

CHAPTER 1

Introduction

This Draft Environmental Impact Report (EIR) assesses the potentially significant environmental effects of adoption and implementation of the proposed University of California, San Francisco (UC San Francisco or UCSF) 2014 Long Range Development Plan (2014 LRDP or LRDP). UCSF has prepared the 2014 LRDP as a comprehensive physical land use plan and policy document to guide the physical development of the campus to accommodate increases in enrollment and academic and research activities at UCSF to meet its projected educational, clinical and research demand through the year 2035, the LRDP horizon. The LRDP plans for projected campus growth of approximately 2.39 million gross square feet¹ (gsf) by 2035. Phase 2 of the Medical Center at Mission Bay is not included in the total anticipated development under the LRDP because the 793,500 gsf Phase 2 Medical Center is anticipated to be constructed after the LRDP horizon year of 2035; however, the impacts associated with its construction and operation are evaluated in this EIR in order to provide a conservative analysis of future development of the entire Mission Bay campus site. Therefore, the projected campus growth analyzed in the EIR is approximately 3.18 million gsf.

As required by the California Environmental Quality Act (CEQA), this EIR: (1) assesses the potentially significant environmental effects that could result from implementation of the proposed 2014 LRDP as well as the potentially significant cumulative impacts of the 2014 LRDP; (2) identifies feasible means of avoiding or substantially lessening significant adverse impacts; and (3) evaluates a range of reasonable alternatives to the proposed 2014 LRDP, including the required No Project Alternative. The University of California (University or UC) is the “lead agency” for the 2014 LRDP and for the proposals evaluated in this Draft EIR. In addition to analyzing the potential impacts of campus growth under the 2014 LRDP at a program level under CEQA, this EIR analyzes under CEQA a number of specific LRDP development proposals at a project level.

The Board of Regents of the University of California (the Regents) has the responsibility for adopting the 2014 LRDP and approving specific proposals under the LRDP. When certified, this EIR will serve as the environmental document for the 2014 LRDP. The 2014 LRDP and LRDP EIR will replace the 1996 LRDP, as amended, and the 1996 EIR and related CEQA documents as a basis for decisions on future campus growth and development.

¹ Gross square feet (gsf), as used for UC facilities, is the sum of all floor areas, finished and unfinished, on all floors of an enclosed structure. It excludes spaces such as attics without flooring, mezzanines, exterior courts, and balconies.

1.1 Purpose of the EIR

The University has prepared this EIR on the 2014 LRDP for the following purposes:

- To inform the general public, the local community, and responsible, trustee and federal public agencies of the nature of the 2014 LRDP, its potentially significant environmental effects, feasible measures to mitigate those effects, as well as reasonable and feasible alternatives;
- To enable the University to consider the environmental consequences of adopting and implementing the 2014 LRDP and approving those specific projects identified in the LRDP;
- To serve as a reference document and first tier document for subsequent review of individual projects undertaken to implement the 2014 LRDP;
- To enable responsible agencies to consider the environmental consequences of those 2014 LRDP proposals for which they have a role in approving or issuing permits; and
- To satisfy CEQA requirements.

As described in CEQA and the CEQA Guidelines, public agencies cannot approve projects that may cause a significant environmental impact without adopting mitigation measures or alternatives to avoid or substantially lessen those significant environmental effects, where feasible. In discharging this duty, a public agency has an obligation to balance the project's significant effects on the environment with its benefits, including economic, social, technological, legal and other benefits. This EIR is an informational document, the purpose of which is to identify the potentially significant environmental effects of implementing the 2014 LRDP, and to indicate the manner in which those significant effects can be avoided or significantly lessened. The EIR also identifies any significant and unavoidable adverse impacts that cannot be mitigated to a less-than-significant level. Reasonable and feasible alternatives to the 2014 LRDP are identified that would eliminate any significant adverse environmental effects or reduce the impacts to a less-than-significant level.

