

The Mount Zion campus site is underlain by sands and sandstones of the Franciscan Complex. The campus site is not within an Alquist-Priolo Special Studies zone, but it is subject to ground shaking in the event of an earthquake. Proposed demolition, renovation and construction activities at the Mount Zion campus site could expose persons or structures to loss, injury, or death due to rupture of a known earthquake fault. The 2014 LRDP EIR will assess the potential for substantial adverse effects resulting from fault rupture.

*Mission Center*

The Mission Center campus site is underlain by sands and sandstones of the Franciscan Complex. The campus site is not within an Alquist-Priolo Special Studies zone, but it is subject to ground shaking in the event of an earthquake. Proposed construction activities at the Mission Center campus site could expose persons or structures to loss, injury, or death due to rupture of a known earthquake fault. The 2014 LRDP EIR will assess the potential for substantial adverse effects resulting from fault rupture.

*Other UCSF Campus Sites*

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

- 
- a.ii) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

See a.i), above. The entire City of San Francisco, including Parnassus Heights, Mission Bay, Mount Zion and Mission Center are located in an area with a high probability of exceeding peak horizontal ground motion, as mapped by the CGS Probabilistic Seismic Hazard Assessment (CGS 2008). Proposed activities at the campus sites could put people or structures at risk of loss, injury,

or death involving strong seismic ground shaking. The 2014 LRDP EIR will assess the potential for substantial adverse effects resulting from strong seismic ground shaking.

#### *Other UCSF Campus Sites*

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

- 
- a.iii) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

#### *2014 LRDP*

Liquefaction is the process by which saturated, generally unconsolidated soils behave in a semi-solid or liquid manner due to seismic activity. All of the potential effects due to liquefaction occur only as a result of activities that occur at specific campus sites, as a result of LRDP proposed programs and projects. These specific effects are considered under the individual programs and projects, listed under the appropriate campus sites.

#### *Parnassus Heights*

The CGS has mapped the Parnassus Heights campus site as having a low risk of liquefaction from seismic ground shaking. Nevertheless, the campus site is located within the City's Special Geologic Area for potential ground failure hazards. Proposed entitlement and housing development activities at the Parnassus Heights campus site could affect exposure of persons or structures to loss, injury, or death due to seismic-related ground failure, including liquefaction. The 2014 LRDP EIR will assess the potential for substantial adverse effects resulting from seismic-related ground failure.

#### *Mission Bay*

The CGS has mapped the Mission Bay campus site as having a moderate to high risk of liquefaction from seismic ground shaking, and the campus is located within the City's Special Geologic Area for potential ground failure hazards. Proposed entitlement and housing development activities at the Mission Bay campus site could affect exposure of persons or structures to loss, injury, or death due to seismic-related ground failure, including liquefaction. As the Mission Bay campus site has developed, UCSF has been implementing a long-term program of surcharging to reduce the potential for any land subsidence or potential for liquefaction. Proposed development at Mission Bay, and the surrounding area adjacent to these areas, would likely be surcharged before any future construction. The 2014 LRDP EIR will assess the potential for substantial adverse effects resulting from seismic-related ground failure and liquefaction.

### *Mount Zion*

The CGS has mapped the Mount Zion campus site as having a moderate risk of liquefaction from seismic ground shaking. Proposed demolition, renovation and construction activities at the Mount Zion campus site could affect exposure of persons or structures to loss, injury, or death due to seismic-related ground failure, including liquefaction. The 2014 LRDP EIR will assess the potential for substantial adverse effects resulting from seismic-related ground failure and liquefaction.

### *Mission Center*

The CGS has mapped the Mission Center campus site as having a moderate to high risk of liquefaction from seismic ground shaking, and the building is located within the City's Special Geologic Area for potential ground failure hazards. Proposed construction activities at the Mission Center campus site could affect exposure of persons or structures to loss, injury, or death due to seismic-related ground failure, including liquefaction. The 2014 LRDP EIR will assess the potential for substantial adverse effects resulting from seismic-related ground failure and liquefaction.

### *Other UCSF Campus Sites*

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

- 
- a.iv) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

### *2014 LRDP*

Landslides occur when slopes suddenly move from a stable to unstable condition, and can be triggered by a broad range of conditions including seismic activity, surface water runoff, groundwater conditions, and more. All of the potential effects due to landslides occur only as a result of activities that occur at specific campus sites, as a result of proposed LRDP programs and projects. These specific effects are considered under the individual programs and projects, listed under the appropriate campus sites.

### *Parnassus Heights*

The Parnassus Heights campus site is located within the City's Special Geologic Area for potential ground failure hazards and the CGS Seismic Hazard Zone for landslides. The proposed demolition, construction, utilities/retaining walls/streetscaping work, and renovation activities at the Parnassus Heights campus site could affect exposure of persons or structures to loss, injury, or death due to landslides. The 2014 LRDP EIR will assess the potential for substantial adverse effects resulting from landslides.

*Mission Bay, Mount Zion and Mission Center*

The remaining UCSF campuses are not mapped in hazard zones for landslides. There are no proposed projects or programs at these sites that could affect the potential for substantial adverse effects resulting from landslides. No impact would occur and this criterion will not be analyzed in the EIR for these campus sites.

*Other UCSF Campus Sites*

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

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b) Result in substantial soil erosion or the loss of topsoil?

See Section 5.9, Hydrology and Water Quality, below. The proposed demolition, construction and utilities/retaining walls/streetscaping work at the Parnassus Heights campus site as well as development activities at the Mission Bay, Mount Zion, and Mission Center campus sites could potentially generate surface water runoff that could lead to substantial soil erosion or the loss of topsoil. Section 5.9 discusses the Stormwater Pollution Prevention Programs (SWPPPs) and Best Management Practices (BMPs) aimed at minimizing or preventing erosion and loss of topsoil. The 2014 LRDP EIR will assess the potential for substantial soil erosion and loss of topsoil from proposed activities.

*Other UCSF Campus Sites*

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

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c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

See a), above. The UCSF campus sites, particularly Parnassus Heights and Mission Bay, are located on geologic units and soils that could become unstable as a result of proposed activities. The 2014 LRDP EIR will assess the potential for substantial harm resulting from geologic and soil instability, including on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse.

*Other UCSF Campus Sites*

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

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- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) (California Building Code), creating substantial risks to life or property?

Expansive soils are defined as those that shrink when dry and swell when moist; they typically contain a high proportion of clay particles. In general, soils in San Francisco are not expansive, and past geotechnical investigations at the UCSF campus sites have not revealed the presence of expansive soils. As described above, the University requires all new facilities to adhere to the current CBC, which includes detailed provisions to ensure that the design of new facilities is appropriate to site soil conditions, including requirements to address expansive and otherwise problematic soils. With adherence to the CBC, impacts related to site soil conditions due to proposed 2014 LRDP activities – including but not limited to expansive soils, if any are present – would be less than significant.

*Other UCSF Campus Sites*

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

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- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

The 2014 LRDP does not propose any activities that would require the utilization of septic systems or alternative wastewater disposal systems. Therefore, there are no anticipated adverse effects from wastewater disposal associated with any of the programs or projects proposed by the 2014 LRDP and this criterion will not be analyzed in the EIR.

*Other UCSF Campus Sites*

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated

buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

- 
- f) Exceed the LRDP EIR standard of significance by exposing people to structural hazards in an existing building rated Level V (Poor), or Level VI (Very Poor), under the University's seismic performance rating system, or substantial nonstructural hazards?

*2014 LRDP*

All of the potential effects occur only as a result of activities that occur at specific campus sites, as a result of proposed programs and projects. These specific effects are considered under the individual programs and projects, listed under the appropriate campus sites.

*Parnassus Heights and Mount Zion*

Proposed renovations of UC Hall, Moffitt Hospital and Millberry Union towers at Parnassus Heights, and the main hospital at Mount Zion, would be analyzed in the EIR for this criterion.

*Other UCSF Campus Sites*

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

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5.7 Greenhouse Gas Emissions

Issues (and Supporting Information Sources):	2014 LRDP	Parnassus Heights					Mission Bay		Mount Zion			Mission Center	Other UCSF Campus Sites
	Land Use, Population, Space Needs, & CAP (Program)	Demolish 13 Existing Buildings (Project)	Renovate UC Hall (Project)	Utilities, Retaining Walls, Saunders Court & Streetscape (Project)	Construct Replacement Hospital (Program)	Renovate Moffitt & Millberry Tower (Program)	Remaining & Increased Entitlement (Program)	New Housing (Project)	Demolish Hellman, Brunn & Dialysis (Project)	Renovate Main Hospital (Program)	Construct Office / Research Building (Program)	Construct Office Building (Program)	No Proposed Projects or Programs
Would the project:													
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	--
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	--

Topics to be analyzed in the 2014 LRDP EIR are indicated: ☒

Topics that do not require additional analysis beyond that provided in the Initial Study are indicated: --

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## Greenhouse Gas Emissions

### Standards of Significance

The BAAQMD has published significance thresholds in the *BAAQMD CEQA Air Quality Guidelines*<sup>24</sup> in order to identify projects that would individually and cumulatively have significant impact on local air quality. Proposed projects that do not exceed the thresholds would not be considered as having a significant impact on the attainment of air quality goals and would therefore be consistent with the current air quality plan. The guidelines also provide guidance and significance thresholds for evaluating the impact of a project's greenhouse gas (GHG) emissions.

Significance thresholds established by the BAAQMD for GHG emissions are listed below in **Table 5**, Summary of BAAQMD GHG CEQA Significance Thresholds.

**TABLE 5**  
**SUMMARY OF BAAQMD GHG CEQA SIGNIFICANCE THRESHOLDS**

	2011 Construction- Related Thresholds of Significance	2011 Operational Thresholds of Significance
		Annual Emissions (Metric tons CO <sub>2</sub> e/year)
Greenhouse Gases		
Project Level Bright line Threshold	N.A.	1,100
Project Level Efficiency Threshold	N.A.	4.6 per service population
Plan Level Efficiency Threshold	N.A.	6.6 per service population
Stationary Source Threshold	N.A.	10,000

SOURCE: BAAQMD, 2011.

