

ADDENDUM # 1
2014 Long Range Development Plan Environmental Impact Report
State Clearinghouse Number 2013092047

LRDP Amendment #1 – Revise Functional Zone Map for the Mission Bay Campus Site
Mission Bay Temporary Childcare Project and Site Improvements

April 6, 2016

This Addendum discusses a proposed minor revision to the UCSF 2014 Long Range Development Plan, in relation to the requirements of the California Environmental Quality Act (“CEQA”).

Background

In November 2014, the Regents of the University of California (the Regents) approved the University of California, San Francisco (UCSF) 2014 Long Range Development Plan (LRDP) following certification of the 2014 LRDP Environmental Impact Report (EIR). The LRDP is a comprehensive land use plan and policy document that guides the physical development and future uses of the campus. The 2014 LRDP accommodates 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. It contains functional zone maps for each of UCSF’s main campus sites that illustrate the general locations of proposed uses, and that guide future decisions regarding where to locate buildings and other facilities. Individual projects brought forward for approval are expected to be consistent with the functional zone maps. The 2014 LRDP also includes LRDP proposals identifying the approach to fulfilling campus site-specific objectives described in the LRDP.

UCSF’s Mission Bay campus site currently contains a temporary child care facility accommodating 85 child care slots. This facility was established in 2005 and is located on the west side of Block 18C. Given the temporary nature of the center, it is housed in modular buildings with a 10-year life expectancy, which it has now exceeded. Based on demand and population growth, the 2014 LRDP proposed to replace this temporary child care facility with a permanent facility containing a total of approximately 200 child care slots on or near the Mission Bay campus site. This LRDP proposal was analyzed in the 2014 LRDP EIR.

Proposed Revision to the 2014 LRDP

Due to high demand for child care, and the unavailability of a permanent child care site, UCSF now proposes to replace the existing temporary facility with a larger temporary facility with capacity for approximately 272 slots. The proposed location for the expanded temporary child care facility is immediately east of the current location on Block 18C, on a block planned for long-term development with permanent open space. Since UCSF is not prepared to move forward with the development of permanent open space at that location for at least 10 years, placing the expanded temporary child care use there would allow UCSF to increase its child care capacity in the near term on a block that would not otherwise be developed for many years. Although the 2014 LRDP suggests a permanent child care facility could be integrated into the proposed housing development on Block 15 of the Mission Bay campus site, UCSF is in the process of developing a comprehensive approach for campus housing, and does not anticipate the near-term development of the Block 15 housing project. Consequently, the development of permanent on-site child care is also deferred.

Beginning in spring 2016, UCSF plans to undertake a utility and infrastructure project in the vicinity of the existing child care facility to support capital improvements envisioned at the Mission Bay campus site over the next three to four years. As part of this effort, the campus will pave the campus roads and temporary surface parking lots to create access to the northwest area of the campus site. Additionally the land where the existing child care facility currently sits is needed for installing underground utilities. Because the utility and infrastructure project must access the land immediately under the child care facility, the opportunity to expand and relocate the child care capacity came about. The infrastructure construction period would span Spring 2016 – Summer 2018. Mitigation strategies will be implemented to manage the impacts on the relocated child care facility from the construction activity.

The relocated and expanded temporary child care facility is expected to provide an interim solution for approximately seven years, though it may serve the university even longer. This interim expansion will provide UCSF time to pursue its longer-term goal to locate child care in a permanent facility.

The proposed location for the expanded child care facility is within the “Open Space” functional zone, which does not include child care (a “Support” use) as a permitted predominant or secondary use. UCSF proposes Amendment #1 to the 2014 LRDP to add a “Support” functional zone overlay to the Mission Bay functional zone map on the block containing the proposed location of the expanded temporary child care facility, and to maintain the underlying “Open Space” functional zone designation there. Adding a “Support” functional zone overlay enables the interim use of the site for the expanded temporary child care facility until the permanent open space use is developed in the long term. When permanent open space is developed, the “Support” functional zone overlay on Block 18C will sunset or expire, and the “Open Space” functional zone will be in effect on Block 18C at that time.

Revised Project

The revised project involves the construction and interim use of a temporary child care facility on Block 18C. The proposed new temporary child care center would be located on the east side of Block 18C, and the existing temporary child care center on the west side of Block 18C would be removed. The new temporary child care facility would consist of one-story modular buildings comprised of about 23,500 gross square feet (gsf) arranged in a U-shape with open playground space in the center (see Figure 1 Area Map, and Figure 2 Site Plan). The project includes development of a temporary on-site parking lot to contain a total of about 250 parking spaces, of which about 35 parking spaces would be dedicated to the child care center and the remaining 215 parking spaces would be UCSF public parking. The facility would accommodate approximately 272 child care slots and approximately 68 employees, and is anticipated to open in early 2017.

