ADDENDUM No. 2
UCSF Benioff Children's Hospital Oakland
Infrastructure Improvements Project
Children's Hospital and Research Center Oakland
Campus Master Plan Project Environmental Impact Report
State Clearinghouse No. 2013072058

September 5, 2023

The University of California San Francisco ("UCSF") proposes to implement the UCSF Benioff Children's Hospital Oakland Infrastructure Improvements Project ("Infrastructure Improvements Project") which would demolish and relocate existing power lines and a retaining wall; disconnect utilities and exiting connections to the AB and BC Buildings; and renovate space in the Outpatient Center, 5700 Martin Luther King, and 4242 Broadway locations. This Addendum discusses proposed minor revisions to the University of California, San Francisco Benioff Children's Hospital Oakland ("UCSF BCH Oakland") Campus Master Plan due to the proposed Infrastructure Improvements Project, in relation to the requirements of the California Environmental Quality Act ("CEQA").

1.0 CEQA DOCUMENTATION

In 2014, UCSF entered into an affiliation agreement with Children's Hospital & Research Center Oakland ("CHRCO"), to align the two institutions based on the shared mission of serving the health care needs of all children, regardless of race, religion, or financial status. At that time, a Campus Master Plan ("CMP") for the 11-acre campus, which provided for the development of new and replacement facilities within the existing campus, was already under review by the City of Oakland, which maintained land use jurisdiction and CEQA lead agency status for the site as CHRCO was then a solely private institution. In 2015, the City of Oakland certified the CHRCO Campus Master Plan Project EIR (hereinafter CMP Project EIR) and approved the CMP.

Following the 2014 agreement between CHRCO and UCSF, the hospital was renamed UCSF Benioff Children's Hospital, Oakland ("UCSF BCH Oakland"). While the hospital is still under the management of UCSF BCH Oakland, a non-profit public benefit corporation, the UC Regents are the sole member of the non-profit. The University of California has assumed responsibility of developing the campus site under the CMP and also lead agency responsibility for CEQA compliance.

The Infrastructure Improvements Project is proposed on land controlled by the University and would further the University's educational mission. Under the provisions of CEQA Section 21067 and *CEQA Guidelines* Sections 15051, 15052, and 15366, the University, acting as the lead agency for the Infrastructure Improvements Project, has completed a review of the Infrastructure Improvements Project and prepared an Addendum to the CMP Project EIR, utilizing the streamlining provisions in CEQA.[1] UCSF has also committed to complying with all applicable Standard Conditions of Approval ("SCAs") for the development of the Infrastructure Improvements Project identified by the City of Oakland in the CMP Project EIR and the 2015 entitlements. The Infrastructure Improvement Project is within the scope

[1] Streamlining under CEQA is a process by which an agency can rely on previously adopted environmental review to approve a future discretionary action. Prior to conducting a new environmental analysis for a project, an agency should consider whether the project is covered by a previous environmental review (*CEQA Guidelines* Section 15153).

of the CMP Project EIR as discussed in **Section 4.0** below. The University will use this Addendum, along with the CMP Project EIR, in connection with its decision whether or not to approve the Infrastructure Improvements Project as proposed.

2.0 INFRASTRUCTURE IMPROVEMENTS PROJECT

The proposed Infrastructure Improvements Project includes the elements that are described below. It is noteworthy that several of the proposed improvements, namely renovation of interior spaces in the Outpatient Center, 5700 Martin Luther King, Jr. Way building, and 4242 Broadway building, and exiting changes in the AB and BC Wings, involve only interior work and would be considered exempt under CEQA. However, for completeness, all elements of the proposed Infrastructure Improvements Project are described below and analyzed in this Addendum for their potential to result in new or substantially more severe significant environmental impacts than previously analyzed and disclosed in the CMP Project EIR.

2.1 Pacific Gas and Electric (PG&E) Duct Bank Relocation

An existing PG&E underground duct bank extends east-west across the southern portion of the campus, in the vicinity of 51st Street and serves neighborhoods to the west of the campus. As part of the Infrastructure Improvements Project, this duct bank would be rerouted around the southern tip of the campus. From its eastern end, the new duct would be routed south to run parallel to State Route 24 (SR-24) up to Martin Luther King Jr. Way ("MLK Jr. Way") at which point the duct bank would run north on the east side of MLK Jr. Way up to an existing manhole at 51st Street **(Figure 1**). The new alignment would be located within an easement on the campus property.

2.2 California Department of Transportation (Caltrans) Retaining Wall

In 2019 UCSF BCH Oakland acquired from Caltrans approximately 1.5 acres of excess property along the eastern edge of the campus site, including land between MLK Jr. Way and 52nd Street, and between 52nd Street and 53rd Street. This acquired property is a sloped embankment that supports the 52nd Street onramp to SR-24. A short section of a retaining wall is present in the central portion of the embankment between MLK Jr. Way and 52nd Street. In order for UCSF BCH Oakland to use the acquired land and create more usable space on the campus site, UCSF BCH Oakland plans to remove the existing section of retaining wall, excavate the embankment, and construct a retaining wall that would support the existing on-ramp. To determine the extent of the property sale, Caltrans and UCSF BCHO Oakland worked together to agree on the wall alignment that would facilitate the development of the planned facilities. As part of the property transfer, a maintenance easement in favor of Caltrans was also created along the edge of the UCSF BCH Oakland property to permit access to the proposed wall. With the property transfer complete, UCSF BCH Oakland is now proceeding with the design and construction of the proposed retaining wall.

