University of California
San Francisco

UCSF Real Estate

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July 28, 2021

Notice of Preparation of Environmental Impact Report and Initial Study
Notice of a Public Scoping Meeting

Project:	UCSF New Hospital at Parnassus Heights
Location:	401 and 505 Parnassus Avenue, San Francisco, California 94143 (Parnassus Avenue at Medical Center Way)
Block/Lot:	2634A/011 & 005
Sponsor:	University of California, San Francisco (UCSF)
Lead Agency:	The Regents of the University of California
Staff Contact:	Diane Wong, UCSF (415) 502-5952

This is the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) and Initial Study for the above-named project. This document is available at https://www.ucsf.edu/cphp/hospital for a 30-day public review and comment period beginning **July 28, 2021 through August 27, 2021**.

Project Description

UCSF is proposing to construct a new hospital and related improvements at the east end of UCSF's Parnassus Heights campus core, collectively known as the New Hospital at Parnassus Heights project (NHPH). The NHPH would increase inpatient beds at Parnassus Heights; accommodate modern technologies; address seismic safety requirements and meet other regulatory requirements and industry standards for contemporary hospitals; and enhance functionality and efficiency at the campus site. Construction of the NHPH would begin in 2023 and be completed by the end of 2030.

As proposed, the New Hospital would be approximately 870,000 gross square feet, and consist of 15 stories plus rooftop mechanical equipment and a full basement. The New Hospital would require certain supporting circulation, loading, utility and landscaping improvements. The NHPH would also include renovation of Moffitt and Long Hospitals, widening Medical Center Way adjacent to the New Hospital for fire safety purposes; replacement of diesel fuel tanks and medical gas tanks; vegetation management and slope stabilization improvements; and a pedestrian bridge and tunnel across Parnassus Avenue. Under the proposed NHPH, the New Hospital would provide 336 inpatient beds, Long Hospital would provide 297 inpatient beds, and Moffitt Hospital would provide 49 inpatient beds. The total inpatient bed count at the campus site under the NHPH would be up to 682 beds.

A minor amendment to the 2014 LRDP would be required to adjust the Reserve boundary and maintain the Reserve at a minimum of 61 acres.

For purposes of the California Environmental Quality Act (CEQA), the University of California is lead agency.

This project may have a significant effect on the environment and an Environmental Impact Report is required. This determination is based upon the criteria of the State CEQA Guidelines, Sections 15063 (Initial Study), 15064 (Determining Significant Effect),

and 15065 (Mandatory Findings of Significance), and for the reasons documented in the Initial Study for the project.

Public Review and Comment

As indicated above, the NOP/Initial Study is available at https://www.ucsf.edu/cphp/hospital for a 30-day public review and comment period beginning **July 28, 2021 through August 27, 2021.**

To give written feedback on the NOP/Initial Study, comments should be sent to the attention of Ms. Diane Wong at the address noted below, or submitted via email to the following address: **EIR@ucsf.edu**. All comments must be received no later than **August 27, 2021**.

If you would like a paper copy of the NOP/Initial Study, please email EIR@ucsf.edu or call 415-502-5952.

UCSF will hold a public EIR scoping meeting on **August 17, 2021**, beginning at 6:30 PM. Due to the COVID-19 pandemic, the EIR scoping meeting will be conducted via Zoom. If you are interested in attending this meeting, please register at: http://tiny.ucsf.edu/NHPHScoping.

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.

Submit comments on the Initial Study and EIR scoping to:
Diane Wong, Environmental Coordinator
UCSF Campus Planning
654 Minnesota Street
San Francisco, CA 94143-0286
EIR@ucsf.edu

University of California
San Francisco

INITIAL STUDY

University of California, San Francisco
New Hospital at Parnassus Heights

Lead Agency: University of California

July 2021

UCSF NEW HOSPITAL AT PARNASSUS HEIGHTS

Initial Study

Prepared for
UCSF Campus Planning

July 2021

D190291.01

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UCSF NEW HOSPITAL AT PARNASSUS HEIGHTS

Initial Study

1. Project Information

1. **Project Title:** UCSF New Hospital at Parnassus Heights

2. **Lead Agency Name and Address:** The Regents of the University of California
1111 Franklin Street, 12th Floor
Oakland, California 94607

3. **Contact Person and Phone Number:** Diane Wong
Principal Planner/Environmental Coordinator
UCSF Real Estate - Campus Planning
(415) 502-5952
diane.wong@ucsf.edu

4. **Project Location:** 401 and 505 Parnassus Avenue, San Francisco, California 94143 (Parnassus Avenue at Medical Center Way)

5. **Project Sponsor's Name and Address:** See contact person listed above.

6. **Custodian of the Administrative Record for this Project:** Same as above.

7. **Description of Project:**

   See Section 2, Project Description, below.

8. **Surrounding Land Uses and Setting:**

   See Section 2, Project Description, below.

9. **Other public agencies whose approval is required** (e.g., permits, financing approval, or participation agreement.):

   See Section 2, Project Description, below.

10. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

    On June 21, 2021, UCSF sent notification letters of UCSF's proposal to undertake the New Hospital at Parnassus Heights project to the applicable representatives for the Amah Mutsun

Tribal Band of Mission San Juan Bautista; Coastanoan Rumsen Carmel Tribe; Ohlone Indian Tribe; Indian Canyon Mutsun Band of Costanoan; Wuksache Indian Tribe/Eshom Valley Band; and Muwekma Ohlone Indian Tribe of the San Francisco Bay Area. No responses to the notification letters were received from the tribes within the 30-day response period, consistent with the requirements of Public Resources Code section 21080.3.1(d).

2. Project Description

The proposed project would construct a new hospital and related improvements at the east end of UCSF's Parnassus Heights campus core, collectively known as the New Hospital at Parnassus Heights project (NHPH). As described further below, the NHPH would increase inpatient beds at Parnassus Heights; accommodate modern technologies; address seismic safety requirements and meet other regulatory requirements and industry standards for contemporary hospitals; and enhance functionality and efficiency at the campus site. Construction of the NHPH would begin in 2023 and be completed by the end of 2030.

2.1 Background

In November 2014, the Regents of the University of California (Regents) adopted the 2014 Long Range Development Plan (LRDP) for the San Francisco campus, following certification of the 2014 LRDP Final EIR. The 2014 LRDP set forth concepts, principles and plans to guide future growth at its campus, and projected development levels and patterns at its main campus sites through the year 2035, including the Parnassus Heights campus site.

The Parnassus Heights campus site (Parnassus Heights, or campus site) is the oldest and largest of the UCSF campus sites. UCSF's investment in Parnassus Heights has not kept pace with its aging facilities or changes in programmatic need, resulting in infrastructure, buildings, and interior spaces that require substantial renewal and investment. As a result, in 2018, UCSF undertook a planning process to re-envision and revitalize the Parnassus Heights campus site as a whole engaging both internal and external stakeholders. The planning process resulted in the development of the Comprehensive Parnassus Heights Plan (CPHP) which was aimed at updating the projected space needs for critical programs in research, patient care, and education at the campus site, improving the functional and aesthetic design of the campus environment, and planning for needed on-campus housing. In 2019, in compliance with CEQA, UCSF commenced a review of the environmental impacts of the CPHP and in January 2021, the Regents approved Amendment #7 to the 2014 LRDP to incorporate the CPHP planning concepts and proposals into the 2014 LRDP and other necessary conforming changes, following certification of the CPHP Final Environmental Impact Report (Final EIR).

The CPHP included an "Initial Phase" to be completed by approximately year 2030 that primarily comprised: 1) Irving Street Arrival improvements, 2) a Research and Academic Building (RAB), 3) a New Hospital, and 4) initial Aldea Housing Densification; as well as certain other Initial Phase improvements. Beyond the Initial Phase, a "Future Phase" encompassed the remaining development described in the CPHP, envisioned for completion by the horizon year of 2050.

In total, the CPHP provided for development of approximately 2.90 million gross square feet (gsf) of new building space at Parnassus Heights. When accounting for existing campus site development (approximately 3.92 million gsf); demolition that was approved under the 2014 LRDP but not yet implemented (approximately 187,000 gsf); and potential additional building demolition that would occur under the CPHP (approximately 688,000 gsf), the total amount of campus building space upon full implementation of the CPHP would be approximately 5.97 million gsf, including instruction, research, clinical, and support space; housing; and structured parking.

The CPHP Final EIR programmatically analyzed the environmental impacts of the CPHP, including the impacts of the proposed New Hospital for which only broad parameters (location, projected size and population) were known at the time. The proposed New Hospital was the largest of the projects planned at the Parnassus Heights campus site under the CPHP. The proposed 15-story New Hospital would consist of approximately 870,000 gsf, and in combination with the existing Moffitt and Long Hospitals would provide approximately 682 beds at the campus site. Related improvements that would be implemented under the NHPH include a renovation of Moffitt and Long Hospitals; widening of Medical Center Way in the vicinity of the New Hospital; replacement of diesel fuel tanks and medical gas tanks; vegetation management and slope stabilization improvements; and construction of a proposed pedestrian bridge and tunnel across Parnassus Avenue. Since certification of the CPHP Final EIR, the physical design, construction and operational details of the New Hospital and related improvements have progressed to a sufficient degree to allow for a project-specific environmental review in this NHPH EIR.

UCSF is the Lead Agency under CEQA for the proposed NHPH. This Initial Study has been and forthcoming EIR will be prepared in accordance with CEQA to analyze potential environmental impacts that could result from construction and operation of the NHPH.

2.2 Campus Site Location and Characteristics

Figure 1 presents an aerial view of the Parnassus Heights campus site location and vicinity. The Parnassus Heights campus site is located in the Inner Sunset mixed-use neighborhood in San Francisco, bounded by Carl and Irving Streets to the north; Third Avenue and Fifth Avenue to the west; and Clarendon Avenue, Christopher Drive, and Crestmont Drive to the south. The campus site's east boundary abuts the Cole Valley neighborhood and the City's Interior Greenbelt Natural Area.

The irregularly-shaped campus site comprises approximately 107 acres. UCSF's facilities are concentrated at the north end of the campus site, where its hospitals, five professional programs, clinics, research, 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, with a portion that extends north to Parnassus Avenue along the east side. The Aldea Housing complex is located in the southeast portion of the campus site adjacent to the Reserve.

SOURCE: Google Earth, 2019; ESA, 2021

UCSF New Hospital Parnassus Heights EIR

Figure 1
Parnassus Heights Campus Site Location and Vicinity

The average daily population at the Parnassus Heights campus site in January 2020 was estimated at approximately 17,700persons, including faculty and staff, students, patients, and visitors. There were currently nearly 7,700 UCSF faculty and staff employed at the campus site in January 2020. About 580 residents currently reside in UCSF housing at the Parnassus Heights campus site.

2.3 NHPH Site Vicinity and Characteristics

Figure 2 presents an aerial view of the general site of the proposed NHPH and related improvements, in the northeast corner of the campus site. The site is located within the east end of the campus core, within the designated Clinical functional zone of the campus site.

Like the rest of the core campus, the sites of the NHPH and related improvements are located on the north-facing slope of Mount Sutro. The topography of the New Hospital site is varied, with slopes generally rising from north to south through the site; elevations range from approximately 400 feet above sea level (asl) on Parnassus Avenue along the north side of the site, ascending to approximately 430 feet asl along the south side of the site in the vicinity of Long Hospital.

Existing buildings occupying the footprint of the proposed New Hospital are the Langley Porter Psychiatric Institute (LPPI) at 401 Parnassus Avenue, and three small support structures (Butler Building, paint shed, and outpatient clinic). LPPI, built in 1941, is five stories in height, and comprises approximately 105,000 gsf; the support structures account for an additional approximate 4,000 gsf. LPPI services include an adult inpatient unit, an adult partial hospitalization program, and an adult intensive outpatient program.

The demolition and removal of the LPPI and supporting structures, and several other buildings on the campus site[1] were previously planned under the 2014 LRDP. In 2020, the LPPI was determined to be eligible for listing in the National Register of Historic Places and the California Register of Historical Resources (the support structures are not eligible for these registers). The CPHP Final EIR addressed the potential effect of demolition of the LPPI on historic resources as part of the CPHP. Accordingly, the demolition and removal of these buildings are not included in the NHPH project and will be completed separately from the NHPH project.

Existing buildings immediately west of LPPI include Long and Moffitt Hospitals. Long Hospital (505 Parnassus Avenue) adjoins the south end of the LPPI and extends west and connects to Moffitt Hospital. Long Hospital was constructed in 1983, is 15 stories tall and approximately 369,000 gsf in size. Long Hospital's tower is set back approximately 230 feet from Parnassus Avenue. Moffitt Hospital fronts on Parnassus Avenue and connects to UCSF's Medical Sciences Building to the west. This building is cross-shaped from a plan perspective, 15 stories tall, and approximately 386,000 gsf in size. Moffitt Hospital was originally built in 1955 and modernized in 1980. Together, the Long and Moffitt buildings comprise the UCSF Helen Diller Medical Center (Medical Center), which provides emergency inpatient and outpatient services, as well as research and educational facilities. Long and Moffitt Hospitals currently provide 475 inpatients beds (325 and 150 beds, respectively).

[1] Including Koret Vision Center, Environmental Health and Safety, Surge, Woods, and Proctor buildings.

2019/D1902291.01 - UCSF NHPH EIR/05 Graphics-GIS-Modeling/Illustrator

SOURCE: Google Earth, 2019; ESA, 2021

UCSF New Hospital Parnassus Heights EIR

Figure 2
NHPH Site Vicinity

The principal vehicular access points to the NHPH site are along Parnassus Avenue and Medical Center Way. Parnassus Avenue extends along the north side of the NHPH site, and in the site vicinity consists of two travel lanes plus a two-way center turn lane, with on-street parking. Parnassus Avenue serves multiple Muni bus lines, and is signed as a Class III bike route in the site vicinity. Medical Center Way is a narrow two-lane campus roadway that roughly follows along the east side of the NHPH site, and winds south through the campus site to the Aldea Housing complex. Medical Center Way serves as the access route for delivery vehicles to/from UCSF's hospital loading areas on the rear (south side) of the hospitals. Medical Center Way also serves as the route for UCSF's Bronze shuttle buses. Moffitt Hospital is served by a vehicle turnaround accessed from Parnassus Avenue that provides passenger pickup/drop off. To the east of that, a driveway on Parnassus Avenue provides ambulance access to Moffitt Hospital's garage. In addition, a driveway on Parnassus Avenue currently provides access to LPPI's surface parking lot.

A portion of UCSF's Reserve is located in the vicinity of the project site, on the hillside east of Medical Center Way. This hillside is dominated by non-native blue gum eucalyptus and Monterey cypress trees, and understory vegetation. There are two trailheads in the NHPH site vicinity: the Campus Trailhead, which provides trail access into the Reserve from Medical Center Way [near the UCSF Central Utility Plant (CUP)]; and the Farnsworth Trailhead, which connects to the Reserve via Farnworth Lane. Two public trails and a stairway extend through the Reserve in the NHPH site vicinity connecting the trailheads and the Surge parking lot.

Ornamental vegetation is present within the developed portions of the NHPH site vicinity, including street trees and landscaped vegetation along Parnassus Avenue, within surface parking and passenger drop-off areas, and at entrances to the buildings.

The nearest off-site residential uses are located along Edgewood Avenue to the east, on Parnassus Avenue and Hillpoint Avenue to the northeast, and on Hillway Avenue to the north.

2.4 Relationship of the NHPH to the CPHP and 2014 LRDP

On November 20, 2014, the Regents adopted the 2014 LRDP. The 2014 LRDP serves as a comprehensive physical land use plan and policy document to guide the physical development of the San Francisco campus, including all of its campus sites, accommodating future increases in enrollment and academic and research activities at UCSF and meeting its projected educational and research demand. The 2014 LRDP provides planning guidance for development anticipated to occur by horizon year 2035[2] and contains objectives to guide decisions for future facilities.

In January 20, 2021, the Regents approved Amendment #7 to the 2014 LRDP, which incorporated the CPHP planning concepts and proposals into the 2014 LRDP. The 2014 LRDP, as amended, is the primary planning document for the Parnassus Heights campus site and will be used by UCSF to guide the development of the campus site through the next 30 years, or to an approximate horizon year of 2050. The CPHP updated the projected space needs for critical programs in research, patient care, and education at the campus site, improved the functional and aesthetic design of the

[2] With exception, as described below, for the Parnassus Heights campus site, which has an approximate horizon year of 2050.

campus environment, and planned for needed on-campus housing. The CPHP included a larger development program at the Parnassus Heights campus site, including a larger New Hospital, and a larger net increase of in-patient beds at the campus site, compared to that included in the 2014 LRDP. In addition to the change in the space program, the CPHP made other necessary conforming changes, which included revisions to functional zones; revisions to the space program; update to the projected campus site population; revisions to existing planning agreements, including revisions to the Regents' Resolution; modification of the Reserve boundary; and an update to the UCSF Greenhouse Gas Reduction Strategy. Amendment #7 to the 2014 LRDP to incorporate the CPHP resulted in replacement of the Parnassus Heights chapter in the 2014 LRDP.

As explained further under subsection 2.7, below, subsequent to approval of 2014 LRDP Amendment #7, the University reexamined the hospital program, including the proposed size of the New Hospital, and proposed use of Moffitt and Long Hospitals. Under the NHPH, the size of the proposed New Hospital would be reduced from that envisioned under the CPHP (i.e., from 955,000 gsf to a proposed approximate 870,000 gsf), and Moffitt and Long Hospitals would increase slightly in size (by about 4,500 gsf and 5,000 gsf, respectively). The building space (about 75,500 gsf) rendered surplus due to the reduction of the hospital program would be assigned to other buildings on the campus site during the CPHP Future Phase. This would result in one to two additional building floors to be added to the planned Millberry Union New Towers project, and to research buildings planned immediately south and west of the planned Research and Academic Building (RAB). This modification would not change the overall space profile at the Parnassus Heights campus site or require a change in Parnassus Heights campus site functional zone map from that established in the CPHP. This CPHP modification will be considered in the cumulative context in the NHPH EIR.