The University (or the Regents or its designee) is required to consider the information in the EIR, along with any other relevant information, in making its decision to approve the 2014 LRDP and each specific proposed project that may be brought forth for approval in the future to implement the 2014 LRDP. Although the EIR does not determine the ultimate decision that will be made regarding implementing the LRDP or any individual LRDP project, CEQA requires the Regents or its designee to consider the information in the EIR and make findings regarding each significant effect identified in the EIR.

If determined to comply with CEQA, the Regents will certify the Final EIR prior to adopting the proposed 2014 LRDP.

1.2 Overview of the 2014 LRDP

UCSF is one of 10 campuses in the University of California system. It is the only UC campus devoted exclusively to health sciences, with professional degree programs in dentistry, medicine, nursing and pharmacy, as well as interdisciplinary graduate programs and numerous postdoctoral programs. Unlike other UC campuses, UCSF has no undergraduate students, but instead has a small population of graduate and professional students² (4,760 in 2013: 3,080 enrolled in degree programs and 1,680 clinical residents). The UCSF clinical enterprise consists of the UCSF Health System – UCSF Medical Center (the hospitals plus all clinics and physician practices operated by the medical center and the School of Medicine) and UCSF Benioff Children’s Hospital – and the UCSF Dental Center.

UCSF is an urban institution with campus sites throughout the City of San Francisco and some locations beyond the city limits, comprising a total of approximately 201 acres, 61 of which make up the Mount Sutro Open Space Reserve at the Parnassus Heights campus site. UCSF occupies more than 8.04 million gsf of building space (excluding structured parking) in both owned and leased buildings. In addition to the three primary campus sites of Parnassus Heights, Mission Bay and Mount Zion, UCSF owns buildings at Mission Center (1855 Folsom Street), Laurel Heights (3333 California Street) and 654 Minnesota Street, which are predominantly offices; animal care and research facilities at Hunters Point (830 and 831 Palou Street); a materiel management facility at Oyster Point (616 Forbes Boulevard in South San Francisco); and the Buchanan Dental Center (100 Buchanan Street). UCSF also leases more than a million square feet of space for a variety of purposes at numerous locations in San Francisco.

Each University of California campus is required to periodically prepare a LRDP to guide campus growth and future physical development. The 2014 LRDP is a comprehensive physical land use plan and policy document that articulates a long-term development strategy for achieving the academic, clinical and research missions of UCSF through the year 2035. It contains objectives to guide decisions for future facilities to meet needs over the next 20 years, projects the quantities and uses of new building space needed during this time frame, and sets forth planning principles that will apply to future activities undertaken to implement the LRDP. Future individual construction projects will be evaluated for general conformity with the LRDP and considered for approval following a community process and any additional environmental analysis and public review that may be required under CEQA. A project is generally found to be in conformance with the LRDP if the proposed land use is consistent with established land use designations and complies with the LRDP objectives. The 2014 LRDP also includes *Community Planning Principles*, which were produced in collaboration with the UCSF Community Advisory Group that will aid future planning by providing a framework for addressing neighborhood concerns that may arise regarding UCSF development under the LRDP.

² Professional students are those attending the UCSF Schools of Dentistry, Medicine, Nursing and Pharmacy in pursuit of state licenses to practice dentistry, medicine, etc.; they earn professional degrees (DDS, MD, etc.). Graduate students are those students seeking Certificate, Master or PhD degrees, who are pursuing a research track in basic, translational, clinical, social and population sciences, either at the four schools or in other UCSF programs.

The 2014 LRDP serves as an opportunity for UCSF to assess its current status and needs and establish goals for the future. The 2014 LRDP proposes land use designations, program square footage and population growth through the LRDP planning horizon of 2035 and will be presented to the Regents for their review and consideration. Land use designations are described in the LRDP using functional zones, which provide guidance for where certain types of uses are best located based on desired land use adjacencies and other geographic considerations. The LRDP includes six functional zone categories: research, clinical, support, housing, open space and parking. Instruction space is distributed throughout the research, clinical, and support zones. Functional zone maps are provided for the three main campus sites (Parnassus Heights, Mission Bay and Mount Zion) to guide the location of future capital construction and infrastructure development.