The project would involve the construction of a new Caltrans-owned and -maintained retaining wall to support the 52nd Street onramp to SR-24. The combination pier and tieback wall would be constructed within the Caltrans right of way along the property line shared with the UCSF BCH Oakland campus **(Figure 1**). As part of the project, the shoulder for the onramp would be expanded to include the area between the existing travel lanes and the new retaining wall. The asphalt section would follow the recommendations of the project's geotechnical report. Additionally, the existing guard rail would be removed and replaced with a new barrier.

Two existing trailers located in the southern portion of the campus site adjacent to the embankment would be removed before the embankment is excavated. Approximately 10 employees who currently occupy the

Figure 1: Caltrans Retaining Wall and PG&E Duct Relocation

trailers would be relocated into existing campus site buildings or existing leased space near the campus site. The proposed wall would straddle a culvert owned and operated by the Alameda County Flood Control District. The wall would be designed and constructed to ensure that the culvert remains operational. Landscaping, including replacement trees, would be planted in the area next to the retaining wall at the 52nd Street entrance to the hospital and at other locations along the new retaining wall where space permits landscaping and in other areas of the campus site.

The construction site would be accessed through the adjacent UCSF BCH Oakland campus, which would also provide temporary construction facilities, and vehicular and material storage. Construction access via the campus site would minimize the need for lane closures on the onramp. There are approximately 50 trees on the embankment that would be removed for the construction of the new retaining wall. Construction would occur during normal hours, between 7 a.m. and 7 p.m. Monday to Friday.

2.3 Outpatient Center Renovation

Approximately 9,000 assignable square feet ("ASF') of space would be renovated in the Outpatient Center ("OPC") located on the UCSF BCH Oakland campus across 52nd street from the Hospital. Renovations would include the demolition of Health Information Services' current department space, the auditorium, and conference space to allow for the creation of on-call rooms, a respiratory therapy workroom, a resident lounge, the Family Resource Information Center, chapel, and administrative office and support spaces. The renovations would occur primarily in the basement of the OPC, with some renovations on the first floor (**Figure 2**). The project would provide replacement space for departments located in the AB and BC Buildings, the Bruce Lyons Building, the Hematology Oncology Addition, and trailers that are located on the NHB project site.

2.4 5700 Martin Luther King Jr. Way Renovation

Approximately 3,000 ASF would be renovated in 5700 Martin Luther King, Jr. Way (MLK Jr. Way) research facility, the site formerly known as the UCSF Children's Hospital Research Institute located about six city blocks to the north of the UCSF BCH Oakland campus. 5700 MLK Jr. Way is a UCSF research facility located within 80,000 square feet of a 145,000-square-foot historic building originally known as University High School (1920s-1940s), which later became Merritt College (1950s-1960s), a community center (1960s-1980s), and Children's Hospital Oakland Research Institute (1998-2020). The building was added to the National Register of Historic Places in 1992. The major laboratory conversion occurred in the 1990s, with smaller tenant improvements occurring in the early 2000s. The facility is equipped for research in biochemistry, cell biology, genomics, hematology, immunology, molecular biology, spectrometry, microscopy, and an animal research facility is housed in the one-story wing at the south (Taylor Design 2022).

Renovations would be made to the interior of an existing laboratory and office located in the 1500 wing of 5700 MLK Jr. Way research facility **(Figure 3**). The 1500 wing is a part of the southern-most wing of the building which was added to the main building at a later point in time as a single-story shop wing (Taylor Design 2022). The existing lab and office space would be upgraded along with improvements to utilities and installation of new lab equipment for the Hematology, Oncology, and Human leukocyte antigen labs that are currently located in the Bruce Lyons Building. No changes would be made to the exterior of the building or to any other interior areas, including the corridors that serve the lab. Approximately 15 UCSF BCH Oakland employees would relocate from the campus site into the renovated space.