The proposed New Hospital and related improvements are the subject of this project-specific EIR. With minor exceptions as described below, the proposed New Hospital would be within the conceptual design (including height, bulk and size) and operational parameters assumed for the New Hospital in the CPHP and analyzed at a program level in the CPHP EIR. In contrast to the New Hospital analyzed in the CPHP EIR, the New Hospital building as now proposed would not extend into the Reserve. However, the related improvement for the proposed medical gas storage tanks replacement project would result in a minor encroachment into the Reserve as described below (though to a lesser extent than the New Hospital encroachment into the Reserve that was approved under 2014 LRDP Amendment #7). As the proposed New Hospital building now would not extend into the Reserve, the boundary of the Reserve is proposed to be modified as follows:

- The area previously removed from the Reserve under 2014 LRDP Amendment #7 to accommodate the New Hospital footprint is now proposed to be returned to the Reserve.
- The Reserve boundary would be adjusted to accommodate the medical gas tanks replacement project described below.

The area between the Surge and Woods parking lots that was added to the Reserve under 2014 LRDP Amendment #7 would remain as Reserve land. These changes would result in a net increase to Reserve land and would maintain the Reserve at a minimum of 61 acres.

2.5 NHPH Project Need

As the second largest employer in the City, UCSF is a substantial contributor to the San Francisco and Bay Area economies, as well as a major contributor to the culture of innovation, attracting world-class talent to live, work, and study in San Francisco and the Bay Area. Over the last 20 years, UCSF has invested substantial financial resources into acquiring, developing, and supporting its Mission Bay campus site, without commensurate investment in the Parnassus Heights campus site. UCSF's investment in Parnassus Heights has not kept pace with its aging facilities or changes in programmatic need, resulting in infrastructure, buildings, and interior spaces that require substantial renewal and investment.

UCSF Health provides both outpatient and inpatient clinical services at the Parnassus Heights campus site. The Medical Center at Parnassus Heights, which includes Moffitt and Long Hospitals, provides highly specialized tertiary and quaternary[3] adult health care. According to UCSF Health, the Medical Center's inpatient census is at a record high and continues to experience unprecedented growth. The Medical Center is already at capacity and has to turn away transfer patients who need complex care.

In order to ensure continued excellence of the University, stay competitive and remain a leading health science institution both nationally and internationally, and build on the outstanding instructional, research, and clinical programs that are present at Parnassus Heights, improvements must be made at the Parnassus Heights campus site to address its aging and inadequate facilities and provide a teaching hospital that can adequately support the education and research missions while providing expanded and improved clinical services to the community. Constructed in 1955, the existing Moffitt Hospital is outdated, its space undersized, inflexible, and obsolete relative to modern standards of care. In addition, pursuant to California Senate Bill 1953 enacted to establish seismic safety standards for hospitals, Moffitt Hospital must be structurally retrofitted or decommissioned as an inpatient facility by 2030. Long Hospital continues to adequately meet seismic standards beyond 2030.

It is anticipated that there will be a 14 percent increase in medically necessary transfers by 2030. Further, the complex tertiary and quaternary cases treated by UCSF specialists at Parnassus Heights are forecast to increase in number over the coming years and decades, due to the Bay Area's projected population growth, which includes an increase in the Medicare population due to an aging regional population (national trends indicated there will be a 31 percent increase in the Medicare population over the next 10 years). Complex cardiac surgery and neurosurgery cases are projected to increase by 30 percent in the next 10 years. These complex cases will require longer hospital stays and more hospital beds. In addition, there is an increase in medical complexity of patients coming to the hospital as less complex cases are transitioned to outpatient clinics, and higher complexity mean longer length of stay for each admission and greater need for beds. Learning from the current COVID-19 pandemic, it is extremely critical for clinical facilities

[3] Tertiary health care is the third tier of health care which involves highly specialized medical care provided by medical specialists in state-of-the-art facilities, such as teaching hospitals. It usually is provided over an extended period of time and involves advanced and complex procedures and treatments. Quaternary health care is considered an extension of tertiary care and is even more specialized. Examples would be experimental medicine and procedures, and very rare, specialized surgeries.

to be flexible and have the ability to increase inpatient capacity to accommodate additional clinical needs during these times, rather than reducing or canceling non-essential surgeries in order to reduce patient census. Based on observed shortages in the availability of beds, especially intensive care unit (ICU) and acute care beds; an analysis of demographic trends that indicate that the Medical Center will need to serve not only a larger population but also a population that includes more elderly patients; an analysis of the demand/need for private rooms (versus shared rooms/wards); and an analysis of trends in health care which show an increased need for tertiary and quaternary health care, UCSF Health determined that a larger hospital is needed that would provide inpatient beds, along with other necessary facilities that include additional operating rooms, additional emergency room bays and spaces, additional interventional labs, and ambulance bays. UCSF Health determined that the New Hospital would be implemented in combination with a proposed renovation of Moffitt and Long Hospitals. The renovation of Moffitt and Long Hospitals would provide inpatient beds to augment those proposed at the New Hospital, and facilitate the inpatient clinical and support program needs for the increased patient capacity at Parnassus Heights. UCSF Health estimates a need for a net increase of up to 207 inpatient beds at Parnassus Heights campus over existing conditions.

There is also a need to co-locate UCSF's clinical space with instructional and research spaces at Parnassus Heights. The three missions of clinical care, education, and research are inter-dependent and require balanced support to ensure continued excellence. With a health science focus, much of the research at UCSF benefits from adjacency to the clinical environment just as access to the most advanced research is important to support the clinicians. Similarly, the research and clinical environments provide critical training for students and learners at UCSF. The clinical, educational and research programs are inextricably linked.

2.6 Objectives for the NHPH

The CPHP objectives for the proposed NHPH are as follows:

- Meet seismic requirements of California Senate Bill 1953 by developing a new, seismically-sound, state-of-the-art inpatient facility.
- Site and develop a new inpatient facility in a way that optimizes operational activities with other clinical facilities at Parnassus Heights, such as Moffitt and Long Hospitals, and Medical Building 1.
- Optimize the reuse of Moffitt Hospital by seismically retrofitting the building and judiciously reusing limited portions for inpatient use, as physical requirements allow, balanced with reuse of Moffitt Hospital for other needed clinical and support functions.
- Increase inpatient beds at Parnassus Heights to address severe constraints on capacity and access to care, and to meet the needs of a growing and aging Bay Area population.
- Increase inpatient beds at Parnassus Heights to allow for the capacity to provide inpatient health care in times of severe strain such as the current pandemic, without resorting to reducing or canceling non-essential surgeries to create bed capacity.
- Develop a new inpatient facility that has sufficient space to accommodate modern regulatory requirements and industry standards of contemporary hospitals, such as construction codes,

sizes of operating rooms, ratio of operating rooms to pre-and post-recovery areas, and space for privacy and infection control issues.

- Develop a new inpatient facility that has sufficient space to accommodate modern technology, including telemedicine, robotics, and new diagnostic, imaging, testing, treatment, surgery and laboratory equipment, all requiring substantial infrastructure and space.
- Develop a new inpatient facility that has sufficient space to accommodate patient satisfaction requirements of contemporary hospitals, such as private patient rooms of sufficient size.
- Develop a new inpatient facility that is optimized in its spatial layout to enhance functionality and efficiency.
- Develop spaces for clinical and translational research and learning in or adjacent to clinical areas where patients are located.

2.7 NHPH Characteristics

The NHPH consists of the proposed New Hospital, and a number of related improvements, including a renovation of Moffitt and Long Hospitals; widening of Medical Center Way in the vicinity of the New Hospital; replacement of diesel fuel tanks and medical gas tanks; vegetation management and slope stabilization improvements; and a proposed pedestrian bridge and tunnel across Parnassus Avenue. **Figure 3** illustrates the location of the study area for the proposed New Hospital and related improvements. The following provides a description of each project component.

New Hospital

Background

Table 1 presents an overview of the Parnassus Heights hospital program, including the existing (2020) hospital program, the hospital program envisioned under the CPHP, and the hospital program as modified under the proposed NHPH project. As shown in Table 1, there are currently 325 inpatient beds at Long Hospital and 150 inpatient beds at Moffitt Hospital, for a total of 475 inpatient beds within a combined approximate 754,400 gsf of building space.

TABLE 1
PARNASSUS HEIGHTS HOSPITAL PROGRAM AND BEDS

	Existing (2020)		CPHP		NHPH Project	
	Beds	Size (GSF)	Beds	Size (GSF)	Beds	Size (GSF)
Moffitt Hospital	150	385,800	0	385,800[a]	49	390,300
Long Hospital	325	368,600	291	368,600	297	373,600
Proposed New Hospital	--	--	384	955,000	336	870,000
Total	**475**	**754,400**	**675**	**1,709,400**	**682**	**1,633,900**

[a] Under the CPHP, inpatient beds from Moffitt Hospital would be relocated to the New Hospital, and Moffitt Hospital would be renovated and repurposed.

SOURCE: UCSF, 2021

Under the CPHP, the New Hospital was envisioned to be 955,000 gsf in size and include 384 inpatient beds. The CPHP program assumed that the existing inpatient beds in Moffitt Hospital would be relocated to the New Hospital; and the surplus space at Moffitt Hospital would be renovated for other clinical uses that would support the New Hospital. Furthermore, under the CPHP program, 291 inpatient beds were assumed to be provided at Long Hospital. As such, the CPHP provided for total of 675 inpatient beds at the campus site.

Proposed New Hospital Use Program and Space Summary

Subsequent to the approval of Amendment #7 to the 2014 LRDP, as master planning for the Parnassus Heights campus site transitioned to the New Hospital, the University reexamined the hospital program at Parnassus Heights, including the proposed size of the New Hospital, and proposed use of Moffitt and Long Hospitals. Under the proposed NHPH, the size of the New Hospital would be reduced from 955,000 gsf (as included in the CPHP) to a proposed 870,000 gsf (an approximate 9 percent reduction), and the inpatient bed count in the New Hospital would be reduced from 384 beds to 336 beds. In addition, under the NHPH, Long Hospital would provide 297 inpatient beds, and Moffitt Hospital would provide 49 inpatient beds. As a result, the total inpatient bed count at the campus site under the NHPH would be up to 682 beds, an increase of up to seven beds over that included in the CPHP; these beds would be online by December 2030. When considering all three hospitals, the collective hospital building space at the campus site under the NHPH project would be 1,633,900 gsf, which is approximately four percent less than the 1,709,400 gsf assumed under the approved CPHP.

Other factors informing the size of the New Hospital include compliance with applicable codes and regulations for new hospitals that require, among other things, taller floor heights and additional space to accommodate mechanical equipment and hospital support functions. The New Hospital design also reflects considerations to further improve operational efficiency, including provision of operating rooms and critical supporting functions on the same level.

Figure 4 and **Figure 5** present birds-eye building massing illustrations of the New Hospital.

New Hospital Design

The proposed New Hospital is in the early stages of design. As proposed, the New Hospital would be approximately 870,000 gsf, and consist of 15 stories plus rooftop mechanical equipment and a full basement. The height of the building above ground level would be approximately 271 feet to the roof level, and approximately 294 feet to top of rooftop perimeter screening. Portions of mechanical equipment and antennas located on the roof would exceed the 294 feet in height. The New Hospital building consists of a 5-story podium, above which a 10-story tower would rise.

Figure 6 presents a plan view of the proposed New Hospital and its main access points. The New Hospital would be situated in the area bounded by Parnassus Avenue on the north, the proposed renovated Moffitt and Long Hospitals on the west, and proposed widened Medical Center Way on the east. On Levels 3 and above, the east face of the New Hospital would partially cantilever over the adjacent Medical Center Way in a saw-toothed pattern.

UCSF Parnassus Heights Campus Site Boundary

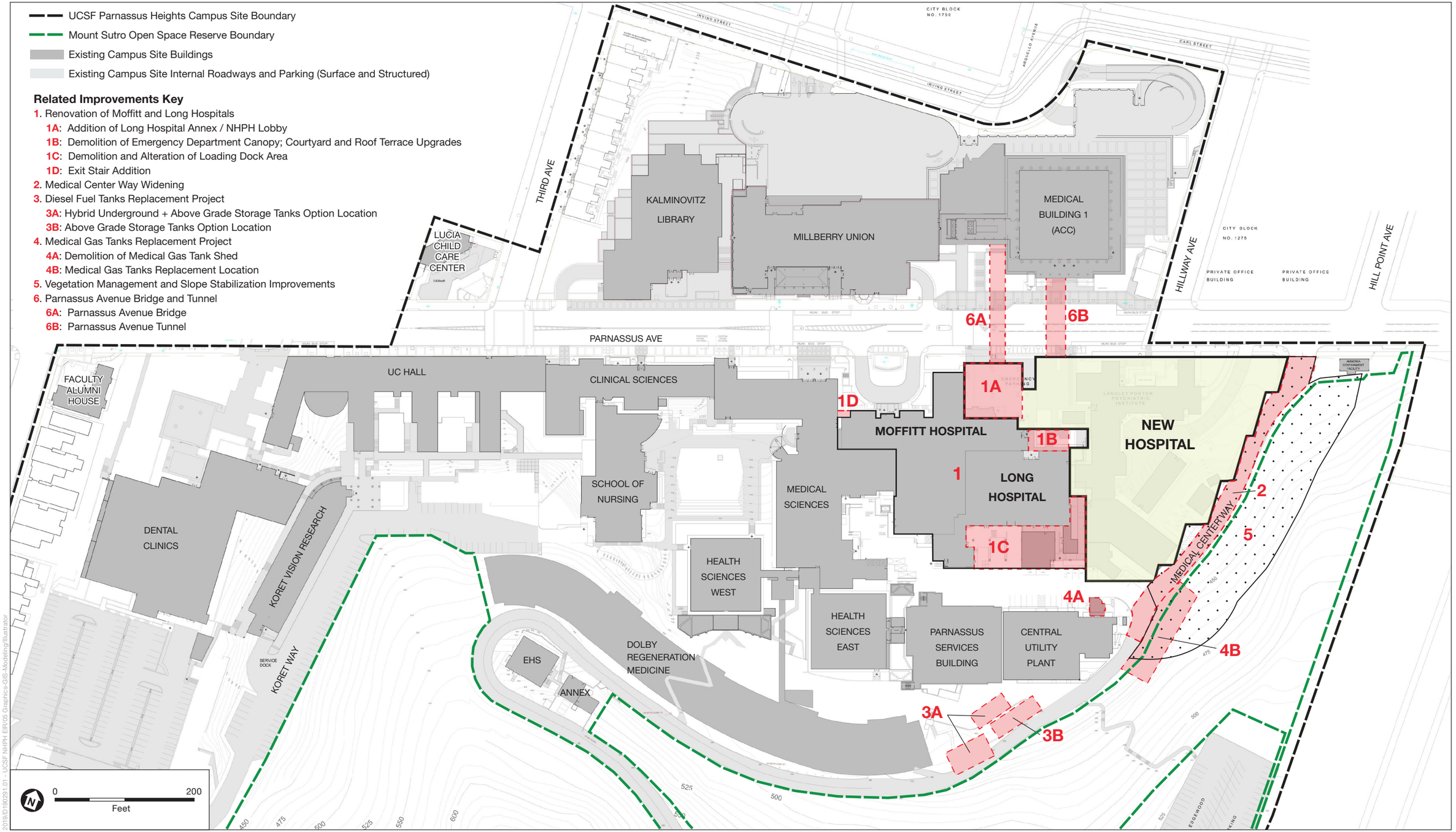
Mount Sutro Open Space Reserve Boundary

Existing Campus Site Buildings

Existing Campus Site Internal Roadways and Parking (Surface and Structured)

Related Improvements Key

1. Renovation of Moffitt and Long Hospitals
   - 1A: Addition of Long Hospital Annex / NHPH Lobby
   - 1B: Demolition of Emergency Department Canopy; Courtyard and Roof Terrace Upgrades
   - 1C: Demolition and Alteration of Loading Dock Area
   - 1D: Exit Stair Addition
2. Medical Center Way Widening
3. Diesel Fuel Tanks Replacement Project
   - 3A: Hybrid Underground + Above Grade Storage Tanks Option Location
   - 3B: Above Grade Storage Tanks Option Location
4. Medical Gas Tanks Replacement Project
   - 4A: Demolition of Medical Gas Tank Shed
   - 4B: Medical Gas Tanks Replacement Location
5. Vegetation Management and Slope Stabilization Improvements
6. Parnassus Avenue Bridge and Tunnel
   - 6A: Parnassus Avenue Bridge
   - 6B: Parnassus Avenue Tunnel