The project also involves the construction of infrastructure in the vicinity of the existing and proposed temporary child care to support capital improvements envisioned at the Mission Bay North Campus site over the next three to four years. This would include installing underground utilities, campus roads and surface parking lots.

Relationship to the UCSF Long Range Development Plan and EIR

As discussed above, the proposal includes a minor amendment to the LRDP to revise the functional zone map for the Mission Bay campus site to add a “Support” functional zone overlay to Block 18C, within which support use, including child care, is permitted. The “Support” functional zone overlay on Block 18C will expire or sunset when site is developed with permanent open space. The “Open Space” functional zone will then be in effect.

The EIR prepared for the 2014 LRDP, which was certified in November 2014, analyzed the environmental impacts of LRDP growth and development, including proposed development at the Mission Bay campus site as follows: (1) about 1.4 million additional gross square feet at the Mission Bay North Campus site for research labs, offices, clinical uses and housing, including the LRDP proposal for a permanent child care facility possibly on Block 15, and construction of site improvements such as utilities, open space and campus streets, and parking; (2) about 920,000 gsf of additional clinical space on the Mission Bay South Campus to complete Phase 1 of the Medical Center at Mission Bay and to implement Phase 2; (3) and about 500,000 gsf of space on the Mission Bay East Campus. With the implementation of the 2014 LRDP, the projected increase in population at the Mission Bay campus site would be approximately 17,000 people by year 2035.

Addendum to the 2014 LRDP EIR

This Addendum was prepared to discuss any changes to the project that may affect the prior environmental analysis prepared for the 2014 LRDP EIR. CEQA Guidelines Section 15162 calls for the preparation of a subsequent EIR or Negative Declaration if certain conditions have been met. These conditions include:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise or reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

UCSF has evaluated the proposed project relative to these conditions, and has determined that, pursuant to CEQA Guidelines Sections 15162, a subsequent EIR or Negative Declaration need not be prepared because:

- a) The revised project consists of a proposed interim condition in which the existing temporary child care facility is removed and a temporary new and expanded facility is constructed until such time

that permanent open space is developed. The revised project also includes the construction of underground utilities, campus roads, and temporary surface parking in the northeast section of the Mission Bay North Campus site. The LRDP EIR has already analyzed the environmental impacts of substantial development on the Mission Bay campus site as discussed above. Although the revised project would increase the population on the site to accommodate an additional 18 child care center employees beyond the 50 childcare center employees analyzed in the LRDP EIR, for a total of 68 child care center employees; and 72 child care slots above the 200 child care slots analyzed in the LRDP EIR, for a total of 272 child care slots, the increase in population is negligible in comparison to the additional population of about 17,000 analyzed in the LRDP EIR. The construction of underground utilities and campus roads would be consistent with the LRDP and the analysis contained within the LRDP EIR. No new significant environmental effects or a substantial increase in the severity of previously identified significant effects would occur. As discussed below, the small increase in population with the temporary child care facility will not affect the level of service (LOS) at any of the study intersections or freeway ramps analyzed in the LRDP EIR. Conclusions of the air quality impacts analysis would not change with this minor revision to the project.

b) Since the LRDP EIR was certified, additional projects have been proposed in the vicinity of the Mission Bay campus site by UCSF and by others. For example, since certification of the 2014 LRDP EIR, the following have occurred:

- UCSF opened Phase 1 of its Medical Center at Mission Bay in February 2015, which was the subject of an EIR certified in September 2008.
- UCSF acquired Blocks 33 and 34 in Mission Bay in 2015; potential uses were analyzed in the 2014 LRDP EIR.
- UCSF acquired 566, 590 and 600 Minnesota Street; development of these sites, once proposed, will be analyzed in a project-level EIR.
- UCSF is considering developer proposals for the site at 2130 Third Street, which will be analyzed in a project-level EIR.
- The City of San Francisco approved the Golden State Warriors Mixed-Use and Event Center complex on Blocks 29-32 in Mission Bay, following certification of the Final EIR in November 2015.
- Other residential and mixed developments in the vicinity have been proposed, completed, or are under construction.