Figure 2: Outpatient Center Renovation

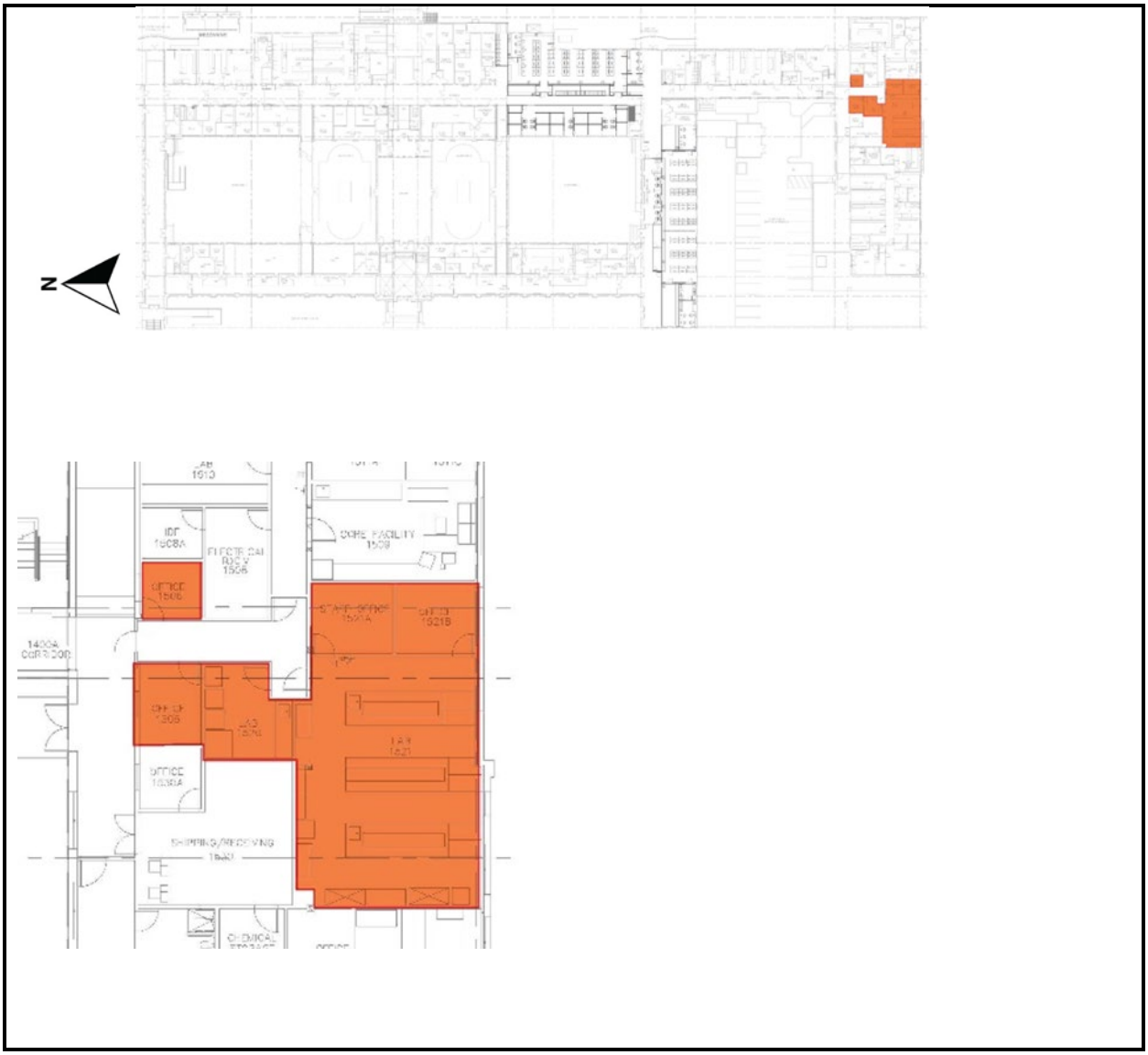

Figure 3: 5400 Martin Luther King Jr Way Renovation

2.5 4242 Broadway Renovation

Approximately 13,000 ASF of leased space in the 4242 Broadway building near the BCH Oakland campus would be renovated. This space was previously occupied by medical office functions unrelated to UCSF BCH Oakland. Renovations would include removal of low-height walls with plumbing, and installation of information technology cabling, furniture, and security card readers. This would allow for Biomedical Engineering, Plant Maintenance, Facilities, Health Information Services, and Employee Health departments to relocate from the AB and BC Buildings and the Outpatient Center. All work would be interior to the building. Approximately 75 UCSF BCH Oakland employees would relocate from the campus site into this space.

2.6 AB and BC Buildings Utility Separation and Exiting Updates

Following the relocation of departments currently housed in the AB and BC Buildings to the renovated space in the OPC and 4242 Broadway building, the utilities serving these buildings would be disconnected. In addition, interior paths of travel would be updated to remove all connections between the AB and BC Buildings and the Diagnostic and Treatment (D&T) Building, existing Patient Tower, Cafeteria Building, and Central Utility Plant (**Figure 4**). All work would be interior to the building. Updates would include the following activities:

- Separation of and capping of all utilities serving the AB and BC Buildings,
- Construction of partitions in the D&T, Patient Tower, Cafeteria Building, and Central Utility Plant to close off access to the AB and BC Buildings, and
- Relocation of exit signs, signage and wayfinding updates to document and support the updated egress paths.

3.0 PROJECT SCHEDULE

Construction of these elements of the proposed Infrastructure Improvements Project would be implemented in stages, with the renovation components (OPC, 5700 MLK Jr. Way, and 4242 Broadway renovations) planned for February 2024 through December 2025, and the relocation of the PG&E duct bank, the Caltrans retaining wall, and AB and BC Buildings utility separation planned to occur from August 2024 through May 2025.

4.0 COMPARISON OF INFRASTRUCTURE IMPROVEMENTS PROJECT WITH COMPARABLE ELEMENTS IN THE CMP PROJECT EIR

The proposed improvements included in the Infrastructure Improvements Project are generally within the scope of Phase 2 development that was envisioned under the CMP and analyzed in the CMP Project EIR. The PG&E duct bank relocation and OPC renovation are described on pages 137 and 113 respectively in the project description chapter of the CMP Project EIR and remain unchanged from before. The Caltrans retaining wall is substantially the same as analyzed before with some minor differences, which are described below.