2019/D190291.01 - UCSF NHPH EIR/GIS Graphics-GIS-Modeling/Illustrator

SOURCE: UCSF, 2021

UCSF New Hospital Parnassus Heights EIR

Figure 3
New Hospital and Related Improvements Site Map

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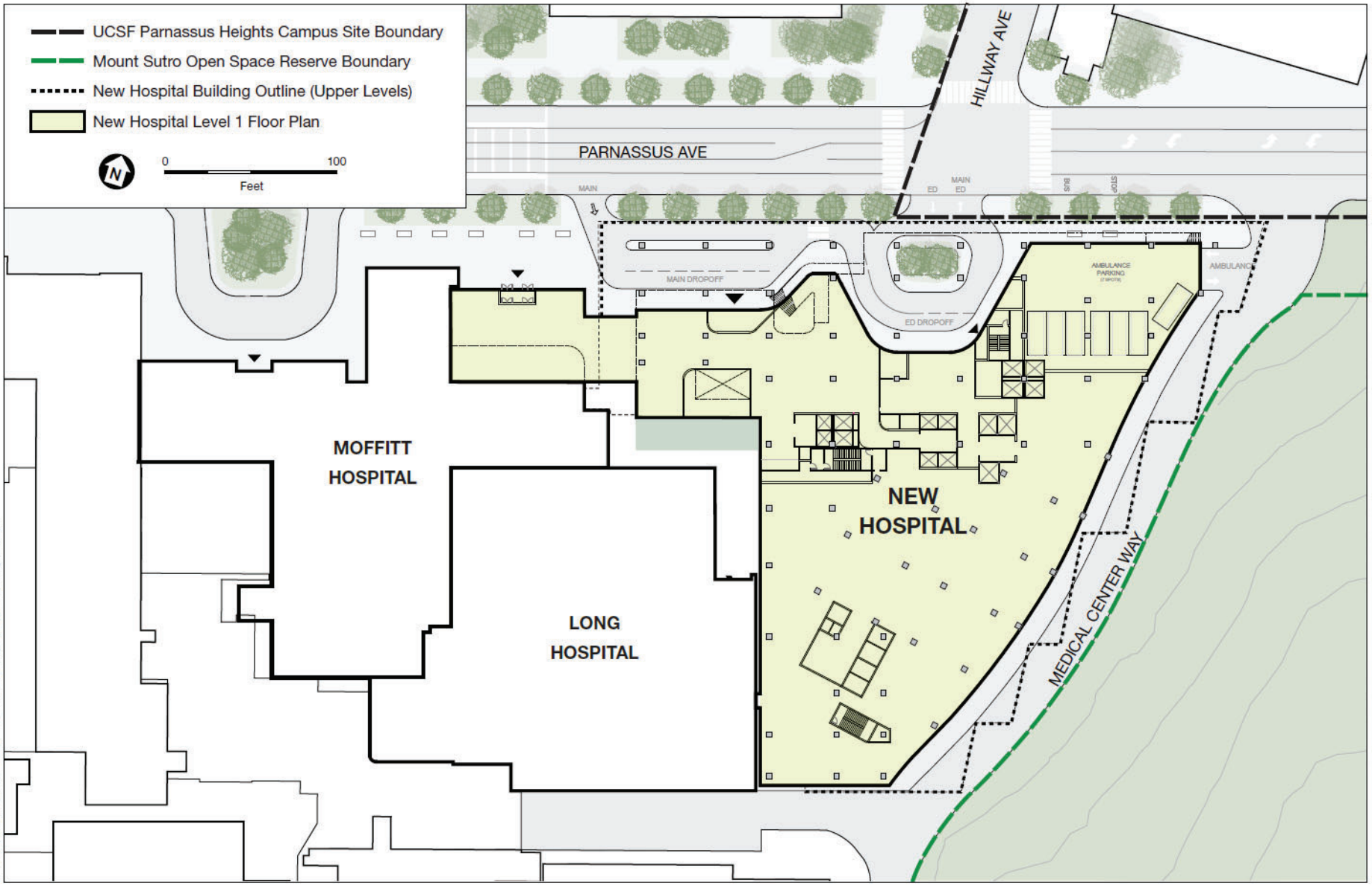
Figure 4
Birds-eye View of New Hospital Massing from Northwest

Figure 5
Birds-eye View of New Hospital Massing from East



SOURCE: Herzog & De Meuron

UCSF New Hospital Parnassus Heights EIR

Figure 6
New Hospital Site Plan

The New Hospital, and renovated Moffitt and Long Hospitals would effectively function as one hospital. The three buildings would be organized around a central ground-level landscaped courtyard that would provide the three buildings access to daylight and views, and facilitate way finding. **Figure 7** presents a stacking diagram of the New Hospital, and adjacent Moffitt and Long Hospitals. Due to the greater floor-to-floor heights of the New Hospital, tentatively, only certain levels of the New Hospital would horizontally connect to the adjacent Moffitt and Long Hospitals. Final connection locations and floors would be confirmed during the design process.

Vertically, the New Hospital would be divided into three distinct stacked horizontal layers, with each layer corresponding to different hospital programs. The New Hospital diagnostic and treatment programs, along with the main kitchen, would be located in the building podium (Levels 1 through 5). The New Hospital's intensive care units (ICUs), along with eatery and pharmacy, would be primarily located in the center layer (Levels 6 through 10). The New Hospital's acute care units (ACUs) would be primarily located in the upper layer (Levels 11 through 15).

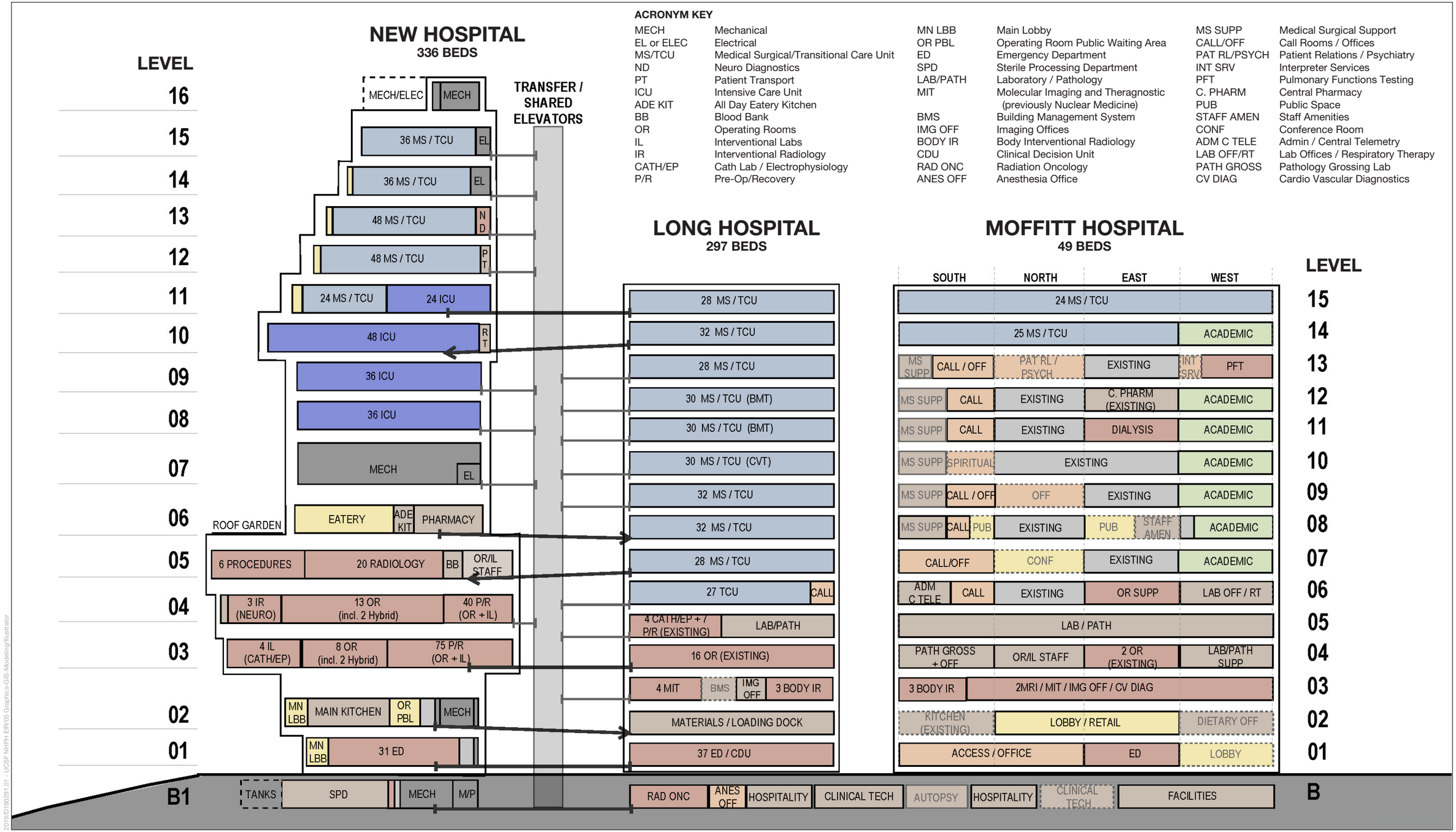
Along the east face of the New Hospital's podium, each ascending floor of the podium would progressively step out (eastward) to follow the contours of the adjacent hillside in the Reserve. Along the south frontage of the New Hospital facing Parnassus Avenue, the podium face would subtly articulate in and out on ascending floors to break up the overall podium mass, provide a more pedestrian scale on the ground floor, and increase visibility of building entrance/exits. Levels 3 and above of building podium would extend over the proposed street-level vehicular turnarounds that would provide for passenger drop-off (see *New Hospital Pedestrian and Vehicular Circulation and Loading*, below, for additional detail).

The center layer of the New Hospital would be recessed to create an elevated outdoor publicly accessible terrace that would extend along the perimeter of Level 6. Supporting columns would line the terrace, and extend to Level 10. The terrace would include a garden containing trees and other vegetation, and public seating, including to serve patrons of the all-day eatery.

On the New Hospital's upper layer, the east and west faces of each ascending floor would progressively step back (inward) to reduce the perceived scale of the New Hospital. The articulation of the terraces created on the upper layer would also create an opportunity for exterior balcony spaces with landscaping.

The New Hospital's main mechanical equipment would be on Level 7. Other major mechanical equipment would be located at the basement level, and on Levels 2, 10 and the roof. The basement in the proposed New Hospital would also include the Sterile Processing Department (SPD), and waste and water storage as required under California Building Code (CBC) Nonstructural Performance Category 5 (NPC-5) regulations and the Joint Commission.[4]

[4] The Joint Commission is an independent non-profit organization that accredits and certifies health care organizations and programs, including hospitals.



2019/D190291.01 - UCSF NHPH EIR/05 Graphics-GIS-Modeling/Illustrator

SOURCE: UCSF, 2021

NOTE: Diagrams of buildings are meant to illustrate uses within the buildings, and are not representative of actual building shapes and scale.

Figure 7
Stacking Diagram for New Hospital, and Moffitt and Long Hospitals

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New Hospital Pedestrian and Vehicular Circulation, and Loading

The New Hospital building's base would be the central point of access into the New Hospital, and serve to sort the key public flows through and in-between adjacent campus facilities. Patients, visitors, and staff would utilize multiple entrances at street level to gain access to the building.

Proposed vehicular access from Parnassus Avenue would be located beneath the New Hospital building podium on the street level to provide a drop-off for patients for the main entrance and emergency department entrance, respectively. A dedicated ambulance parking area accessed from Medical Center Way would be located beneath the New Hospital podium on the east side of the New Hospital. The New Hospital main entrance would provide pedestrian access to a central public lobby to connect visitors to the hospital's circulation cores and wayfinding stations. The New Hospital emergency department would have a dedicated pedestrian entrance to the east of the main lobby.

Level 2 of the New Hospital would serve as a connecting floor to allow patients, visitors, and staff to orient themselves and continue through the building and to other areas on the campus site. From the Level 2 mezzanine, users would be able to also cross Parnassus Avenue via a proposed pedestrian bridge (see *Parnassus Avenue Pedestrian Bridge and Tunnel,* below, for additional detail).

Loading areas would be provided in two locations. The loading dock for the New Hospital's kitchen would be located on the east side of the New Hospital, and accessed directly from Medical Center Way. As part of the renovation of Moffitt and Long Hospitals, the existing loading dock at the south side (rear) of Long Hospital would be demolished and rebuilt, and would serve as the proposed loading dock for general hospital services and waste collection.

Proposed improvements within the public right-of-way include a new traffic signal at the intersection of Parnassus Avenue and Hillway Avenue, new curb cuts for access to and from the vehicular drop-off loops, and streetscape improvements such as new street trees. UCSF is in the early stages of discussing with the San Francisco Municipal Transportation Agency (SFMTA) the relocation of a Muni bus stop that is currently in front of the project site, which would require relocation on a temporary basis during construction, with the possibility that the new bus stop location would become permanent.

New Hospital Utility Improvements

Utility upgrades for the New Hospital would include domestic water, fire water, wastewater, stormwater, electrical, natural gas, oxygen, nitrogen, emergency fuel, telecommunications, steam and condensate, chilled water, and heating hot water. The steam and condensate, chilled water, heating hot water, electrical, and telecommunications would be routed from the CUP across the existing loading dock to the New Hospital. A utilidor would run north-south within the New Hospital to accommodate future chilled water, heating hot water, and electrical campus loops connecting further north across Parnassus Avenue.

Medical gases and emergency fuel would be served by, and routed from, new medical gas tank and fuel tank locations on the campus site; please see *Diesel Fuel Tank Replacement Project* and

Medical Gas Replacement Project, below, for additional detail). Domestic water and fire water would be fed from new domestic water and fire water lines installed in Medical Center Way as a separate UCSF campus project in 2021-2022.

New Hospital Lighting

The proposed New Hospital would include exterior lighting at building entrances, drop-off areas, and pedestrian walkways for security and for wayfaring purposes. The New Hospital would comply with the allowed backlight, uplight, and glare (BUG) ratings for exterior lighting, for its specific Model Lighting Ordinance (MLO)[5] lighting zone, or the maximum vertical and horizontal lumen[6] allowances for its lighting zone. Either approach would serve to minimize lighting effects associated with the light sources.

New Hospital Landscaping

New landscaping is proposed on the ground level within the central courtyard, and at passenger drop off areas and entrances to the New Hospital, and Moffitt and Long Hospitals. Landscaping would include a variety of trees, shrubs and grasses. The Parnassus Avenue Streetscape Plan as planned in the 2014 LRDP and slightly modified in the CPHP, will include improvements within the Parnassus Avenue right-of-way between Fifth Avenue and Medical Center Way, including street furniture, lighting, and street trees, as well as sidewalk and crosswalk widening in certain locations and better defined campus gateways. This terrace would extend along the perimeter of the New Hospital Level 6 that would include a garden containing trees and other vegetation; and walkways and public seating area. Lastly, on the New Hospital's upper levels, the proposed articulated terraces would create opportunities for landscaping on the exterior balcony spaces.

New Hospital Bird Safe Design

In consideration of the proposed New Hospital's proximity to the Reserve, UCSF proposes to coordinate with a qualified ornithologist to incorporate design features into the New Hospital generally consistent with the City's *Standards for Bird-Safe Guidelines* that would minimize the potential for bird strikes.

New Hospital Sustainability

The New Hospital is being designed and developed to minimize its environmental impact and to support the health of its occupants and the well-being of the local community. Sustainability improvements under the New Hospital are focused on air quality, carbon emissions, water use, resources, biodiversity and open space, human health, and community well-being. The

5 The International Dark-Sky Association (IDA) and the Illuminating Engineering Society (IES) developed a Model Lighting Ordinance (MLO) to address the need for a consistent outdoor lighting regulation in North America. The MLO uses a classification of five lighting zones for different land uses, ranging from LZ0 (for pristine natural environments) to LZ4 (for limited application in areas of extensive development in cities). The MLO also limits the amount of light used for properties. In addition, the MLO uses the IES's backlight, uplight, and glare (BUG) classification of outdoor lighting fixtures to ensure that well-shielded fixtures are used, and that no uplighting is used.

6 The lumen is a measure of the total quantity of visible light emitted by a source per unit of time.

New Hospital would comply with the applicable University of California Policy on Sustainable Practices, and would pursue a minimum level of LEED Gold Certification.

To improve air quality and reduce carbon emissions, the New Hospital would have no new natural gas infrastructure and all new facilities would be electrification ready. The New Hospital is required to outperform the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASRHAE) 90.1-2010 baseline energy code by at least 30 percent and would target to outperform the code by at least 40 percent.

To reduce water use, efficient plumbing fixtures, medical equipment, and native and adaptive landscaping would be used to achieve a minimum 36 percent reduction from the project baseline. Additional heating ventilation and air conditioning (HVAC) water use savings are possible through the reduction of cooling towers, and additional whole project water use savings may be achieved if alternative non-potable water sources are determined to be feasible.

To minimize resource consumption, sustainable materials would be selected in accordance with LEED Materials and Resources credit standards. The project would be planned to help UCSF meet and exceed its 50 percent operational solid waste diversion goals. The construction of NHPH would divert at least 75 percent of construction waste from landfill and incineration, with a target to exceed 85 percent.

As discussed under *New Hospital Design*, above, to provide open space within an urban environment, the New Hospital would be designed with a publicly accessible terrace on Level 6. To support native species and the human connection to nature, landscaping would follow the San Francisco Citywide Biodiversity Goals.

To support occupant health and community well-being, New Hospital building materials would meet stringent LEED indoor air quality requirements and minimize the use of harmful chemicals. Occupants of the New Hospital would have access to daylight and views to nature, with indoor design conditions that support human comfort.

Related Improvements

Renovation of Moffitt and Long Hospitals

The 2014 LRDP approved the renovation and repurposing of Moffitt Hospital for outpatient, hospital support and other non-acute care uses. Moffitt Hospital currently has space and design limitations, and in order to accommodate more robust clinical space and meet new CBC requirements, would require extensive infrastructure upgrades.

Under the NHPH project, the upper two floors of Moffitt Hospital would be reused to provide 49 inpatient beds. In addition, once the New Hospital is complete, interior renovations would be implemented at Moffitt and Long Hospitals to facilitate the inpatient clinical and support program needs for the increased patient capacity at Parnassus Heights under the NHPH. The proposed interior renovations would be made to approximately 74,000 gsf of building space in Long Hospital and 29,000 gsf in Moffitt Hospital to expand the lobby and certain departments, including the

emergency department, surgery and surgery support, clinical labs, pathology, radiation oncology, interventional labs; and support spaces such as the loading dock, facilities management, clinical technologies, hospitality and security. The existing Long Hospital "annex" is a three-story structure fronting on Parnassus Avenue that includes a canopy over the emergency department pedestrian and ambulance entries and parking lot, a cafeteria and patio, and a cardiovascular clinic. During the renovation period, the annex ambulance entry would be enclosed in similar exterior materials as used for the New Hospital, resulting in a net increase to the Long Hospital square footage by approximately 5,000 gsf, and all three floors would be reskinned and renovated.

