July 13, 2020

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

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; and   
 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 Draft Environmental Impact Report (Draft EIR – State Clearinghouse Number 2020010175) for the above‐named project, prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). The document will be available at <https://www.ucsf.edu/cphp/community#eir> for a 60‐day public review and comment period beginning July 13 through September 11, 2020.

**Project Description**

The University of California, San Francisco (UCSF) is proposing the Comprehensive Parnassus Heights Plan (CPHP, published October 2019 and revised June 2020), 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; and includes opportunities for development of on-campus housing. 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 improvements. This Initial 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 gross square feet (gsf) of new building space at Parnassus Heights. When accounting for existing campus site development; demolition that was approved under the UCSF 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://www.ucsf.edu/cphp**](https://www.ucsf.edu/cphp).

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 CEQA, the University of California is lead agency.

**Anticipated Environmental Effects**

The proposed CPHP is anticipated to result in potentially significant environmental effects relating to Aesthetics; Wind; Air Quality, Biological Resources, Cultural Resources and Tribal Cultural Resources; 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 is available at <https://www.ucsf.edu/cphp/community#eir> for a 60‐day public review and comment period beginning **July 13 through September 11, 2020.**

If you would like a paper copy of the Draft EIR, please call (415) 502-5952 and leave a message clearly stating your full name, mailing address, and contact information (email or phone number).

During the public comment period, the public may submit comments on the content and adequacy of the Draft EIR analysis. Comments may be submitted in writing and/or orally at the Draft EIR public hearing (see information below).

**Submission of Written Comments**

* Submission of written comments via email is encouraged. Please email comments to [EIR@ucsf.edu](mailto:EIR@ucsf.edu).
* Should you wish to send written comments via regular mail, please mail your comment letter to Diane Wong, UCSF Real Estate - Campus Planning, 654 Minnesota Street, San Francisco, CA 94143-0286.

Please include your full name and address in written correspondence. All comments must be received no later than 5:00 PM on **September 11, 2020.**

**Draft EIR Public Hearing**

UCSF will hold a Draft EIR Public Hearing on August 26, 2020 beginning at 5:30 p.m. to receive oral comments on the adequacy of the information presented in the Draft EIR. Due to the COVID-19 pandemic, the Draft EIR Public Hearing will be conducted via Zoom. If you are interested in attending this meeting, please register at: <http://tiny.ucsf.edu/CPHPDEIRHearing>. 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 Draft EIR 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. The Comments and Responses document, together with the Draft EIR, will comprise the Final EIR which will be prepared for the University of California Board of Regents to consider for certification.

Thank you for your interest in this project.



Sincerely,

Diane Wong, Environmental Coordinator

UCSF Real Estate - Campus Planning

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