

Environmental Impact Report UCSF Medical Center at Mission Bay

State Clearinghouse No. 2008012075

Certified by The Regents of the University of California,
September 17, 2008



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UCSF MEDICAL CENTER AT MISSION BAY

Final Environmental Impact Report

State Clearinghouse No. 2008012075

Prepared for
University of California San Francisco

September 2008

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in the left margin.

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NOTE TO THE READER:

The final printing of this EIR corrects typographical errors and contains minor edits for accuracy, consistency, and readability in the EIR certified by The Regents. For consistency, the project name “UCSF Medical Center at Mission Bay” is used throughout this EIR. Non-trivial changes made in this printing are as follows:

- The titles of the Cultural Resource Attachments are added at the bottom of page iii.
- A new footnote is added at the end of paragraph 4, page 1-2, at the end of paragraph 1, page 2-4, and at the end of paragraph 1, page 4.0-2, to clarify that a Cultural Resources Section was added to the EIR after the publication of the Draft.
- Two new bullet items, for Chapters 8 and 9, are added after the last bullet on page 1-3.
- Draft EIR circulation dates are corrected in paragraph 1, on page 1-4.
- On page 2-11, the text of mitigation measure MCMB 5-1, first bullet, is revised to be consistent with the mitigation measure as worded on page 4.5-19 and on page 9-7.
- To clarify the description of the project, the last sentence of paragraph 2 on page 3-18 is moved to the end of paragraph 1.

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Background Documents

- UCSF Medical Center at Mission Bay Notice of Preparation / Initial Study (January 19, 2008)
- 1996 LRDP Mitigation Measures
- Summary of Mitigation Measures Included in the LRDP Amendment #2 – Hospital Replacement EIR
- Summary of Mitigation Measures Included in the Mission Bay Subsequent EIR (1998)
- Notice of Completion of the Notice of Preparation and Comments Received on the Notice of Preparation

Aesthetics, Visual Quality, Wind, and Light and Glare

- Potential Wind Conditions – UCSF Medical Center at Mission Bay (Technical Memorandum)

Air Quality and Climate Change

- Health Risk Assessment
- Air Quality Modeling and Calculations (Estimate of Project Criteria Pollutant Emissions, Estimate of Project GHG Emissions, URBEMIS Model Worksheet, Worksheets)
- Climate Action Team Report to Governor Schwarzenegger and the California Legislature – Executive Summary

Aeromedical Helicopter Flight Operations and Public Safety

- Risk Assessment for Helicopter Operations at the UCSF Medical Center at Mission Bay
- Noise
- Helicopter Noise Analysis for University of California San Francisco Mission Bay Hospital Site
- Mechanical Noise Analysis for University of California San Francisco Mission Bay Hospital Site

Transportation and Traffic

- Transportation Study

● Cultural Resources

- Supplement Cover Letter – Notice of Completion, Recirculated New EIR Section 4.8 – Cultural Resources
Note: The body of the Recirculated EIR Section is included at Section 4.8 of this FEIR
- Attachments from Recirculated EIR Section 4.8:
Attachment 1: *ESA, Historic Resources Technical Memorandum, 1900 – 1830 3rd Street, January 2008.*

Attachment 2: San Francisco Planning Department, 1830 3rd Street Survey, December 2000.

Attachment 3: San Francisco Planning Department, Central Waterfront Cultural Survey Update, March 2008.

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CHAPTER 1

Introduction

1.1 Proposed Action under Review

This tiered Draft Environmental Impact Report (EIR) is being prepared on the proposed University of California, San Francisco (UCSF) Medical Center at Mission Bay Project (proposed project). The current proposed action includes approval of the design of a 289-bed integrated specialty hospital for children, women and cancer programs and associated outpatient and support space on a recently acquired 14.5 acre site immediately south of the UCSF Mission Bay research campus site. A future phase of development on the site would include an additional 261 beds for a total of 550 beds, plus associated support space. Both phases of development are evaluated in this EIR; however, only the 289-bed project is proposed for approval at this time. As part of the approval of the proposed project, the Regents will consider an amendment (Amendment #3) to the UCSF Long Range Development Plan (LRDP) to expand the campus boundaries to include the 14.5-acre project site and to revise the Mission Bay functional zone to incorporate the additional site and clinical facilities land uses. The EIR evaluates the initial development at a project level and the future phase of development at a program level. The University of California (University) is the Lead Agency and The Regents, including any Regents-delegated committee or official, is the decision making body for the proposed project.

Each University of California campus is required to periodically prepare a LRDP, which sets forth concepts, principles and plans intended to guide future physical growth of the campus. In January 1997, the Regents adopted the 1996 LRDP which outlined UCSF development through the academic year 2011/12. In January 2002, The Regents adopted LRDP Amendment #1 which included an illustrative site plan for the 43-acre Mission Bay site and revised the functional zone for the site to include student housing.

In 2000, UCSF initiated planning efforts to upgrade, modernize and expand the UCSF medical center structures to meet state-mandated seismic and life-safety deadlines. In March 2005, The Regents adopted LRDP Amendment #2 to the 1996 LRDP and a program-level LRDP Amendment #2 –Hospital Replacement EIR (SCH# 2004072067) to advance the planning, design and capital funding of replacement hospitals for Mount Zion Hospital by 2015 and Moffitt Hospital at Parnassus Heights by 2030. The Amendment also described the potential acquisition of additional land at Mission Bay for clinical use, including a replacement hospital. Since completion of LRDP Amendment #2, UCSF selected the 14.5-acre Mission Bay site for development of a new medical center to meet seismic replacement deadlines for Mount Zion and Moffitt Hospitals.

