



University of California
San Francisco

May 22, 2023

Notice of Preparation of Environmental Impact Report Notice of a Public Scoping Meeting

UCSF Real Estate

654 Minnesota Street, 2nd Floor
San Francisco, CA 94143

www.ucsf.edu

Project: UCSF Benioff Children's Hospital Oakland New Hospital Building (NHB)
Location: 747 52nd Street, Oakland, California 94609
Assessor's Parcel Numbers: 14-1205-19-1, 14-1204-14-5, and 14-1204-15
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) that will be prepared by the University of California, San Francisco (UCSF) for the above-named project. This NOP is available at <http://tiny.ucsf.edu/zpkbKa> for a 30-day public review and comment period beginning **May 22 through June 21, 2023**.

Introduction

UCSF Benioff Children's Hospital (UCSF BCH Oakland) is a pediatric acute care hospital located in Oakland, California. UCSF BCH Oakland includes a broad range of inpatient and outpatient services, providing comprehensive pediatric specialties and subspecialties to infants, children, teens, and young adults. The hospital features a Level 1 Pediatric Trauma Center, one of five in the state. The hospital currently provides 177 licensed inpatient beds within its neonatal and pediatric intensive care units (NICU and PICU) and acute care medical/surgery departments. UCSF BCH Oakland medical staff are comprised of more than 800 faculty physicians and multi-disciplinary teams of psychologists, nurses, pharmacists, dentists, social workers, and physical therapists that provide expert, comprehensive and compassionate patient care, pioneering research, training, and advance pediatric physical and mental health.

UCSF BCH Oakland operates a Federally Qualified Health Center, a community-based health care provider to provide primary care services to underserved patients. In addition, UCSF BCH Oakland also maintains ongoing agreements with the County of Alameda and other partners in the City of Oakland to implement a variety of mental health programs, including emergency psychiatric services and trauma care; HIV prevention, mental health, and substance abuse services; infant, child and adolescent psychiatry; and substance abuse and addiction therapy, for a diverse patient population.

UCSF BCH Oakland is also a nationally recognized teaching hospital providing accredited residency education in general pediatrics and fellowship education to pediatricians seeking subspecialty training. UCSF BCH Oakland is affiliated with the UCSF School of Medicine and the UCSF Office of Research.

Background

In 2014, UCSF entered into an affiliation agreement with Children's Hospital & Research Center Oakland (CHO), to align the two institutions based on the shared mission of serving the health care needs of all children, regardless of race, religion, or financial status.



At that time, a Campus Master Plan (CMP) for the 11-acre campus, which provided for the development of new and replacement facilities within the existing campus, was already under review by the City of Oakland, which maintained land use jurisdiction and California Environmental Quality Act (CEQA) lead agency status for the site as CHO was then a solely private institution.

In 2015, the City of Oakland certified the *Children's Hospital and Research Center Oakland Campus Master Plan Project Final EIR* (CHRCO CMP Project FEIR) and approved the CMP. The entitlements for the CMP included, among other things, a Planned Unit Development (PUD) permit, which consisted of two phases:

Phase 1: The Preliminary Development Plan (PDP) and Final Development Plan (FDP) for Phase 1 were approved in 2015. Phase 1 included construction of an outpatient building, interior renovations to campus buildings, circulation improvements, demolition of a residential structure, and modifications to two residential structures. Construction of the improvements included in Phase 1 is still in progress.

Phase 2: Phase 2 included the construction of a Clinical Support Building (now named the Administrative Support Building), a new Acute Care Patient Pavilion, the Link Building with a helipad on the roof, a Family Residence Building, expansion of the central utility plant, new parking structure, and demolition of several buildings. The PDP for Phase 2 was approved in 2015.