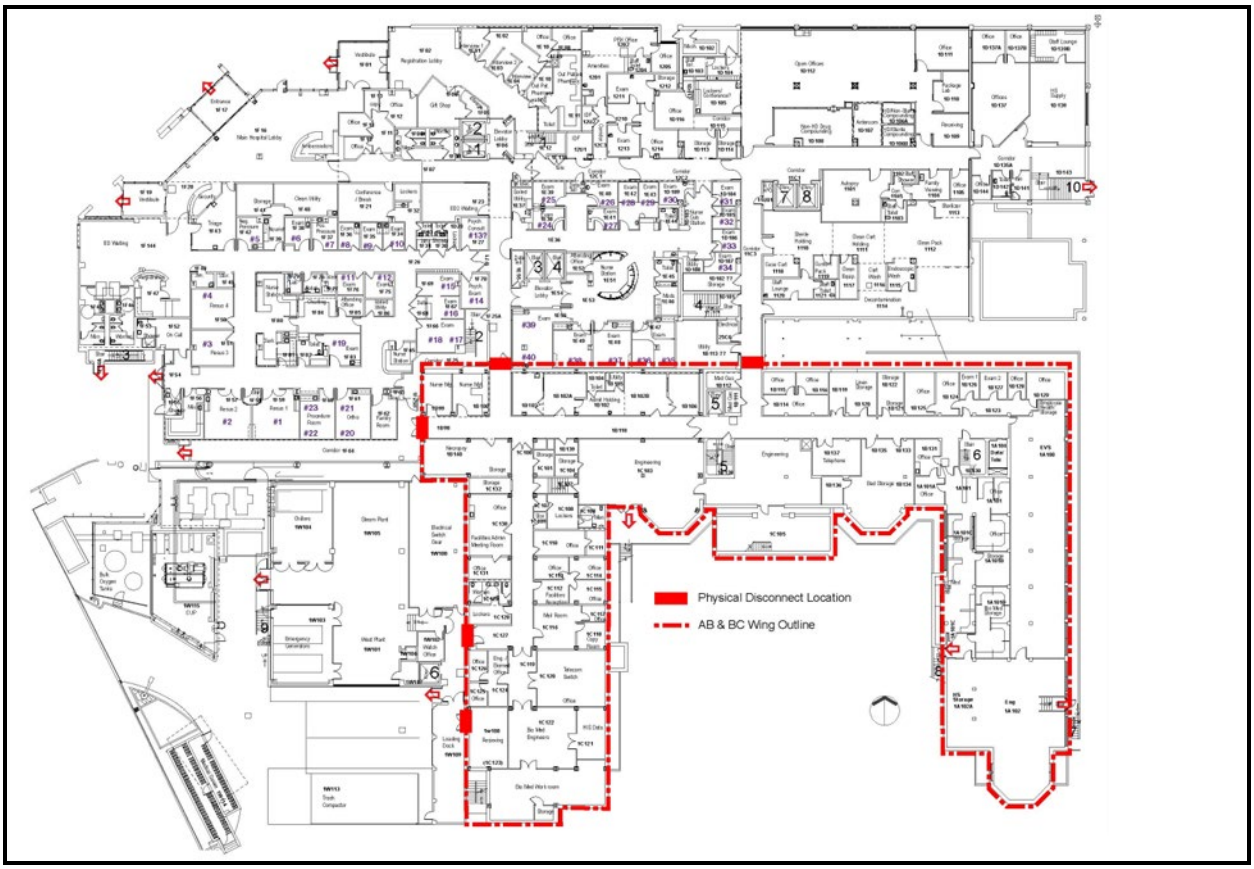

Figure 4: AB and BC Buildings Exiting Updates

4.1 Caltrans Retaining Wall

The CMP Project EIR provides a description of the Caltrans Retaining Wall project as a part of the Phase 2 development plan under the CMP. As stated in the EIR on page 137, following the acquisition of 1.5 acres of undeveloped land between the campus and SR-24 from Caltrans, a series of retaining walls would be constructed along the eastern property line of the campus between 52nd Street and MLK Jr. Way. As shown in Figures III-18a through 18d on pages 141 through 143 in the CMP Project EIR, the northern 1/3rd of the retaining wall system would consist of a pair of retaining walls with the higher retaining wall that would hold up the SR-24 embankment ranging in height from 5 to 20 feet, and a second shorter curved retaining wall to the west of the first wall. The two walls would be about 20 to 30 feet apart. Fill would be placed in the area between the walls and the area would be landscaped. The southern 2/3rd of the retaining wall system was planned as a single wall that would be 26 to 30 feet high and would be at a distance of about 21 feet from the planned parking garage in the southern portion of the campus site. The retaining walls were planned as combination pier and tie back walls.

