



University of California
San Francisco

UCSF Real Estate

UCSF Box 0286
654 Minnesota Street, 2nd Floor
San Francisco, CA 94143

Notice posted June 30, 2020

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Notice of Impending Approval

UCSF Immunogenetics and Transplantation Laboratory (ITL) 1100 Van Ness Avenue, San Francisco

Notice is hereby given that the University of California, San Francisco (UCSF) intends to consider approving the 1100 Van Ness Immunogenetics Transplantation Laboratory (ITL) project. Project approval is expected to occur no earlier than **July 15, 2020**.

The proposed action is the lease of about 14,000 square feet of existing space at 1100 Van Ness Avenue for UCSF's Immunogenetics and Transplantation Laboratory (ITL). The existing building at 1100 Van Ness is a medical office building newly constructed as part of the Sutter Health California Pacific Medical Center Van Ness campus. Tenant improvements are proposed, consisting of the build-out of the space to include offices, lab and support space.

Pursuant to the California Environmental Quality Act (CEQA) and University procedures for the implementation of CEQA, the University has determined that this project is categorically exempt from environmental review under CEQA Guidelines Article 19, Section 15301 (Class 1 Existing Facilities). The following environmental documents are attached to this notice:

- Environmental Impact Classification (EIC) form
- Notice of Exemption (draft)



Campus/Field Station/Division San Francisco Project Account N/A

Project Title Lease of 1100 Van Ness Avenue, 8th Floor

For purposes of compliance with the California Environmental Quality Act of 1970 (CEQA), and Amended University of California Procedures for Implementation of CEQA, this project has been reviewed and initially classified as indicated below. Please check (X) as appropriate. Include project description and appropriate local map with your submission.

I. **EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970** - When it can be seen with certainty that there is no possibility the action will result in physical change to the environment (15061(b)(3)), or the action is specifically exempted by statute (15260-15285), the project is classified as generally exempt from CEQA. General/Statutory Exemption: § [Insert applicable CEQA Guidelines Section]

II. **CATEGORICALLY EXEMPT** - This project falls under the indicated Class(es) of Exemption(s), none of the exceptions to the exemption apply (15300.2), and there is no significant effect on the environment (for complete list see CEQA Guidelines Section 15300):

- | | |
|---|--|
| <input checked="" type="checkbox"/> Class 1: Existing Facilities | <input type="checkbox"/> Class 17: Open Space Contracts or Easements |
| <input type="checkbox"/> Class 2: Replacement or Reconstruction | <input type="checkbox"/> Class 23: Normal Operation of Facilities for Public Gatherings |
| <input type="checkbox"/> Class 3: New Construction or Small Structures | <input type="checkbox"/> Class 25: Transfer of Land: Natural Conditions/Historical Resources |
| <input type="checkbox"/> Class 4: Minor Alterations to Land | <input type="checkbox"/> Class 30: Minor Actions: Prevent Hazardous Waste/Substances |
| <input type="checkbox"/> Class 6: Information Collection | <input type="checkbox"/> Class 31: Historical Resource Restoration/Rehabilitation |
| <input type="checkbox"/> Class 11: Accessory Structures | <input type="checkbox"/> Class 32: In-Fill Development Projects |
| <input type="checkbox"/> Class 13: Acquisition for Conservation | <input type="checkbox"/> Class 33: Small Habitat Restoration Projects |
| <input type="checkbox"/> Class 16: Transfer of Land Ownership for Parks | <input type="checkbox"/> Other: <u>[If other, identify which class under Section 15300]</u> |

III. **INITIAL STUDY** - This project is not statutorily or categorically exempt from CEQA; an Initial Study is to be prepared to determine if the project may have a significant effect on the environment.

Stand-Alone Tiered Initial Study (15152): [Identify EIR from which Initial Study is tiered]

IV. **ENVIRONMENTAL IMPACT REPORT (EIR)** - It is known that the project will have a direct or cumulatively significant effect on the environment and an EIR will be/has been prepared. Identify the type of EIR:

Programmatic Stand-Alone (Project-Specific)

Additional project analysis:

None/Findings Only Addendum Subsequent Supplement to EIR: _____

PROJECT DESCRIPTION - *[Insert brief project description, provide supporting documentation as appropriate.]*

Real estate transaction type: Acquisition Sale Lease Easement License *[Include proposed use in project description below]*

The proposed action is the lease of existing space at 1100 Van Ness Avenue for UCSF's Immunogenetics and Transplantation Laboratory (ITL). The ITL provides specialized diagnostic services and support for transplantation and conducts research. The UCSF ITL is the location for testing of donated organs for compatibility with potential donor recipients, serving a network of other medical centers besides UCSF.