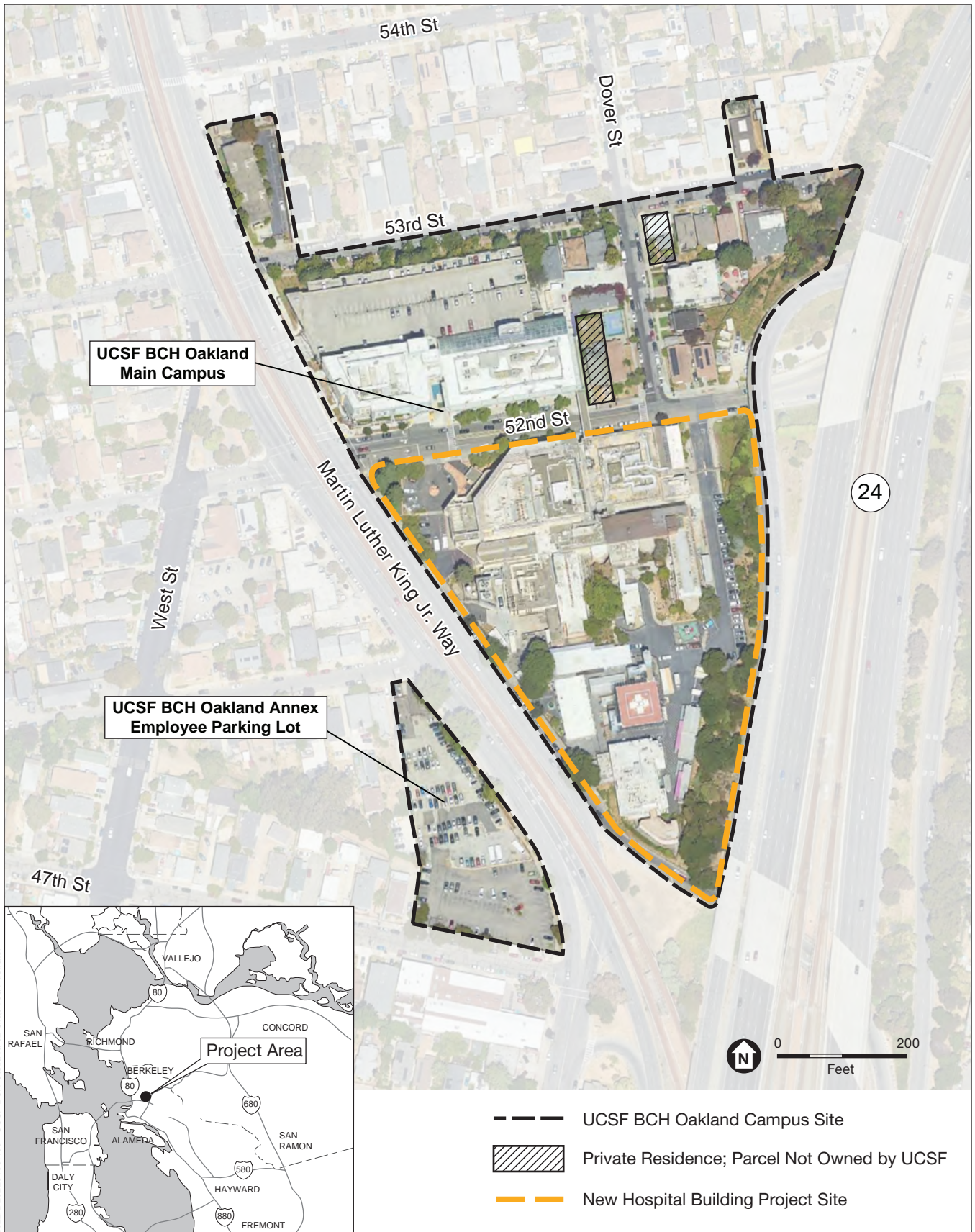
Following the 2014 agreement between CHO and UCSF, the hospital was renamed UCSF Benioff Children's Hospital, Oakland (UCSF BCH Oakland). While the hospital is still under the management control of UCSF BCH Oakland, a non-profit public benefit corporation, the UC Regents are the sole member of the non-profit.

As UCSF BCH Oakland campus site is now controlled by the University, UCSF has revised its approach to the modernization of the campus site. UCSF has, therefore, reduced the scope of Phase 2 development compared to the Phase 2 analyzed in the 2015 CHRCO CMP Project FEIR, to include the new construction of the Administrative Support Building (ASB), the ASB-related relocation of two structures on 52nd Street and demolition of two structures on Dover Street and 53rd Street. The ASB project has been approved by the University for implementation.

The proposed New Hospital Building (NHB) Project represents the next stage of campus modernization. Although the proposed NHB Project is conceptually the same as the Phase 2 development analyzed in the 2015 CHRCO CMP Project FEIR for the portion of the campus site south of 52nd Street, there are some differences in the proposed improvements. As such, the University, acting as the lead agency under CEQA, has determined that it will prepare a project EIR that analyzes and discloses the environmental impacts of the proposed NHB Project.