The 1996 LRDP focused on the acquisition of and planning for a major new site, which led to the development of the Mission Bay campus site. UCSF has directed most of its capital resources toward the Mission Bay campus site in the intervening years. The 2014 LRDP focuses on investment in existing facilities and older sites, along with further development at the Mission Bay campus site.

The 2014 LRDP proposes to develop up to an additional 2.39 million gsf, for a total of 11.56 million gsf, in owned and leased buildings across all of UCSF's sites through 2035, not including Phase 2 of the Medical Center at Mission Bay. However, as noted above, for the purposes of the EIR analysis, the construction and operation of Phase 2 of the Medical Center at Mission Bay are analyzed in this EIR. Therefore, the projected campus growth analyzed in the EIR is approximately 3.18 million gsf.

Although a major portion of the additional space needs would be accommodated in new buildings on campus sites or in new off-site leases, some of the need would be met through a combination of better utilization of existing vacant or underutilized space, consolidating functions or leases and converting existing space to other uses to meet changing priorities.

The proposed 2014 LRDP is further described in Chapter 3, *Project Description*, and is available online at www.ucsf.edu/lrdp.

1.3 Project Background

UCSF's first LRDP was completed in 1964. It called for the expansion of the Parnassus Heights campus site, the only site owned by UCSF at the time, through the use of eminent domain. In response to neighborhood groups who opposed UCSF's expansion and organized an effort to halt construction of the School of Dentistry and Long Hospital, the Regents adopted the 1976 Regents' Resolution, which established permanent boundaries for the campus site, and imposed a "space ceiling" on further growth within these boundaries, among other conditions. UCSF's 1976 LRDP contained policies to limit campus growth at this campus site, but allowed those and several other buildings to be completed. The 1982 LRDP limited use of the Parnassus Heights campus site to primarily academic and clinical functions and called for the relocation of most campus-wide administrative functions to other sites that would be subsequently purchased or leased.

Decentralization resulted in operational challenges and higher operating costs. Consequently, the 1996 LRDP emphasized the consolidation of smaller but widely dispersed sites to fewer locations. In addition, the 1996 LRDP called for the decompression of space at the Parnassus Heights campus site by demolishing buildings that were seismically vulnerable or obsolete and by converting offices in the ‘Avenues’ back to residential use. The 1996 LRDP further emphasized the expansion of space at existing sites for meritorious and new programs by renovating buildings or constructing new ones. The principal proposal of the 1996 LRDP was to acquire land to develop a major new campus site to fulfill a growing need for research space, which ultimately led to the selection of the Mission Bay campus site.

To a large degree, the 2014 LRDP is an extension of the principles of the 1996 LRDP, in that UCSF would continue to work towards compliance with the space ceiling at the Parnassus Heights campus site, expand the Mission Bay campus site and consolidate UCSF facilities to fewer locations. While the 1996 LRDP focused on the acquisition of, and planning for, a major new site, where UCSF has directed most of its capital resources in the intervening years, the 2014 LRDP emphasizes investment in existing facilities and older sites, along with further development at the Mission Bay campus site. The 2014 LRDP is also driven by the need to comply with the requirements of the *Alfred E. Alquist Hospital Facilities Seismic Safety Act of 1983 (Alquist Seismic Safety Act)* and subsequent amendments, the *UC Seismic Safety Policy*, the *UC Sustainable Practices Policy* and the *1976 Regents Resolution* regarding the Parnassus Heights campus site space ceiling, as well as numerous other state and local policies, codes and plans, to the extent applicable. With regard to the *1976 Regents Resolution*, UCSF proposes to ask the Regents to update the resolution to recognize that many of its recommendations have been successfully implemented, and to modify the way space and population are monitored at Parnassus Heights, and to rename the *1976 Regents’ Resolution* to the *Regents’ Resolution Regarding the Parnassus Heights Campus Site*.