The guidelines recommend only quantifying and reporting GHG emissions from construction activities, and do not provide significance thresholds. Operational emissions may be compared to an absolute threshold of 1,100 metric tons of carbon dioxide equivalents per year (CO<sub>2</sub>e/yr) or an efficiency standard of 4.6 metric tons CO<sub>2</sub>e/yr for each Service Person (residents plus employees) associated with the proposed project. A third option is compliance with a qualified GHG reduction strategy. A qualified GHG reduction strategy is an element of the proposed 2014 LRDP. For stationary-source projects, the threshold is 10,000 metric tons CO<sub>2</sub>e/yr. Stationary-source projects include land uses that accommodate processes and equipment, such as a back-up diesel generator, that would emit GHG emissions and require a BAAQMD permit to operate.

As discussed above in Section 5.2, *Air Quality*, these BAAQMD thresholds are in dispute and are not being recommended for use by the BAAQMD. However, the University has examined the information in the District's guidelines and other evidence and has determined that it will use the District's efficiency threshold to evaluate the impacts of the proposed project. The overall

<sup>24</sup> Bay Area Air Quality Management District, *BAAQMD CEQA Air Quality Guidelines*, Updated May 2011.

regulatory basis for greenhouse gas emission control in California is Assembly Bill 32 (AB 32), which was signed into law in 2006. AB 32 requires overall greenhouse gas emissions rates in California to be reduced to match 1990 emission rates by the year 2020. The responsibility for meeting these goals lies with the local air districts, including the BAAQMD. Accordingly, the BAAQMD developed the thresholds presented in Table 5 to meet the requirements of AB 32 using the emissions sources and growth projections for the Bay Area. Based on land use GHG emissions targets and population and employment projections, the GHG threshold of 4.6 metric tons CO<sub>2</sub>e/yr for each Service Person represents an emission rate at which the Bay Area would meet its AB 32 goals. As the technical work supporting the thresholds has not been challenged in the court decision on the validity of the thresholds, it is assumed that the thresholds are still relevant for demonstrating compliance with AB 32 and thus a suitable measure of significance for the proposed 2014 LRDP.

Further, other air districts in California have proposed similar efficiency thresholds, specifically the South Coast Air Quality Management District and the Monterey Bay Unified Air Pollution Control District. The South Coast Air Quality Management District has draft CEQA guidelines for greenhouse gases that include an efficiency threshold of 4.8 metric tons CO<sub>2</sub>e/yr per Service Person. The Monterey Bay Unified Air Pollution Control District has proposed and is currently considering an efficiency threshold of 6.6 metric tons CO<sub>2</sub>e/yr per Service Person for long-range development plans and 4.6 metric tons CO<sub>2</sub>e/yr per Service Person for land use development projects. Therefore, there is substantial evidence to support the use of the efficiency threshold of 6.6 metric tons CO<sub>2</sub>e/yr per Service Person for the LRDP at the Plan level and 4.6 metric tons CO<sub>2</sub>e/yr per Service Person at the project level for individual elements; these thresholds will be applied to evaluate the GHG emission impacts of the LRDP.

## Discussion of Potential Impacts

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

### *2014 LRDP*

The 2014 LRDP EIR will examine the overall Plan-wide incremental increase in vehicle and stationary source GHG emissions with respect to the Plan-level GHG threshold of 6.6 metric tons of CO<sub>2</sub>e per year per Service Person.

### *Parnassus Heights*

The demolition of 13 existing buildings at the Parnassus Heights campus site will result in short-term construction-related GHG emissions, which will be quantified in the LRDP EIR. Some of the buildings to be demolished have older air conditioning units with high leakage rates for refrigerants and replacement of these structures would result in a decrease in refrigerant GHG emissions. Emissions associated with operation of the replacement hospital would be assessed. The 2014 LRDP EIR will examine the increase in operational emissions associated with proposed changes at the Parnassus Heights campus site with respect to the project-level GHG threshold of 4.6 metric tons of CO<sub>2</sub>e per year for each Service Person potential.

### *Mission Bay*

1.45 million gsf of development may be developed at the Mission Bay campus site by 2035. GHG emissions associated with construction and operation of the Phase 2 hospital could also exceed BAAQMD thresholds based on the size (square footage) of the proposed building that exceeds the size-based screening criteria for hospital uses contained in BAAQMD's 2011 CEQA Guidelines for both operational GHG emissions. The 2014 LRDP EIR will examine the increase in operational emissions associated with proposed changes at the Mission Bay campus site with respect to the project-level GHG threshold of 4.6 metric tons of CO<sub>2</sub>e per year for each Service Person potential.

### *Mount Zion*

The demolition of three existing buildings at the Mount Zion campus site will result in temporary construction-related GHG emissions which will be quantified in the 2014 LRDP EIR. Potential development of the Mount Zion campus site would include building(s) of up to approximately 257,300 gsf and up to 185 parking stalls. Quantitative analysis of all emissions will be conducted as part of the analysis for the LRDP EIR and will be used to determine if these elements would result in significant GHG emissions.

### *Mission Center*

Potential development of the Mission Center campus site would include a medical office structure of approximately 100,000 gsf and a 294-stall parking garage. Quantitative analysis of all emissions will be conducted as part of the analysis for the LRDP EIR and will be used to determine if these elements would result in significant GHG emissions.

### *Other UCSF Campus Sites*

No projects or programs are proposed at other UCSF campus sites. There would be no change in GHG emissions.

- 
- b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

### *2014 LRDP*

The 2014 LRDP will include a GHG reduction strategy. The GHG reduction strategy will include measures that can be applied to individual projects, as appropriate, with the goal of limiting and/or incrementally reducing or offsetting the University's GHG emissions over time. The University intends to use the GHG reduction strategy (and the LRDP EIR analysis of the GHG reduction strategy) to provide coverage for the LRDP as a whole and for individual projects that may arise over the course of the LRDP, to the horizon year 2035 and its GHG threshold of 6.6 metric tons of CO<sub>2</sub>e per year potential. The LRDP EIR will qualitatively discuss this strategy as a means of demonstrating that individual LRDP projects and programs would not conflict with plans, policies, or regulations adopted for the purpose of reducing GHGs.

### *Parnassus Heights*

The 2014 LRDP EIR will qualitatively discuss how the demolition of 13 existing buildings at Parnassus Heights would be consistent with the UCSF GHG reduction strategy and therefore, would not conflict with plans, policies, or regulations adopted for the purpose of reducing GHGs.

### *Mission Bay*

The 2014 LRDP EIR will qualitatively consider whether the additional Mission Bay development not entitled under the existing LRDP, as well as construction of the new residential project, would be consistent with the UCSF GHG reduction strategy and therefore, would not conflict with plans, policies, or regulations adopted for the purpose of reducing GHGs.

### *Mount Zion*

The 2014 LRDP EIR will qualitatively discuss whether the demolition of three existing buildings at the Mount Zion campus site would be consistent with the UCSF GHG reduction strategy and therefore, would not conflict with plans, policies, or regulations adopted for the purpose of reducing GHGs.

### *Mission Center*

Potential development at Mission Center would include an office building and parking garage. The 2014 LRDP EIR will qualitatively discuss whether this development at Mission Center would be consistent with the UCSF GHG reduction strategy and therefore, would not conflict with plans, policies, or regulations adopted for the purpose of reducing GHGs.

### *Other UCSF Campus Sites*

No projects or programs are proposed at other UCSF campus sites. There would be no change in GHG emissions.

5.8 Hazards and Hazardous Materials

Issues (and Supporting Information Sources):	2014 LRDP	Parnassus Heights					Mission Bay		Mount Zion			Mission Center	Other UCSF Campus Sites
	Land Use, Population, Space Needs, & CAP (Program)	Demolish 13 Existing Buildings (Project)	Renovate UC Hall (Project)	Utilities, Retaining Walls, Saunders Court & Streetscape (Project)	Construct Replacement Hospital (Program)	Renovate Moffitt & Millberry Tower (Program)	Remaining & Increased Entitlement (Program)	New Housing (Project)	Demolish Hellman, Brunn & Dialysis (Project)	Renovate Main Hospital (Program)	Construct Office / Research Building (Program)	Construct Office Building (Program)	No Proposed Projects or Programs
Would the project:													
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	--	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	--
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	--	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	--
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	--	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	--
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	--	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	--
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	--	--	--	--	--	--	--	--	--	--	--	--	--
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	--	--	--	--	--	--	☒	☒	--	--	--	--	--
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	--
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	--	☒	--	☒	☒	--	--	--	--	--	--	--	--

Topics to be analyzed in the 2014 LRDP EIR are indicated: ☒

Topics that do not require additional analysis beyond that provided in the Initial Study are indicated: --

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## Hazards and Hazardous Materials

### Standards of Significance

The impact questions above constitute the significance standards for this environmental topic.

### Discussion of Potential Impacts

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

All of the potential effects regarding hazardous materials would occur only as a result of activities that occur at specific campus sites, as a result of proposed programs and projects. The 2014 LRDP EIR will analyze effects resulting from these programs and projects at the Parnassus Heights, Mission Bay, Mount Zion and Mission Center campus sites.

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

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- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

There are no public use airports within two miles of the City of San Francisco. Both San Francisco International Airport and Oakland International Airport are over five miles from the City limit. No impact would occur and this criterion will not be discussed in the EIR.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

The only UCSF campus site within two miles of a private airstrip is Mission Bay. On completion of the current construction, UCSF will operate an active helipad at the UCSF Medical Center at Mission Bay. The proposed facilities that would be closest to this helipad will be the proposed buildings constructed under the remaining and increased entitlement, including the new housing at the Mission Bay campus site. The 2014 LRDP EIR will address operational heliport effects only at the Mission Bay campus site. No impact would occur at other campus sites.