The current concept for the retaining wall is a single wall that would extend along the western edge of SR-24 right of way, from south of the 52nd Street overpass to north of the MLK Jr. Way onramp to SR-24, on the same alignment as before, and would be 20 to 30 feet high. This design excludes the second curved retaining wall in the northern section of the retaining wall and maximizes the space that would be created on the campus site for the siting of new facilities. The elimination of the second retaining wall and the embankment in the northern portion would add approximately 5,000 square feet of level developable land to the campus site.

4.2 5700 Martin Luther King Jr. Way Renovation

Although relocation of BCH Oakland staff and operations from the existing buildings in the southern portion of the campus site, including the Bruce Lyons Building, was anticipated and analyzed in the CMP Project EIR, the need to relocate some of the existing labs from the Bruce Lyons Building into 5700 MLK Jr. Way research facility was not anticipated at that time. Therefore, this project element is not specifically described or analyzed in the CMP Project EIR. This renovation work would be all internal and is not subject to CEQA review and is only discussed herein to explain the totality of work being undertaken by UCSF at this time.

4.3 4242 Broadway Renovation

Although the relocation of BCH Oakland staff from the AB and BC Buildings into other spaces was anticipated in the CMP Project EIR, the need to relocate some of the functions into leased space in the 4242 Broadway building was not anticipated at that time. Therefore, this project element is not specifically described or analyzed in the CMP Project EIR. This renovation work would be all internal and not subject to CEQA review and is only discussed herein to explain the totality of work being undertaken by UCSF at this time.

4.4 AB and BC Buildings Utility Separation and Exiting Updates

As noted above, relocation of staff and operations from existing buildings was anticipated and analyzed in the CMP Project EIR, however AB and BC Buildings utility separation and exiting updates were not specifically described or analyzed in the CMP Project EIR. This work would be all internal and is not subject to CEQA review and is only discussed herein to explain the totality of work being undertaken by UCSF at this time.

5.0 ADDENDUM TO THE CMP PROJECT EIR

This Addendum was prepared to evaluate whether the Infrastructure Improvements Project may constitute substantial changes or new information as compared to the prior environmental analysis prepared for and disclosed in the CMP Project 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.

CEQA Guidelines Section 15163 sets forth the circumstances under which a project may warrant a supplemental (rather than a subsequent) EIR. Specifically, a lead agency shall prepare a supplement to an EIR if any of the conditions described in *CEQA Guidelines* Sections 15162 are found, and only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.

The University has completed a detailed review of the Infrastructure Improvements Project relative to these conditions, and has determined that, pursuant to *CEQA Guidelines* Sections 15162 and 15163, a subsequent EIR, Negative Declaration or a Supplemental EIR need not be prepared because:

a) The Infrastructure Improvements Project is within the scope of development analyzed in the CMP Project EIR and will not result in new or more severe environmental impacts than previously disclosed.

b) The Infrastructure Improvements Project will not require new mitigation measures or result in mitigation measures that are considerably different from those analyzed in the CMP Project EIR. All

of the CMP Project mitigation measures that are applicable to the proposed project are listed in **Appendix A, Infrastructure Improvements Project Mitigation Monitoring and Reporting Program**, in this Addendum.

c) Since the CMP Project EIR was certified, no new projects have been proposed or developed in the vicinity of the proposed Infrastructure Improvements Project which could affect the prior analyses, including the analysis of cumulative impacts.

d) There are no changes in the circumstances in which the Infrastructure Improvements Project would be undertaken which could result in new significant impacts previously not disclosed.

Analysis in support of these findings is presented below.

5.1 Land Use and Planning

Section A in Chapter IV of the CMP Project EIR analyzed the land use and planning impacts that could result from the implementation of the BCH Oakland CMP, including whether the project would:

(1) physically divide an established community;

(2) result in a fundamental conflict between adjacent or nearby land uses;

(3) fundamentally conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect and actually result in a physical change in the environment; or

(4) fundamentally conflict with any applicable habitat conservation plan or natural community conservation plan.

The impact analysis, which is presented on pages 178 to 184 of the CMP Project EIR, concluded that all of the CMP Project's land use and planning impacts, including cumulative impacts, would be less than significant, and no mitigation would be required.

Project Consistency

The OPC renovation, PG&E duct bank relocation, and AB and BC Buildings exiting updates and utility separation would not introduce a new or changed land use to the campus site. These project elements would have no land use and planning impacts.

As noted in **Section 4.1** above, the Caltrans retaining wall, as proposed now, is substantially the same as before. The one change to the retaining wall, which involves the elimination of the second smaller curved retaining wall and landscaping in the northern section near the 52nd Street entrance to the hospital, would not divide an existing community, conflict with nearby uses, or with plans for the minimization of environmental impacts. The land area created by the elimination of the second retaining wall would be used for a loading dock which would be an appropriate use of the land adjacent to the freeway onramp. There would be no land use or planning impacts as a result of this change.

With regard to 5700 Martin Luther King Jr. Way renovation**,** this project element would modify an existing lab and office space for use by programs relocated from the Bruce Lyons Building. The project

element would not introduce a new land use to the 5700 MLK Jr. Way research facility. There would be no land use or planning impacts from these interior modifications. Similarly, 4242 Broadway renovation would modify interior space in an existing building and would introduce hospital support uses to the site which was previously also used as a medical office building. There would be no land use or planning impacts from the renovation.