Campus Site Location and Existing Site Characteristics

UCSF BCH Oakland is located on an approximately 11-acre campus at 747 52nd Street in the North Oakland neighborhood of Oakland (see **Figure 1**). The triangular campus site is roughly bounded by 53rd Street on the north, Martin Luther King (MLK) Jr. Way to the south and west, and State Route 24 (SR 24) to the east. There is also an annex employee parking lot located west of MLK Jr. Way, between 47th and 51st Streets. As indicated in Figure 1, there are two parcels within the campus site not owned by UCSF.



SOURCE: ESA, 2023; Google Earth, 2023

UCSF BCH Oakland NHB Project

Figure 1
UCSF BCH Oakland Campus Site

The NHB Project site is located south of 52nd Street, between MLK Jr. Way and SR 24 (see **Figure 2**). Existing development within the NHB Project site consists of a variety of hospital buildings and supporting structures of varying ages. As illustrated in **Figure 2** and summarized in **Table 1**, these include four inpatient facilities: the Patient Tower, Ford Diagnostic and Treatment Center and Cardiac Catheterization Lab Building, and the B/C Wing and A/B Wing. Other buildings within the NHB Project site include the Cafeteria, Western Addition, Central Utility Plant and Chiller Building, Bruce Lyon Memorial Research Laboratory and Bruce Lyon Addition (Hematology/Oncology administrative offices), a 36-foot-tall helistop structure, and several temporary trailers that house office and administrative uses.

TABLE 1
EXISTING BUILDINGS AND STRUCTURES ON NHB PROJECT SITE

Reference No. ^a	Building/Structure	Construction Date	Number of Stories	Area (sq. ft.)
1.	Patient Tower	1980	5 stories	105,371
2.	Ford Diagnostic and Treatment (D&T) Center and Cardiac Catheterization Lab	1961	3 stories	45,958
3.	Cafeteria	1988	2 stories	7,779
4.	Western Addition	2009	3 stories	7,715
5.	Central Utility Plant	1982; improved in 1987	2 stories	12,217
6.	Chiller Building	2022	1 story	1,050
7.	Hospital Loading Dock	1982	1 story	637
8.	B/C Wing	1946	3 stories	33,510
9.	A/B Wing	1928	4 stories	45,177
10.	Bruce Lyon Memorial Research Laboratory	1958	2 stories	12,570
11.	Bruce Lyon Addition (Hematology/Oncology Administrative offices)	1992	3 stories	4,500
12.	Temporary Trailer (MRI)	--	1 story	1,065
13.	Temporary Trailer (Facilities Design and Construction)	--	1 story	480
14.	Temporary Trailer (Ed Administration)	--	1 story	2,108
15.	Temporary Trailer (Social Services)	--	1 story	1,772
16.	Temporary Trailer (Center for Vulnerable Children [CVC])	--	1 story	4,555
17.	Temporary Trailer (Education/HIS)	--	1 story	1,779
18.	Temporary Trailer (Offices)	--	1 story	628
19.	Helistop Structure	2000	--	--

NOTE:

^a Refer to Figure 2 for location of existing buildings/structures.

SOURCE: UCSF, 2023

As shown in Figure 2, local roadways that provide access to the NHB Project site include MLK Jr. Way and 52nd Street; vehicular access within the NHB Project site is provided via Dover Street. BART extends on elevated train tracks in the center of MLK Jr. Way adjacent to the site to the west. SR 24 extends on an embankment to the east. A pedestrian bridge provides elevated access from the Patient Tower to the north across 52nd Street. Near the southernmost tip of the NHB Project site, Temescal Creek runs east to west within an underground 10- by 10-foot culvert. An underground duct bank runs within a Pacific Gas and Electric Company (PG&E) easement that extends east-west through the NHB Project site. In addition, overhead PG&E power lines extend along 52nd Street adjacent to, and on Dover Street within, the NHB Project site.



SOURCE: ESA, 2023; Google Earth, 2023

UCSF BCH Oakland NHB Project

Figure 2
New Hospital Building Project Site

Open space on the NHB Project site is primarily limited to a courtyard between the A/B and B/C Wings (i.e., between Buildings 8 and 13 in Figure 2). Within the courtyard there is a magnolia tree that was planted in about 1860; and adjacent to the courtyard is an approximate 800-square-foot play area and “Butterfly Garden.”