---

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Development under the 2014 LRDP could potentially exceed the UCSF emergency response capabilities, which could impair implementation of its emergency response plan or emergency evacuation plan. The 2014 LRDP EIR will characterize the UCSF emergency response plans and capabilities, and will assess the effects of growth under the LRDP on UCSF's ability to manage emergencies in a campus-wide context as well as specifically related to proposed development at the Parnassus Heights, Mission Bay, Mount Zion and Mission Center campus sites.

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

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- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

The Mount Sutro Open Space Reserve Management Plan at Parnassus Heights indicates that, as with any monocultural (i.e. single species) forest, the trees of the reserve are particularly prone to widespread disease and wildfire. The use of heavy construction equipment during demolition and construction activities adjacent to the reserve could increase the risk of fire. This criterion will be evaluated only for the Parnassus Heights campus site in the 2014 LRDP EIR.

## References

UCSF, *Draft EIR for the UCSF Mount Sutro Management Project*, City of San Francisco, prepared by UCSF Financial and Administrative Services Planning, January 2013.

5.9 Hydrology and Water Quality

Issues (and Supporting Information Sources):	2014 LRDP	Parnassus Heights					Mission Bay		Mount Zion			Mission Center	Other UCSF Campus Sites
	Land Use, Population, Space Needs, & CAP (Program)	Demolish 13 Existing Buildings (Project)	Renovate UC Hall (Project)	Utilities, Retaining Walls, Saunders Court & Streetscape (Project)	Construct Replacement Hospital (Program)	Renovate Moffitt & Millberry Tower (Program)	Remaining & Increased Entitlement (Program)	New Housing (Project)	Demolish Hellman, Brunn & Dialysis (Project)	Renovate Main Hospital (Program)	Construct Office / Research Building (Program)	Construct Office Building (Program)	No Proposed Projects or Programs
Would the project:													
a) Violate any water quality standards or waste discharge requirements?	--	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	--
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	--	--	--	--	--	--	--	--	--	--	--	--	--
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site?	--	☒	--	☒	☒	--	☒	☒	☒	--	☒	☒	--
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?	--	☒	--	☒	☒	--	☒	☒	☒	--	☒	☒	--
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	--	☒	--	☒	☒	--	☒	☒	☒	--	☒	☒	--
f) Otherwise substantially degrade water quality?	--	☒	--	☒	☒	--	☒	☒	☒	--	☒	☒	--
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	--	--	--	--	--	--	☒	☒	--	--	--	--	--
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	--	--	--	--	--	--	☒	☒	--	--	--	--	--
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	--	--	--	--	--	--	☒	☒	--	--	--	--	--
j) Inundate by seiche, tsunami, or mudflow?	--	☒	--	☒	☒	--	☒	☒	--	--	--	--	--

Topics to be analyzed in the 2014 LRDP EIR are indicated: ☒

Topics that do not require additional analysis beyond that provided in the Initial Study are indicated: --

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## Hydrology and Water Quality

### Standards of Significance

The impact questions above constitute the significance standards for this environmental topic. Standard mitigation includes preparation of a Storm Water Pollution Prevention Plan (SWPPP) when required, including Best Management Practices to avoid erosion and minimize sedimentation.

### Discussion of Potential Impacts

- a) Violate any water quality standards or waste discharge requirements?

#### *2014 LRDP*

All of the potential effects occur only as a result of activities that occur at specific campus sites, as a result of proposed LRDP programs and projects. These specific effects are considered under the individual programs and projects, listed under the appropriate campus sites.

#### *Parnassus Heights*

Surface water runoff from the Parnassus Heights campus site drains into a combined storm drain system that flows to the City's Oceanside Water Pollution Control Plant (OWPCP) at Ocean Beach on the City's western shoreline. OWPCP has a permit from the National Pollutant Discharge Elimination System (NPDES) program administered by the Regional Water Quality Control Board (RWQCB) that regulates discharge from the plant to the Pacific Ocean. The OWPCP meets all the dry- and wet-weather effluent discharge standards described in NPDES Permit No. CA0037681 and State Water Resources Control Board (SWRCB) Water Quality Order No. R2-2009-0062.

The proposed demolitions, construction, utilities/retaining walls/streetscaping work and renovation activities at the Parnassus Heights campus site could potentially generate surface water runoff with elevated levels of sediment and urban contaminants such as oil, grease, metals, pesticides, herbicides and entrained dust. This runoff could violate water quality standards and/or waste discharge requirements established in the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, Permit No. CAS000002 and SWRCB Water Quality Order No. 2009-0009-DWQ. Under this permit, the proposed activities at the Parnassus Heights campus site would necessitate development of a Stormwater Pollution Prevention Plan (SWPPP) that establishes Best Management Practices (BMPs) to protect storm water quality. Subsequent amendments to this permit (SWRCB Water Quality Orders No. 2010-0014-DWQ and 2012-0006-DWQ) specify post-construction runoff reduction requirements. The San Francisco Public Utilities Commission (SFPUC), which operates the combined sewer system, has developed a suite of design solutions for construction projects (the *San Francisco Stormwater Design Guidelines*, published in 2009) aimed at achieving compliance with stormwater management requirements; it is expected that work initiated under the LRDP will satisfy these guidelines.

The 2014 LRDP EIR will characterize Parnassus Heights campus site stormwater runoff and wastewater discharge, identify applicable water quality standards and waste discharge requirements, and evaluate the compliance of the 2014 LRDP with applicable standards and/or requirements. The 2014 LRDP EIR will also address the project-specific water quality effects associated with the proposed activities at the Parnassus Heights campus site.

#### *Mission Bay*

Unlike the other areas covered in the 2014 LRDP, the Mission Bay campus site has its own storm drain system separate from the combined sewer system in most of the rest of the City. This system is classified as a Municipal Separate Storm Sewer System, more commonly known as an “MS4,” and is regulated under a different NPDES General Permit, No. CAS000004, and SWRCB Water Quality Order No. 2003-0005-DWQ.

The proposed remaining and increased entitlement and the housing development activities at the Mission Bay campus site could potentially generate surface water runoff with elevated levels of sediment and urban contaminants such as oil, grease, metals, pesticides, herbicides and entrained dust. This runoff could violate water quality standards and/or waste discharge requirements established in the MS4 Permit as well as the NPDES General Permit for Construction described above. Development at Mission Bay will also necessitate development of an SWPPP with appropriate BMPs; it is also anticipated that the SFPUC *Stormwater Design Guidelines* will be integrated in this location as well.

The 2014 LRDP EIR will characterize Mission Bay stormwater runoff and wastewater discharge, identify applicable water quality standards and waste discharge requirements, and evaluate if the 2014 LRDP would result in violation of applicable standards and/or requirements. The 2014 LRDP EIR will also address the project-specific water quality effects associated with the proposed activities at the Mission Bay campus site.

#### *Mount Zion*

Surface water runoff from the Mount Zion campus site drains into a combined storm drain system that flows to the City’s Southeast Water Pollution Control Plant.

The 2014 LRDP EIR will characterize Mount Zion campus site stormwater runoff and wastewater discharge, identify applicable water quality standards and waste discharge requirements, and evaluate the compliance of the 2014 LRDP with applicable standards and/or requirements. The 2014 LRDP EIR will also address the project-specific water quality effects associated with the proposed activities at the Mount Zion campus site.

#### *Mission Center*

Surface water runoff from the Mission Center campus site drains into a combined storm drain system that flows to the City’s Southeast Water Pollution Control Plant.

The 2014 LRDP EIR will characterize Mission Center campus site stormwater runoff and wastewater discharge, identify applicable water quality standards and waste discharge

requirements, and evaluate the compliance of the 2014 LRDP with applicable standards and/or requirements. The 2014 LRDP EIR will also address the project-specific water quality effects associated with the proposed activities at the Mission Center campus site.

#### *Other UCSF Campus Sites*

There are no proposed projects or programs at other UCSF campus sites that could violate water quality standards or waste discharge requirements.

- 
- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

None of the proposed projects under the 2014 LRDP will result in groundwater extraction or otherwise affect groundwater resources. No impact would occur and this criterion will not be discussed in the EIR.

- 
- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site?

#### *2014 LRDP*

Implementation of the 2014 LRDP would not alter the course of a stream or river. However, development under the 2014 LRDP would alter drainage patterns of campus sites (during and/or after ground-disturbing activities), which could result in increased potential for erosion or siltation. These specific effects are considered under the individual programs and projects, listed under the appropriate campus sites.

#### *Parnassus Heights*

The proposed demolition of 13 buildings, utilities/retaining walls/streetscaping work, and replacement hospital construction at Parnassus Heights would change drainage patterns and could potentially result in erosion and siltation off-site. The 2014 LRDP EIR will evaluate potential impacts related to increased erosion and siltation, and address the project-specific effects on drainage patterns and erosion associated with these projects.

The proposed renovation of UC Hall, Moffitt Hospital and the Millberry Union towers would not result in any changes to drainage patterns, and as such will have no impact on erosion or siltation off-site

### *Mission Bay*

The proposed entitlement/housing development at Mission Bay would change drainage patterns and could potentially result in erosion and siltation on- or off-site. The 2014 LRDP EIR will evaluate potential impacts related to increased erosion and siltation, and address the project-specific effects on drainage patterns and erosion associated with these projects.

### *Mount Zion*

The proposed demolition of the Hellman, Brunn and Dialysis buildings as well as the proposed construction of an office/research building would change drainage patterns and could potentially result in erosion and siltation on- or off-site. The 2014 LRDP EIR will evaluate potential impacts related to increased erosion and siltation, and address the project-specific effects on drainage patterns and erosion associated with these projects.

The proposed renovation of the main hospital at Mount Zion would not result in any changes to drainage patterns, and as such will have no impact on erosion or siltation off-site.

### *Mission Center*

The proposed construction of an office building and parking structure at Mission Center would change drainage patterns and could potentially result in erosion and siltation on- or off-site. The 2014 LRDP EIR will evaluate potential impacts related to increased erosion and siltation, and address the project-specific effects on drainage patterns and erosion associated with this project.

### *Other UCSF Campus Sites*

There are no proposed projects or programs at other UCSF campus sites that could change drainage patterns or result in siltation or erosion on- or off-site.