Both Moffitt and Long Hospitals would provide connections to the New Hospital building. New openings in the east exterior walls of Long Hospital and in the east exterior walls of the north wing of Moffitt Hospital would be created. As discussed above, final connection locations and floors would be confirmed during the design process. The work associated with creating these openings and connecting to the New Hospital would be performed from the interior of Moffitt and Long Hospitals. This work would be phased during the construction of the New Hospital building.

Moffitt Hospital has a Seismic Performance Category rating of 2 (SPC-2). Under California Senate Bill (SB) 1953, Moffitt Hospital is required to undergo a seismic retrofit to remain an acute care facility past 2030. Additionally, the west wing of Moffitt Hospital currently exits through the Medical Sciences Building (MSB), which is a non-acute care building. The current Alternate Means of Compliance to exit Moffitt Hospital through MSB expires in 2030, which necessitates that UCSF build a new exit stair tower for Moffitt Hospital in order to remain an acute care facility past 2030.

Under the NHPH, Moffitt Hospital would be brought up to SPC-4D code compliance.[7] Steel bracing would be added to Moffitt Hospital on the 15th floor and penthouse, structural upgrades would be implemented on the 2nd and 6th floors, and an exit stair tower would be added on the northwest side of the hospital that would extend from the hospital's basement to its 15th floor. To facilitate this improvement, on each floor, the western most window would be removed, the opening enlarged, and a steel stair and enclosure would be constructed. As determined during final design, the stair tower enclosure may include glass, tile, plaster and/or stone that would serve to complement both Moffitt Hospital and adjacent New Hospital. The exit stair tower would result in a net increase to the Moffitt Hospital square footage by approximately 4,500 gsf.

Widening of Medical Center Way

The existing Medical Center Way varies in width from 20 to 38 feet (curb to curb) in the New Hospital vicinity, and contains a public walkway on the west side and a retaining wall on the east side. To meet the San Francisco Fire Department's required fire truck access, Medical Center Way from Parnassus Avenue to the existing loading dock drive aisle would be standardized to 26 feet in width (curb to curb), plus five-foot-wide sidewalks on both sides. No on-street parking is proposed. The additional width required for the widening of Medical Center Way would be captured on the

[7] SPC-4D is a Structural Performance Category that is part of the California Buildings Standards Code. SPC-4D is a voluntary program that is primarily used to retrofit SPC-2 buildings. The retrofit work needs to be completed by 2030 to allow acute care services to remain in existing noncompliant buildings beyond 2030.

west side of this roadway. The existing retaining wall on the east side of Medical Center would be retained in place. Minor elevation changes in Medical Center Way would be implemented to accommodate the proposed widened sidewalk along the east side of road, and stormwater inlets/drains installed to ensure adequate collection of stormwater runoff along this road segment. Regrading at the drive aisle to the existing loading dock may also be required. Any work associated with this project that may occur adjacent to the retaining wall would be limited to the installation of backflow preventers for domestic water, fire water, and irrigation.

Diesel Fuel Tanks Replacement

UCSF currently has five single-walled fiberglass diesel underground storage tanks (USTs) located beneath Medical Center Way (south of the Parnassus Services Building) that serve the CUP generators and boilers, and provide fuel for backup power in the event of an emergency. Each diesel fuel tank has a capacity of 30,000 gallons, for a total storage capacity of 150,000 gallons. These tanks do not meet current code requirements and must be replaced with new code-compliant tanks by 2025. UCSF proposes to install new code-compliant diesel fuel tanks with a maximum allowable capacity of approximately 210,000 gallons. Applicable monitoring and safety systems and measures would be installed to ensure safe operation of the new diesel fuel tanks. Two design options are being considered (Option 1 and 2; please see Figure 3 for location), with Option 1 described below as the primary or preferred option:

- *Option 1: Above Grade Storage Tanks*: Under this option, six new code-compliant diesel fuel aboveground storage tanks (ASTs), 35,000 gallons each, would be installed south of the Parnassus Services Building. The existing USTs would be decontaminated and retained in place in accordance with State UST regulations.

- *Option 2: Hybrid Underground + Above Grade Storage Tanks*: Under this option, three code-compliant diesel fuel aboveground storage tanks (ASTs), 20,000 gallons each, would be installed south of, and adjacent to, the Parnassus Services Building. These tanks would be placed into service and the existing five USTs would be removed and replaced with five code-compliant diesel fuel USTs, 30,000 gallons each.

Medical Gas Tanks Replacement

Moffitt and Long Hospitals utilize two bulk medical gases, oxygen (O_2) and nitrogen (N_2) The oxygen is contained in a tank located on the north side of the CUP in the vicinity of the existing loading dock. The nitrogen is delivered in dewars[8] and stored in a medical gas room in Long Hospital. The proposed new O_2 and N_2 tanks would meet code requirements, provide redundancy, and service the expanded acute care needs of the hospital. The space requirements to accommodate the tanks would be 6,000 to 8,000 sf; tanks would include two 11,000-gallon main tanks and one 9,000-gallon reserve tank, and support equipment.

Due to the size and serviceability of these tanks, and to avoid potential conflicts with loading dock traffic, the existing medical gas tank shed located along the loading dock aisle on the north side of the CUP would be demolished, and the new site for the medical gas tanks would be

[8] Dewars are vacuum flasks used for storing cryogens such as liquid oxygen and nitrogen.

located in a section of the Reserve hillside adjacent to, and on the east side of, Medical Center Way and east of the CUP. Following the proposed widening of Medical Center Way, a platform and secured enclosure would be built on this site for the O_2 and N_2 tanks that would allow service from Medical Center Way. The medical gas lines would be installed under Medical Center Way and connect to the hospital buildings.

The medical gas tanks replacement project would not require any modifications to existing trails within the Reserve, or affect existing trailheads. However, it would require modification of the adjacent Reserve boundary. As discussed above, as the New Hospital building as now proposed would not extend into the Reserve, the area previously removed from the Reserve to accommodate the New Hospital footprint is now proposed to be returned to the Reserve. The area between the Surge and Woods parking lots that was previously added to the Reserve would remain as Reserve land. The Reserve boundary is proposed to be modified to accommodate the medical gas tanks replacement project. These changes would result in a net increase to Reserve land and would maintain the Reserve at a minimum of 61 acres.

Vegetation Management and Slope Stabilization Improvements

Improvements on the hillside east of Medical Center Way would include implementation of vegetation management activities to reduce the risk for fire hazards, and potential slope stabilization improvements.

The extent of potential slope stabilization improvements on the hillside east of Medical Center Way, would be dependent in part on the extent of the tree and vegetation clearance required to comply with State defensible space regulations (as described above). The specific stabilization technique(s) that may be implemented are being determined and could include soil nailing, surface mesh / erosion protection, catchment barrier, and/or benching.

Parnassus Avenue Pedestrian Bridge and Tunnel

To facilitate pedestrian safety, ease of crossing Parnassus Avenue, and patient transport, a weather-protected pedestrian bridge over Parnassus Avenue is proposed that would connect the New Hospital to the planned Irving Street Arrival. As currently envisioned, the proposed pedestrian bridge would span north approximately 90 feet across Parnassus Avenue from the second level of the proposed modified Long Hospital annex to the second level of the planned Irving Street Arrival. The enclosed bridge structure would be about 12 feet wide and 16 feet tall and situated up to 30 feet above grade, for a total height of up to 46 feet from grade to the top of the structure.

Additionally, a tunnel beneath Parnassus Avenue connecting the south side of the campus site to the north side is proposed to accommodate UCSF employees, utility lines, patient transport between Medical Building 1 and the New Hospital, and the movement of goods and materials. This tunnel is intended to reduce the amount of activity and congestion that occurs on Parnassus Avenue and to provide a safer crossing experience for employees, and students. It is also intended to provide a private setting for the transport of patients between the New Hospital and Medical Building 1, rather than the proposed bridge which would be open to the general public. The proposed tunnel would be about 20 feet wide and be located approximately 30 to 40 feet below

grade. **Figure 8** conceptually illustrates the general location of the proposed Parnassus Avenue pedestrian bridge and tunnel.

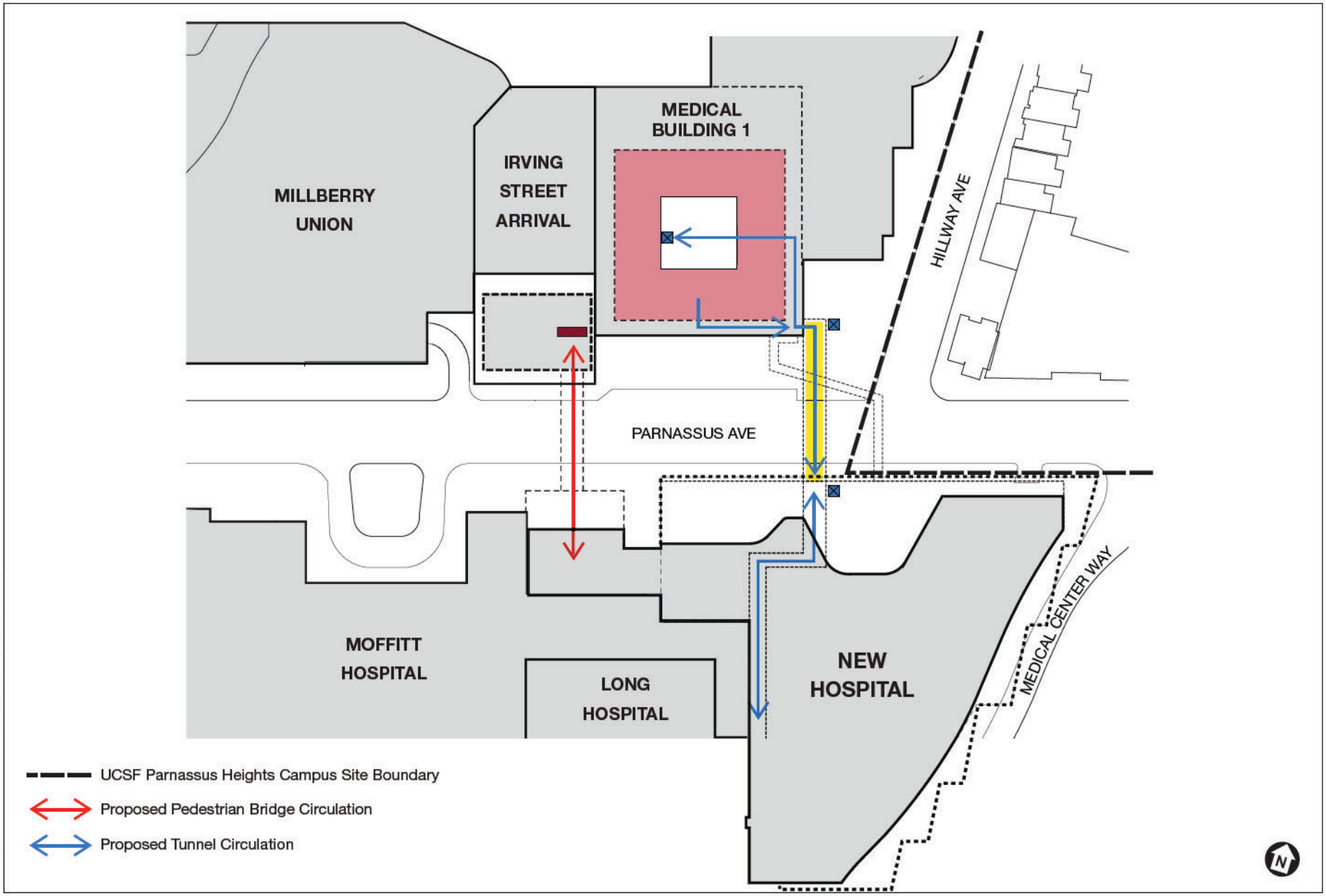
2.8 NHPH Construction

Construction Overview

As described in more detail below, the majority of NHPH construction, including for the New Hospital and related improvements, would occur between January 2023 and December 2030. Exceptions would be certain utility improvements which would begin in the third quarter of 2022; the renovation of Moffitt and Long Hospitals, which would extend to 2034; and the proposed Parnassus Avenue pedestrian bridge and tunnel, for which a specific date of construction is not known, but is expected to occur at some point after 2030. Construction activities would include, but not be limited to, renovation and/or seismic improvements for Moffitt and Long Hospitals; site clearing, excavation, and/or grading activities at the site of the New Hospital and related improvements; New Hospital building foundation and vertical construction; street and sidewalk construction; installation of utilities; building interior finishing; and exterior hardscaping and landscaping improvements.

NHPH project construction would generate temporary construction jobs on-site that would vary in number, depending on the specific construction activities being performed and overlap between construction of individual projects. Therefore, varying numbers of construction workers would be present on the project site, depending on the phase of construction. A variety of mobile and stationary construction equipment would be used on the project site and/or immediate vicinity during construction. This is expected to include use of cranes for pier drilling for foundations, steel and/or precast erection, and building façades. Other mobile equipment such as excavators, backhoes, front-end loaders, dump trucks, concrete boom trucks and forklifts would be used at the project site for a range of other construction tasks, including site clearing, excavation and grading, building construction, and/or hardscape and landscape materials installation. Project construction would generate off-site truck trips for deliveries of concrete and other building materials, transportation of construction equipment to and from the project site, hauling of soils and debris from the site, and street sweepers. A variety of other smaller mechanical equipment would also be used at the project site during the construction period, such as saw cutters, chopping saws, tile saws, stud impact guns, impact drills, torque wrenches, welding machines, and concrete boom pumps. The proposed tunnel under Parnassus Avenue would be constructed by means of either directional boring or open cut excavation. Depending on location within the campus site and depth of excavation, limited and temporary dewatering may be required for individual projects during construction; in which case, water would be discharged to the City's sewer system, after treatment, if necessary.

Potential on-site construction materials/construction worker staging areas would include: the 1) the existing parking lot area located south of UC Hall; 2) the Surge parking lot, and/or 3) the top level of the Medical Building 1 parking lot. Certain roads within the campus site, most notably Medical Center Way, are likely to be partially or fully closed for limited durations during construction.



SOURCE: UCSF, 2021

UCSF New Hospital Parnassus Heights EIR

Figure 8
Parnassus Avenue Pedestrian Bridge and Tunnel

No pile driving or blasting activities are proposed during construction of projects proposed for the NHPH project. Rather, foundations would be installed using drilled piers; and excavation of soft rock would be conducted using hydraulic heavy excavators.

Construction under the NHPH project is proposed to occur consistent with Section 2908 of the City Police Code, known as the San Francisco Noise Ordinance. Although UCSF is not subject to the noise ordinance, it strives to be consistent with it to the extent feasible.[9]

Estimated NHPH Project Construction Timeline

It is anticipated that the proposed New Hospital and related improvements would be constructed along the approximate timeline presented in **Table 2**. Actual timelines for individual construction projects may be influenced by factors outside of UCSF's control, including, but not limited to, economic conditions (e.g., as a consequence of the present COVID-19 pandemic), weather, and other considerations.

TABLE 2
PRELIMINARY NHPH CONSTRUCTION SCHEDULE

NHPH Construction Component	Estimated Construction Duration
New Hospital[a]	January 2023 to December 2030
Utilities	2022 – 2024
Shoring, mass excavation and grading	2023 – 2024
Drilled piers, underground utilities, foundation	2024 – 2025
Steel erection	2025 – 2026
Slab on metal deck and fire proofing	2025 – 2026
Exterior skin enclosure	2026 – 2028
Interior build out	2026 – 2030
Landscaping and site improvements	2028 – 2030
Related Improvements	January 2022 to 2034
Vegetation Management and Slope Stabilization Improvements	2022-2024
Connections at Moffitt and Long to New Hospital	2023 – 2029
Interior renovations to Moffitt and Long Hospitals to accommodate NHPH	2023 – 2025
Moffitt Seismic and Exit Stair, including Interior Renovations	2023 – 2025
Widening of Medical Center Way	2023 – 2024
Medical Gas Tanks Replacement	2023 – 2024
Diesel Fuel Tanks Replacement	2024 – 2026
Renovation of Moffitt and Long Hospitals, including Long Annex	2031 – 2034
Parnassus Avenue Pedestrian Bridge and Tunnel	To be determined (post-2030)

[a] Existing buildings occupying the footprint of the proposed New Hospital include the LPPI and three small support structures. The demolition and removal of these structures would occur in 2023. The demolition and removal of the LPPI and supporting structures were previously planned under the 2014 LRDP. The CPHP Final EIR addressed the potential effect of demolition of the LPPI on historic resources as part of the CPHP. Accordingly, the demolition and removal of LPPI and supporting buildings are not included in the NHPH and will be completed separately from the NHPH.

SOURCE: UCSF, 2021

[9] Section 2908 prohibits erecting, constructing, demolishing, excavating for, altering, or repairing any building or structures between the hours of 8:00 p.m. of any day and 7:00 a.m. of the following day if the noise level created is in excess of the ambient noise level by 5 dBA at the nearest property line.

NHPH Construction, Demolition and Excavation

In total, the NHPH would result in an estimated 870,000 gsf of new building construction related to the New Hospital, approximately 92,500 cubic yards (cy) of excavation of materials exported from the site, and 3,000 cy of materials imported to the site. Moffitt Hospital would undergo approximately 74,000 gsf of interior renovations, and a net increase in building square footage by approximately 4,500 gsf. Long Hospital would undergo approximately 29,000 gsf of interior renovations, and a net increase in building square footage by approximately 5,000 gsf. Together, the renovation of Moffitt and Long Hospitals would generate an estimated 85 tons of debris that would be removed from the construction site.

Off-site Construction

While the great majority of construction under the NHPH is proposed within the campus site boundary, certain NHPH elements would require construction off-site. This includes, as described above, construction along the Parnassus Avenue frontage adjacent to the New Hospital; new traffic signal at the intersection of Parnassus Avenue and Hillway Avenue; the proposed pedestrian bridge and tunnel across Parnassus Avenue; and off-site utility extensions and connections in Parnassus Avenue. Depending on activity, off-site construction may result in temporary partial public road closures, including on Parnassus Avenue.