Evaluation of Potential New Information/Changed Circumstances

There is no new information related to land use or any changes in circumstances at or around the project site that could affect the conclusions of the prior impact analysis.

Conclusion

For reasons set forth above, the Infrastructure Improvements Project would not result in new or substantially more severe significant land use impacts than those evaluated and disclosed in the CMP Project EIR, and no new mitigation would be required.

5.2 Aesthetics and Shadow

Section B in Chapter IV of the CMP Project EIR analyzed the aesthetics, shadow and wind impacts that could result from the implementation of the BCH Oakland CMP, including whether the project would:

(1) Have a substantial adverse effect on a public scenic vista;

(2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, located within a state or locally designated scenic highway;

(3) Substantially degrade the existing visual character or quality of the site and its surroundings;

(4) Create a new source of substantial light or glare which would substantially and adversely affect day or nighttime views in the area;

(5) Cast shadow that substantially impairs the function of a building using passive solar heat collection, solar collectors for hot water heating, or photovoltaic solar collectors;

(6) Introduce landscape that would now or in the future cast substantial shadows on existing solar collectors (in conflict with California Public Resource Code sections 25980-25986);

(7) Cast shadow that substantially impairs the beneficial use of any public or quasi-public park, lawn, garden, or open space;

(8) Cast shadow on an historic resource, as defined by *CEQA Guidelines* Section 15064.5(a), such that the shadow would materially impair the resource's historic significance by materially altering those physical characteristics of the resource that convey its historical significance and that justify its inclusion on or eligibility for listing in the National Register of Historic Places, California Register of Historical Resources, Local Register of historical resources, or a historical resource survey form (DPR Form 523) with a rating of 1-5;

(9) Require an exception (variance) to the policies and regulations in the General Plan, Planning Code, or Uniform Building Code, and the exception causes a fundamental conflict with policies and regulations in the General Plan, Planning Code, and Uniform Building Code addressing the provision of adequate light related to appropriate uses; or

(10) Create winds that exceed 36 mph for more than one hour during daylight hours during the year.

The impact analysis, which is presented on pages 203 to 216 of the CMP Project EIR, concluded that all of the CMP Project's aesthetics, shadow and wind impacts, including cumulative impacts, would either be less than significant, or would be less than significant with the implementation of the SCAs, and no mitigation would be required.

Project Consistency

As the OPC renovation, PG&E duct bank relocation, and AB and BC Buildings exiting updates and utility separation would not involve any exterior modifications to any buildings on the campus site, these project elements would have no aesthetic, wind or shadow impacts.

The Caltrans retaining wall is substantially the same as before, as the proposed retaining wall would be at the same location and of the same height as before. The one change to this element is the elimination of the second smaller curved retaining wall and landscaping in the northern section of the retaining wall near the 52nd Street entrance to the hospital. Although most of the landscaping previously planned alongside the retaining wall would be eliminated, a portion of the embankment slope near 52nd Street would be retained and landscaped. Furthermore, landscaping would be installed along the retaining wall, where feasible, to soften its appearance. Therefore, views of the 52nd Street entrance to the hospital would still include landscaping. As with the previously analyzed retaining wall, the existing trees on the embankment would be removed. However, as before, limited views of the retaining wall would be available from off-site areas, and there would be no new or substantially more severe significant aesthetics, wind or shadow impacts from the revised retaining wall.

The renovation of space in 5700 Martin Luther King Jr. Way research facility and 4242 Broadway building would be limited to the interior of both buildings and would not involve any changes to the exterior of the buildings. There would be no aesthetic, wind or shadow impacts from these interior modifications.

Evaluation of Potential New Information/Changed Circumstances

There is no new information related to aesthetics, shadow or wind or any changes in circumstances at or around the project site that could affect the conclusions of the prior impact analysis.

Conclusion

The Infrastructure Improvements Project would not result in new or substantially more severe significant aesthetics, shadow or wind impacts than those evaluated and disclosed in the CMP Project EIR, and no new mitigation would be required.

5.3 Cultural and Historic Resources

Section C in Chapter IV of the CMP Project EIR analyzed impacts on cultural and historical resources that could result from the implementation of the BCH Oakland CMP, including whether the project would:

(1) Cause a substantial adverse change in the significance of a historical resource as defined in *CEQA Guidelines* Section 15064.5. Specifically, substantial adverse changes include physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be "materially impaired."

(2) Cause a substantial adverse change in the significance of an archaeological resource pursuant to *CEQA Guidelines* §15064.5;

(3) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or

(4) Disturb any human remains, including those interred outside of formal cemeteries.

The impact analysis, which is presented on pages 244 to 256 of the CMP Project EIR, concluded that with the implementation of the rehabilitation standards of the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, the CMP Project's impacts on historical resources would be less than significant. With respect to the area of Phase 2 development, the EIR noted that although the creek is culverted now, historically Temescal Creek flowed eastward toward the Bayshore in the southern corner of the project site, and that this area of the campus site is of high sensitivity for prehistoric archaeological deposits (City of Oakland 2015). However, with the implementation of the SCAs listed in the EIR, the project's impacts on archaeological resources, human remains, and paleontological resources would be less than significant. The project's cumulative impact on cultural resources would also be less than significant. No further mitigation was required.