- 
- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?

### *2014 LRDP*

Implementation of the 2014 LRDP would not alter the course of a stream or river. However, development under the 2014 LRDP would alter drainage patterns on campus sites (during and/or after ground disturbing activities), which could increase the potential for flooding on- or off-site. These specific effects are considered under the individual programs and projects, listed under the appropriate campus sites.

### *Parnassus Heights*

The 2014 LRDP EIR will evaluate potential impacts of the proposed demolition of 13 buildings, utilities/retaining walls/streetscaping work, and replacement hospital construction at Parnassus Heights related to changed drainage patterns and potential for flooding.



The proposed renovation of UC Hall and Moffitt and Millberry Tower would not result in any changes to drainage patterns, and as such will have no impact on flooding.

*Mission Bay*

The 2014 LRDP EIR will evaluate potential impacts of the proposed entitlement/housing development at Mission Bay related to changed drainage patterns and flooding.

*Mount Zion*

The 2014 LRDP EIR will evaluate potential impacts of the proposed demolition of the Hellman, Brunn and Dialysis buildings as well as the proposed construction of an office/research building related to changed drainage patterns and flooding.

The proposed renovation of the main hospital at Mount Zion would not result in any changes to drainage patterns, and as such will have no impact on flooding.

*Mission Center*

The 2014 LRDP EIR will evaluate potential impacts of the proposed construction of an office building and parking structure at Mission Center related to changed drainage patterns and flooding.

*Other UCSF Campus Sites*

There are no proposed projects or programs at other UCSF campus sites that could change drainage patterns or result in flooding on- or off-site.

- 
- e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

*2014 LRDP*

As discussed in Items (a) and (d) above, development under the 2014 LRDP would increase impervious surfaces, which could increase the volume of surface water runoff and increase levels of urban contaminants in stormwater. The 2014 LRDP EIR will evaluate whether the existing/planned drainage system could accommodate increased runoff generated as a result of development under the 2014 LRDP, and it will evaluate potential impacts associated with stormwater pollution. All of the potential effects occur only as a result of activities that occur at specific campus sites, as a result of proposed programs and projects. These specific effects are considered under the individual programs and projects, listed under the appropriate campus sites.

*Parnassus Heights*

The proposed demolition of 13 buildings, utilities/retaining walls/streetscaping work, and replacement hospital construction at Parnassus Heights would could potentially result in

additional sources of polluted runoff during demolition or construction. As discussed in (a) above, the 2014 LRDP EIR will evaluate potential impacts related to water quality and stormwater runoff.

The proposed work at the Parnassus Heights campus site will not result in a net increase of impervious surface area over existing conditions, so there will be no impact to the stormwater drainage system.

#### *Mission Bay*

The proposed entitlement and housing development, and the parking structure at the Mission Bay campus site could potentially result in additional sources of polluted runoff during and after construction. In addition, the proposed development would result in a net increase of impervious surface that could increase the volume of surface water runoff. The 2014 LRDP EIR will evaluate whether the existing/planned drainage system could accommodate increased runoff generated as a result of development under the 2014 LRDP, and it will evaluate potential impacts associated with stormwater pollution.

#### *Mount Zion*

The proposed demolition, renovation and construction at the Mount Zion campus site could potentially result in additional sources of polluted runoff during and after construction. As discussed in (a) above, the 2014 LRDP EIR will evaluate potential impacts related to water quality and stormwater runoff.

The proposed work at the Mount Zion campus site will not result in a net increase of impervious surface area over existing conditions, so there will be no impact to the stormwater drainage system.

#### *Mission Center*

The proposed office building development activities at the Mission Center campus could potentially result in additional sources of polluted runoff during and after construction. In addition, the proposed development would result in a net increase of impervious surface that could increase the volume of surface water runoff. The 2014 LRDP EIR will evaluate whether the existing/planned drainage system could accommodate increased runoff generated as a result of development under the 2014 LRDP, and it will evaluate potential impacts associated with stormwater pollution.

#### *Other UCSF Campus Sites*

There are no proposed projects or programs at other UCSF campus sites that could generate additional polluted runoff or change drainage patterns that could affect storm water drainage systems.

f) Otherwise substantially degrade water quality?

*2014 LRDP*

Potential sources of water quality degradation under the 2014 LRDP are discussed in items (a), (c), and (e) above.

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g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

None of the proposed activities in the 2014 LRDP will place housing with a 100-year flood hazard area as mapped on a current federal Flood Hazard Boundary or Flood Insurance Rate Map. The federal Flood Hazard Boundaries and Flood Insurance Rate Maps for San Francisco are currently being revised. The revisions will inform whether proposed development at Mission Bay will place housing within an area that is potentially subject to inundation by sea level rise (SLR). The most recent guidance from the Bay Conservation and Development Commission (BCDC) places discrete portions of the Mission Bay campus site at risk of inundation by 2050 (anticipated sea level rise of 16 inches) and most of the campus at risk by 2100 (55 inches of sea level rise) (BCDC 2009). However, the BCDC estimates are based on older elevation data for the site, prior to 2000 when redevelopment and re-grading of the Mission Bay site was initiated by UCSF and the overall elevation of the site was raised by several feet. The 2014 LRDP EIR will assess the potential effects of sea level rise and attendant flood hazards on the proposed programs and projects at the Mission Bay campus site.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

See item (g); proposed development of the Mission Bay campus site could put structures in an area subject to inundation by future sea level rise. The 2014 LRDP EIR will assess the potential effects of sea level rise and attendant flood flows on the proposed programs and projects at the Mission Bay campus site.

---

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

See item (g); proposed development of the Mission Bay campus site could expose people or structures to a risk of loss, injury, or death from flooding due to sea level rise and compounding factors such as storms, tsunamis and other events. The 2014 LRDP EIR will assess the potential effects of sea level rise and attendant flood flows on the proposed programs and projects at the Mission Bay campus site.

---

j) Inundate by seiche, tsunami, or mudflow?

*2014 LRDP*

All of the potential effects occur only as a result of activities that occur at specific campus sites, as a result of proposed programs and projects. These specific effects are considered under the individual programs and projects, listed under the appropriate campus sites.

*Parnassus Heights*

The Parnassus Heights campus site is located at the foot of Mount Sutro, a steep-sided hill with shallow soils prone to slope failures and landslides. The proposed demolition of 13 buildings, utilities/retaining walls/streetscaping work, and hospital replacement activities at the Parnassus Heights campus site could potentially put people and structures at risk of inundation by mudflow. The 2014 LRDP EIR will assess the potential impacts of proposed activities on mudflows as well as ground stability and geotechnical conditions (see Section 5.6, above).

*Mission Bay*

As discussed in item (g), proposed entitlement/housing development at the Mission Bay campus site could put people and structures in the path of seiches and tsunamis within 100 years due to sea level rise. The 2014 LRDP EIR will assess the potential effects of sea level rise and attendant flood hazards on the proposed programs and projects at the Mission Bay campus site.

*Mount Zion, Mission Center and Other UCSF Campus Sites*

No proposed activities at the Mount Zion, Mission Center, or other UCSF campuses will place people or structures at risk of inundation by seiche, tsunami, or mudflow.

5.10 Land Use and Planning

Issues (and Supporting Information Sources):	2014 LRDP	Parnassus Heights					Mission Bay		Mount Zion			Mission Center	Other UCSF Campus Sites
	Land Use, Population, Space Needs, & CAP (Program)	Demolish 13 Existing Buildings (Project)	Renovate UC Hall (Project)	Utilities, Retaining Walls, Saunders Court & Streetscape (Project)	Construct Replacement Hospital (Program)	Renovate Moffitt & Millberry Tower (Program)	Remaining & Increased Entitlement (Program)	New Housing (Project)	Demolish Hellman, Brunn & Dialysis (Project)	Renovate Main Hospital (Program)	Construct Office / Research Building (Program)	Construct Office Building (Program)	No Proposed Projects or Programs
Would the project:													
a) Physically divide an established community?	--	--	--	--	--	--	--	--	--	--	--	--	--
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	--
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	--	--	--	--	--	--	--	--	--	--	--	--	--
d) Exceed an LRDP EIR standard of significance by being substantially incompatible with existing land uses, or by substantially conflicting use, density, height and bulk restrictions of local zoning, although UCSF is exempt from such restrictions?	☒	--	☒	--	☒	☒	☒	☒	--	☒	☒	☒	--

Topics to be analyzed in the 2014 LRDP EIR are indicated: ☒

Topics that do not require additional analysis beyond that provided in the Initial Study are indicated: --

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## Land Use and Planning

### Standards of Significance

The impact questions above constitute the significance standards for this environmental topic. For impact questions b and d, please see below for more explanation of the significance standard. In addition, local land use policies are taken into consideration in UCSF planning efforts.

Pursuant to the University of California's constitutional autonomy, development and uses on property owned or leased by the University that are in furtherance of the University's educational purposes are not subject to local land use regulation. However, UCSF reviews local land use policies as planning guidelines and as the basis for determining land use and planning impacts under CEQA. Further, UCSF cooperates with local planning agencies in matters of mutual concern. Based on these policies, the LRDP would have a significant adverse land use or planning impact if the proposed LRDP development and uses would:

- substantially conflict with the adopted environmental goals, plans and policies of the local planning jurisdiction;
- substantially conflict with the use designations, height and bulk, and density restrictions of local zoning; or
- be substantially incompatible with existing land uses.

### Discussion of Potential Impacts

#### a) Physically divide an established community?

Implementation of the 2014 LRDP, or any of the individual projects or programs proposed under the LRDP, would have no potential to physically divide an established community. No development outside of established campus properties is proposed, and no incursion into, or division of, surrounding residential communities would occur. The campus sites would remain as distinct educational and medical land uses that are woven into the fabric of the surrounding neighborhoods. Campus boundaries for each campus site would not change as a result of the LRDP. No physical barriers such as roads or other infrastructure that would divide an established community are proposed. No impact would occur and no additional analysis is required.