Each of the above projects received or will receive environmental review prior to approval. The 2014 LRDP EIR and Golden State Warriors EIR analyses covered any potential cumulative impacts that might occur as a result of the development of the projects along with cumulative growth in the area. The upcoming 566, 590 & 600 Minnesota Street EIR and 2130 Third Street EIR each will address cumulative impacts. No substantial changes with respect to circumstances under which the proposed project is undertaken have occurred that have not already been accounted for or will be accounted for in updated analyses for the Mission Bay campus site and for projects in the vicinity. The addition of 72 child care slots and 18 employees on the Mission Bay campus would have net incremental impacts, but would not cause new cumulative significant impacts or substantially

increase the severity of impacts previously found to be cumulatively significant impacts in any of those environmental reviews. The additional projects listed above that have been proposed in the vicinity of the Mission Bay campus site by UCSF and by others do not change the significance of impacts of the child care project as previously analyzed.

- c) The project would not require new mitigation measures or result in mitigation measures that are considerably different from those analyzed in the 2014 LRDP EIR and adopted by the Regents in November 2014.

The revised project would not alter any of the conclusions of the 2014 LRDP EIR analyses under any analysis topic area. Below are the environmental topic areas that warrant discussion:

1. **Air Quality**

The 2014 LRDP EIR analyzed air quality impacts associated with campus growth and development, including air quality impacts associated with the development of a childcare center and outdoor play area on the UCSF Mission Bay campus site Block 15, and Mission Bay campus streets and utilities. The LRDP EIR concluded the following relative to the UCSF Mission Bay campus site:

- Criteria air pollutant emissions during construction activities: Less than Significant with the implementation of Mitigation Measure AIR-LRDP-1, Best Management Practices for Controlling Particulate Emissions; Mitigation Measure AIR-LRDP-2, Architectural Coatings; and Mitigation Measure AIR-LRDP-3, Off-Road Equipment Control Measures
- Toxic Air Contaminant (TAC) emissions during construction activities: Less than Significant with the implementation of Mitigation Measure AIR-MB-1 regarding Bay Air Area Quality Management District (BAAQMD) permitting requirements
- Criteria air pollutant emissions during campus operations: Significant and Unavoidable, even with the implementation of Mitigation Measure AIR-LRDP-4, BAAQMD-Suggested Operational Measures
- TAC emissions during campus operations: Less than Significant with the implementation of Mitigation Measure AIR-MB-4, Particulate Filtration Systems for Block 15 Housing and Child Care
- Cumulative TAC emissions during campus operations: Less than Significant; No mitigation required

In July 2016, the Bay Area Air Quality Management District (BAAQMD) is expected to apply revised guidelines for air toxics health risk assessments promulgated in 2015 by the California Office of Environmental Health Hazard Assessment (OEHHA). Key revisions to the guidelines include greater cancer toxicity weighting for infants, children and teenagers; higher breathing rates per unit of body weight at younger ages; revised cancer risks for non-inhalation exposure; and a recommended shorter residential exposure period of 30 years versus the current practice of 70 years, representing a reduction factor. While the BAAQMD has not yet instituted the revised OEHHA guidelines in the BAAQMD guidelines, the 2014 LRDP EIR analysis incorporated BAAQMD recommended

conservative assumptions in the health risk assessment designed to address to the new OEHHA guidance.¹ Therefore, no revised or updated analysis to comport with the OEHHA revised guidelines is necessary for the revised project.

The revised project would not change the conclusions of the 2014 LRDP EIR. The above mitigation measures would continue to apply to the revised project. In particular, given the sensitive receptors at the child care center site, Mitigation Measure AIR-MB-4, Particulate Filtration Systems for Block 15 Housing and Childcare, would apply to the project and would result in less than significant impacts on children regardless of the number of children in the proposed facility.

The proposed underground utility installation and campus road and temporary parking lot construction was anticipated and analyzed in the LRDP EIR. No revisions to the project with regard to these activities are proposed. The construction of the underground utilities, campus roads and temporary parking lot would comply with both the 2014 LRDP EIR mitigation measure AIR-LRDP-1: Best Management Practices for Controlling Particulate Emissions and the 1999 California Regional Water Quality Control Board Risk Management Plan for Mission Bay. Compliance with the measures reduces potentially significant impacts to less than significant levels.

For the reasons stated, air quality impacts with the revised project would not be significant and would not change the conclusions of the 2014 LRDP EIR.

2. Noise

The 2014 LRDP EIR analyzed noise and vibration impacts associated with campus growth and development, and concluded the following relative to the UCSF Mission Bay campus site:

- Noise impacts during construction activities: Less than Significant with Mitigation Measure NOI-LRDP-1, Construction Noise Control Measures
- Noise impacts during pile driving activities: Significant and Unavoidable, even with implementation of Mitigation Measure NOI-LRDP-2, Pile Driving Noise-Reducing Techniques and Muffling Devices
- Vibration impacts during construction activities: Less than Significant; No mitigation required
- Noise impacts during project operations: Less than Significant; No mitigation required
- Noise impact exposure to persons (new residents) during project operations: Less than Significant; No mitigation required
- Cumulative noise impacts due to construction of projects, potentially overlapping in time, would be significant and unavoidable.