Project Consistency

Outpatient Center Renovation. The OPC is of recent construction (1993) and does not meet the age criterion of a historical resource. The interior renovations in this building would not affect historical resources. Further, this project element would not involve any ground disturbing activities and therefore would have no potential to affect previously unknown subsurface archaeological resources, human remains, or paleontological resources. There would be no impact on cultural or paleontological resources.

PG&E Duct Bank Relocation. As this project element is essentially the relocation of an underground utility duct bank and is proposed along the same alignment as analyzed in the CMP Project EIR, there would be no impact on any historical resources, known archaeological resources, or known paleontological resources in the area. While the southern portion of the campus site is considered sensitive for prehistoric archaeological deposits and the potential to encounter previously unknown archaeological resources or human remains cannot be ruled out, in the event that such resources are encountered during construction, impacts to the resources would be minimized by the implementation of SCAs that are part of the project and compliance with state law related to burials and human remains. Similarly, impacts on previously unknown subsurface paleontological resources encountered during excavation would be avoided by the implementation of SCAs CUL-1, CUL-1a through 1d, CUL-2 and CUL-3 included in the project.

Caltrans Retaining Wall. This project element is substantially the same as before, as the proposed retaining wall would be at the same location as before. The one change to this element is the elimination of the second smaller curved retaining wall section and landscaping in the northern section of the retaining wall near the 52nd Street entrance to the hospital. However, this change would not increase the area of ground disturbance. Therefore, the potential to affect previously unknown archaeological resources would remain the same. As noted above, the southern portion of the campus site is considered sensitive for prehistoric archaeological deposits and the potential to encounter previously unknown archaeological resources or human remains during retaining wall construction cannot be ruled out. However, in the event that such resources are encountered during construction, impacts to the resources would be minimized by the implementation of SCAs CUL-1, CUL-1a through 1d, CUL-2 and CUL-3 that are part of the project and compliance with state law related to burials and human remains. As with the previously proposed retaining wall, there would be no impact on historical resources or known paleontological resources as none are present in the area of effect. Similarly, impacts on previously unknown subsurface paleontological resources encountered during excavation would be avoided by the implementation of SCAs included in the project.

5700 Martin Luther King Jr. Way Renovation. As noted earlier, 5700 MLK Jr. Way includes a UCSF research facility located within 80,000 sq. ft. of a 145,000 sq. ft. historic building. The building was added to the National Register of Historic Places in 1992. Under the eligibility criteria for listing on the California Register of Historical Resources, the property is automatically listed in the California Register because of its listing on the National Register. The major conversion of the building into laboratory and office space occurred in the 1990s, with smaller tenant improvements occurring in the early 2000s (Taylor Design 2022). Based on an analysis by Knapp Associates completed for Taylor Design, major character-defining elements of 5700 MLK Jr. Way building (as referenced in the 1992 Historic Registry Form) include the following:

Exterior -
- Long arcaded expanse of the front façade
- Contrasting bell tower and gabled auditorium at the north end
- Tile roofs with narrow eaves
- Large arched windows on the ground floor and smaller rectangular casement above
- Six monumental entrances embellished with pilasters and arches and cornices
- Spacious outdoor study courts wrapped within the building

Interior -
- Well-equipped classrooms along long, well-lit, mostly single-loaded corridors
- Large and elaborate library and auditorium
- Much original woodwork

The proposed project would make interior renovations to an existing laboratory and office located in the 1500 wing of 5700 MLK Jr. Way building. The 1500 wing is a portion of the southern-most, one-story shop wing of the building which was a later addition to the main building and does not include the same level of ornamentation as the main building. The interior of the existing lab and office space (about 3,000 square feet) would be upgraded along with improvements to utilities and installation of new lab equipment. This space is already modified and does not contribute to the historical significance of the building and therefore, further modification to this interior space would not affect the historical significance of the building. Furthermore, all renovations would comply with the rehabilitation standards of the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Under CEQA, a project that complies with the rehabilitation standards is considered to be mitigated to a level of a less

than significant impact on a historical resource (*CEQA Guidelines* Section 15064.5(b)(3)). Further, no changes would be made as part of this project element to the exterior of the building, including the windows, nor would any changes be made to other interior areas, including the corridors that would provide access to the renovated lab or the original woodwork inside the building which are considered character-defining features of the historic building. Therefore, the project element would not affect any of the character-defining features of the building such that its status as a listed building could be affected. The impact on historical resources would be less than significant. As there would be no ground disturbing activities to implement these renovations, there would be no potential for impacts on subsurface archaeological resources, human remains or paleontological resources.

4242 Broadway Renovation. This project element would modify interior space in an existing building which is of recent construction. There would be no impacts on cultural resources from the proposed modifications.