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#### b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

The 2014 LRDP would be the applicable land use plan for the campus through 2035. The EIR will evaluate any proposed land use changes for consistency with the LRDP. Land within the City of San Francisco's jurisdiction is subject to plans, policies and zoning controls that regulate future

development proposals and mitigate certain environmental effects. Although UCSF is not under the jurisdiction of the City of San Francisco, the 2014 LRDP EIR will evaluate the potential for growth under the LRDP to directly or indirectly conflict with these policies.

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c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

No habitat conservation plan or natural community conservation plan has been adopted that is applicable to the UCSF campus sites. No impact would occur and this topic will not be analyzed in the EIR.

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d) Exceed an LRDP EIR standard of significance by being substantially incompatible with existing land uses, or by substantially conflicting use, density, height and bulk restrictions of local zoning, although UCSF is exempt from such restrictions?

Land within the City of San Francisco's jurisdiction is subject to plans, policies and zoning controls that regulate the timing and location of future development proposals and mitigate certain environmental effects. Although UCSF is not under the City's jurisdiction, the 2014 LRDP EIR will evaluate the potential for growth under the LRDP to directly or indirectly conflict with these plans, policies and zoning controls. Demolition of buildings as well as other infrastructure improvements proposed at Parnassus Heights and Mount Zion would not be incompatible with existing land uses or conflict with building regulations; therefore, no impact would occur and these activities will not be analyzed in the EIR.



5.11 Mineral Resources

Issues (and Supporting Information Sources):	2014 LRDP	Parnassus Heights					Mission Bay		Mount Zion			Mission Center	Other UCSF Campus Sites
	Land Use, Population, Space Needs, & CAP (Program)	Demolish 13 Existing Buildings (Project)	Renovate UC Hall (Project)	Utilities, Retaining Walls, Saunders Court & Streetscape (Project)	Construct Replacement Hospital (Program)	Renovate Moffitt & Millberry Tower (Program)	Remaining & Increased Entitlement (Program)	New Housing (Project)	Demolish Hellman, Brunn & Dialysis (Project)	Renovate Main Hospital (Program)	Construct Office / Research Building (Program)	Construct Office Building (Program)	No Proposed Projects or Programs
Would the project:													
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	--	--	--	--	--	--	--	--	--	--	--	--	--
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	--	--	--	--	--	--	--	--	--	--	--	--	--

Topics to be analyzed in the 2014 LRDP EIR are indicated: ☒

Topics that do not require additional analysis beyond that provided in the Initial Study are indicated: --

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## **Mineral Resources**

### **Standards of Significance**

The impact questions above constitute the significance standards for this environmental topic.

### **Discussion of Potential Impacts**

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

None of the UCSF campus sites is located in areas of known mineral resources or would otherwise conflict with mineral resources recovery. No impacts on mineral resources would occur. Therefore, no further study of mineral resources is necessary and this topic will not be analyzed in the EIR.

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5.12 Noise

Issues (and Supporting Information Sources):	2014 LRDP	Parnassus Heights					Mission Bay		Mount Zion			Mission Center	Other UCSF Campus Sites
	Land Use, Population, Space Needs, & CAP (Program)	Demolish 13 Existing Buildings (Project)	Renovate UC Hall (Project)	Utilities, Retaining Walls, Saunders Court & Streetscape (Project)	Construct Replacement Hospital (Program)	Renovate Moffitt & Millberry Tower (Program)	Remaining & Increased Entitlement (Program)	New Housing (Project)	Demolish Hellman, Brunn & Dialysis (Project)	Renovate Main Hospital (Program)	Construct Office / Research Building (Program)	Construct Office Building (Program)	No Proposed Projects or Programs
Would the project:													
a) Exposure of persons to or generation of noise levels in excess of standards established in any applicable plan or noise ordinance, or applicable standards of other agencies?	--	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	--
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	--	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	--
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	--	--	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	--	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	--
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project (including construction)?	--	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	--
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	--	--	--	--	--	--	--	--	--	--	--	--	--
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	--	--	--	--	--	--	--	<input checked="" type="checkbox"/>	--	--	--	--	--
g) Exceed an LRDP EIR standard of significance by contributing to an increase in average daily noise levels (Ldn) of 3 dB(A) or more at property lines, if ambient noise levels in areas adjacent to proposed development already exceed local noise levels set forth in local general plans or ordinances for such areas based on their use?	--	--	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	--	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	--

Topics to be analyzed in the 2014 LRDP EIR are indicated: ☒

Topics that do not require additional analysis beyond that provided in the Initial Study are indicated: --

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## Noise

### Standards of Significance

The impact questions above constitute the significance standards for this environmental topic. UCSF voluntarily complies with the City of San Francisco Noise Ordinance and uses the Noise Ordinance as a standard of significance. In addition, UCSF typically imposes as mitigation limits on construction hours that are more restrictive than the City's Noise Ordinance.

### Discussion of Potential Impacts

- a) Exposure of persons to or generation of noise levels in excess of standards established in any applicable plan or noise ordinance, or applicable standards of other agencies?

#### *2014 LRDP*

All potential noise effects would occur only as a result of activities that occur at specific campus sites as a result of proposed LRDP programs and projects. These effects will be considered under the individual programs and projects that are listed under the appropriate campus sites.

As a program-level document the LRDP would address land use changes and development. While these changes may result in new noise sources or receptors, the potential noise impacts of these changes would be addressed individually for each project element in the 2014 LRDP EIR.

#### *Parnassus Heights*

The demolition of 13 existing buildings, renovation of buildings, and construction of the replacement hospital at the Parnassus Heights campus site will result in temporary construction-related noise. The LRDP will assess the construction-related noise exposure relative to standards of the City of San Francisco Noise Ordinance.

Construction of the replacement hospital would result in replacing some existing mechanical equipment that now serves the existing hospital, which could reduce operating noise levels compared to existing noise levels. The 2014 LRDP EIR will examine the resultant noise levels from proposed modifications relative to noise ordinance standards.

#### *Mission Bay*

1.45 million gsf may be developed by 2035, including a Block 15 housing complex consisting of up to 668 beds in 523 units and totaling 398,700 gsf. The 2014 LRDP EIR will examine the potential for construction noise to exceed standards of the San Francisco Noise Ordinance. The 2014 LRDP EIR will also assess the land use compatibility of proposed new residential uses to State of California suggested noise standards.

#### *Mount Zion*

The demolition of the Hellman, Brunn, and Dialysis buildings and the construction of a new office / research building at the Mount Zion campus site will result in temporary construction

noise that will be addressed in the 2014 LRDP EIR with respect to City of San Francisco noise ordinance standards.

#### *Mission Center*

Potential development of the Mission Center site would include an office building of approximately 100,000 gsf and a 294-stall parking garage. Construction would result in temporary construction noise, as well as operating noise, that will be addressed in the 2014 LRDP EIR with respect to City of San Francisco noise ordinance standards.

#### *Other UCSF Campus Sites*

No projects or programs are proposed. No noise impacts would result.

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- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

#### *2014 LRDP*

As a program-level document the LRDP would address land use changes. Although the Parnassus Heights and Mission Bay campus sites are served by SF Muni light rail vehicles, there are no substantial vibration sources (i.e., “heavy-rail” railways) within 200 feet of planned land use changes. Beyond 200 feet, vibration from rail sources is considered to be unlikely to have a vibration impact on residential and hospital uses.<sup>25</sup> Consequently, vibration impacts of or to the LRDP are considered less than significant and will not be assessed in the 2014 LRDP EIR.

#### *Parnassus Heights*

The demolition of 13 existing buildings and construction of the replacement hospital at the Parnassus campus will result in temporary construction-related vibration. The LRDP EIR will assess the construction-related vibration impacts relative to Caltrans standards for building damage and human annoyance.

Construction of the replacement hospital would likely require pile driving. The 2014 LRDP EIR will examine the resultant vibration levels from pile driving proposed modifications relative to Caltrans standards for building damage and human annoyance.

#### *Mission Bay*

1.45 million gsf of development may occur by 2035, include a housing complex on Block 15. The 2014 LRDP EIR will examine the potential for construction activities to exceed Caltrans standards for building damage and human annoyance.

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<sup>25</sup> Federal Transit Administration, *Transit Noise and Vibration Impact Assessment*, May 2006.



### *Mount Zion*

The demolition of three existing buildings and construction of one new building at the Mount Zion campus site will result in temporary construction noise that will be addressed in the 2014 LRDP EIR relative to Caltrans standards for building damage and human annoyance.

### *Mission Center*

Potential development of the Mission Center site would include an office structure and parking garage. Construction would likely require pile driving. The 2014 LRRDP EIR will examine the resultant vibration levels from pile driving proposed modifications relative to Caltrans standards for building damage and human annoyance.

### *Other UCSF Campus Sites*

No projects or programs are proposed. No impacts would result.

- 
- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

### *2014 LRDP*

As a program-level document the LRDP would address land use changes. While these changes may result in new noise sources, the potential noise impacts of these changes would be addressed individually for project elements in the 2014 LRDP EIR.

### *Parnassus Heights*

Operation of the replacement hospital would result in changes to existing rooftop mechanical equipment in the area which could reduce noise from that source relative to existing noise conditions. Localized traffic redistribution may result in increased noise levels along some roadways. The 2014 LRDP EIR will examine the resultant noise levels from proposed modifications relative to noise ordinance standards and overall increase in ambient noise from traffic.

### *Mission Bay*

The proposed additional development may include a housing complex on Block 15. Localized traffic redistribution may result in increased noise levels along some roadways. The 2014 LRDP EIR will examine the resultant noise levels from proposed modifications relative to noise ordinance standards and overall increase in ambient noise from traffic.

### *Mount Zion*

The demolition of three existing buildings at the Mount Zion campus site would not result in permanent noise increases. Consequently, permanent noise increases impacts resulting from demolition activities at Mount Zion are considered less than significant and will not be assessed in the 2014 LRDP EIR. Construction of a new building may result in increased noise levels along

some roadways. The 2014 LRRDP EIR will examine the resultant noise levels from proposed modifications relative to noise ordinance standards and overall increase in ambient noise from traffic.