Tree Removal

As indicated above, certain tree and vegetation removal would be required under the NHPH as a result of clearing, excavation, regrading, and/or other activities. This includes, but is not limited to, areas within the project site, areas within the public right-of-way adjacent to the project site, the Reserve (e.g., on the hillside adjacent to Medical Center Way for the medical gas tanks replacement, and the proposed vegetation management and slope stabilization improvements), and miscellaneous areas of ornamental landscaping.

2.9 Revisions to the 2014 LRDP

As described in Section 2.4 above, a minor amendment to the 2014 LRDP would be required to adjust the Reserve boundary and maintain the Reserve at a minimum of 61 acres.

3. Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☒ Aesthetics	☐ Agriculture and Forestry Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☒ Energy
☒ Geology/Soils	☒ Greenhouse Gas Emissions	☒ Hazards & Hazardous Materials
☒ Hydrology/Water Quality	☒ Land Use/Planning	☐ Mineral Resources
☒ Noise	☒ Population/Housing	☐ Public Services
☐ Recreation	☒ Transportation	☐ Tribal Cultural Resources
☒ Utilities/Service Systems	☐ Wildfire	☒ Mandatory Findings of Significance

4. Determination

On the basis of this Initial Study:

☐ I find that the 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 by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

July 28, 2021
Date

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 uses the following response headings to identify potential environmental effects that will be addressed in the NHPH EIR:

1. **Impact to be Analyzed in NHPH EIR:** An effect that may or may not be significant that will be addressed in the NHPH 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 identified in the CPHP Final EIR and/or newly added mitigation measures in this EIR; or an impact that may be significant and unavoidable.

2. **No Additional Analysis Required:** Implementation of the proposed NHPH 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.

The 2014 LRDP Final EIR analyzed the impacts of the planned growth and development at the Parnassus Heights campus site under the 2014 LRDP at a program level. It also included a project-level analysis for a number of specific projects, and those projects were approved for implementation at the time the 2014 LRDP was approved.

In January 2021, the Regents approved Amendment #7 to the 2014 LRDP, which incorporated the CPHP planning concepts and proposals into the LRDP. The CPHP included a larger development program for the campus site than that included in the 2014 LRDP and analyzed in the 2014 LRDP Final EIR, with a longer time horizon under which the envisioned development program would be implemented. The CPHP excluded some of the specific projects that were previously approved in the 2014 LRDP as they will be implemented separately from the CPHP based upon the prior analysis and approval. The CPHP Final EIR analyzed the potential environmental impacts of the planned growth and development at the Parnassus Heights campus site under the CPHP at a program level, and provided Plan level mitigation measures to reduce the potential significant impacts to the extent feasible. The CPHP Final EIR also provided project-level analysis for certain CPHP Initial Phase developments. Relevant information from the CPHP Final EIR has been used to characterize existing conditions and inform the impact analysis in this Initial Study. Nonetheless, the Initial Study provides a complete, stand-alone analysis of the impacts that will not require additional analysis in the NHPH EIR.

5.1 Aesthetics

Issues (and Supporting Information Sources):		*Impact to be Analyzed in NHPH EIR*	*No Additional Analysis Required*
I.	**AESTHETICS —** Except as provided in Public Resources Code Section 21099, 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)	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☒	☐
d)	Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?	☒	☐
e)	Create new shadow that substantially and adversely affects the use and enjoyment of publicly accessible open spaces?	☒	☐
f)	Create wind hazards in publicly accessible areas of substantial pedestrian use?	☒	☐

Discussion

CEQA Statute Section 21099(d) states that "Aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site located within a transit priority area shall not be considered significant impacts on the environment."[10] Accordingly, aesthetics and parking are not considered in determining if a project has the potential to result in significant environmental effects for projects that meet all of the following three criteria:

a) The project is in a transit priority area;[11]

b) The project is on an infill site;[12] and

c) The project is residential, mixed-use residential, or an employment center.[13]

The proposed NHPH meets each of the above three criteria. Thus, the NHPH EIR will not consider aesthetics and the adequacy of parking in determining the significance of project impacts under CEQA. Nevertheless, the public and decision-makers may be interested in information pertaining to the aesthetic effects of the proposed NHPH, and may desire that such information be provided as part of the environmental review process. Therefore, this NHPH EIR will provide an

10 Refer to CEQA *Statute s*ection 21099(d)(1).

11 CEQA *Statute* 21099(a)(7) defines a "transit priority area" as an area within 0.5 mile of an existing or planned major transit stop. A "major transit stop" is defined in CEQA Statute 21064.3 as a site containing any of the following: an existing rail or bus rapid transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

12 CEQA *Statute* 21099(a)(4) defines an "infill site" as a lot located within an urban area that has been previously developed, or a vacant site where at least 75 percent of the perimeter of the site adjoins, or is *separated* only by an improved public right-of-way from, parcels that are developed with qualified urban uses.

13 CEQA *Statute* 21099(a)(1) defines an "employment center" as a project located on property zoned for commercial uses with a floor area ratio of no less than 0.75 and located within a transit priority area.

assessment of potential aesthetic impacts, and identifies, as feasible, mitigation measures to mitigate potential significant impacts.

a) As described in Section 2, *Project Description*, the New Hospital would be 15 stories plus rooftop mechanical equipment (i.e., approximately 271 feet to the roof level and approximately 294 feet to top of rooftop perimeter screening[14]). Given the massing and height of the New Hospital, and the prominent location of the project site adjacent to the north-facing slope of Mount Sutro, development of the New Hospital and related improvements would be visible from a number of distant public view locations. As a result, the NHPH EIR will consider the potential effects of the proposed development on scenic vistas.

b) There are no state-designated scenic highways in the vicinity of the Parnassus Heights campus site. Therefore, no further study of the effects of NHPH on scenic resources within a state scenic highway is necessary, and this topic will not be analyzed in the NHPH EIR.[15]

c) Given the location, height, and massing of the New Hospital, the potential for the proposed New Hospital and related improvements to conflict with applicable zoning and other regulations governing scenic quality will be evaluated in the NHPH EIR.

d) The majority of proposed improvements under the NHPH, including the New Hospital, would be located on the eastern side of the campus core, which is densely developed with multiple structures and is located in an urban environment characterized by high level of ambient nighttime illumination. Development of the New Hospital would increase the amount of nighttime illumination on the project site and vicinity. In addition, building roofs, windows and other exterior building features and materials constructed as part of the proposed project would have the potential to include reflective surfaces and increase glare. As a result, the NHPH EIR will consider the potential effects of light and glare from the proposed development.

e) The proposed New Hospital and related improvements would increase vertical development at the eastern side of the campus site and consequently, would have the potential to create new shadows. Public open spaces under the control of the San Francisco Recreation and Park Department (RPD) are protected by the City's Sunlight Ordinance (Section 295 of the Planning Code). Section 295 prohibits the issuance of building permits for structures or additions to structures greater than 40 feet in height that would shade property under the jurisdiction of or designated to be acquired by the Recreation and Park Commission, during the period from one hour after sunrise to one hour before sunset. Pursuant to the University of California's constitutional autonomy, development and uses on property under the control of

[14] An exception would be portions of mechanical equipment and antennas located on the roof would exceed the 294 feet in height.

[15] It should be noted that the NHPH would be visible from portions of San Francisco's 49-Mile Scenic Drive, which currently extends along Parnassus Avenue in the project vicinity. The 49-Mile Scenic Drive is not a State designated scenic highway. Given the origins of the 49-Mile Scenic Drive, its length, and the fact that both the Drive and views from the Drive along its length and in the vicinity of Parnassus Heights have changed over time, a location on the Drive does not necessarily increase the visual sensitivity of that location or suggest that visual changes from the Drive are significant impacts.

the University that are used in furtherance of the University's educational purposes are not subject to local land use regulation, including the City and County of San Francisco Planning Code. Although UCSF is not subject to local standards, UCSF strives to be consistent with the standards, where feasible.

The nearest public open spaces under control of the San Francisco RPD to the project site are Golden Gate Park, located two blocks (approximately 800 feet) to the north of the project site, Richard Gamble Memorial Park, located about five blocks or 2,000 feet to the northeast of the project site, Grattan Playground, located approximately 1,200 feet to the east of the project site, and the Interior Greenbelt, located approximately 800 feet southeast of the project site, adjacent to the campus site east of the Reserve. Due to the height of the proposed building relative to surrounding development, and a building height of approximately 294 feet, the New Hospital would cast shadow on nearby public open spaces. The New Hospital would also cast shadow on the Reserve, which is also open to the public, but not subject to the jurisdiction of the San Francisco RPD. The NHPH EIR will consider the potential effects of shadow on public open space from the New Hospital for informational purposes.

f) The NHPH would alter pedestrian-level wind conditions through construction of a 294-foot-tall building. For this reason, the NHPH EIR will consider the potential for the New Hospital to create hazardous street-level winds in publicly accessible areas of substantial pedestrian use within and in the vicinity of the Parnassus Heights campus site.

5.2 Agriculture and Forestry Resources

Issues (and Supporting Information Sources):		Impact to be Analyzed in NHPH EIR	No Additional Analysis Required
II.	**AGRICULTURE AND FORESTRY RESOURCES —** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. 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)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☒
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 or conversion of forest land to non-forest use?	☐	☒

Discussion

a) No agricultural uses are located on the NHPH site, and no land on the campus site is designated as Important Farmland on maps prepared pursuant to the Farmland Mapping and Monitoring Program. Consequently, no impact related to conversion of agricultural land would occur under the proposed NHPH, and this topic will not be evaluated further in the NHPH EIR.

b-c) The NHPH site is designated for urban uses. No portion of the project site is zoned for agricultural use, forest land or timberland. In addition, there is no Williamson Act contract applicable to the project site or its vicinity. Consequently, no impact related to conflicts with zoning for these lands would occur under the proposed NHPH, and these topics will not be evaluated further in the NHPH EIR.

d) The Reserve includes a variety of vegetation, including, but not limited to, blue gum eucalyptus, Monterey cypress, and Blackwood acacia (UCSF, 2014; UCSF, 2018). The proposed New Hospital would not alter the adjacent Reserve. There is the potential for certain related improvements proposed under the NHPH, including the proposed medical gas tanks replacement project, to result in the need to modify the Reserve boundary, and therefore, could result in a loss and conversion of forest land within the Reserve to a non-forest use. However, the area previously removed from the Reserve under 2014 LRDP Amendment #7 to accommodate the New Hospital footprint is now proposed to be returned to the Reserve. In addition, the area between the Surge and Woods parking lots that was added to the Reserve under 2014 LRDP Amendment #7 would remain as Reserve land.

These changes would result in a net increase to Reserve land and would maintain the Reserve at a minimum of 61 acres. Consequently, the impact related to the loss or conversion of forest land would be less than significant, and this topic will not be evaluated further in the NHPH EIR.

e) No Important Farmland or other agricultural land is present in the vicinity of the NHPH site. Therefore, the proposed NHPH would not involve any changes that could indirectly cause conversion of Important Farmland to non-agricultural use. As discussed in checklist item "d," above, changes to the Reserve boundary under the NHPH would result in a net increase to Reserve land and would maintain the Reserve at a minimum of 61 acres. Consequently, the impact resulting from conversion of forest land would be less than significant, and this topic will not be evaluated further in the NHPH EIR.

References

University of California, San Francisco (UCSF). 2014. *UCSF 2014 Long Range Development Plan Final Environmental Impact Report*. November.

UCSF. 2018. *UCSF Vegetation Management Plan for the Mount Sutro Open Space Reserve Final Environmental Impact Report*. March.

5.3 Air Quality

Issues (and Supporting Information Sources):		*Impact to be Analyzed in NHPH EIR*	*No Additional Analysis Required*
III.	**AIR QUALITY —** Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:		
a)	Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐
b)	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?	☒	☐
c)	Expose sensitive receptors to substantial pollutant concentrations?	☒	☐
d)	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☒
e)	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.	☒	☐

Discussion

a) The most recent clean air plan is the Bay Area 2017 Clean Air Plan that was adopted by the Bay Area Air Quality Management District (BAAQMD) in April 2017. Consistency with this plan is the basis for determining whether the NHPH would conflict with or obstruct implementation of air quality plans. Development of the NHPH would increase both stationary and mobile sources of air pollutant emissions, which contribute to regional air pollution. Air pollutant emissions also could occur over the short term in association with construction activities that emit exhaust and dust that could affect local and regional air quality. The NHPH EIR will include an evaluation of the potential for the proposed NHPH to conflict with the local clean air plan.

b) Construction and operation of the NHPH would generate air pollutants that could be considerable in a regional, cumulative context. The NHPH EIR will include an evaluation of the air quality impacts that could result from pollutant emissions related to implementation of the NHPH for which the air basin is in nonattainment of the ambient air quality standards.

c, e) Construction and operation of the NHPH could expose sensitive receptors on the campus site and in adjacent residential neighborhoods to substantial pollutant concentrations (including toxic air contaminants resulting in health risks). The NHPH EIR will include an evaluation of the air quality impacts related to exposure of sensitive receptors to pollutant concentrations.

d) The proposed NHPH would not include development of land uses identified by BAAQMD as typically associated with odors, such as wastewater treatment plants, landfills, composting facilities, refineries, or chemical plants (BAAQMD, 2017). As the proposed NHPH would not result in development that would be a potential source of odors, this topic will not be evaluated further in the NHPH EIR.

References

Bay Area Air Quality Management District (BAAQMD). 2017. *California Environmental Quality Act Air Quality Guidelines*. May.

5.4 Biological Resources

Issues (and Supporting Information Sources):		*Impact to be Analyzed in NHPH EIR*	*No Additional Analysis Required*
IV.	**BIOLOGICAL RESOURCES —** 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 Wildlife or U.S. Fish and Wildlife Service?	☒	☐
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 U.S. Fish and Wildlife Service?	☐	☒
c)	Have a substantial adverse effect on state or federally protected wetlands (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?	☒	☐
e)	Conflict with any local policies or ordinances protecting biological resources?	☐	☒
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state 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?	☐	☒

Discussion

a) Construction and operational activities under the proposed NHPH that would be within or in the vicinity of the Reserve have the potential to adversely impact special-status wildlife species, migratory birds, and bats inhabiting the Reserve forest through increased noise and visual disturbance. In addition, resident and migrating birds and bats could nest or roost in existing buildings in the project site vicinity. Removal of campus trees or other vegetation could result in the loss of nests or roosts. Further, the proposed project could adversely impact resident and migratory birds or bats through increased noise and visual disturbance during building construction. The potential for rare plant species to be impacted by the NHPH, including in the Reserve, is low because of the widespread alteration of vegetation communities that has occurred over time at the campus site, although coastal triquetrella, a special status moss, may occur open gravel areas along roadsides and hillsides. These potential impacts will be analyzed and discussed further in the NHPH EIR.

b) The proposed NHPH 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 as no riparian habitat or other sensitive natural community is mapped or identified within the campus site. While there is the potential for certain improvements proposed under the NHPH, including the proposed medical gas tanks replacement project, to result in the need to modify the Reserve boundary, the Reserve is largely comprised of non-native eucalyptus forest with a non-native understory (UCSF, 2014; UCSF, 2018). No development associated with the NHPH is planned within undeveloped areas of the Reserve where sensitive habitats are present; thus, there would be no impacts on

riparian or sensitive habitats. No impact would occur, and this topic will not be evaluated further in the NHPH EIR.

c) Development of the NHPH site would not have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means as there are no jurisdictional or non-jurisdictional wetlands mapped or identified at the NHPH site. The only wetland feature in the project vicinity is an intermittent stream (Woodland Creek) that is located in the Reserve. The stream originates on the eastern slope of Mount Sutro and flows into the City's Interior Greenbelt to the east. However, as the proposed New Hospital and related improvements would not be located in this portion of the Reserve, this wetland feature would not be affected by development under the proposed NHPH. No impact would occur, and this topic will not be evaluated further in the NHPH EIR.

d) The Reserve contains suitable 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. The proposed 294-foot-tall New Hospital developed adjacent to the Reserve could increase the likelihood of birds striking windows of the new building. These potential impacts will be analyzed and discussed further in the NHPH EIR.

e) Pursuant to the University of California's constitutional autonomy, development and uses on property under the control of 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. Although UCSF is not subject to local standards, UCSF strives to be consistent with the standards, where feasible. Potential conflicts of any off-site improvements that may occur under the NHPH with the San Francisco Urban Forestry Ordinance, however, are discussed below [see topic (g)].

f) There are no adopted habitat conservation plans, natural community conservation plans, or other applicable habitat conservation plan that would be applicable to development under the proposed NHPH. No impact would occur, and this topic will not be analyzed in the NHPH EIR.

g) Tree removal would be required for the proposed NHPH as a result of clearing, demolition, excavation, regrading and/or other activities.

This would include areas within the NHPH project site, including adjacent to Medical Center Way and potentially, within the Reserve on the hillside east of the proposed New Hospital. In addition, trees within the public right-of-way on Parnassus Avenue adjacent to the project site would be removed. Pursuant to the University of California's constitutional autonomy, development and uses on property under control of the University that are in furtherance of the University's educational purposes are not subject to local land use regulation, including City and County of San Francisco General Plan policies regarding protection of biological resources. Although UCSF is not subject to City policies and regulations, UCSF strives to be consistent with City standards, where feasible.

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 and County 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. Removal of such trees requires a permit and payment of costs associated with a public hearing and replacement of the tree. While as indicated above, UCSF is not subject to local policies or processes protecting biological resources on university-controlled property used in furtherance of the University's educational mission, UCSF will avoid removal of trees that would be considered significant or protected to the maximum extent feasible. In addition, trees within the public right-of-way that would be removed during the course of off-site construction under the NHPH would conform to the City's ordinance governing tree protection. Thus, this impact would be less than significant.

References

University of California, San Francisco (UCSF). 2014. *UCSF 2014 Long Range Development Plan Final Environmental Impact Report*. November.

UCSF. 2018. *UCSF Vegetation Management Plan for the Mount Sutro Open Space Reserve Final Environmental Impact Report*. March.