Also, with increased constraints on operating budgets, the 2014 LRDP strives to address UCSF’s goal to improve operational efficiency through better utilization and consolidation of, and investment in, existing facilities. 2014 LRDP development proposed at the Mission Bay campus site promotes these objectives, while also providing opportunity for growth.

Preparation of the LRDP has been a multi-year process which began in 2010. First, background data were collected and reviewed by a campus LRDP Oversight Committee and campus site-specific subcommittees comprised of a broad spectrum of campus representatives. The LRDP subcommittees assessed future needs associated with instruction, clinical and research uses, and made recommendations as to space needs. In 2012, UCSF developed physical options capable of accommodating the space needs. A preferred plan for each campus site was identified in 2013, and presentations were then made to the San Francisco Planning Commission and the San Francisco Commission on Community Investment and Infrastructure to apprise them of the LRDP.

In addition to the guidance of the LRDP Oversight Committee and its topic-specific subcommittees, the 2014 LRDP was prepared with input from the UCSF Academic Senate, senior leadership, Faculty Councils of the Schools, the Graduate Division, a work group focusing on administrative space and many other groups and individuals. The UCSF Foundation Real Estate Committee and UC Office of the President also advised on the LRDP. Reaching beyond the campus, community

feedback was provided by UCSF's Community Advisory Group (CAG), and from the public at large throughout the planning process, in numerous meetings and workshops held at UCSF's main campus sites.

A Draft LRDP was published on May 23, 2014. In addition, on June 16th and 18th, 2014, community meetings were held at the Mission Bay and Parnassus Heights campus sites, respectively, to provide information about the LRDP and to receive public feedback.

1.4 Program EIR and Project EIR

The 2014 LRDP is a land use plan to guide the physical development of the UCSF campus through 2035. It is not an implementation plan; that is, its adoption does not constitute a commitment to any specific project, construction schedule or funding priority. Rather, the proposed 2014 LRDP describes a program of potential development for UCSF through 2035. An LRDP is defined by statute (Public Resources Code Section 21080.09) as a "physical development and land use plan to meet the academic and institutional objectives for a particular campus or medical center of public higher education."

A program EIR generally establishes a framework for tiered or project-level environmental documents that are prepared in accordance with the overall program (CEQA Guidelines Section 15168(a)). Chapter 5 of this EIR provides a program-level analysis of the proposed 2014 LRDP, evaluates the effects of maximum growth that could occur throughout the UCSF campus under the proposed LRDP through 2035 and identifies the LRDP-level mitigation measures to reduce the potential significant effects of the plan. The LRDP EIR will be used by the Regents to evaluate the environmental implications of adopting the proposed 2014 LRDP. As a program EIR, the LRDP EIR sets standards of significance for environmental impacts and evaluates whether construction and operation activities of UCSF under the LRDP through 2035 would exceed these standards of significance.

CEQA Guidelines Section 15168 governs use of a program EIR with later activities. It states that if the effects of proposed activities were examined in the previous program EIR, if no new or substantially more severe significant effects would occur, and if no new mitigation measures would be required, then a program EIR has adequately analyzed the later activities for CEQA purposes (i.e., the later activities are within the "scope" of the project covered by the program EIR, and no new environmental document or further review under CEQA would be required.)

CEQA Guidelines Section 15168(c) thus provides:

- (c) Use with Later Activities. Subsequent activities in the program must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared.
 - (1) If a later activity would have effects that were not examined in the program EIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration.

- (2) If the agency finds that pursuant to Section 15162, no new effects could occur or no new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required.
- (3) An agency shall incorporate feasible mitigation measures and alternatives developed in the program EIR into subsequent actions in the program.
- (4) Where the subsequent activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the program EIR.
- (5) A program EIR will be most helpful in dealing with subsequent activities if it deals with the effects of the program as specifically and comprehensively as possible. With a good and detailed analysis of the program, many subsequent activities could be found to be within the scope of the project described in the program EIR, and no further environmental documents would be required.