#### *Mission Center*

Potential development of the Mission Center campus site would include an office structure and parking garage. Localized traffic redistribution may result in increased noise levels along some roadways. The 2014 LRRDP EIR will examine the resultant noise levels from proposed modifications relative to noise ordinance standards and overall increase in ambient noise from traffic.

#### *Other UCSF Campus Sites*

No projects or programs are proposed. No impacts would result.

- 
- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project (including construction)?

#### *2014 LRDP*

As a program-level document, the LRDP would address land use changes and development. While these changes may result in temporary construction noise, the potential noise impacts of these changes will be addressed individually for project elements in the 2014 LRDP EIR.

#### *Parnassus Heights*

The demolition of 13 existing buildings, renovation of UC Hall, Moffitt Hospital, and the Millberry Union towers, and construction of the replacement hospital will result in temporary construction-related noise at Parnassus Heights. The LRDP will assess the construction-related noise exposure relative to standards of the City of San Francisco Noise Ordinance.

#### *Mission Bay*

1.45 million gsf of development would include a housing complex on Block 15. The 2014 LRDP EIR will examine the potential for construction activities to exceed standards of the San Francisco Noise Ordinance.

#### *Mount Zion*

The demolition of three existing buildings and construction of one new building at the Mount Zion campus site will result in temporary construction noise that will be addressed in the 2014 LRDP EIR with respect to City of San Francisco noise ordinance standards.

#### *Mission Center*

Potential development of the Mission Center site would include an office building and parking garage. Construction would result in temporary construction noise that will be addressed in the 2014 LRDP EIR with respect to City of San Francisco noise ordinance standards.

### *Other UCSF Campus Sites*

No projects or programs are proposed. No impacts would result.

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- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

There are no public use airports within two miles of the City of San Francisco. Both San Francisco International Airport and Oakland International Airport are over five miles from the City limit. Consequently there would be a less than significant impact with regard to exposure to excessive noise levels from public use airports and the issue will not be assessed in the 2014 LRDP EIR.

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- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

The only UCSF campus within two miles of a private airstrip (helipad) is Mission Bay. UCSF will operate an active helipad at the medical center. The 2014 LRDP EIR will address the operational helicopter noise effects at LRDP-proposed sensitive land uses at the Mission Bay campus site. All other campus sites would have a less than significant impacts due to noise from private air strips.

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- g) Exceed an LRDP EIR standard of significance by contributing to an increase in average daily noise levels (Ldn) of 3 dB(A) or more at property lines, if ambient noise levels in areas adjacent to proposed development already exceed local noise levels set forth in local general plans or ordinances for such areas based on their use?

### *2014 LRDP*

As a program-level document the LRDP would address land use changes and development. These changes may result in new noise sources, and the potential noise impacts of these changes will be addressed individually for project elements in the 2014 LRDP EIR.

### *Parnassus Heights*

Operation of the replacement hospital would result in changes to existing mechanical equipment in the area which could reduce noise levels at adjacent land uses. The 2014 LRDP EIR will examine the resultant noise levels from proposed modifications relative to noise ordinance standards and general plan land use compatibility standards.

*Mission Bay*

Additional development, some not entitled under the existing LRDP, may be developed by 2035. This would include a housing complex on Block 15. Localized traffic redistribution may result in increased noise levels along some roadways. The 2014 LRDP EIR will examine the resultant noise levels from proposed modifications relative to noise ordinance standards and general plan land use compatibility standards.

*Mount Zion*

The demolition of buildings and construction of one new building at Mount Zion would not result in permanent noise increases. Consequently, permanent noise increases at adjacent properties resulting from the LRDP at Mount Zion are considered less than significant and will not be assessed in the 2014 LRDP EIR.

*Mission Center*

Potential development at the Mission Center campus site includes a medical office structure and parking garage. Localized traffic redistribution may result in increased noise levels along some roadways. The 2014 LRRDP EIR will examine the resultant noise levels from proposed modifications relative to noise ordinance standards and general plan land use compatibility standards.

*Other UCSF Campus Sites*

No projects or programs are proposed. No impacts would result.

5.13 Population and Housing

Issues (and Supporting Information Sources):	2014 LRDP	Parnassus Heights					Mission Bay		Mount Zion			Mission Center	Other UCSF Campus Sites
	Land Use, Population, Space Needs, & CAP (Program)	Demolish 13 Existing Buildings (Project)	Renovate UC Hall (Project)	Utilities, Retaining Walls, Saunders Court & Streetscape (Project)	Construct Replacement Hospital (Program)	Renovate Moffitt & Millberry Tower (Program)	Remaining & Increased Entitlement (Program)	New Housing (Project)	Demolish Hellman, Brunn & Dialysis (Project)	Renovate Main Hospital (Program)	Construct Office / Research Building (Program)	Construct Office Building (Program)	No Proposed Projects or Programs
Would the project:													
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☒	--	--	--	--	--	--	☒	--	--	--	--	--
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	--	--	--	--	--	--	--	--	--	--	--	--	--
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	--	--	--	--	--	--	--	--	--	--	--	--	--
d) Exceed the LRDP EIR standard of significance by creating a demand for housing outside the market area where the facilities or site are located?	☒	--	--	--	--	--	--	--	--	--	--	--	--

Topics to be analyzed in the 2014 LRDP EIR are indicated: ☒

Topics that do not require additional analysis beyond that provided in the Initial Study are indicated: --

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## Population and Housing

### Standards of Significance

The impact questions above constitute the significance standards for this environmental topic. Population and housing changes, in and of themselves, are not normally considered to be significant impacts (substantial, adverse impacts on the physical environment) under CEQA, but CEQA does allow inclusion of these effects as indicators of other impacts. Therefore, this section quantifies and describes the magnitude of such potential changes. The potentially significant physical environmental impacts associated with changes in population and housing are analyzed in other sections of this Initial Study (e.g., traffic, public services, air quality).

### Discussion of Potential Impacts

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

The 2014 LRDP would result in population growth in the San Francisco area through increased employment and student enrollment. The 2014 LRDP would accommodate an increase in population from the current approximately 38,420 to approximately 55,190 by the year 2035. The increase in population will be evaluated in the EIR in a campus-wide context as well as specifically related to proposed residential development at Mission Bay. Population growth at Parnassus Heights would result from partial conversion of UC Hall and Millberry Union towers to residential space. Currently, there are 238 housing units located on the Parnassus Heights campus site. The proposed demolition of three Aldea residential buildings would reduce the total units to 196. Proposed residential conversion at UC Hall and Millberry Union towers would add approximately 227 units at buildout of the LRDP in 2035, resulting in a net increase of 185 units over existing conditions. No housing is proposed at either the Mount Zion or Mission Center campus sites. Therefore, the population growth at Parnassus Heights, Mount Zion and Mission Center would not be substantial and the impact would be less than significant; effects at these campus sites will not be analyzed in the EIR.

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

All of the potential effects occur only as a result of activities that occur at specific campus sites, as a result of proposed programs and projects. These specific effects are considered under the individual programs and projects, listed under the appropriate campus sites.

The proposed projects and programs at Mission Bay, Mount Zion and Mission Center would not displace existing housing or people. No impacts would occur at these campus sites. Three existing short-term residential structures at Parnassus Heights in the Aldea student housing complex are proposed for demolition by 2024. The number of short-term residents displaced at these buildings would not be substantial in comparison to the total population on the Parnassus Heights campus. In addition, the LRDP is proposing to partially convert both UC Hall and the Millberry Union towers to residential use, which would serve as replacement housing for some of the population previously housed in the Aldea buildings. The impact would be less than significant and will not be analyzed in the EIR.

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

- 
- d) Exceed the LRDP EIR standard of significance by creating a demand for housing outside the market area where the facilities or site are located?

The 2014 LRDP would result in population growth in the San Francisco area through increased employment and student enrollment. The 2014 LRDP would accommodate an increase in population from the current approximately 38,420 to approximately 55,190 by the year 2035. This anticipated population increase could result in an increased demand for housing in the Bay Area. This criterion will be evaluated in the EIR in a campus-wide context only.



5.14 Public Services

	2014 LRDP	Parnassus Heights					Mission Bay		Mount Zion			Mission Center	Other UCSF Campus Sites
	Land Use, Population, Space Needs, & CAP (Program)	Demolish 13 Existing Buildings (Project)	Renovate UC Hall (Project)	Utilities, Retaining Walls, Saunders Court & Streetscape (Project)	Construct Replacement Hospital (Program)	Renovate Moffitt & Millberry Tower (Program)	Remaining & Increased Entitlement (Program)	New Housing (Project)	Demolish Hellman, Brunn & Dialysis (Project)	Renovate Main Hospital (Program)	Construct Office / Research Building (Program)	Construct Office Building (Program)	No Proposed Projects or Programs
Issues (and Supporting Information Sources):													
Would the project:													
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:													
i) Fire protection?	☒	--	--	--	☒	--	☒	☒	--	--	☒	☒	--
ii) Police protection?	☒	--	--	--	☒	--	☒	☒	--	--	☒	☒	--
iii) Schools?	☒	--	--	--	☒	--	☒	☒	--	--	☒	☒	--
iv) Parks?	☒	--	--	--	--	--	--	--	--	--	--	--	--
v) Other public facilities?	☒	--	--	--	--	--	--	--	--	--	--	--	--

Topics to be analyzed in the 2014 LRDP EIR are indicated: ☒

Topics that do not require additional analysis beyond that provided in the Initial Study are indicated: --

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## Public Services

### Standards of Significance

The impact questions above constitute the significance standards for this environmental topic.

### Discussion of Potential Impacts

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
  - i) Fire protection?
  - ii) Police protection?
  - iii) Schools?
  - iv) Parks?
  - v) Other public facilities?