5.5 Cultural Resources

Issues (and Supporting Information Sources):		*Impact to be Analyzed in NHPH EIR*	*No Additional Analysis Required*
V.	**CULTURAL RESOURCES —** Would the project:		
a)	Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☒	☐
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒
c)	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒

Discussion

a) 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) and/or the National Register of Historic Places (NRHP). There are several extant historic architectural resources identified within the NHPH vicinity, including the LPPI, Millberry Union Complex, the Health Sciences Instruction and Research (HSIR) West and East, the Medical Sciences Building, and the Clinical Sciences Building. In addition, the Reserve is identified as a cultural landscape in the CRHR. Of these historical resources, the LPPI and the Reserve are located within the footprint of the NHPH and/or certain related improvements.

The proposed New Hospital would be located on the site of the LPPI. As discussed in the Section 2, *Project Description*, the demolition and removal of the LPPI was previously planned and approved under the 2014 LRDP. In 2020, the LPPI was determined to be eligible for listing in the NRHP and the CRHR, and the effects of the demolition on this historical resource was addressed in the CPHP Final EIR as part of the CPHP. As such, the demolition and removal of the LPPI are not included in the NHPH project, and will be completed separately from the NHPH project.

Certain proposed improvements under the NHPH, including the proposed medical gas tanks replacement project, may require modification of the Reserve. The potential for these improvements to materially alter in an adverse manner those physical characteristics of an historical resources that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the CRHR will be analyzed and discussed further in the NHPH EIR.

b) Previous studies and archival research conducted for the Parnassus Heights campus site, including NHPH site, have not identified archaeological resources, and the NHPH site is highly disturbed from extensive use and prior development. Archaeological sites are generally located near watercourses or water bodies, with the nearest prehistoric archaeological resources located over three miles to the east near Mission Bay or over three miles to the west near Ocean Beach (NWIC, 2019).

ESA also conducted a cultural resources pedestrian survey of the NHPH site on June 18, 2021. All areas of proposed disturbance were inspected for indications of past human use or

occupation, including midden soil, shell, and lithic/faunal remnants. The NHPH site is highly disturbed and there was very limited ground visibility. No cultural materials were identified.

Based on the extensive use and previous disturbance of the campus site, there is also a very low potential to uncover historic-era archaeological resources. Nevertheless, given the substantial new site alteration and excavation that would occur at the NHPH site, the potential for uncovering archaeological resources, including historic period resources, cannot be entirely discounted. In the event that archaeological materials are discovered during construction (including grading, excavation and other earthmoving activities), a substantial adverse change to a resource found to qualify as an historical resource per CEQA Guidelines Section 15064.5 or a unique archaeological resource, as defined in CEQA Section 21083.2(g), could be potentially significant. With implementation of **NHPH Mitigation Measure CUL-V.b**, the proposed NHPH would have a less-than-significant impact on previously unknown archaeological resources. Therefore, this impact would be less than significant with mitigation and will not be discussed further in the NHPH EIR.

NHPH Mitigation Measure CUL-V.b: Inadvertent Discovery of Archaeological Resources and Tribal Cultural Resources

Prior to commencement of construction activities, all on-site personnel shall attend a mandatory pre-project training to outline the general archaeological and tribal cultural sensitivity of the project area. The training will include a description of the types of resources that could be encountered and the procedures to follow in the event of an inadvertent discovery of resources.

If prehistoric or historic-era archaeological resources are encountered by construction personnel during ground-disturbing activities, all construction activities within 100 feet shall halt and the contractor shall notify the UCSF Environmental Coordinator (EC). The UCSF EC shall retain a Secretary of the Interior-qualified archaeologist (qualified archaeologist) to inspect the find within 24 hours of discovery. If it is determined that the project could damage a historical resource or a unique archaeological resource, construction shall cease in an area determined by the qualified archaeologist until a mitigation plan has been prepared and implemented [CEQA Guidelines 15064.5(b)(4)]. If the find is a potential tribal cultural resource, the UCSF EC shall contact a Native American representative or representatives (as provided by the Native American Heritage Commission) [PRC 21074(2)(c)]. The qualified archaeologist, in consultation with the UCSF EC and the Native American representative(s), shall determine when construction can resume.

If the resource is determined to be a historical resource or a unique archaeological resource, the preferred mitigation shall be preservation in place. In accordance with PRC Section 21083.2(b), preservation in place shall be accomplished through: (1) modifying the construction plan to avoid the resource; (2) incorporating the resource within open space; (3) capping and covering the resource; or (4) deeding the resource site into a permanent conservation easement. If preservation in place is not feasible, the qualified archaeologist, in consultation with the UCSF EC and the Native American representative(s) (if the resource is prehistoric), shall prepare and implement a detailed treatment plan. In all cases treatment will be carried out with dignity and respect (including protecting the cultural character, traditional use, and confidentiality of the resource). For prehistoric resources, the Native American representative(s) will be consulted on the research approach, methods,

and whether burial or data recovery or alternative mitigation is appropriate for the find. Treatment for most resources could consist of (but shall not be limited to) sample excavation, site documentation, and historical research, as appropriate to the discovered prehistoric resource. The treatment plan shall include provisions for analysis of data in a regional context as appropriate to the discovered prehistoric resource, reporting of results within a timely manner, and dissemination of reports to local and state repositories, libraries, and interested professionals.

Significance after Mitigation: Less than Significant.

c) There are no known human remains, including those interred outside of formal cemeteries located at the Parnassus Heights campus site, including the NHPH site. Due to prior ground disturbance and development on the NHPH site, excavation and other ground disturbing activities associated with the NHPH would have a low potential to affect previously unknown human remains. There still exists, however, the potential that ground disturbance under the NHPH could impact previously undiscovered human remains. As such, impacts to human remains could be potentially significant. With implementation of **NHPH Mitigation Measure CUL-V.c**, the NHPH and related improvements would have a less-than-significant impact on human remains. Therefore, this impact would be less than significant with mitigation and will not be discussed further in the NHPH EIR.

NHPH Mitigation Measure CUL-V.c: Inadvertent Discovery of Human Remains

In the event of discovery or recognition of any human remains during ground-disturbing activities, treatment shall comply with all applicable state and federal laws. All construction activities within 100 feet shall halt and the contractor shall notify the UCSF Environmental Coordinator (EC). In accordance with PRC 5097.98, the UCSF EC shall contact the San Francisco Office of the Medical Examiner (Medical Examiner) to determine that no investigation of the cause of death is required. The Medical Examiner shall contact the Native American Heritage Commission (NAHC) within 24 hours if it is determined that the remains are Native American. The NAHC will then identify the person or persons it believes to be the most likely descendant (MLD) from the deceased Native American. Within 48 hours, the MLD shall make recommendations to the UCSF EC of the appropriate means of treating the human remains and any grave goods. Whenever the NAHC is unable to identify an MLD, the MLD fails to make a recommendation, or the parties are unable to agree on the appropriate treatment measures, the human remains shall be reinterred with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.

Significance after Mitigation: Less than Significant.

References

Northwest Information Center (NWIC). 2019. California Historical Resources Information System Database at Sonoma State University, Rohnert Park, California. File No. 19-0705.

University of California, San Francisco (UCSF). 2014. *UCSF 2014 Long Range Development Plan Final Environmental Impact Report*. November.

5.6 Energy

Issues (and Supporting Information Sources):		*Impact to be Analyzed in NHPH EIR*	*No Additional Analysis Required*
VI.	**ENERGY —** Would the project:		
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☒	☐
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☒	☐

Discussion

a) Construction and operation of the proposed NHPH would require the use of refined fossil fuels, primarily gasoline and diesel, and electricity. Construction activities would require the short-term use of heavy-duty construction equipment that would run on diesel fuel or electricity. Gasoline would be required primarily to fuel construction-worker automobiles to commute to and from the construction site. Once operational, development under the proposed NHPH would generate new long-term automobile and truck trips that would require the use of gasoline and diesel fuel. Operation of the proposed NHPH would also result in energy consumption that could increase the natural gas demand of the Central Utility Plant. Natural gas consumption could also increase relative to increased space heating. Potential effects related to wasteful, inefficient, or unnecessary consumption of energy resources will be analyzed in the NHPH EIR.

b) The proposed NHPH would be required to comply with the *UC Policy on Sustainable Practices*, which requires that new construction meet a minimum standard of LEED-NC Silver and strive for LEED-NC Gold when possible and requires 20 percent better energy performance than Title 24 (and strives to achieve 30 percent). While the NHPH is not expected to conflict with the University's policy, this potential impact will be analyzed in the NHPH EIR.

5.7 Geology and Soils

Issues (and Supporting Information Sources):	*Impact to be Analyzed in NHPH EIR*	*No Additional Analysis Required*
VII. GEOLOGY AND SOILS — Would the project:		
a) Directly or indirectly cause 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), creating substantial direct or indirect 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) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒
g) 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?	☐	☒

Discussion

a.i) The NHPH site is located on a bedrock outcrop of the Franciscan Complex, a mix of chert, greenstone, meta-sandstone and shale. The NHPH site is not located within or immediately adjacent to an active fault trace (i.e., Alquist-Priolo Earthquake Fault zone) and as a result is considered to have a very low potential for fault rupture (Jennings, 2010). No impact would occur, and this topic will not be analyzed in the NHPH EIR.

a.ii) The entire City of San Francisco, including the NHPH site, is located in a seismically active area with a high probability of experiencing a substantial earthquake in the future, and a fundamental purpose of the NHPH project is to meet State-mandated seismic safety requirements. Nonetheless, development under the proposed NHPH could put people or structures at risk of loss, injury, or death involving strong seismic ground shaking. The NHPH EIR will assess the potential for the proposed NHPH to directly or indirectly cause substantial adverse effects resulting from strong seismic ground shaking.

a.iii) The NHPH site vicinity is mapped as having a low to moderate risk of liquefaction from seismic ground shaking (ABAG, 2019). Development under the proposed NHPH could expose people or structures to loss, injury, or death due to seismic-related ground failure,

including liquefaction. The NHPH EIR will assess the potential for the proposed NHPH and related improvements to directly or indirectly cause substantial adverse effects resulting from seismic-related ground failure.

a.iv) Certain areas within the Parnassus Heights campus site have the potential for future slope movement (Rutherford & Chekene, 2019). Previous slope failures and landslides have occurred on the Reserve slope adjacent to Medical Center Way. The proposed regrading of ground elevations, and excavation for the New Hospital and related improvements (e.g., slope cut excavation for the widened Medical Center Way) could result in exposure of persons or structures to loss, injury, or death due to landslides. The NHPH EIR will assess the potential for the proposed NHPH and associated improvements to directly or indirectly cause substantial adverse effects resulting from landslides.

b) Development under the proposed NHPH could potentially change drainage patterns that could lead to substantial soil erosion or the loss of topsoil. The NHPH EIR will assess the potential for the proposed NHPH and associated improvements to result in substantial soil erosion and loss of topsoil from the proposed land development activities.

c) The NHPH site is located on geologic units and soils that could become unstable as a result of land development activities under the proposed NHPH. The NHPH EIR will assess the potential for the proposed NHPH and associated improvements to result in substantial harm due to geologic and soil instability, including on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse.

d) 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, expansive soils are commonly addressed in the evaluation of onsite geotechnical hazards, and past geotechnical investigations at the campus site has not revealed the presence of expansive soils. Furthermore, the University requires all new facilities to adhere to the current California Building Code (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 – including but not limited to expansive soils, if any are present – would be less than significant, and this topic will not be evaluated further in the NHPH EIR.

e) The proposed NHPH does not propose any activities that would require the utilization of septic systems or alternative wastewater disposal systems. Therefore, there would be no adverse effects from wastewater disposal associated with development under the proposed NHPH and this topic will not be analyzed in the NHPH EIR.

f) A direct effect on a unique paleontological resource would result from the direct damage or destruction of such a resource. Indirect impacts are not specifically caused by a development project, but may be a reasonably foreseeable result of such a project. Typical indirect impacts to paleontological resources include the destruction or loss of surface fossils from increased erosion or the non-scientific or unauthorized surface collection or subsurface excavation of a fossil or paleontological site. Following the guidelines of the Society of

Vertebrate Paleontology (SVP), a review of the scientific literature and geologic mapping were used to determine paleontological sensitivities of the geologic units present on the NHPH site that would be subject to ground-disturbing activities (SVP 1995, SVP 2010). Review of geological maps, databases, and previous analysis suggests that there are no known unique paleontological resources or unique geologic features at the NHPH site. The surficial Quaternary deposits that overlie the Franciscan Complex on the NHPH site have no paleontological potential. Furthermore, while invertebrate fossils have been discovered in the Franciscan Complex, they are not considered unique due to their abundance. The potential for encountering vertebrate fossils in the Franciscan sedimentary rocks is considered very rare because of the high deformity for most of the units. As a result, the Franciscan Complex has a low paleontological sensitivity. Due to the prior ground disturbance and development on the NHPH site, excavation and other ground disturbing activities associated with the New Hospital and related improvements would have a low potential to affect previously unknown paleontological resources.

However, the unmetamorphosed sedimentary rocks of the Franciscan Complex would have a higher sensitivity for containing paleontological resources. Excavation and ground disturbing activities for the New Hospital and related improvements could extend into less disturbed and potentially sensitive units. As a result, the subsurface construction at the NHPH site could have the potential, albeit low, to directly or indirectly destroy a previously unknown unique paleontological resource, which would be a significant impact. The impact would be reduced to a less-than-significant level by implementation of **NHPH Mitigation Measure GEO-VII.f**, which would require that work halt in the event that paleontological resources are discovered during construction, and appropriate action is taken, and will not be discussed further in the NHPH EIR.

> **NHPH Mitigation Measure GEO-VII.f:** Prior to commencement of construction activities, all on-site personnel shall attend a mandatory pre-project training to outline the general paleontological sensitivity of the project area. The training will include a description of the types of resources that could be encountered and the procedures to follow in the event of an inadvertent discovery of resources.
>
> If paleontological resources, such as fossilized bone, teeth, shell, tracks, trails, casts, molds, or impressions are discovered during ground-disturbing activities, work shall stop in that area and within 100 feet of the find until a qualified paleontologist meeting the Society of Vertebrate Paleontology (SVP) Standards can assess the nature and importance of the find and, if necessary, develop appropriate salvage measures in conformance with SVP standards (2010). If the discovery can be avoided and no further impacts will occur, no further effort shall be required. If the resource cannot be avoided and may be subject to further impact, a qualified paleontologist shall evaluate the resource and determine whether it is "unique" under CEQA.
>
> Any discovered paleontological resources that are determined by the qualified paleontologist to be "unique" in accordance with CEQA shall be given appropriate salvage measures in conformance with SVP standards (2010).
>
> **Significance after Mitigation:** Less than Significant.

g) The University of California has developed a system of seismic performance ratings based on the existing California Building Code. UC hospitals, including Moffitt and Long Hospitals, and the proposed New Hospital, are not subject to this ratings system. As such, the NHPH would not expose people to structural hazards in buildings rated Level V (Poor) or Level VI (Very Poor) under the University's seismic performance rating system. Accordingly, no impact would occur, and this topic will not be analyzed in the NHPH EIR.

However, hospitals fall under the jurisdiction of the Alfred E. Alquist Hospital Facilities Seismic Safety Act and Senate Bill 1953, which require acute care facilities to comply with seismic safety building standards as defined by the Office of Statewide Health Planning and Development (OSHPD). OSHPD assigns structural and nonstructural performance ratings for these facilities. The NHPH will be evaluated against these OSHPD standards in the NHPH EIR as part of VII.a, above.

References

Association of Bay Area Governments (ABAG). 2019. Liquefaction Study Zones and Liquefaction Susceptibility, http://gis.abag.ca.gov/website/Hazards/?hlyr=cgsLiqZones, accessed September 3, 2019.

Jennings C. W. 2010. 2010 Fault Activity Map of California.

Rutherford & Chekene. 2019. New Campus-Wide Slope Stability Risk Assessment, University of California San Francisco, Parnassus Campus, San Francisco, California. March 29.

Society of Vertebrate Paleontology (SVP). 1995. Assessment and mitigation of adverse impacts to nonrenewable paleontologic resources: standard guidelines. Society of Vertebrate Paleontology News Bulletin 163:22-27.

SVP. 2010. Standard procedures for the assessment and mitigation of adverse impacts to paleontological resources. Available: http://vertpaleo.org/Membership/Member-Ethics/SVP_Impact_Mitigation_Guidelines.aspx

University of California, San Francisco (UCSF). 2014. *UCSF 2014 Long Range Development Plan Final Environmental Impact Report*. November.

5.8 Greenhouse Gas Emissions

Issues (and Supporting Information Sources):	*Impact to be Analyzed in NHPH EIR*	*No Additional Analysis Required*
VIII. GREENHOUSE GAS EMISSIONS — Would the project:		
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐

Discussion

a, b) Construction and operation of the proposed NHPH would generate greenhouse gas (GHG) emissions that could result in a potentially significant impact. The NHPH EIR will estimate the direct and indirect GHG emissions from development under the proposed NHPH and discuss whether the emissions would comply with UCSF's Climate Action Plan and the UCSF Greenhouse Gas Reduction Strategy, a qualified greenhouse gas reduction plan. In addition, the NHPH EIR will discuss any conflicts that development under the proposed NHPH may have with applicable State regulations such as Assembly Bill 32, Executive Order B-30-15, Senate Bill 350, and Senate Bill 32.

5.9 Hazards and Hazardous Materials

Issues (and Supporting Information Sources):		*Impact to be Analyzed in NHPH EIR*	*No Additional Analysis Required*
IX.	**HAZARDS AND HAZARDOUS MATERIALS —** 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 two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☒
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☒
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.	☐	☒

Discussion

a) The proposed New Hospital would be located on the site of the LPPI. As discussed in the Section 2, *Project Description*, the demolition and removal of the LPPI was previously included and analyzed in the 2014 LRDP Final EIR and again analyzed in the CPHP Final EIR due to its recent eligibility for listing in the NRHP and the CRHR, and therefore is not included in the NHPH EIR. Accordingly, potential effects associated with encountering hazardous building materials in the LPPI demolition, and/or potentially disturbing underlying materials that may contain naturally occurring asbestos, were previously determined to be less than significant with compliance with applicable laws and regulations governing the management and disposal of hazardous materials, and implementation of mitigation measures identified in the 2014 LRDP Final EIR.

