



University of California  
San Francisco

December 16, 2021

**PUBLIC NOTICE**  
**Notice of Availability of a Draft Environmental Impact Report (EIR)**  
**and Notice of Draft EIR Public Hearing**

**UCSF Real Estate**

UCSF Box 0287  
654 Minnesota Street, 2<sup>nd</sup> Floor  
San Francisco, CA 94143

[www.ucsf.edu](http://www.ucsf.edu)

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: University of California  
Staff Contact: Diane Wong, UCSF (415) 502-5952

This is to let you know of the availability of a Draft Environmental Impact Report (Draft EIR) for the above-named project, prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). The document will be available at <http://tiny.ucsf.edu/HospitalDraftEIR> for a 60-day public review and comment period beginning **December 16, 2021 through February 14, 2022**.

**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 with the proposed New Hospital and majority of related improvements completed and operational by the end of 2030, and completion of the remaining related improvements by 2034.

As proposed, the New Hospital would be approximately 900,000 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 for the proposed NHPH.



## Anticipated Environmental Effects

The Draft EIR analyzes potential impacts associated with the following: Aesthetics, Wind, and Shadow; Air Quality; Biological Resources; Cultural Resources; Energy; Geology and Soils; Greenhouse Gas Emissions; Growth Inducing Effects; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use; Noise and Vibration; Population and Housing; Transportation; Utilities and Service Systems; and Cumulative Impacts. Significant environmental effects anticipated as a result of the project relate to Aesthetics; Wind; Air Quality, Biological Resources, Cultural Resources and Tribal Cultural Resources (see Initial Study); Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Noise and Vibration; Transportation; and Cumulative Impacts. The project site is not located on any of the lists of sites enumerated under Section 65962.5 of the Government Code.

## Public Review and Comment

As indicated above, the Draft EIR will be available at <http://tiny.ucsf.edu/HospitalDraftEIR> for a 60-day public review and comment period beginning **December 16, 2021 through February 14, 2022**.

To give written feedback on the Draft EIR, comments should be submitted to the attention of Ms. Diane Wong via email to the following address: [EIR@ucsf.edu](mailto:EIR@ucsf.edu), or sent to the address noted below. All comments must be received no later than **February 14, 2022**.

If you would like a paper copy of the Draft EIR, please email [EIR@ucsf.edu](mailto:EIR@ucsf.edu) or call 415-502-5952.

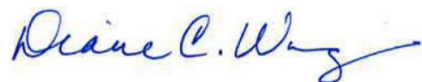
Paper copies of the Draft EIR will also be available for viewing at the following public library branches: Sunset Branch, 1305 18<sup>th</sup> Avenue; and the Park Branch, 1833 Page Street.

A public hearing on the Draft EIR is scheduled for **January 19, 2022**, beginning at 6:00 PM. Due to the COVID-19 pandemic, the public hearing will be conducted via Zoom. If you are interested in attending this meeting, please register at <http://tiny.ucsf.edu/NHPHDraftEIRHearing>. After registering, you will receive a confirmation email containing information about joining the meeting.

Please note that all public comments made in writing or in oral testimony at the public hearing will be part of the public record. Comments received at the public hearing or in writing will be responded to in a Comments and Responses document to be prepared subsequent to the close of the comment period. After preparation of the Comments and Responses document, a draft of the Final EIR will be prepared for certification by the University of California Regents.

Thank you for your interest in this project.

Sincerely,



Diane Wong, Environmental Coordinator  
UCSF Campus Planning  
654 Minnesota Street  
San Francisco, CA 94143-0287  
[EIR@ucsf.edu](mailto:EIR@ucsf.edu)