#### Fire Protection and Emergency Medical Services

The San Francisco Fire Department (SFFD), headquartered at 698 Second Street, provides fire protection and emergency services to the City of San Francisco, as well as to all UCSF facilities within the City. Fire suppression companies are organized into two divisions, which are further divided into nine battalions, located throughout the City (SFFD, 2013). As of 2013, the SFFD consists of 1,500 firefighting and emergency medical field personnel and resources include 44 Engine companies, 19 Truck companies, a dynamically deployed fleet of Ambulances, two Heavy Rescue Squad units, two Fireboats and multiple special purpose units. The Airport Division is comprised of three firefighting stations and seven companies located at the San Francisco International Airport (Talmadge, 2013).

Emergency calls for fire and medical services at UCSF campus sites are routed to the SFFD for dispatching. Response times generally reflect the seriousness of the call. As of 2013, the SFFD has a response time goal for the first arriving unit of 5:00 minutes, while actual response times average 4:52 minutes (Talmadge, 2013).

#### Police Protection

The UC Police Department (UCPD) provides police protection services for University of California properties and facilities that comprise UCSF. The UCPD is responsible for approximately 60,000 patients, visitors, students, faculty, staff and affiliates. Headquartered at 654 Minnesota Street, the UCPD employs approximately 120.5 authorized staff. UCPD headquarters is approximately 4 miles from Parnassus Heights, 1.2 miles from Mission Bay, and 4.1 miles from Mount Zion. The UCPD also operates a patrol station at both the Parnassus Heights and Mission Bay campus sites.

As of 2012, the service ratio of police personnel to UCSF population is 2.2 sworn police officers per 1,000 persons (UCPD 2012 Crime Reporting). Police officers patrol by car, bicycle and on foot to maintain high-profile, proactive and preventive public safety services (UCPD website, 2013). In 2012, UCSF police responded to 49,883 calls for service and processed 313 arrests (UCPD 2012 Crime Reporting).

The UCPD has a mutual-aid agreement with the San Francisco Police Department (SFPD) to provide cooperative assistance within a 1-mile radius of each UCSF campus site. A memorandum of understanding between the UCPD and the SFPD establishes that UCPD has exclusive jurisdiction over police service on UCSF properties. Depending on the nature of the emergency, the UCPD may request assistance from the SFPD (UCSF, 2005).

Projects implemented under the 2014 LRDP would be required to comply with applicable provisions of the Uniform Building Code with respect to the incorporation of security features in standard building design plans.

### **Public Schools**

The City's public schools are operated by the San Francisco Unified School District (SFUSD). The SFUSD administers 75 elementary schools (grades k-5), 13 middle schools (grade 6-8), 15 high schools (grades 9-12) and 11 charter schools (SFUSD, 2013). Over 55,000 students are educated through the SFUSD, the seventh largest in California.

### **Parks**

Effects on local and regional parks are discussed in Section 5.15, *Recreation*, below.

### **2014 LRDP**

As a program-level document the LRDP would address the overarching topics of land use changes, population increase and space needs. While these changes may result in increased demand on public services, the potential impacts would occur individually for project elements of at each campus site in the 2014 LRDP EIR.

### ***Parnassus Heights***

Construction of the replacement hospital may alter demand for public services and therefore will be analyzed in the 2014 LRDP EIR.

The proposed demolition of 13 buildings, renovation of UC Hall, renovation of Moffitt Hospital and the Millberry Union towers, and infrastructure/open space projects would not substantially increase the campus population, and therefore would not contribute to an increased demand for public services. No impact would occur and no further analysis is required.

### ***Mission Bay***

Potential effects of the entitlement program and the proposed housing construction project may result in significant impacts on public services near this campus site. Both the program and the project require further analysis with regard to public services in the 2014 LRDP EIR.

### *Mount Zion*

Demolition of the Hellman, Brunn and Dialysis buildings, and the renovation of the main hospital would not contribute to campus population and therefore would have no effect on public services near this campus site. No further analysis is required.

Construction of the proposed office and research building at Mount Zion may result in increased population and resultant demand for public services, particularly fire and police services, at this campus site. The potential impacts of this project on public services will be analyzed in the 2035 LRDP EIR.

### *Mission Center*

Construction of the proposed office and research building at Mission Center may result in an increased demand for public services due to an increased facility size at this campus site. This project's potential impacts to fire and police protection services will be analyzed in the 2014 LRDP EIR.

### *Other UCSF Campus Sites*

Implementation of development under the 2014 LRDP would have no effect on public services with regard to other UCSF campus sites, and therefore, will not be analyzed in the 2014 LRDP EIR.

## **References**

Talmadge, Mindy, Public Information Officer, San Francisco Fire Department, personal communication, August 1, 2013.

San Francisco Fire Department, website: <http://www.sf-fire.org>, accessed July 22, 2013.

San Francisco Unified School District, Website: <http://www.sfusd.edu>, accessed online on August 1, 2013.

University of California, San Francisco, Police Department, website: <http://police.ucsf.edu>, accessed July 22, 2013.

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5.15 Recreation

Issues (and Supporting Information Sources):	2014 LRDP	Parnassus Heights					Mission Bay		Mount Zion			Mission Center	Other UCSF Campus Sites
	Land Use, Population, Space Needs, & CAP (Program)	Demolish 13 Existing Buildings (Project)	Renovate UC Hall (Project)	Utilities, Retaining Walls, Saunders Court & Streetscape (Project)	Construct Replacement Hospital (Program)	Renovate Moffitt & Millberry Tower (Program)	Remaining & Increased Entitlement (Program)	New Housing (Project)	Demolish Hellman, Brunn & Dialysis (Project)	Renovate Main Hospital (Program)	Construct Office / Research Building (Program)	Construct Office Building (Program)	No Proposed Projects or Programs
Would the project:													
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	--	--	--	--	--	--	☒	☒	--	--	--	--	--
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	--	--	--	☒	--	--	☒	☒	--	--	--	--	--

Topics to be analyzed in the 2014 LRDP EIR are indicated: ☒

Topics that do not require additional analysis beyond that provided in the Initial Study are indicated: --

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## Recreation

### Standards of Significance

The impact questions above constitute the significance standards for this environmental topic.

### Discussion of Potential Impacts

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

The potential effects regarding the increased use of parks and other recreational facilities would occur only as a result of LRDP development and activities that occur at specific campus sites, as a result of proposed programs and projects. Population growth at the Parnassus Heights, Mount Zion and Mission Center campus sites would not be substantial; therefore, the demand on existing recreational facilities resulting from an increased population at these campus sites would not result in substantial physical deterioration of such facilities. The impact would be less than significant at these campus sites. The proposed residential development at Mission Bay campus site could result in an increased demand for recreational facilities. This impact will be evaluated in the EIR.

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

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- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

The 2014 LRDP proposes new recreational facilities at two campus sites: Parnassus Heights and Mission Bay. No recreational facilities are proposed at Mount Zion or Mission Center. New trails are proposed at Parnassus Heights that would provide access into the Mount Sutro Open Space Reserve in order to increase the connectivity to the Reserve's trail system from neighborhoods to the west and north. At Mission Bay, a multi-sports field is proposed on the eastern portion of Block 18. Construction effects of these facilities at Parnassus Heights and Mission Bay will be evaluated in the EIR.

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

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5.16 Transportation and Traffic

Issues (and Supporting Information Sources):	2014 LRDP	Parnassus Heights					Mission Bay		Mount Zion			Mission Center	Other UCSF Campus Sites
	Land Use, Population, Space Needs, & CAP (Program)	Demolish 13 Existing Buildings (Project)	Renovate UC Hall (Project)	Utilities, Retaining Walls, Saunders Court & Streetscape (Project)	Construct Replacement Hospital (Program)	Renovate Moffitt & Millberry Tower (Program)	Remaining & Increased Entitlement (Program)	New Housing (Project)	Demolish Hellman, Brunn & Dialysis (Project)	Renovate Main Hospital (Program)	Construct Office / Research Building (Program)	Construct Office Building (Program)	No Proposed Projects or Programs
Would the project:													
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	--	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	--
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	--	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	--
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	--	--	--	--	--	--	--	--	--	--	--	--	--
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	--	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	--
e) Result in inadequate emergency access?	--	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	--
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	--	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	--
g) Exceed the applicable LRDP EIR standard of significance by causing substantial conflict among autos, bicyclists, pedestrians, and transit vehicles?	--	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	--

Topics to be analyzed in the 2014 LRDP EIR are indicated: ☒

Topics that do not require additional analysis beyond that provided in the Initial Study are indicated: --

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## Transportation and Traffic

### Standards of Significance

The impact questions above constitute the significance standards for this environmental topic. Additionally, the following guidelines are used to determine if a significant impact would occur:

#### Traffic

Signalized Intersections – a significant impact would occur if:

- project traffic causes intersection LOS D or better to deteriorate to LOS E or F
- project traffic causes intersection LOS E to deteriorate to LOS F
- project adds traffic to an intersection that operates at LOS E or F under existing conditions and contributes to the worsening of the average delay per vehicle (an increase in traffic volumes due to the project that is greater than 5% would be considered significant)

Unsignalized Intersections – a significant impact would occur if:

- project traffic causes the LOS at the worst approach to deteriorate from LOS D or better to LOS E or F and Caltrans signal warrants would be met
- project traffic causes Caltrans signal warrants to be met when the worst approach is already operating at LOS E or F
- project adds traffic to an intersection that operates at LOS E or F under existing conditions and contributes to the worsening of the average delay per vehicle (an increase in traffic volumes due to the project that is greater than 5% would be considered significant)

Cumulative – a significant impact would occur if:

- the project would make a considerable contribution to the deterioration of intersection conditions (LOS E or F) under cumulative conditions. A project's contribution would be considerable if the project contribution to cumulative growth would be 5% or greater, and if the project contribution to total traffic volumes on critical movements operating at LOS E or F would be 5% or greater.