Once certified, this EIR will also be used to tier subsequent environmental analyses for future UCSF development projects (CEQA Guidelines Section 15152). Each UCSF development proposal would then be reviewed in light of the LRDP EIR to determine the appropriate level of additional environmental review, if any, needed before approval and implementation of the particular proposal. After approval of the LRDP, each discretionary development proposal undertaken during the planning horizon of the 2014 LRDP will be subject to individual approval by the University, in compliance with CEQA.

In addition to analyzing the proposed 2014 LRDP at a program-level per CEQA Guidelines Section 15168 in Chapter 5, this EIR also analyzes a number of specific development proposals at a program-level or at a project-level per CEQA Guidelines Section 15161 in Chapters 6, 7, 8 and 9. The analysis of these development proposals at the project-level is intended to provide sufficient detail to permit project approval and implementation following certification of the EIR. The project-level analyses in Chapters 6 through 9 are tiered from the program-level analysis in Chapter 5 and all projects incorporate relevant LRDP Mitigation Measures into their project descriptions. The University anticipates seeking project approval for some of these projects in the near-term (within several years of EIR certification), while others will occur at a later date but are included because there is sufficient information about the proposals to conduct project-level analyses in this EIR. Approvals for these projects will be sought when funding becomes available and project implementation is logistically feasible.

Table 1-1 identifies those 2014 LRDP proposals that are analyzed in this EIR at a program level, and those LRDP proposals that are analyzed at a project-level sufficient to support approval by the Regents or its designee, when those projects are ready to be brought forth for approval. Those proposals receiving project-level analysis in this EIR are not expected to require further environmental review to support approval, so long as none of the conditions identified in CEQA Guidelines Section 15162(a) exist. Details regarding the 2014 LRDP and its proposals are described in Chapter 3 of this EIR.