Project Need

Aged facilities and functional obsolescence present challenges to the long-term viability of the UCSF BCH Oakland hospital, including seismically non-compliant buildings, capacity constraints, inefficient layouts, and undersized facilities for UCSF BCH Oakland’s program of care.

The Alquist Seismic Safety Act and Senate Bill (SB) 1953 require hospitals to comply with seismic safety building standards. Seven of the UCSF BCH Oakland campus site buildings or building additions located south of 52nd Street were constructed and renovated in stages from 1928 through 2003; the two oldest buildings (A/B and B/C Wings) currently pose a significant risk of collapse following a strong earthquake. In order to comply with applicable seismic safety building standards, a substantial portion of the existing inpatient facilities at the UCSF BCH Oakland campus must be either structurally retrofitted or decommissioned by January 1, 2030. Planning is also underway to improve the seismic resiliency of other buildings at UCSF BCH Oakland.

Care capacity at UCSF BCH Oakland has been outpaced by demand and limited by aging infrastructure, which has constrained the provision of care and meeting patient and family expectations to care delivery. Newer technological systems and equipment require reconfiguration of space and improvements to the building infrastructure. The current lack of space also prevents UCSF BCH Oakland from providing new patient care services, such as behavioral health. These challenges also affect the ability of UCSF BCH Oakland to grow and attract faculty, residents, students and staff, and limits UCSF BCH Oakland’s ability to meet its mission of caring, healing, teaching and discovering.

As a result, UCSF BCH Oakland has identified areas of needs to be addressed as part of its campus modernization efforts, including the need for private patient rooms, rather than open wards and shared rooms; space for families; an enlarged Emergency Department, including properly sized rooms for current patient volumes with adjacent imaging services; larger Operating Rooms to accommodate advanced medical technologies; and dedicated mental health inpatient beds to address the pressing, unmet need for adolescent mental health care and services.

Proposed Project

UCSF is proposing to construct a new hospital building and associated improvements at the UCSF BCH Oakland campus, collectively known as the New Hospital Building (NHB) Project, or Project. The Project would address seismic safety requirements and meet other regulatory requirements and industry standards for contemporary hospitals; increase inpatient beds; accommodate modern technologies; and enhance functionality and efficiency at the campus site.

The Project would include the construction of a 324,000 gross square foot (gsf) 8-story above grade (plus basement level) new hospital building; an approximately 370 -stall, 5-story parking structure with a rooftop helistop; renovation and/or structural retrofitting of existing buildings within the NHB Project site; and a variety of transportation, infrastructure and landscape improvements. In total, when accounting for proposed demolition or relocation off-site, the Project would provide for development of approximately 215,000 net new gsf of building space; and renovation of approximately 11,000 gsf of building space.

Figure 3 presents a conceptual site plan for the proposed NHB Project. **Figure 4** provides a conceptual massing diagram of the proposed buildings under the Project. **Figure 5** presents existing buildings and structures that would be demolished or relocated off-site under the Project. The following provides a description of the major Project components.

New Hospital Building

As shown in Figure 3, the new hospital building would be situated south of, and adjacent to, the existing Patient Tower and D&T Buildings. The proposed new hospital would provide a comprehensive range of health care services, including:

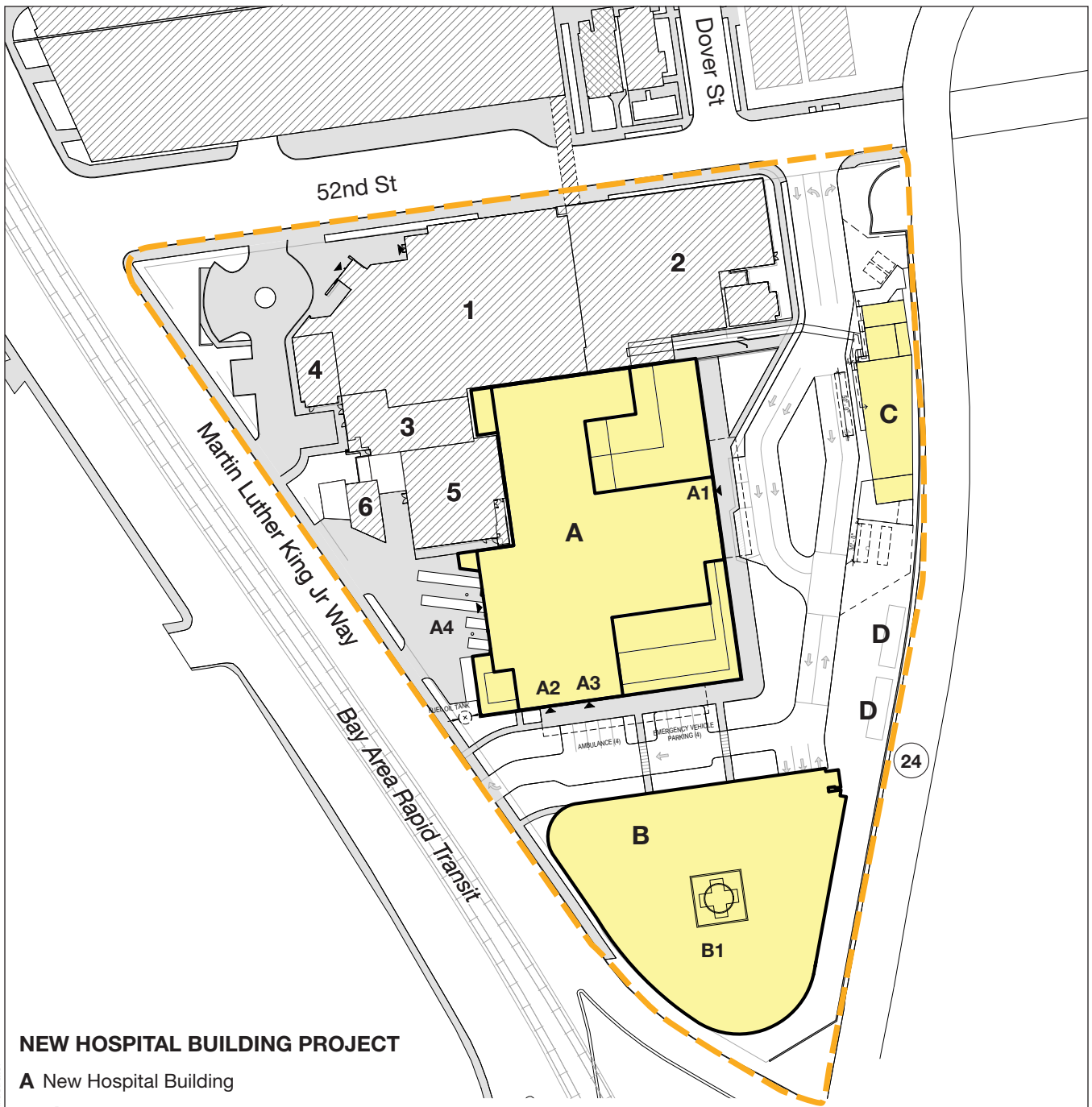
- *Inpatient Services*, including NICU and PICU; acute care; respiratory therapy; and physical/occupational/speech therapy;
- *Diagnostic and Treatment*, including emergency department (ED); surgery; Cardiac Cath; Special Procedures such as IP GI/Endoscopy, diagnostic and interventional imaging services (e.g., radiography, fluoroscopy, ultrasound, and magnetic resonance imaging); and nuclear medicine;
- *Clinical Support*, including clinical lab and blood bank; inpatient pharmacy; sterile processing department, and inpatient and outpatient research support;
- *General Support*, including patient transport; cafeteria and kitchen; security department, mail and copy departments; morgue; facilities management; and medical equipment storage; and
- *Public and Administrative*, including lobby; admitting/registration; medical records; retail pharmacy; palliative care; chapel and family resources center; and gift shop.

The new hospital building would measure about 117 feet above ground level (agl) to the roof (and 142 feet agl to top of rooftop mechanical equipment).

The NHB Project would provide 128 inpatient beds in the new hospital building, resulting in a total program of 210 licensed inpatient beds at the UCSF BCH Oakland campus (a net increase of 33 beds over existing conditions). To further support the hospital modernization effort, some spaces in the existing hospital would be vacated as their programs move into the new hospital building, and would be renovated to backfill with other needed space to support the campus. These include two special procedure rooms, respiratory therapy, shared support spaces, officing and administration spaces needed to support departments within the hospital

Parking Garage with Rooftop Helistop

As shown in Figure 3, the proposed parking garage would be located at the south end of the NHB Project site, with vehicular access provided via an internal access road on the north side of the garage. The parking garage would provide approximately 370 vehicle parking stalls, including stalls with electric vehicle charging stations. The parking garage would measure approximately 42 feet agl to the top of 5th level deck, and a maximum height of 84 feet agl when accounting for the top of elevator parapet. The existing helistop structure would be relocated to the roof of the proposed parking garage. The rooftop helistop landing would measure approximately 10 feet above the parking garage 5th level deck (i.e., approximately 52 feet agl).



