



University of California
San Francisco

January 14, 2020

PUBLIC NOTICE
**Availability of Notice of Preparation of Environmental Impact Report
and Notice of a Public Scoping Meeting**

Campus Planning

Real Estate

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Project: UCSF Comprehensive Parnassus Heights Plan
Location: UCSF Parnassus Heights campus site
Block/Lot: 2634A/011 & 005; 1849/054; 1850/001; 1758/043; 1757/035; 1756/001;
1275A/030
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 to let you know of the availability of a Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the above-named project. The document, which includes an Initial Study, will be available at <http://campusplanning.ucsf.edu/> for a 31-day public review and comment period beginning **January 14, 2020 through February 14, 2020**.

Project Description

The University of California, San Francisco (UCSF) is proposing the Comprehensive Parnassus Heights Plan (CPHP), a conceptual, flexible plan to meet projected space needs for critical programs in research, patient care, and education at the UCSF Parnassus Heights campus site while improving upon the aesthetic and functional design of the campus environment. The Plan also includes opportunities for development of much-needed on-campus housing. While the Plan guides physical development necessary to achieve the University's mission based on projected growth, it is not a commitment for growth or specific projects. It establishes a long-term development framework for the revitalization of the physical environment at Parnassus Heights, by identifying the following:

- Opportunity sites for new buildings and major renovations of existing buildings;
- Candidate buildings for demolition;
- Opportunities for development of open spaces; and
- Opportunities for improvements to on-campus mobility and circulation.

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

In total, the CPHP provides for development of approximately 2.9 million gsf of new building space at Parnassus Heights. When accounting for existing campus site development (approximately 3.9 million gsf); demolition that was approved under the

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2014 Long Range Development Plan (LRDP) but yet not implemented; and potential additional building demolition that would occur under the CPHP, the total amount of campus space upon full implementation of the CPHP would be approximately 6.0 million gsf, including instruction, research, clinical, and support space; housing; and structured parking. The CPHP is available at: <https://ucsf.app.box.com/v/parnassusplan>

Because the CPHP proposes to modify the Parnassus Heights development plans identified in the 2014 LRDP, an amendment of the 2014 LRDP is proposed.

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 will be available at <http://campusplanning.ucsf.edu/> for a 31-day public review and comment period beginning **January 14, 2020 through February 14, 2020**.

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@planning.ucsf.edu. All comments must be received no later than **February 14, 2020**.

If you would like a paper copy of the NOP/Initial Study, please call the UCSF Campus Planning office at 415-476-2911.

Paper copies of the NOP/Initial Study will also be available for viewing at the UCSF Library at 530 Parnassus Avenue, and the following public library branches: San Francisco Main Branch, 100 Larkin Street; Sunset Branch, 1305 18th Avenue; and the Park Branch, 1833 Page Street.

UCSF will hold a public EIR scoping meeting on Monday, February 10, 2020. The meeting will be held at the Parnassus Heights campus site at Millberry Union, 500 Parnassus Avenue, beginning at 6:30 PM.

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

Submit comments on the Initial Study and EIR scoping to:

Diane Wong, Environmental Coordinator
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