**TABLE 1-1
2014 LRDP PROPOSALS
PROGRAM AND PROJECT LEVEL ANALYSES**

	Program-Level Analysis	Project-Level Analysis
2014 LRDP	<ul style="list-style-type: none"> • Campus-wide space growth • Campus-wide population growth • Land use plan – functional zones • Greenhouse Gas Reduction Strategy • Transportation Demand Management Measures • Update to the 1976 Regents' Resolution for Parnassus Heights 	
2014 LRDP Proposals	<ul style="list-style-type: none"> • LRDP - Growth and/or change at each campus site resulting from LRDP proposals, including: • New Construction <i>Parnassus Heights:</i> <ul style="list-style-type: none"> - New Hospital Addition - Faculty housing at Fifth and Parnassus avenues - Faculty housing on Proctor site <i>Mission Bay:</i> <ul style="list-style-type: none"> - Additional research capacity on Blocks 16, 18A, 23A, 25B, 33 and 34 - Phase 2 Medical Center <i>Mount Zion:</i> <ul style="list-style-type: none"> - Clinical/research building <i>Mission Center:</i> <ul style="list-style-type: none"> - Office building and parking • Open Space Proposals <i>Mission Bay:</i> <ul style="list-style-type: none"> - Additional open space on Blocks 15, 16, 18C and 23A <i>Mount Zion:</i> <ul style="list-style-type: none"> - Additional open space on main block • Circulation, Transportation and Parking <i>Parnassus Heights:</i> <ul style="list-style-type: none"> - Parnassus Avenue Streetscape Plan - Parking and loading Improvements <i>Mission Bay:</i> <ul style="list-style-type: none"> - Structured parking on Blocks 18B, 33/34, and 38 - Complete street network - Increase bicycle and motorcycle parking <i>Mount Zion:</i> <ul style="list-style-type: none"> - Additional parking in conjunction with new building on main block <i>Mission Center:</i> <ul style="list-style-type: none"> - Structured parking in conjunction with new building • Utilities/Infrastructure Proposals <i>Parnassus Heights:</i> <ul style="list-style-type: none"> - Diesel fuel storage tanks - Medical gas storage tanks - Retaining wall <i>Mission Bay:</i> <ul style="list-style-type: none"> - Central utility plant on Block 16 	<ul style="list-style-type: none"> • New Construction <i>Mission Bay:</i> <ul style="list-style-type: none"> - Block 15 Housing - Cancer Outpatient Building • Demolition Program <i>Parnassus Heights:</i> <ul style="list-style-type: none"> - Surge - Woods - Medical Research 4 - Laboratory of Radiobiology - Environmental Health & Safety - Proctor - Koret Vision Research - Langley Porter Psychiatric Institute <i>Mount Zion:</i> <ul style="list-style-type: none"> - Hellman - Harold Brunn Institute - Dialysis Center - 2255 Post Street (or retrofit) • Rehabilitation Program <i>Parnassus Heights:</i> <ul style="list-style-type: none"> - UC Hall - Moffitt Hospital - Millberry Union Towers - Fifth Avenue houses conversion to faculty housing - Faculty Alumni House seismic retrofit <i>Mount Zion:</i> <ul style="list-style-type: none"> - Main Hospital - 2255 Post Street (or demolition) • Open Space Proposals <i>Parnassus Heights:</i> <ul style="list-style-type: none"> - Saunders Court renovation and pedestrian spine improvements <i>Mount Sutro Open Space Reserve – new trails</i> • Utilities/Infrastructure <i>Parnassus Heights:</i> <ul style="list-style-type: none"> - Saunders Court renovation and pedestrian spine improvements <i>Mission Bay:</i> <ul style="list-style-type: none"> - Block P15 pump station upgrade

1.5 Environmental Review Process

1.5.1 Public and Agency Review

On September 24, 2013, a Notice of Preparation (NOP), including an Initial Study, was published for the 2014 LRDP EIR³. The 30-day public comment period was extended by two weeks and ended on November 12, 2013. A copy of the NOP/Initial Study is included in Appendix A.⁴ A scoping meeting was held on October 28, 2013, at Millberry Union on the Parnassus Heights campus site, to accept public input on environmental topics to be analyzed in the EIR and approaches to the impact analyses. Written comments received on the NOP are included in Appendix B.

Pursuant to Section 15063 of the CEQA Guidelines, an Initial Study is a preliminary environmental analysis that may be used by the lead agency to focus an EIR on the environmental effects resulting from a proposed project that may be significant. The Initial Study prepared for the 2014 LRDP identified activities proposed under the LRDP that would clearly result in no impact or result in a less-than-significant impact under the CEQA significance criteria. No further analysis beyond that provided in the Initial Study is necessary for those activities.

The Initial Study also identified potential environmental effects that require detailed study in the EIR. As discussed in the Initial Study, these effects consist of less-than-significant impacts that were included in this EIR in order to provide a more comprehensive analysis; impacts for which further analysis is necessary or desirable before determinations about significance could be made; impacts that were potentially significant but may be reduced to less-than-significant levels with the adoption of mitigation measures; and impacts that may be significant and unavoidable.

Copies of the Draft EIR and Draft LRDP are available online for public review at ucsf.edu/lrdp. Paper copies of these documents are available for viewing at the following libraries:

UCSF Libraries:

- UCSF Kalmanovitz Library, 530 Parnassus Avenue
- UCSF Mission Bay Library, 1675 Owens Street

San Francisco Public Library:

- San Francisco Main Branch, 100 Larkin Street
- Mission Branch, 300 Bartlett Street
- Mission Bay Branch, 960 4th Street

³ The scope of the LRDP, as described in the Initial Study, has changed to reflect the acquisition and development of Mission Bay Redevelopment Area Blocks 33 and 34 to the east of the UCSF Mission Bay campus site. Environmental review of development of Blocks 33 and 34 in accordance with the *Mission Bay Redevelopment Plan* was completed in the *Mission Bay Redevelopment Plan Subsequent EIR*, as subsequently amended. The 2014 LRDP EIR considers future development of Mission Bay Redevelopment Area Blocks 33 and 34 to assess the current adequacy of that environmental review in light of potential UCSF uses of those properties, as well as to update the environmental analysis for potential UCSF uses on the site.