The existing building at 1100 Van Ness is a medical office building newly constructed as part of the Sutter Health California Pacific Medical Center Van Ness campus. UCSF proposes to lease about 15,000 s.f. of space on the 8th floor of 1100 Van Ness for the ITL. Tenant improvements are proposed, consisting of the build-out of the space to include offices, lab and support space.

While UCSF is not subject to local zoning, the proposed use would be consistent with the zoning of the site, i.e. the Van Ness Avenue Special Use District and Van Ness Medical Use Subdistrict, although the approval of the medical office building assumed operation and use by Sutter Health. Physical environmental consequences of the operation would be negligible regardless of the owner/operator of the facility.

The proposed action is exempt from environmental review under CEQA Guidelines Section 15301 Existing Facilities because the site is an existing building within a dense urban area, the space was developed for clinical use, and only minor physical alterations are proposed by UCSF. No significant impacts would result from the proposed lease. In addition, none of the CEQA Guidelines Section 15300.2 exceptions to the use of the categorical exemption applies to the proposed project. Consistency of the proposed action with the UCSF Long Range Development Plan (LRDP) is not applicable, as the site is not included in the UCSF LRDP.

V. Does this project conform to the approved LRDP? YES NO NA *[If NO or NA, include explanation in Project Description above]*

VI. Diane Wong 12/5/2019 [Signature] 12/5/2019
 Prepared by Environmental Coordinator Date Local Approved by AUC Date

VII. OFFICE OF THE PRESIDENT

Concur with Classification Do not concur with Classification

[Signature] 12/6/2019
 Signed Date

Notice of Exemption

To: Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814
 Clerk, City and County of San Francisco

From: University of California, San Francisco
Real Estate - Campus Planning
654 Minnesota Street, 2nd Floor
San Francisco, CA 94143-0286

Project Title: 1100 Van Ness Avenue Immunogenetics and Transplantation Lab (ITL), University of California, San Francisco

Project Location: 1100 Van Ness Avenue

Project Location – City: San Francisco

Project Location – County: San Francisco

Description of Nature, Purpose, and Beneficiaries of Project (Project Description): The proposed action is the lease of about 14,000 square feet of existing space at 1100 Van Ness Avenue for UCSF's Immunogenetics and Transplantation Laboratory (ITL). The existing building at 1100 Van Ness is a medical office building newly constructed as part of the Sutter Health California Pacific Medical Center Van Ness campus. Tenant improvements are proposed, consisting of the build-out of the space to include offices, lab and support space.

Name of Public Agency Approving Project: University of California

Name of Person or Agency Carrying Out Project: University of California

Exempt Status: (check one)

- Ministerial (Sec. 21080 (b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a);
- Emergency Project (Sec. 21080(b)(4); 15269(b) (c));
- Categorical Exemption. State type and section number: Section 15301, Class 1 Existing Facilities
- Statutory Exemptions. State code number:
- General Exemption. (Sec. 15061(b)(3).

Reason Why Project is Exempt: CEQA Guidelines Sections 15301, Class 1 Existing Facilities, exempts from CEQA review projects that involve minor alterations to existing structures involving negligible or no expansion of use. The proposed action is exempt from environmental review under CEQA Guidelines Section 15301 Existing Facilities because the site is an existing building within a dense urban area, the space was developed for clinical use, and only minor physical alterations are proposed by UCSF. No significant impacts would result from the proposed lease. In addition, none of the CEQA Guidelines Section 15300.2 exceptions to the use of the categorical exemption applies to the proposed project.

Lead Agency Contact Person: Diane Wong, UCSF Real Estate - Campus Planning
Lead Agency Contact Address: 654 Minnesota Street, San Francisco, CA 94143
Area Code/Telephone/Extension: (415) 502-5952

Signature: _____

Title: Environmental Coordinator

Date: July XX, 2020

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR:

cc: University Counsel Clifford
Associate Director Harrington
Assistant Vice Chancellor Murasaki
Executive Director Beauchamp
City of San Francisco Planning Department
Association of Bay Area Governments