The proposed renovation of the Moffitt and Long Hospitals would disturb older structures where hazardous building materials such as asbestos, lead-based paint (LBP), polychlorinated biphenyls (PCBs), mercury-containing items, and other hazardous materials may be present (UCSF, 2014). If present, renovation activities could disturb these materials, thus resulting in potentially adverse effects to workers and the public. In addition, San Francisco is among the identified counties where ultramafic bedrock materials are present and have the potential for naturally occurring asbestos fibers, which could be encountered during site alteration and excavation activities at the NHPH site (UCSF, 2014). If present, ground disturbing activities could disturb these fibers causing them to become airborne, thus resulting in potentially adverse effects to workers and the public. The NHPH EIR will evaluate potential effects from the exposure to hazardous materials during construction activities associated with development under the proposed NHPH.

Operation of the New Hospital would result in an increase in clinical uses on the campus site that would involve the routine use, transport, or disposal of hazardous materials, including hazardous chemical, radioactive, and biohazardous materials. The NHPH EIR will evaluate potential effects that could arise through the routine transport, use, or disposal of hazardous materials during operation of the New Hospital and related improvements.

b) As discussed above, the hazardous materials impacts associated with demolition and removal of the LPPI were sufficiently analyzed in the 2014 LRDP Final EIR. The potential for foreseeable or accidental release of hazardous materials associated with the demolition of the LPPI was determined to be less than significant with compliance with applicable laws and regulations governing the management and disposal of hazardous materials, and implementation of mitigation measures identified in the 2014 LRDP Final EIR.

Construction activities for the proposed NHPH would require the use of hazardous materials such as fuels, oils, and lubricants for construction equipment; paints and thinners; and solvents and cleaners. While compliance with local, State, and federal regulations would minimize risks associated with the accidental release of hazardous materials during construction, this topic will be addressed in the NHPH EIR.

Operation of the New Hospital and related improvements would result in an increase in storage and use of hazardous materials. The NHPH EIR will evaluate the potential for the NHPH to increase hazards to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials, and will discuss applicable UCSF policies, and State and federal regulations that govern the management of hazardous materials to reduce potential hazards from upset and accident conditions.

c) There are two child care centers currently operating within the Parnassus campus site (Kirkham Child Development Center and UCSF Marilyn Reed Lucia Child Development Center) located within a quarter mile of the NHPH site. The Grattan Elementary School and a private child care center are also located within a quarter mile of the NHPH site. Construction of the proposed NHPH could result in hazardous emissions due to the presence of hazardous building materials. The NHPH EIR will evaluate potential effects that could arise due to hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste during NHPH construction and operation within one-quarter mile of an existing or proposed school.

d) Two cases in the NHPH site vicinity found on the Geotracker database maintained by the State Water Resources Control Board were closed in accordance with applicable regulatory agency oversight, with no further action required (SWRCB 2019a; SWRCB 2019b). However, given the routine use of hazardous materials on the NHPH site, it is possible that unknown contamination may be present on the project site. The NHPH EIR will evaluate potential hazards to the public or the environment from potential contamination in the NHPH site vicinity.

e) There are no public use airports within two miles of the City of San Francisco. San Francisco International Airport and Oakland International Airport are over eight and 12 miles from the

project site, respectively. No impact would occur, and this topic will not be discussed in the NHPH EIR.

f) The proposed NHPH would be required to ensure that the street system can accommodate emergency response and evacuation. The proposed NHPH and related improvements would be designed to ensure appropriate emergency access to and egress from all areas. Additionally, all project-specific designs, including internal circulation and building site plans, would be subject to review and approval by the State Fire Marshall for emergency response and evacuation concerns. UCSF design criteria and existing emergency response requirements are sufficient to ensure that the potential health and safety effects resulting from possible impairment or interference with any emergency response or evacuation plans would remain less than significant, and this topic will not be analyzed in the NHPH EIR.

g) According to the California Department of Forestry and Fire Protection (CAL FIRE) Fire Hazard Severity Zone Map of San Francisco County, the Reserve is designated as Local Responsibility Area (LRA) moderate fire hazard severity zone (CAL FIRE, 2007). In September 2018, UCSF began implementing the Mount Sutro Open Space Reserve Vegetation Management Plan, a 20-year phased plan covering the management of the Reserve. In addition, as described in the Project Description, in compliance with California Code of Regulations Title 14 Section 1299.03 and California Public Resources Code Section 4291, and consistent with the vegetation management practices listed in the Mount Sutro Open Space Reserve Vegetation Management Plan, tree and vegetation removal would occur on the hillside adjacent to the proposed new Hospital to maintain defensible space around the building, and reduce the risk of wildland fire hazard. Consequently, the impact associated with the exposure of people or structures developed under the proposed NHPH, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires would be less than significant. This topic will not be analyzed in the NHPH EIR.

References

California Department of Forestry and Fire Protection (CAL FIRE). 2007. Draft Fire Hazard Severity Zones in LRA – San Francisco County. October 5.

State Water Resources Control Board (SWRCB). 2019a. Geotracker database, http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=315+Parnassus+Avenue. Accessed August 21, 2019.

SWRCB. 2019b. Geotracker database, http://geotracker. waterboards.ca.gov/map/?CMD=runreport&myaddress=50+Medical+Center+Way. Accessed August 21, 2019.

University of California, San Francisco (UCSF). 2018. *UCSF Vegetation Management Plan for the Mount Sutro Open Space Reserve Final EIR*. March.

5.10 Hydrology and Water Quality

Issues (and Supporting Information Sources):		*Impact to be Analyzed in NHPH EIR*	*No Additional Analysis Required*
X.	**HYDROLOGY AND WATER QUALITY —** Would the project:		
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☒	☐
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☒
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:		
	i) result in substantial erosion or siltation on- or off-site;	☒	☐
	ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☒	☐
	iii) 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; or	☒	☐
	iv) impede or redirect flood flows?	☒	☐
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☒
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☒

Discussion

a, c.i to c.iv) The majority of surface water runoff from the project site is directed to the City's combined sewer system (CSS) that conveys flows to both the City's Oceanside Treatment Plant (OSP) at Ocean Beach on the City's western shoreline and the Southeast Treatment Plant (SEP) at Hunters Point on the City's eastern waterfront. Both treatment plants have a permit from the National Pollutant Discharge Elimination System (NPDES) program administered by the San Francisco Regional Water Quality Control Board (RWQCB) that regulates discharge from the plant to the Pacific Ocean.

Construction activities under the NHPH could result in accidental spills of oil, gasoline, and other pollutants that could degrade water quality. In addition, as discussed above in Section 5.7, *Geology and Soils*, construction under the proposed NHPH could increase erosion, which could potentially increase sediment discharged into storm water and degrade water quality. During operation, development under the proposed NHPH could also potentially generate surface water runoff with elevated levels of sediment and urban contaminants such as oil, grease, metals, pesticides, herbicides, and entrained dust. The NHPH EIR will evaluate these potential impacts related to water quality during construction and operation of the NHPH, and describe applicable regulations and programs that the NHPH would be required to comply with to ensure these impacts would be minimized.

The NHPH site is largely developed and covered in impervious surfaces. Additional building development under the NHPH could incrementally increase the amount of impervious surfaces over existing conditions. Development under the proposed NHPH would change

drainage patterns on the NHPH site that could potentially result in flooding on- or off-site downstream. Stormwater runoff would be collected by existing and new on-site stormwater collection infrastructure, depending on location, that would direct the runoff to the existing off-site City CSS infrastructure in adjacent streets, and depending on point of discharge, treated at the City's OSP or SEP.

Operation of the NHPH would increase the amount of stormwater and wastewater volumes from the NHPH site which could increase the volume or frequency of overflow events at one or both of the City's treatment plants under certain wet weather conditions. The NHPH's proposed stormwater management plan will be described, and its ability to avoid exceeding the capacity of the City CSS, and avoid increasing the frequency, duration or volume of combined sewer discharges to receiving waters during wet weather conditions will be evaluated in the NHPH EIR.

b) Large portions of the NHPH site where development under the proposed NHPH would occur are currently under impervious surfaces. Development under the proposed NHPH could result in an increase in impervious surfaces, but not enough to interfere with groundwater recharge. In addition, dewatering during construction may be required. However, dewatering activities would be temporary and would not result in a long-term lowering of the local water table. Finally, development under the proposed NHPH would not require the use of groundwater during construction or operation. For these reasons, development under the proposed NHPH would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge, and this topic will not be analyzed in the NHPH EIR.

d) The NHPH site is not located within a 100-year flood zone (SFWPS, 2019). In addition, given the elevation of the NHPH site (greater than 400 feet asl), it has no potential to be affected by future sea level rise (CCSF 2016). Finally, due to its elevation and inland location, and its distance from the nearest major body of water, the campus site is not susceptible to the potential effects of a tsunami or seiche (CalEMA 2009). No impact would occur, and this topic will not be analyzed in the NHPH EIR.

e) Water quality in the City and County of San Francisco is regulated by the San Francisco RWQCB through the Water Quality Control Plan (Basin Plan) for the San Francisco Bay Basin. As discussed under item (a) above, development under the proposed NHPH could negatively impact water quality during construction and operation. The NHPH EIR will evaluate potential conflicts of the proposed NHPH with the Basin Plan.

The NHPH site is located in the Westside groundwater basin. The basin has not been identified as a medium- or high-priority groundwater basin by the California Department of Water Resources (DWR, 2019); therefore, a Groundwater Sustainability Plan (GSP) does not need to be prepared for the basin per the requirements of the Sustainable Groundwater Management Act (SGMA). Thus, development under the proposed NHPH would not conflict with a sustainable groundwater management plan, no impact would occur, and this topic will not be analyzed in the NHPH EIR.

References

San Francisco Water Power Sewer (SFWPS). 2019. 100-Year Storm Flood Risk Map, http://www.sfwater.org/index.aspx?page=1229. Accessed August 27, 2019.

City and County of San Francisco (CCSF). 2016. *San Francisco Sea Level Rise Action Plan*. March.

California Department of Water Resources (DWR). 2019. Basin Prioritization, https://water.ca.gov/Programs/GroundwaterManagement/Basin-Prioritization. Accessed August 28, 2019.

California Emergency Management Agency (CalEMA). 2009. Tsunami Inundation Map for Emergency Planning, State of California – City and County of San Francisco, San Francisco North Quadrangle, San Francisco South Quadrangle (Pacific Coast). June 15.

5.11 Land Use and Planning

Issues (and Supporting Information Sources):		*Impact to be Analyzed in NHPH EIR*	*No Additional Analysis Required*
XI.	**LAND USE AND PLANNING —** Would the project:		
a)	Physically divide an established community?	☐	☒
b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐
c)	Exceed an LRDP EIR standard of significance by conflicting with local land use regulations such that a significant incompatibility is created with adjacent land uses?	☒	☐

Discussion

a) No development outside of the established campus site boundary is proposed, and no intrusion into, or division of, surrounding residential communities would occur under the proposed NHPH. The campus site would continue to remain as a distinct entity, consisting of clinical, research, educational and associated support (such as child care and housing) land uses that are woven into the fabric of the surrounding neighborhood, and the boundary of the campus site would not change as a result of the proposed NHPH and related improvements. The widening of Medical Center Way would also not alter existing connections within the adjacent Reserve. No impact would occur, and this topic will not be analyzed in the NHPH EIR.

b) The 2014 LRDP, as amended to incorporate the CPHP, is the current applicable land use plan for the proposed NHPH. The NHPH EIR will evaluate the consistency of the proposed NHPH with the 2014 LRDP, as amended.

c) Land within the City and County of San Francisco's jurisdiction is subject to plans, policies and zoning controls that regulate future development proposals and mitigate certain environmental effects. UCSF is not subject to local land use regulations whenever using property under its control in furtherance of its education mission. However, the NHPH EIR will evaluate the potential for development under the proposed NHPH to directly or indirectly conflict with City plans, policies and zoning controls such that a significant incompatibility is created with adjacent land uses.

5.12 Mineral Resources

Issues (and Supporting Information Sources):	*Impact to be Analyzed in NHPH EIR*	*No Additional Analysis Required*
XII. MINERAL RESOURCES — 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?	☐	☒

Discussion

a, b) The NHPH site is not located in an area of known mineral resources. In addition, the NHPH site does not contain a locally important mineral resource recovery site. Therefore, no impact would occur, and this topic will not be analyzed in the NHPH EIR.

5.13 Noise

Issues (and Supporting Information Sources):		*Impact to be Analyzed in NHPH EIR*	*No Additional Analysis Required*
XIII.	**NOISE —** Would the project result in:		
a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐
b)	Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐
c)	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two 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?	☐	☒
d)	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?	☒	☐

Discussion

a) Development under the proposed NHPH could result in increases or changes in noise levels from sources such as construction activities, stationary sources, and increased vehicular traffic, which could exceed applicable noise standards. The NHPH EIR will evaluate the potential for the proposed New Hospital and related improvements to expose sensitive receptors to noise in excess of applicable standards.

b) Construction activities that would occur under the proposed NHPH would generate perceptible groundborne vibration levels when heavy equipment or impact tools are used. Structures, researchers and residents in the proximity of the NHPH site and related improvements could be adversely affected by groundborne vibration and groundborne noise generated during the construction of the project. The potential for significant vibration impacts will be analyzed in the NHPH EIR.

c) There are no public use airports within two miles of the City of San Francisco. San Francisco International Airport and Oakland International Airport are over eight and 12 miles from the campus site, respectively, and therefore well outside of the area of influence identified in their respective airport land use compatibility plans. Consequently, there would be a less than significant impact with regard to exposure to excessive noise levels from public use airports, and this topic will not be analyzed in the NHPH EIR.

d) Modeled noise levels in the vicinity of the campus site are above 70 dB(A) Ldn along the Parnassus Avenue and Irving Street frontages (CCSF, 2009). While operation of the New Hospital is not expected to contribute to an increase in average daily noise levels of 3 dB(A) Ldn or more at property lines in an area where ambient noise levels already exceed local noise levels set forth in City's General Plan, as that would require the projects to result in a doubling of traffic in the area, this potential impact will be analyzed in the NHPH EIR. In addition, there would be new mechanical equipment (e.g., heating ventilation and air

conditioning) associated with the operation of the New Hospital. The potential impact of noise from these stationary sources will also be analyzed in the NHPH EIR.

References

City and County of San Francisco (CCSF). 2009. *San Francisco General Plan Environmental Protection Element*.

5.14 Population and Housing

Issues (and Supporting Information Sources):	*Impact to be Analyzed in NHPH EIR*	*No Additional Analysis Required*
XIV. POPULATION AND HOUSING — Would the project:		
a) Induce substantial unplanned 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 people or housing, necessitating the construction of replacement housing elsewhere?	☐	☒
c) Exceed the LRDP EIR standard of significance by creating a demand for housing outside the market area where the facilities or site are located?	☒	☐

Discussion

a) The proposed New Hospital would result in population growth on the Parnassus Heights campus site through increased employment**,** patients, and visitors. The NHPH EIR will evaluate the potential for the proposed NHPH to induce substantial unplanned population growth in the San Francisco Bay Area.

b) The proposed NHPH and related improvements would not displace any residents or housing units since no housing units currently exist on the project site. Therefore, the proposed NHPH would have no impact related to displacement of housing units or people and would not necessitate the construction of replacement housing. This topic will not be evaluated further in the NHPH EIR.

c) The proposed NHPH would result in population growth in the San Francisco Bay Area through increased employment. This anticipated population increase could result in an increased demand for housing in the Bay Area. The NHPH EIR will evaluate the potential for the proposed NHPH to create demand for housing outside the market area.

5.15 Public Services

Issues (and Supporting Information Sources):		*Impact to be Analyzed in NHPH EIR*	*No Additional Analysis Required*
XV. PUBLIC SERVICES —			
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 following public services:		
i)	Fire protection?	☐	☒
ii)	Police protection?	☐	☒
iii)	Schools?	☐	☒
iv)	Parks?	☐	☒
v)	Other public facilities?	☐	☒

Discussion

a.i) The San Francisco Fire Department (SFFD) provides fire protection and emergency services to the Parnassus Heights campus site. The nearest SFFD fire station is Station No. 12, located about 0.3 mile from the campus site at 1145 Stanyan Street. Station No. 12 responds to all calls for fire protection service at the campus site. Other fire stations in proximity to the project site include Station 20 at 285 Olympia Way (1.5 miles south of the NHPH site); Station 22 at 1290 16th Avenue (1.1 mile west of the NHPH site); and Station 24 at 100 Hoffman Avenue (3.0 miles from the NHPH site).

Development under the proposed NHPH would result in an increase in population and an incremental increase in demand for fire protection services at the site. However, the population increase associated with the proposed NHPH would be minimal in comparison to the population served by the existing fire stations near the project site. The increase in calls for fire protection and medical emergency response would not be substantial in light of the existing demand and capacity for fire protection and emergency medical services in the City. The campus site, including the NHPH site, is located in an urban area and would not extend demand of the SFFD beyond the current limits of its service area. The anticipated population increase associated with the CPHP, including the New Hospital, would not adversely affect SFFD service standards nor require an increase in SFFD staff and/or equipment that would require the construction of new fire protection facilities (SFFD, 2019).

Furthermore, development under the proposed NHPH would be designed to comply with building and fire codes and include appropriate fire safety measures and equipment, including but not limited to, use of fire retardant building materials, inclusion of emergency water infrastructure (e.g., fire hydrants and sprinkler systems), installation of smoke detectors and fire extinguishers, emergency response notification systems and provision of adequate emergency access ways for emergency vehicles.