NEW HOSPITAL BUILDING PROJECT

- A** New Hospital Building
 - A1** New Emergency Department Entrance
 - A2** New Staff Entrance
 - A3** New Ambulance Dropoff
 - A4** New Loading Dock
- B** New Parking Garage
 - B1** Rooftop Helistop
- C** New Interim Loading Dock
- D** Generator Location

EXISTING BUILDINGS

- 1** Patient Tower
- 2** Ford Diagnostic and Treatment (D&T) and Cardiac Catheterization Lab
- 3** Cafeteria
- 4** Western Addition
- 5** Central Utility Plant
- 6** Chiller Building

- New Buildings/ Structures
- Existing Buildings
- New Hospital Building Project Site

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Feet

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SOURCE: SmithGroup, 2023; ESA, 2023

UCSF BCH Oakland NHB Project

Figure 3
New Hospital Building Project Site Plan





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SOURCE: SmithGroup, 2023

UCSF BCH Oakland NHB Project



Figure 4
Conceptual Massing of Proposed Buildings under NHB Project



SOURCE: ESA, 2023; Google Earth, 2023

UCSF BCH Oakland NHB Project

Figure 5
Proposed Demolition Under
New Hospital Building Project



Loading Dock

As indicated in Figure 3, an interim loading dock would be constructed along the east side of the NHB Project site that would be utilized for loading activities for the hospital after the existing loading dock is demolished and prior to completion of the permanent loading dock.

As depicted in Figure 3, the permanent loading docks would be integrated into the west side of the new hospital building, in the same general location as the existing dock facilities. The proposed permanent loading docks would provide four loading bays (an increase over the two existing loading bays at the site). After the permanent loading docks are completed, the interim loading dock facility may remain and continue to be used as a supplemental facility.

Transportation Improvements

Figure 3 illustrates the preliminary internal circulation improvements proposed at the NHB Project site. The principal vehicular ingress/egress point to the Project site for the public, emergency vehicles and delivery vehicles would be on 52nd Street. An internal driveway would extend south from 52nd Street and access a passenger drop-off for the emergency department entrance located along the east side of the new hospital building; and continue south to the parking garage entrance/exit. A westbound-only lane would extend west to an ambulance patient drop-off and ambulance/emergency vehicle parking area located along the south side of the new hospital building, before reaching an egress-only driveway on MLK Jr. Way.

The existing passenger drop-off for the Patient Tower that is located within the surface parking area near the northwest corner of 52nd Street and MLK Jr. Way would remain under the Project. Existing pedestrian sidewalks along 52nd Street and MLK Jr. Way adjacent to the NHB Project site would be improved under the Project.

Building Demolition

As illustrated in Figure 5, a number of existing buildings and structures would be demolished under the Project. This includes the A/B and B/C Wings, existing loading dock, existing helistop structure, the Bruce Lyon Memorial Research Laboratory and Addition, and several trailers. In addition, the existing MRI trailer would be removed and relocated off-site.

Construction and Phasing

Construction of the Project would begin in early 2027 and be completed and operated by 2030. The interim loading dock would be constructed first, and the existing MRI trailer would be removed and relocated. The removal of exterior cladding from the A/B and B/C Wings would then occur. Following demolition of existing buildings and trailers in the south portion of the NHB Project site (see discussion of the previously-addressed non-Project related activities, below), the proposed parking garage with rooftop helistop would be constructed, and the existing helistop structure would then be demolished. Next, the A/B and B/C Wings would be demolished. Lastly, the new hospital building would be constructed, and renovation of the existing Patient Tower would be completed.

Activities on NHB Project Site that Were Previously Addressed and/or are Required to Comply with Applicable Regulations

Certain demolition activities that would be implemented at the NHB Project site were previously proposed under the 2015 CHRCO CMP and analyzed in the 2015 CHRCO CMP Project FEIR. This

includes demolition of the B/C Wing, loading dock, the Bruce Lyon Memorial Research Laboratory and Addition, existing helistop and several trailers; and on-site tree and vegetation removal. The NHB Project EIR will conservatively readdress these proposed demolition activities as part of the Project.