The revised project would not change the conclusions of the 2014 LRDP EIR with respect to operational and construction noise. Mitigation measures that address construction noise would

¹ UCSF 2014 LRDP Final Environmental Impact Report, certified November 2014, Appendix E: Technical Analyses – Air Quality, Greenhouse Gas Emissions, Health Risk Assessment, and Energy, pp E-359 to E-360.

continue to apply to the revised project, even for a temporary facility. As with the existing child care facility at Mission Bay, the occupants of the new childcare facility could be exposed to construction noise during the development of future UCSF projects in the vicinity. The 2014 LRDP EIR construction noise mitigation measures would apply to those future projects. With implementation of those measures, construction noise impacts on occupants of the new child care facility would be minimized. For this reason, noise impacts associated with the revised project would not change the conclusions of the 2014 LRDP EIR.

3. Transportation

The 2014 LRDP EIR analyzed transportation impacts associated with campus growth and development, and concluded the following relative to the UCSF Mission Bay campus site:

- Traffic impacts during construction activities: Less than Significant with Mitigation Measure TRAF-LRDP-1, Construction Coordination and Monitoring Measures
- Traffic impacts during campus operations: Less than Significant; No mitigation required
- Transit impacts during campus operations: Less than Significant; No mitigation required
- Pedestrian facilities impacts during campus operations: Less than Significant; No mitigation required
- Bicycle facilities impacts during campus operations: Less than Significant; No mitigation required
- Loading impacts during campus operations: Less than Significant; No mitigation required
- Parking impacts during campus operations: Less than Significant; No mitigation required
- Cumulative traffic impacts: Significant and Unavoidable, at the following intersections:

Brannan Street / Seventh Street (PM peak hour)

16th Street / Fourth Street (AM peak hour)

16th Street / Owens Street (AM and PM peak hours)

16th Street / Seventh Street (AM and PM peak hours)

16th Street / Potrero Avenue (AM and PM peak hours)

Cumulative traffic impacts would be significant and unavoidable even with the implementation of Mitigation Measure TRAF-MB-C-1, Implement the Moderate Alternative of the Transit Effectiveness Project (TEP) Sixteenth Street Proposal; Mitigation Measure TRAF-MB-C-2, Implement Additional TDM Strategies to Reduce Single Occupancy Vehicle Trips; and Mitigation Measure TRAF-MB-C-3, Manage Parking Supply.

The LRDP EIR included a Variant for Mission Bay Blocks 33-34 in which clinical space was proposed for a portion of development on that block in lieu of research/office uses.² Under the LRDP Variant, traffic conditions would be similar to those described above for the 2014 LRDP. All but two of the Mission Bay campus site study intersections would continue to operate at the same levels of service, and have the same impacts (significant or not), with two exceptions: the 16th Street / Seventh Street and Mariposa Street / Third Street intersections. The LRDP Variant would contribute considerably in the AM peak hour to these two intersections. Mitigation Measure TRAF-MB-C-4, Implement Additional TDM Strategies to Reduce Single Occupancy Vehicle Trips, would reduce impacts at these intersections to less than significant levels.

Traffic

The revised project would result in an additional 18 child care center employees above the 50 child care center employees assumed in the LRDP EIR; and an additional 72 child care slots above the 200 child care slots assumed in the LRDP EIR. The 18 employees would be expected to generate about 13 additional vehicle trips at the project site. The child care center would likely primarily serve those children of UCSF employees who are already on or near the UCSF Mission Bay campus site. Nonetheless, conservatively assuming half of the 72 child care center slots (or 36 child care center slots) would be provided to those employees who do not already work on or near the UCSF Mission Bay campus site, and conservatively assuming that all 36 of those would arrive by automobile, the result would be 36 additional vehicles arriving/leaving twice per day (drop off and pick-up), or 144 daily vehicle trips. Combined with the 13 employee vehicle trips, a total of about 157 additional daily vehicle trips would result from the revised project.

The LRDP EIR determined that projected LRDP development would generate about 4,050 daily vehicle trips at Mission Bay by year 2015, and 14,975 daily vehicle trips at Mission Bay by year 2040. In this context, the addition of 157 daily vehicle trips would represent a small increase above the daily vehicle trips assumed in the LRDP EIR, and would not be sufficient to alter the level of service at any of the intersections studied. No new significant traffic impacts would result. Under cumulative conditions, the 157 additional vehicle trips would not substantially increase the severity of impacts at the study intersections.