⁴ At the time that the NOP was issued, UCSF envisioned that the LRDP EIR would also provide project-level environmental review of specific proposals that were anticipated to be considered for approval concurrent with the LRDP or in the near term after LRDP approval. The projects covered in the LRDP have subsequently been refined to reflect the most recent list.

- Park Branch, 1833 Page Street
- Sunset Branch, 1305 18th Avenue
- Western Addition Branch, 1550 Scott Street

1.5.2 Project Approvals

Following the close of the public and agency comment period on this Draft EIR (October 14, 2014), the University will prepare responses to all written comments and to oral comments received at the public hearing that raise CEQA-related environmental issues regarding the 2014 LRDP and the analysis in this EIR. The responses will be published in the Final EIR. The Final EIR will be considered by the Regents in a public meeting and certified if it is determined to be in compliance with CEQA. Upon certification of the EIR, the Regents or its designee will consider whether to adopt the proposed 2014 LRDP, as well as approve any individual projects that are brought forth at that time.

1.6 Uses of the LRDP EIR

The Regents will use this EIR to evaluate the environmental implications of adopting the 2014 LRDP. The Regents and/or its designee, with authority delegated by the Regents, also will use the EIR to evaluate the environmental implications of approving specific LRDP proposals brought forth for approval. If the LRDP EIR is certified and the 2014 LRDP is adopted, this Program EIR will be used to tier or focus environmental review of subsequent UCSF development projects.

This EIR is intended to be used for the following actions, and will serve the following purposes:

- 1) The EIR provides the Regents with information upon which to evaluate the environmental consequences of the 2014 LRDP, including environmental impacts and mitigation measures and alternatives that could avoid some of those impacts, and will be used as the CEQA document for the Regents' consideration of the 2014 LRDP and the adoption of required findings and other actions by the Regents in connection with their consideration and possible adoption of the LRDP.
- 2) The EIR will also be utilized in connection with the consideration by the Regents of specific projects pursuant to the LRDP. Pursuant to CEQA Guidelines Section 15168, some projects may be approved as within the scope of this EIR without further environmental review and other projects will be approved after a second-tier CEQA document is prepared if not within the scope of this EIR.
- 3) Consistent with the use of this EIR for specific projects pursuant to CEQA Guidelines Section 15168, this EIR will also provide information to responsible agencies with permitting or approval authority over projects that may be implemented under the 2014 LRDP.

1.7 Other Agency Approvals

There are no responsible agencies that have approval authority over the proposed 2014 LRDP. In addition, there are no responsible agencies that have approval authority over the LRDP proposals, with the exception of certain activities that are proposed to occur within the public right-of-way.

For example, the Parnassus Avenue Streetscape Plan contains various proposals that would occur within the public right-of-way and that would require approval by the San Francisco Municipal Transportation Agency (MTA) and encroachment permits from the San Francisco Department of Public Works (DPW). In addition, the LRDP identifies a cushioning action related to the renovation and reuse of UC Hall that would involve traffic-calming measures at the intersection of Fifth Avenue and Kirkham Street. Such activities would also require review and approval by DPW and MTA.

1.8 Report Organization

Chapter 1, *Introduction*, provides an introduction and overview of the 2014 LRDP and EIR, as well as the intended use of the EIR, including the review and certification process.

Chapter 2, *Summary of Environmental Impacts and Mitigation Measures*, summarizes the environmental impacts that would result from implementation of the 2014 LRDP, lists proposed mitigation measures and indicates the level of significance of impacts after mitigation.