Certain other activities that were previously proposed under the 2015 CHRCO CMP and analyzed in the 2015 CHRCO CMP Project FEIR will be implemented in the near-term and will not be reanalyzed as part of the proposed Project in the NHB EIR; this includes the relocation of the existing retaining wall in the vicinity of SR 24; and relocation of the PG&E underground electrical duct bank.

UCSF is also required to remove the existing fuel oil underground storage tank (UST) on the NHB Project site by early 2026 in accordance with State UST regulations, which will be replaced with a new 12,000-gallon above ground storage tank. This undertaking is not associated with the proposed NHB Project, and accordingly, will not be analyzed as part of the proposed Project in the NHB EIR.

Any of the aforementioned activities that are not associated with the NHB Project will, however, be considered along with the proposed Project in the cumulative impact analysis in the NHB Project EIR.

Relationship of UCSF BCH Oakland to UCSF LRDP

UCSF is one of 10 campuses in the University of California system. Each UC campus is required periodically to prepare a Long Range Development Plan (LRDP) to guide campus growth and future physical development. On November 20, 2014, the Regents adopted the UCSF 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 at all its campus sites, accommodating future increases in enrollment and clinical, academic, and research activities, and increased housing demand at UCSF; and meeting its projected clinical, educational and research demand. The 2014 LRDP addresses development over an approximate 20-year period, or an approximate horizon year of 2035.¹ The 2014 LRDP also included a Greenhouse Gas Reduction Strategy (GHGRS), last amended in 2021, and a commitment to continue to enhance its Transportation Demand Management (TDM) Program.

The 2014 LRDP currently includes UCSF's three primary campus sites in San Francisco at Parnassus Heights, Mission Bay and Mount Zion; buildings owned by UCSF in San Francisco (at Mission Center, 654 Minnesota Street, animal care and research facilities at Hunters Point, and Buchanan Dental Center) and a material management facility in South San Francisco; and more than a million square feet of space leased by UCSF for a variety of purposes at numerous locations in San Francisco.

The UCSF BCH Oakland campus is not included in the UCSF 2014 LRDP at the present time, and consequently, it is not subject to the LRDP's campus-wide or site-specific planning objectives. As the UCSF BCH Oakland campus site is controlled by the University, UCSF proposes to amend the 2014 LRDP to include the UCSF BCH Oakland campus. Approval of an amendment of the 2014 LRDP will be requested from the UC Regents at the same time that the NHB Project is presented to the Regents for approval.

Potential Environmental Effects of the NHB Project

Based on a preliminary review of the proposed NHB Project, UCSF has determined that the NHB Project may have a significant effect on the environment and therefore, an EIR is required. The EIR will analyze

¹ With exception for the Parnassus Heights campus site, which has an approximate horizon year of 2050.

and disclose the significant environmental effects anticipated to result from implementation of the Project. Specific environmental topics that will be addressed in the EIR include:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources, including Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise and Vibration
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Services Systems
- Cumulative Impacts
- Alternatives
- Growth Inducement

As the Project would not affect any mineral resources, agricultural or forestry resources, or wildfire, those topics will not be included in the EIR.

Public Review and Comment

As indicated above, this NOP is available at <http://tiny.ucsf.edu/zpkbKa> for a 30-day public review and comment period beginning **May 22 through June 21, 2023**.

To give written feedback on the NOP, comments should be submitted to the attention of Ms. Diane Wong via email at BCHOaklandNHB@ucsf.edu, or sent by regular mail to the address noted below. All comments must be received no later than **June 21, 2023**.

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

UCSF will hold a public EIR scoping meeting on **June 6, 2023**, beginning at **6:00 PM**. The EIR scoping meeting will be conducted via Zoom. If you are interested in attending this meeting, please register at: <http://tiny.ucsf.edu/RSzXrV>.

The EIR scoping meeting provides an opportunity for the community to provide verbal feedback on the NOP. 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 NOP and EIR scoping to:

Diane Wong, Environmental Coordinator
UCSF Campus Planning
BCHOaklandNHB@ucsf.edu
OR
654 Minnesota Street
San Francisco, CA 94143