1.2 Purpose of this Document

This EIR is an informational document intended to disclose to decision-makers and the public the environmental consequences of the proposed UCSF Medical Center at Mission Bay project. UCSF's Hospital Replacement Project was evaluated at a program level in the environmental impact report prepared for the 2005 LRDP Amendment #2 – Hospital Replacement EIR (2005 EIR), which in turn incorporated the 1996 LRDP EIR (SCH# 95123032) and the 2002 LRDP Amendment #1 Supplemental EIR (SCH# 95123032). Finally, the proposed project site is within the Mission Bay South Plan of the San Francisco Redevelopment Agency analyzed in the 1998 Mission Bay Subsequent EIR (SCH# 97092068).

This EIR assesses the project-level environmental impacts that could result from the construction and operation of the proposed project, as well as the cumulative environmental impacts that could occur in the vicinity of the project area. This document is tiered from the program-level environmental analysis presented in the 2005 EIR and focuses on the proposed project and project-level environmental effects that were not fully considered in the program level analysis [California Environmental Quality Act (CEQA) 15152(d), 15168(c) and (d)]. Where applicable, the EIR also updates the 2005 program level analysis and cumulative analysis, e.g., air quality and transportation, with current information.

1.3 Key Areas of Environmental Concern

The Initial Study, which was published on January 19, 2008, examined the potential impacts of the proposed project (see Appendix of this EIR). All of the following topics in the current CEQA Appendix G *Checklist* were studied: Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities and Service Systems.

The Initial Study determined that the project would not cause additional or substantially more severe significant environmental impacts not already analyzed in the 2005 EIR in the following environmental topic areas: Agricultural Resources, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials (with the exception of Hazards associated with helicopter operations), Hydrology and Water Quality, Mineral Resources, Population and Housing, Public Services and Recreation, and therefore, this EIR does not examine these issues.¹

Based on the conclusions of the Initial Study, the potentially significant impact areas not previously analyzed in the EIR are: Aesthetics (visual effects within a view corridor); Air Quality (global climate change / greenhouse gasses effects); Land Use (consistency with land use plans); Noise (helicopter noise); Hazards (helicopter aeromedical flight operations and public safety); Transportation (traffic effects); and Utilities (utilities and water service systems).

¹ Cultural Resources Section 4.8 was subsequently added.

1.4 Organization of the Document

This document is organized into the following chapters:

- *Chapter 1, Introduction:* Provides an introduction and overview that describes the proposed project and purpose of this EIR. The introduction also summarizes the previous actions taken by The Regents in relation to the proposed project.
- *Chapter 2, Project Overview and Summary of Environmental Impacts:* Summarizes the project and the environmental impacts that would result from implementation of the proposed project. The summary lists new mitigation measures identified for the proposed project that avoid or lessen significant impacts and indicates the level of significance of those identified impacts, with and without mitigation.
- *Chapter 3, Project Description:* Provides a detailed description of the proposed project, including its location, background information, major objectives, and technical characteristics. The applicable mitigation measures adopted under the 2005 EIR, the 1996 LRDP EIR, or the 1998 Mission Bay Subsequent EIR are listed. These measures are incorporated in, and will be implemented by the proposed project.
- *Chapter 4, Environmental Settings, Impacts and Mitigation Measures:* Contains an analysis of environmental topics. The discussion of each topic is divided into: (a) the setting, which describes environmental baseline and regulatory information; (b) the standards of significance for determining the level of potential environmental impacts for each issue; (c) potential impacts, which indicate the environmental effects that are anticipated from the proposed project; and, (d) for potentially significant project-specific environmental effects, mitigation measures that could avoid or lessen the environmental impact.
- *Chapter 5, CEQA Statutory Sections:* Discusses various CEQA mandated considerations including unavoidable environmental impacts, cumulative and beneficial impacts, and growth inducing impacts.
- *Chapter 6, Alternatives:* Describes the alternatives to the proposed project and lists their associated environmental effects.
- *Chapter 7, Report Preparation:* Lists UCSF staff and ESA report authors by section, and other consulting staff that assisted with the preparation and review of the EIR. Identifies persons, agencies and organizations that were consulted.
- *Chapter 8, Comments and Responses:* Contains the comments received regarding the Draft EIR prepared for UCSF's Medical Center at Mission Bay Project and the responses to those comments.
- *Chapter 9, Mitigation Monitoring and Reporting Program.*

To assist the reader of this document, the proposed project, expected project impacts, and mitigation measures are presented in several chapters. *Chapter 2* presents an overview of the proposed project. This information is covered in greater detail in *Chapter 3* with the physical components of the project fully described in *Section 3.3*. *Chapter 2* also summarizes project impacts and proposed mitigation measures with *Chapter 4* presenting the full analysis of environmental impacts and mitigation measures.

1.5 Review Process

A Notice of Preparation (NOP) was prepared and circulated for a 30-day period for agency and public review from January 22, 2008, to February 21, 2008. One public scoping meeting was held on January 24, 2008, to provide an opportunity for public comment on all project-related planning and environmental issues. The Draft EIR circulation period extends from April 14, 2008 to July 3, 2008, an 80-day period of review and comment by the public, interested parties, agencies and organizations. A public hearing will be held on April 22, 2008. All written comments or questions about the Draft EIR should be addressed to:

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The Final EIR (comprised of the Draft EIR, the comments received on the Draft EIR and all responses) will be considered by The Regents (or its Regents-delegated committee or official) in a public meeting and will be certified by The Regents if it is determined to be in compliance with CEQA. Following certification, the design of the UCSF Medical Center at Mission Bay project will be considered for approval, along with the proposed LRDP Amendment #3 to include the project site into UCSF Mission Bay boundaries and adopt the proposed revision of the functional zones.