Chapter 3, *Project Description*, provides a detailed description of the 2014 LRDP, including project objectives, projected growth and proposed physical development at UCSF campus sites.

Chapter 4, *Regional Setting, Regulatory Considerations, Significance Standards and Analysis Methodology*, includes discussion of baseline conditions and presents the Significance Standards used in the EIR to assess the program-level environmental impacts of the 2014 LRDP per CEQA Guidelines Section 15168. Following this introductory material, the chapter is divided into 15 sections, one for each environmental topic considered in this EIR. Each section contains regional setting information about the environmental topic, as well as relevant background and regulatory material. The analysis methodology for each topic is also included in Chapter 4.

Chapter 5, *2014 LRDP – Impacts and Mitigation Measures*, analyzes the campus-wide effects resulting from implementing the 2014 LRDP. This chapter first summarizes the three major components of the 2014 LRDP: Land Use (functional zones), Space Program (allocation of projected growth) and Daily Population. The 2014 LRDP, by assigning uses and a space program at specific campus sites, directs the growth and change that will occur during the lifetime of the LRDP. The major physical changes proposed under the 2014 LRDP would occur only at four campus sites: Parnassus Heights, Mission Bay, Mount Zion, and Mission Center.

The interrelated components of 2014 LRDP growth will be implemented, in part, by undertaking individual development “proposals” at each campus site. These proposals naturally group into four general categories - 1) demolition, 2) renovation and re-use of existing structures, 3) construction of new facilities, and 4) circulation, open space, and utilities/infrastructure proposals – that are convenient ways to organize and consider the physical actions that would occur with the implementation of the 2014 LRDP. Specific 2014 LRDP proposals are listed in Chapter 5 under these categories.

The environmental effects of the 2014 LRDP are discussed in terms of the overall effects of the plan. The analysis includes program-level 2014 LRDP mitigation measures that would reduce the magnitudes of most potentially significant impacts to less than significant and apply to all 2014 LRDP proposals, as applicable. As is done in Chapter 4, the environmental analysis of the LRDP is divided into 15 sections, one for each environmental topic considered in the EIR.

Chapters 6 through 9, 2014 LRDP Proposals – *Setting, Impacts and Mitigation Measures by campus site*: Impacts and mitigations of the 2014 LRDP proposals that are unique to the Parnassus Heights campus site are presented in Chapter 6, *Parnassus Heights – Impacts and Mitigation Measures*. Chapters 7 through 9 analyze, at a program-level or project-level per, the unique effects of LRDP proposals at the Mission Bay, Mount Zion, and Mission Center campus sites, respectively. Each of these four campus site chapters also is divided into 15 sections, one for each environmental topic. Each section may contain local site-specific setting information that is important to the understanding of the impacts that occur at that campus site. Chapters 6 through 9 include discussion of the potential effects of the 2014 LRDP manifested at specific campus sites, with mitigation measures provided, where necessary and feasible, to reduce these unique effects to a less-than-significant level. In addition, the impact analyses cross-reference the applicable general mitigation measures of the 2014 LRDP provided in Chapter 5 if such measures would reduce effects resulting from a specific proposal at a campus site.

Readers of the EIR who live or work near one of these four campus sites will likely be most interested in the effects that would occur at that particular campus site. The geographic focus of effects presented in Chapters 6 through 9 will assist readers to determine whether or not environmental effects resulting from implementation of the 2014 LRDP would occur in their neighborhood, near their home or work, or along their daily travel routes.

Chapter 10, *CEQA Statutory Sections*, includes discussions required by CEQA, including growth-inducing impacts, cumulative impacts, and a list of significant unavoidable impacts.

Chapter 11, *Alternatives*, describes the alternatives to the 2014 LRDP.

Chapter 12, *Report Preparation*, identifies the persons who prepared the EIR and those who were consulted during its preparation.