The most recent analysis for the area, the Warriors' Event Center and Mixed Use Development Final EIR, determined that traffic impacts associated with the proposed Warriors' development under the No Event Scenario would have a significant impact at one intersection near the UCSF Mission Bay campus: the intersection of 16th/7th/Mississippi, which would deteriorate from LOS E to LOS F in the PM peak hour. Under a Giants Game Scenario, three intersections along 16th Street would be significantly impacted: 16th/4th, 16th/Owens, and 16th/7th/Mississippi. The first two would deteriorate from LOS C and D, respectively, to LOS E. 16th/7th/Mississippi would again deteriorate to LOS F. This information does not alter the conclusions in the LRDP EIR, as the revised project would continue to have a less than significant impact on traffic in the area.

As discussed above, the proposed underground utility installation and campus road and temporary parking lot construction was anticipated and analyzed in the LRDP EIR. No revisions to the project

² Air quality and noise impacts of the LRDP Variant are the same as for LRDP development discussed in the LRDP EIR, so are not discussed in this Addendum.

with regard to these activities are proposed, and traffic circulation assumptions would remain the same.

Based on the above, the revised project would not change the conclusions of the LRDP EIR with regard to traffic.

Transit

The number of transit trips that would be generated by the project, as revised, (about 8 additional transit trips from additional employees) is too small to have a significant effect on public transit capacity. Even conservatively assuming that half of the additional 72 child care slots were taken by parents who would take public transit, the resulting transit trips, spread among the various transit lines, would be too small to have a significant effect on public transit capacity. The LRDP EIR considered impacts on regional transit, such as BART, Caltrain, AC Transit, SamTrans, and Golden Gate Transit. In addition, the LRDP EIR considered impacts on Muni lines serving the project site. At Mission Bay, these are the T Third, the 10 Townsend, and the 22 Fillmore. The LRDP EIR concluded that impacts of LRDP development upon transit would be less than significant.

The LRDP EIR projected that by year 2015, LRDP development at Mission Bay would generate approximately 690 new transit trips in the AM peak hour and 560 new transit trips in the PM peak hour. By year 2040, LRDP development at Mission Bay would generate approximately 3,180 new transit trips in the AM peak hour and 2,920 new transit trips in the PM peak hour. The 8 additional transit trips that would be generated by the revised project would be negligible when added to the transit trips projected in the LRDP. The increase in transit trips with the revised project would not be significant and would not change the conclusions of the 2014 LRDP EIR.

The most recent analysis for the area, the Warriors' Event Center and Mixed Use Development Final EIR, concluded that transit capacity of nearby Muni lines -- the T-Third and the 22 Fillmore -- during the p.m. peak period under both a No Event Scenario and a Convention Event Scenario would operate within the 85% capacity threshold, which is considered a less than significant impact. The Warriors project includes supplemental transit service during basketball games to accommodate anticipated transit demand generated by the Warriors project, so impacts were determined to be less than significant. This information does not alter the conclusions in the LRDP EIR, as the revised project would continue to have a less than significant impact on transit service in the area.

Parking

The revised project would increase the demand for parking by about 6 parking spaces, and would add about 250 parking spaces in a temporary surface parking lot. The LRDP EIR analyzed impacts to on- and off-street parking supplies in the vicinity. As discussed in the LRDP EIR, impacts on parking supply, while potentially inconvenient to those seeking a parking space, are not considered to be significant effects on the environment. The incremental increase in parking demand resulting from the revised project would be accommodated within the off-street parking supply on the UCSF Mission Bay campus site or within the on-street parking supply in the area. Therefore, the incremental increase in parking demand would not be significant and would not change the conclusions of the LRDP EIR.

All other analysis topics, including Aesthetics, Agricultural and Forest Resources, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials,

Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, and Utilities and Service Systems, would be unaffected by the revised project.

The revised project does not entail substantial changes that would require major revisions to the existing LRDP EIR, nor would new significant environmental effects or a substantial increase in the severity of previously identified significant effects occur. Since adoption of the LRDP EIR, no substantial changes have occurred in the circumstances under which the proposed project would be undertaken that have not already been analyzed in updated analyses or will be analyzed in upcoming analyses, and no new information has emerged that would materially change any of the analyses or conclusions of the existing LRDP EIR. Therefore, no additional environmental review is necessary.

Figure 1: Area Map



Figure 2: Site Plan