**Public Transit** – a significant impact would occur if:

- project demand for public transit causes the need for development or expansion of mass transit facilities, the development of which would cause significant environmental impacts

#### Parking

- project-generated parking demand that is not met by the project is not considered significant

**Pedestrians/Bikes** – a significant impact would occur if:

- the project would cause a substantial conflict among autos, bicyclists, pedestrians and transit vehicles (see g), below)

## Discussion of Potential Impacts

- a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?
- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Implementation of the 2014 LRDP would increase both the amount of on-campus building space and the daily population, which would result in increased vehicular traffic on local streets. The EIR will analyze the impact of additional project-related and cumulative traffic on the local street network, including intersection capacity, and effects on pedestrian and bicycle paths, as well as mass transit. Conflicts with an applicable congestion management program will also be analyzed in the EIR.

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

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- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
  - e) Result in inadequate emergency access?

Although the 2014 LRDP does not propose hazardous roadway design features, incompatible uses, or changes to emergency access at any of the campus sites, these criteria will be evaluated in the EIR.

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?
- g) Exceed the applicable LRDP EIR standard of significance by causing substantial conflict among autos, bicyclists, pedestrians, and transit vehicles?

Implementation of the 2014 LRDP is not anticipated to conflict with policies, plans, or programs supporting alternative transportation on any campus site or within the City of San Francisco.

Similarly, conflicts between various transportation modes are not anticipated under the LRDP. Nonetheless, these topics will be analyzed in the EIR.

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- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

The 2014 LRDP will not change existing air traffic volumes or affect existing air traffic patterns that would result in substantial safety risks. Therefore, no further study of air traffic patterns is necessary and this topic will not be analyzed in the EIR.

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5.17 Utilities and Service Systems

Issues (and Supporting Information Sources):	2014 LRDP	Parnassus Heights					Mission Bay		Mount Zion			Mission Center	Other UCSF Campus Sites
	Land Use, Population, Space Needs, & CAP (Program)	Demolish 13 Existing Buildings (Project)	Renovate UC Hall (Project)	Utilities, Retaining Walls, Saunders Court & Streetscape (Project)	Construct Replacement Hospital (Program)	Renovate Moffitt & Millberry Tower (Program)	Remaining & Increased Entitlement (Program)	New Housing (Project)	Demolish Hellman, Brunn & Dialysis (Project)	Renovate Main Hospital (Program)	Construct Office / Research Building (Program)	Construct Office Building (Program)	No Proposed Projects or Programs
Would the project:													
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	--	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	--
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	--	--	☒	--	☒	☒	☒	☒	--	☒	☒	☒	--
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	--	--	--	☒	☒	--	☒	☒	--	--	☒	☒	--
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	--	--	☒	--	☒	☒	☒	☒	--	☒	☒	☒	--
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	--	--	☒	--	☒	☒	☒	☒	--	☒	☒	☒	--
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	--	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	--
g) Comply with applicable federal, state, and local statutes and regulations related to solid waste?	--	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	--
h) Result in the wasteful, inefficient and unnecessary consumption of energy (see CEQA Statutes Section 21100(b)(3))?	☒	--	☒	--	☒	☒	☒	☒	--	☒	☒	☒	--
i) Exceed the LRDP EIR standard of significance by requiring or resulting in the construction of new electrical or natural gas facilities, which would cause significant environmental effects?	--	--	--	--	--	--	☒	--	--	--	--	--	--

Topics to be analyzed in the 2014 LRDP EIR are indicated: ☒

Topics that do not require additional analysis beyond that provided in the Initial Study are indicated: --

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## Utilities and Service Systems

### Standards of Significance

The impact questions above constitute the significance standards for this environmental topic.

### Discussion of Potential Impacts

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

All of the potential effects occur only as a result of activities that occur at specific campus sites, as a result of proposed LRDP programs and projects. These specific effects are considered under the individual programs and projects, listed under the appropriate campus sites.

The 2014 LRDP EIR will analyze the potential for growth at the Parnassus Heights, Mission Bay, Mount Zion and Mission Center campus sites to exceed the wastewater treatment requirements of the San Francisco Bay Regional Water Quality Control Board.

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

- 
- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

All of the potential effects occur only as a result of activities that occur at specific campus sites, as a result of proposed programs and projects. These specific effects are considered under the individual programs and projects, listed under the appropriate campus sites.

The 2014 LRDP EIR will analyze the potential for changes at the Parnassus Heights campus site or growth at the Mission Bay, Mount Zion and Mission Center campus sites to require or result in the construction of new water or wastewater treatment facilities, or expansion of existing facilities, the construction of which could cause significant environmental effects.

Demolition activities as well as other infrastructure improvements proposed at Parnassus Heights and Mount Zion would not require new water or wastewater treatment facilities; therefore, no impact would occur and these topics will not be analyzed in the EIR.

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under

current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

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- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

All of the potential effects occur only as a result of activities that occur at specific campus sites, as a result of proposed programs and projects. These specific effects are considered under the individual programs and projects, listed under the appropriate campus sites.

The 2014 LRDP EIR will analyze the potential for changes or growth at the Parnassus Heights, Mission Bay, Mount Zion and Mission Center campus sites to require or result in the construction of new storm water drainage facilities, or expansion of existing facilities, the construction of which could cause significant environmental effects.

Demolition or renovation activities proposed at Parnassus Heights and Mount Zion would not require new storm water drainage facilities; therefore, no impact would occur and these topics will not be analyzed in the EIR.

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

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- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

All of the potential effects occur only as a result of activities that occur at specific campus sites, as a result of proposed programs and projects. These specific effects are considered under the individual programs and projects, listed under the appropriate campus sites.

The 2014 LRDP EIR will analyze the potential for changes or growth at the Parnassus Heights, Mission Bay, Mount Zion and Mission Center campus sites to result in the need for new or expanded water entitlements.

Demolition activities as well as other infrastructure improvements proposed at Parnassus Heights and Mount Zion would not require new water supplies; therefore, no impact would occur and these topics will not be analyzed in the EIR.

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

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- e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

All of the potential effects occur only as a result of activities that occur at specific campus sites, as a result of proposed programs and projects. These specific effects are considered under the individual programs and projects, listed under the appropriate campus sites.

The 2014 LRDP EIR will analyze the potential for changes or growth at the Parnassus Heights, Mission Bay, Mount Zion and Mission Center campus sites to result in the need for additional wastewater treatment capacity.

Building demolition as well as other infrastructure improvements proposed at Parnassus Heights and Mount Zion would not require new wastewater treatment capacity; therefore, no impact would occur and these topics will not be analyzed in the EIR.

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

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- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- g) Comply with applicable federal, state, and local statutes and regulations related to solid waste?

All of the potential effects occur only as a result of activities that occur at specific campus sites, as a result of proposed programs and projects. These specific effects are considered under the individual programs and projects, listed under the appropriate campus sites.

The 2014 LRDP EIR will analyze the potential for growth, in addition to demolition and renovation activities, at the Parnassus Heights, Mission Bay, Mount Zion and Mission Center campus sites to result in the generation of solid waste that would exceed landfill capacity. In

addition, the EIR will evaluate compliance with applicable federal, state and local statutes and regulations related to solid waste disposal.

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

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h) Result in the wasteful, inefficient and unnecessary consumption of energy (see CEQA Statutes Section 21100(b)(3))?

The 2014 LRDP EIR will analyze the potential for growth under the LRDP to result in the wasteful, inefficient, and unnecessary consumption of energy. The effects will be evaluated in a campus-wide context as well as specifically related to proposed development at the Parnassus Heights, Mission Bay, Mount Zion and Mission Center campus sites.

Demolition activities as well as other infrastructure improvements proposed at Parnassus Heights and Mount Zion would result only in a temporary demand for energy, which would be considered a less than significant effect. No further discussion of these activities regarding energy consumption would be included in the EIR.

No projects or programs are currently proposed at other UCSF campus sites. Under the UCSF long-term consolidation strategy, activity will either be maintained at these locations under current conditions or sites will be vacated and activities absorbed into other university-affiliated buildings. As no development or changes in use are planned for these sites, no impact would occur and this topic will not be analyzed in the EIR.

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i) Exceed the LRDP EIR standard of significance by requiring or resulting in the construction of new electrical or natural gas facilities, which would cause significant environmental effects?

Mission Bay is the only campus site in which a new electrical or natural gas facility is proposed. The potential effects of the proposed central utility plant at Block 16 will be analyzed in the EIR.

5.18 Mandatory Findings of Significance

Issues (and Supporting Information Sources):	2014 LRDP	Parnassus Heights					Mission Bay		Mount Zion			Mission Center	Other UCSF Campus Sites
	Land Use, Population, Space Needs, & CAP (Program)	Demolish 13 Existing Buildings (Project)	Renovate UC Hall (Project)	Utilities, Retaining Walls, Saunders Court & Streetscape (Project)	Construct Replacement Hospital (Program)	Renovate Moffitt & Millberry Tower (Program)	Remaining & Increased Entitlement (Program)	New Housing (Project)	Demolish Hellman, Brunn & Dialysis (Project)	Renovate Main Hospital (Program)	Construct Office / Research Building (Program)	Construct Office Building (Program)	No Proposed Projects or Programs
Would the project:													
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	--
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of past, present and probable future projects)?	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	--
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	--

Topics to be analyzed in the 2014 LRDP EIR are indicated: ☒

Topics that do not require additional analysis beyond that provided in the Initial Study are indicated: --

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## Mandatory Findings of Significance

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

As indicated in the discussions above, implementation of the 2014 LRDP has the potential to result in significant biological and cultural resource impacts, which could degrade the quality of the environment. The EIR will evaluate whether LRDP implementation will substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

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- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of past, present and probable future projects)?

The 2014 LRDP estimates that 12.14 million gsf of academic buildings, support facilities, and student housing are required to support a total future enrollment of 5,390 students and an increase in campus-wide daily population to approximately 55,190 by 2035. The EIR will evaluate whether the potential impacts of increased enrollment and additional building square footage associated with implementation of the 2014 LRDP, combined with other current projects and probable future projects and projected regional growth in the surrounding area, would be cumulatively considerable.

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- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

As indicated in the above discussions, implementation of the proposed 2014 LRDP has the potential to result in significant impacts. The EIR will evaluate whether any of those impacts have the potential to result in substantial adverse effects on human beings either directly or indirectly.