Print From

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2020010175

Project Title: University of California, San Francisco (UCSF) Comprehensive Parnassus Heights Plan (CPHP)

Lead Agency: The Regents of the University of California

Contact Name: Diane Wong

Email: Diane.Wong@ucsf.edu Phone Number: (415) 502-5952

Project Location: City and County of San Francisco

City *County*

Project Description (Proposed actions, location, and/or consequences).

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

Identify the project’s significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Impact AES-3: light or glare impact (design standards and guidelines to minimize light and glare); Impacts AES-4/C-AES-4 project and cumulative wind hazards (conduct wind tunnel testing and identify strategies to eliminate or reduce wind hazards); Impacts AIR 1/C-AIR-2: project and cumulative construction air pollutants (use clean construction equipment; and implement BMPs); Impacts AIR 2/C-AIR-1: project and cumulative operational increases in PM10 (implement project-level operational measures; TDM program enhancement; Impact AIR 3: construction exposure to TACs (conduct project-specific health risk analysis); operational exposure to TACs (laboratory fume hood emission control; design for diesel delivery truck emissions minimization); Impact AIR 5: conflict with 2017 Clean Air Plan (implement “cool roof and pavement” design elements); Impacts BIO-1/C-BIO-1: project and cumulative effects on special status species (botanical/butterfly surveys, protection of nesting birds and roosting bats; worker education); Impacts BIO-2/C-BIO-1: project and cumulative migratory wildlife (prevention of harm to migrating birds during construction; bird-safe building treatments); Impacts CUL-1/CUL-2/C-CUL-1: project and cumulative effects on historical resources (identify character defining features; public interpretation and salvage plan, digital imaging and preservation of Zakeim murals); Impact CUL-3: project and cumulative effects on archeological resources/human remains/tribal cultural resources (mitigation for inadvertent discovery); Impact GEO-3: landslides (implement geotechnical recommendations); Impacts GEO-6/C-GEO-1: project and cumulative effect on paleontological resources (mitigation for inadvertent discovery); Impact GHG-1: (water conservation; implement air quality mitigation; and monitor emissions and acquire carbon offset credits); Impact HAZ-4: unknown contamination (implement Soil Management Plan); Impacts NOI-1/C-NOI-1: project and cumulative construction noise (implement construction noise control measures; construction hours; pile installation noise-reducing techniques); Impacts NOI-2/C-NOI-2: project and cumulative operational noise (implement noise control measures); Impacts NOI-3/C-NOI-3: project and cumulative construction vibration (limit use of vibratory rollers; relocation/retrofit of vibration-sensitive equipment); Impact TRANS-5: construction impact on sidewalks/roadways (implement construction coordination and monitoring measures).

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Project Description (the scale of the proposed development; need for the proposed New Hospital; exceedance of the space ceiling; amount and timing of new housing to be built); Aesthetics, Wind, and Shadow (effects of the development on lighting, shade and wind); Air Quality (health effects from construction dust, PM, and TACs; air quality hazards associated with asbestos; operational air emissions, including particulate matter and pathogens from laboratory and hospital ventilation systems and air emissions from mobile sources); Biological Resources (construction and operational effects on wildlife and habitat in the Reserve, including nightlighting effects on birds); Cultural Resources (impacts on Toland Hall murals and the effects on Ishi Trail); Geology and Soils (Slope stability and landslide hazards, including under seismic conditions; seismic effects on campus site buildings; effects of tunneling and cut and fill of new service corridor; concern regarding excavation); Hazards and Hazardous Materials (asbestos in older buildings and in soils; wildfire risk in the Reserve); Hydrology and Water Quality (effects on groundwater recharge and groundwater quality; changes in surface water drainage, including flooding. Land Use and Planning (extent of encroachment into the Reserve, including loss of open space; environmental effects of Reserve land swaps; the proposed use of the Surge parking lot; congruity of New Hospital with character of the surrounding neighborhood); Noise and Vibration (construction noise and vibration effects on nearby homes and residents; noise from utilities, rooftop equipment and generators); Population and Housing (effects on housing demand from increased population); Recreation (effects of the New Hospital on recreation) Transportation (effects of construction activities on emergency vehicle access and delay, bicycle and pedestrian safety, transit, and road wear and tear; need for controls on truck traffic; effects of increase in TNC vehicles; increased traffic congestion, increase in parking demand and loss of parking supply; safety concerns, including pedestrian safety, impacts on public transit; need for Transportation Demand Management Program); Utilities and Service Systems (water demand and effects on water supply, especially during drought; Cumulative Impacts (cumulative impacts with other construction projects in the vicinity; cumulative impacts on population growth; housing availability and affordability; greenhouse gas emissions; infrastructure; traffic congestion and transit); Alternatives (alternate sites for the New Hospital; reconsider Millbery Tower for housing; convert UC Hall to housing; make housing more dense and affordable; implement more or all of proposed housing in the Initial Phase; analyze alternative Aldea Housing sites at lower elevations; smaller plan that does not exceed the Space Ceiling; buffer zones and low scale buildings; Reduced New Hospital that is no greater in size than the LPPI building; no encroachment into Reserve; UC Hall and Moffitt Hospital to housing).

Provide a list of the responsible or trustee agencies for the project.

California Office of Statewide Health Planning and Development
Bay Area Air Quality Management District
City of San Francisco