As such, with implementation of the proposed NHPH, the existing fire stations in the vicinity of the NHPH site would be adequate to meet the increases in demand for fire

protection and emergency medical response services associated with the proposed NHPH, and no additional new or physically altered facilities would be necessary. Therefore, implementation of the proposed NHPH would have a less than significant impact regarding the construction of new or physically altered fire protection facilities, and this topic will not be analyzed in the NHPH EIR.

a.ii) The UC Police Department (UCPD) provides police protection services to the Parnassus Heights campus site, including the NHPH site. The UCPD is headquartered at 654 Minnesota Street, approximately four miles from the NHPH site. The UCPD also operates a patrol station at the Parnassus Heights campus site. The increase in daily population associated with the proposed New Hospital would increase demand on UCPD services. It is UCPD's practice to review staffing levels and to provide necessary staffing to meet standard response times (less than 3 min for emergency/in-progress calls and less than 5 min for normal service). New staffing required to serve the increase in daily population as a result of the proposed NHPH would either be accommodated by existing facilities or within future facilities at the campus. The UCPD also has a mutual-aid agreement with the San Francisco Police Department (SFPD) to provide cooperative assistance within a 1-mile radius of the Parnassus Heights campus site. However, the SFPD is generally only called where an unusual need for assistance is required. As a result, daily campus population growth due to the proposed NHPH is not anticipated to substantially increase demand on SFPD services. For these reasons, impacts to police protection services would be less than significant, and this topic will not be analyzed in the NHPH EIR.

a.iii) The proposed NHPH would not increase the residential population on the campus site, and therefore, would not result in new school age children. As a result, there would be no effect from the NHPH on public schools, and this topic will not be analyzed in the NHPH EIR.

a.iv) Effects on local and regional parks are discussed in Section 5.16, *Recreation*, below.

a.v) Development under the proposed NHPH would not affect any other public facilities. No impact would occur, and this topic will not be analyzed in the NHPH EIR.

References

California Department of Education (CDE). 2020. Educational Demographics Office. Available online at http://dq.cde.ca.gov/dataquest/. Accessed March 10, 2021.

San Francisco Fire Department. 2019. Personal communication with Lt. Baxter, Community Affairs and Media Relations, September 6.

San Francisco Unified School District (SFUSD). 2020a, Personal communication with Karissa Yee Findley, Director of School Portfolio Planning, February 25, 2020.

SFUSD. 2020b. *Demographic Analyses and Enrollment Forecasts San Francisco Unified School District*, prepared by Lapkoff & Gobalet Demographic Research, Inc. for SFUSD, January 2020.

5.16 Recreation

Issues (and Supporting Information Sources):	*Impact to be Analyzed in NHPH EIR*	*No Additional Analysis Required*
XVI. RECREATION —		
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?	☐	☒

Discussion

The Parnassus Heights campus site features three primary areas with open space and recreation opportunities – the Mount Sutro Open Space Reserve (Reserve), a number of plazas, and the Millberry Fitness and Recreation Center. The Reserve consists of 61 acres of largely undeveloped forest located within the Parnassus Heights campus site. A portion of UCSF's Reserve is located in the vicinity of the NHPH site, on the hillside east of Medical Center Way. There are two trailheads in the NHPH site vicinity: the Campus Trailhead, which provides trail access into the Reserve from Medical Center Way (near the UCSF Central Utilities Plant); and the Farnsworth Trailhead, which connects to the Reserve via Farnworth Lane. Two public trails and a stairway extend through the Reserve in the NHPH site vicinity connecting the trailheads and the Surge parking lot.

The San Francisco Recreation and Park Department (SFRPD) maintains parks, playgrounds, and open spaces throughout the City. The SFRPD operates and maintains the Interior Greenbelt natural area adjacent to the east side of the Reserve. Golden Gate Park, located one block north of the NHPH site, is the City's largest park, comprised of 1,017 acres. The SFRPD also operates the 1.5-acre Grattan Playground, located approximately 1,000 feet east of the campus site; the approximate 3-acre Tank Hill natural area, located approximately one-quarter mile east of the campus site; and the 64-acre Twin Peaks natural area located approximately one-half mile southeast of the campus site. The San Francisco Public Utilities Commission (SFPUC) operates Laguna Honda Park, approximately 600 feet southwest of the campus site; and owns land approximately 800 feet southeast of the campus site that is occupied by Twin Peaks Reservoir and Summit Reservoir.

a) Implementation of the New Hospital would result in an increase in the on-campus daytime population at Parnassus Heights related to an increase in employees who would commute to the campus site, as well as patients and visitors. These persons are expected to primarily use recreation facilities near their homes, and any use of recreational facilities by this population on or near the Parnassus Heights campus site is expected to be passive in nature and result in minimal increases in demand for these recreation facilities.

   As discussed in Chapter 3, *Project Description,* there is the potential for certain related improvements proposed under the NHPH, including the proposed medical gas tanks replacement project, to result in the need to modify the Reserve boundary. However, the area

previously removed from the Reserve under 2014 LRDP Amendment #7 to accommodate the New Hospital footprint is now proposed to be returned to the Reserve. In addition, the area between the Surge and Woods parking lots that was added to the Reserve under 2014 LRDP Amendment #7 would remain as Reserve land. These changes would result in a net increase to Reserve land and would maintain the Reserve at a minimum of 61 acres. Furthermore, under the NHPH, while the Campus Trailhead may be temporarily closed or inaccessible during certain NHPH construction, UCSF would not permanently remove any existing Reserve trailheads or access to and from these trailheads.

For these reasons, implementation of the proposed NHPH would not increase the use of existing on-campus recreational facilities and off-campus neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of any of the facilities would occur or be accelerated, and this impact is considered less than significant, and will not be discussed further in the NHPH EIR.

b) As discussed in Section 2, *Project Description*, the NHPH would provide a ground-level central landscaped courtyard that would be surrounded by the New Hospital, and Moffitt and Long Hospitals; and a proposed publicly accessible terrace on Level 6 of the New Hospital. Construction-related regulatory requirements discussed in this Initial Study and/or further, in the forthcoming Draft EIR, would reduce construction-related effects of new recreational facilities to less than significant levels. Accordingly, this impact will not be discussed further in the NHPH EIR.

5.17 Transportation

Issues (and Supporting Information Sources):	*Impact to be Analyzed in NHPH EIR*	*No Additional Analysis Required*
XVII. TRANSPORTATION — Would the project:		
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☒	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☒	☐
d) Result in inadequate emergency access?	☒	☐
e) Construction activities adversely affect travel conditions along sidewalks and roadways serving the project site?	☒	☐

Discussion

a) Although UCSF is not subject to local land use regulation whenever using property under its control in furtherance of its educational mission, the NHPH EIR will evaluate the potential for the proposed NHPH to conflict with programs, plans, ordinances, and policies addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.

b) Development under the proposed NHPH would increase both the amount of building space on the project site and the daily population, which would result in increased vehicle trips to and from the project site. This increase in trips would in turn increase the total amount of vehicle miles traveled (VMT) to and from the campus site. The NHPH EIR will evaluate the potential for development under the proposed NHPH to conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).

c) Although development under the proposed NHPH is not expected to include hazardous roadway design features or incompatible uses, the potential for impacts related to site access will be evaluated in the NHPH EIR.

d) Although development under the proposed NHPH is not expected to result in inadequate emergency access, this topic will be evaluated in the NHPH EIR.

e) Construction activities at the campus site under the proposed NHPH would result in construction truck trips and vehicle trips to and from the site by construction workers. These trips would have the potential to cause temporary disruptions to nearby streets, transit services, and pedestrian and bicycle facilities. This topic will be evaluated in the NHPH EIR.

5.18 Tribal Cultural Resources

Issues (and Supporting Information Sources):	*Impact to be Analyzed in NHPH EIR*	*No Additional Analysis Required*
XVIII. TRIBAL CULTURAL RESOURCES —		
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:		
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources. Code Section 5020.1(k), or	☐	☒
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒

Discussion

a.i-ii) Previous studies and archival research conducted for the Parnassus Heights campus site, including the site of the NHPH, have not identified tribal cultural resources, and the majority of the NHPH site is highly disturbed from extensive prior development. The proposed NHPH would not be constructed within a reported location of geographic features associated with UCSF's early 19th century Native American resident *Ishi*. On June 21, 2021, UCSF sent notification letters of UCSF's proposal to undertake the NHPH to the designated representatives for the Amah Mutsun Tribal Band of Mission San Juan Bautista; Coastanoan Rumsen Carmel Tribe; Ohlone Indian Tribe; Indian Canyon Mutsun Band of Costanoan; Wuksache Indian Tribe/Eshom Valley Band; and Muwekma Ohlone Indian Tribe of the San Francisco Bay Area. No responses to the notification letters were received from the tribes within the 30-day response period, consistent with the requirements of PRC 21080.3.1(d).

There remains, however, the potential that the new site alteration and excavation that would occur at the NHPH site could impact previously undiscovered or buried tribal cultural resources. As such, impacts to tribal cultural resources could be potentially significant. With implementation of **NHPH Mitigation Measure CUL-V.b,** the NHPH and related improvements would have less than significant impact on tribal cultural resources. Therefore, this impact would be less than significant with mitigation and will not be discussed further in the NHPH EIR.

Mitigation: Implement NHPH Mitigation Measure CUL-V.b.

Significance after Mitigation: Less than Significant.

5.19 Utilities and Service Systems

Issues (and Supporting Information Sources):	*Impact to be Analyzed in NHPH EIR*	*No Additional Analysis Required*
XIX. UTILITIES AND SERVICE SYSTEMS — Would the project:		
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☒	☐
c) 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?	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☒
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☒

Discussion

a) Development under the proposed NHPH could require or result in relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities. The NHPH EIR will evaluate whether the construction or relocation of these facilities would cause significant environmental effects.

b) The San Francisco Public Utilities Commission (SFPUC) provides regional water services to approximately 2.6 million people in San Francisco, Santa Clara, Alameda, San Mateo, and Tuolumne Counties, including all of the City and County of San Francisco. About 85 percent of the water delivered to SFPUC customers comes from the Tuolumne River watershed stored in Hetch Hetchy Reservoir in the Sierra Nevada, and the remaining 15 percent comes from runoff in the Alameda and Peninsula watersheds captured in reservoirs located in San Mateo and Alameda Counties, supplemented with local groundwater and recycled water. The New Hospital would require additional water supplies, and the NHPH EIR will evaluate whether the SFPUC would have sufficient water supplies to serve the proposed New Hospital and reasonably foreseeable future development during normal, dry, and multiple dry years.

   As UCSF is neither a city nor a county it is not subject to SB 610, which requires cities and counties, when evaluating large development and redevelopment projects, to request an assessment of the availability of water supplies from the water supply entity that will provide water to a project. However, UCSF voluntarily prepared a WSA-like document, a Water Supply Evaluation (WSE), to determine and demonstrate the sufficiency of the SFPUC's water supplies to satisfy the water demand of the planned development at the Parnassus Heights campus site under the 2014 LRDP and CPHP. This evaluation is anticipated to rely in part on this WSE.

c) The SFPUC maintains and operates the City's combined sewer system (CSS) that serves most of San Francisco, including the campus site. Wastewater generated by the New

Hospital site would enter the CSS and would be treated at the City's Oceanside Treatment Plant and/or Southeast Treatment Plant. The New Hospital could result in the need for additional wastewater treatment, and the NHPH EIR will evaluate whether the City's treatment plants have adequate capacity to serve the projected demand of the New Hospital in addition to current and future demands.

d-e) Recology provides solid waste collection, recycling, and disposal services for residential and commercial garbage, recycling, and composting in San Francisco. Solid waste generated on the project site is collected and hauled to a transfer station near Candlestick Point and recycled as feasible. Recyclable materials are taken to Recology's Pier 96 facility, where they are separated into commodities (e.g., aluminum, glass, and paper) and transported to other users for reprocessing. Compostables (e.g., food waste, plant trimmings, and soiled paper) are transferred to a Recology composting facility in Solano County, where they are converted to soil amendment and compost. The remaining material that cannot otherwise be reprocessed ("trash") is transported to landfills.

In September 2015, the City approved an agreement with Recology, Inc., for the transport and disposal of the City's municipal solid waste at the Recology Hay Road Landfill in Solano County. The City began disposing its municipal solid waste at the landfill in January 2016, and that practice is anticipated to continue for approximately nine years, with an option to renew the agreement thereafter for an additional six years. The Hay Road Landfill has a permitted peak maximum daily disposal of 2,400 tons per day and an estimated remaining capacity of approximately 30.4 million cubic yards or 82 percent of its permitted capacity.[16] The estimated closure date of the landfill is 2077 (CalRecycle, 2021).

Based on the most conservative waste rates for nonresidential construction and renovation provided by the USEPA, the proposed NHPH would result in an estimated 2,563 tons of solid waste (USEPA, 2009).[17] Construction debris would be transported by a registered transporter to a registered facility that must recover for reuse or recycling and divert from landfill at least 65 percent of all received construction and demolition debris. As a result, construction associated with the NHPH would generate an estimated 897 tons of waste that would require disposal at a landfill.

Given the existing and potential future landfill capacities of the landfills where UCSF solid waste is disposed, construction that would occur under the proposed NHPH would not result in solid waste generation that exceeds the permitted capacity of the landfills that serve the campus or in non-compliance with federal, State, and local statutes and regulations related to solid waste. Therefore, this impact would be less than significant.

16 Tons is a unit of weight, and cubic yards is a unit of volume; conversion from one unit to other takes into account a density factor for the material.

17 Conservative generation rates of 4.34 lb/ft^{2}for new nonresidential construction and 12.7 lb/ft^2 for nonresidential renovation were used for this calculation. Construction: 870,000 gsf (New Hospital) + 9,500 net new gsf (Moffitt/Long Hospitals) = 879,500 gsf new construction. 879,500 net new square feet * 4.34 lb/ft^2 / 2000 lb/ton = 1,909 tons. Renovation: 103,000 gsf (Moffitt/Long Hospitals) * 12.7 lb/ft^2/ 2000 lb/ton = 654 tons.

Operation of the New Hospital and increase in space at the renovated Moffitt and Long Hospitals would increase the amount of solid waste generated at the campus site and is estimated to generate approximately 963 tons[18] of solid waste per year. UCSF employees, students, visitors and patients at the New Hospital would continue to participate in UCSF's recycling and composting programs and other efforts to reduce the total amount of waste produced and/or requiring landfill disposal. UCSF has consistently increased its landfill diversion rate, rising from 64 percent in 2013 to 78 percent in 2018, as it strives to meet the UC Policy on Sustainable Practices goal of zero waste. As a result, if the latest diversion rate of 78 percent is applied, the New Hospital would generate approximately 212 tons of solid waste per year that would require disposal in a landfill.

Given the existing and anticipated increase in solid waste recycling and the existing and potential future landfill capacities of the landfills where UCSF solid waste is disposed, implementation of the proposed NHPH would not result in solid waste generation that exceeds the permitted capacity of the landfills that serve the campus or in non-compliance with federal, State, and local statutes and regulations related to solid waste. Therefore, this impact would be less than significant and this topic will not be analyzed in the NHPH EIR.

References

California Department of Resources Recycling and Recovery (CalRecycle). 2019. SWIS Facility Detail: Recology Hay Road (48-AA-0002) Available: https://www2.calrecycle.ca.gov/swfacilities/Directory/48-AA-0002/. Accessed July 21, 2021.

U.S. EPA. 2009. Estimating 2003 Building-Related Construction and Demolition Materials Amounts, March.

[18] 870,000 gsf (New Hospital) + 9,500 net new gsf (Moffitt/Long Hospitals) = 879,500 net new gsf. (879,500 net new gsf * 6 lb/1,000 sf per day) * 365 days per year/2,000 lb/ton = 963 tons.

5.20 Wildfire

Issues (and Supporting Information Sources):	*Impact to be Analyzed in NHPH EIR*	*No Additional Analysis Required*
XX. WILDFIRE — If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:		
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☒

Discussion

a-d) As discussed in Section 5.9, *Hazards and Hazardous Resources*, above, the Reserve is designated as LRA moderate fire hazard severity zone by CAL FIRE. Development under the proposed NHPH would not be located in or near a state responsibility area or land classified as a very high fire hazard severity zone.

In addition, as described in the Project Description, in compliance with California Code of Regulations Title 14 Section 1299.03 and California Public Resources Code Section 4291, and consistent with the vegetation management practices listed in the Mount Sutro Open Space Reserve Vegetation Management Plan, tree and vegetation removal would occur on the hillside adjacent to the proposed new Hospital to maintain defensible space around the building, and reduce the risk of wildland fire hazard. The proposed NHPH would also be required to ensure that the street system can accommodate emergency response and evacuation. As discussed in the Project Description, Medical Center Way in the vicinity of the New Hospital would be standardized to 26 feet in width (curb to curb) to meet the San Francisco Fire Department's required fire truck access. The proposed New Hospital and related improvements would be designed to ensure appropriate emergency access to and egress from all areas. No impact to wildfire would occur, and this topic will not be analyzed in the NHPH EIR.

5.21 Mandatory Findings of Significance

Issues (and Supporting Information Sources):	*Impact to be Analyzed in NHPH EIR*	*No Additional Analysis Required*
XXI. MANDATORY FINDINGS OF SIGNIFICANCE —		
a) Does the project have the potential to substantially 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 considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐

Discussion

a) As indicated in the discussions above, the proposed NHPH has the potential to result in significant biological and cultural resource impacts, and substantially degrade the quality of the environment. The NHPH EIR will evaluate the potential for development under the proposed New Hospital and related improvements to 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.

b) The proposed NHPH would add approximately 879,500 gsf of new clinical and support facilities to the project site. The NHPH EIR will evaluate whether the potential impacts of development under the proposed NHPH, combined with other current projects and probable future projects and projected regional growth in the surrounding area, would be cumulatively considerable.

c) As indicated in the discussions of each topic above, construction and operation of the proposed NHPH has the potential to result in significant environmental impacts. The NHPH EIR will evaluate whether any of those impacts have the potential to result in substantial adverse effects on human beings either directly or indirectly.

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