AB and BC Buildings Utility Separation and Exiting Updates. Based on evaluations of AB and BC wings of the hospital conducted in 2013 for the CMP EIR and a re-evaluation completed in 2023, the BC Building does not meet the criteria of a historical resource. Therefore, installation of interior partitions to separate it from adjoining buildings would not affect a historical resource. However, the evaluations completed in 2013 and 2023 concluded that the AB Building is historically significant under Criterion 1 (events) for its role in early 20th century pediatric medical care and under Criterion 3 (architecture) because it embodies the distinctive characteristics of an early 20th century hospital. However, the evaluations concluded that while the AB Building lacks sufficient integrity for eligibility to be listed on the California Register, it does retain sufficient integrity to be eligible for listing as a City of Oakland Designated Historic Property with a B3 rating (a property of "major importance" but not a contributor to a historic district). The AB Building therefore qualifies as a historical resource for the purposes of CEQA. However, the proposed installation of interior partitions to separate the AB Building from adjoining buildings would not adversely affect its significance as an eligible City Designated Historic Property because the architectural significance of the AB Building is primarily expressed on the exterior of the building; the general layout and function of the interior would not be altered by the partitions; and the interior spaces (offices and corridor) no longer retain any character-defining finishes that would be altered by the proposed project element. Installation of the partitions would result in a less-than-significant impact on the interior of the AB Building. Additionally, the partitions are reversible construction elements that could be removed at a future date with no impact on the historical resource. Further, this project element would not involve any ground disturbing activities and therefore would have no potential to affect previously unknown subsurface archaeological resources, human remains or paleontological resources.

Evaluation of Potential New Information/Changed Circumstances

There is no new information related to historical resources, archaeological resources, human remains, and paleontological resources or any changes in circumstances at or around the project site that could affect the conclusions of the prior impact analysis.

Conclusion

The Infrastructure Improvements Project would not result in new or substantially more severe significant impacts on historical resources, archaeological resources, human remains, and paleontological resources than those evaluated and disclosed in the CMP Project EIR, and no new mitigation would be required.

5.4 Transportation

Section D in Chapter IV of the CMP Project EIR analyzed impacts on transportation and circulation that could result from the implementation of the BCH Oakland CMP, including whether the project would:

(1) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.

(2) Directly or indirectly cause or expose roadway users (e.g., motorists, pedestrians, bus riders, bicyclists) to a permanent and substantial transportation hazard due to a new or existing physical design feature or incompatible uses;

(3) Fundamentally conflict with adopted City policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities adopted for the purpose of avoiding or mitigating an environmental effect and actually result in a physical change in the environment;

(4) Result in a substantial, though temporary, adverse effect on the circulation system during construction of the project; or

(5) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

The impact analysis, which is presented on pages 316 to 353 of the CMP Project EIR, concluded that the project's impacts on the operations of the study intersections (level of service or LOS impacts) would be less than significant under 2020 and 2035 conditions. The analysis also found that the CMP Project would not expose roadway users to a transportation hazard due to a new design feature; conflict with city policies regarding transit, bicycle and pedestrian facilities; and with the implementation of the SCAs it would not result in a significant, temporary impact on the circulation system during construction of the CMP Project. The project would not affect air traffic patterns. The project's cumulative impacts would also be less than significant. No further mitigation was required.

Project Consistency

Operational Traffic

There would be no increase in operational traffic due to the PG&E duct bank relocation, Caltrans retaining wall, and AB and BC Buildings exiting updates and utility separation. The OPC renovation would involve the relocation of staff from existing buildings on the campus site into the OPC Building also on the campus site, it would not generate any new vehicle trips or traffic. There would be no operational transportation impacts from any of these project elements.

With regard to the 5700 Martin Luther King Jr. Way renovation, this project element would modify an existing lab and office space in 5700 MLK Jr. Way for use by programs relocated from the Bruce Lyons Building. Approximately 15 researchers/staff would relocate to 5700 MLK Jr. Way facility. Based on the trip generation rate of 1.56 daily trips per person reported in the CMP Project EIR, the relocated researchers/staff would generate approximately 23 to 24 daily trips. This small number of daily trips

would not adversely affect traffic operations near 5700 MLK Jr. Way research facility. The project element would have a less than significant impact related to transportation.

The relocation of 75 staff from AB Building into the renovated space at 4242 Broadway would not substantially increase traffic in the vicinity of the 4242 Broadway building to affect traffic operations. The project element would have a less than significant impact related to transportation.

Construction Traffic

With regard to the traffic generated during the construction of the Infrastructure Improvements Project, the project would not generate a substantial amount of daily traffic due to the nature of several of the project elements (interior renovations and updates), although more construction traffic would be generated during the relocation of the PG&E utility duct bank and the Caltrans retaining wall as both project elements would involve substantial excavation, earth moving, and off-haul of earth materials. However, there would be no new or more severe construction traffic impacts as these project elements were previously analyzed and the Infrastructure Improvements Project would also implement SCA TRA-2 which requires the preparation and implementation of a construction traffic management plan that includes management of construction worker parking and truck movement. The impact related to construction traffic would remain less than significant.

Evaluation of Potential New Information/Changed Circumstances

Consistent with industry standards and the City of Oakland requirements at the time, the CMP Project EIR used automobile delay or LOS as the primary metric to evaluate the project's transportation impacts. Since then, as directed by SB 743, changes to the *CEQA Guidelines* were adopted in December 2018. According to the updated guidelines, as of July 1, 2020, CEQA documents must evaluate transportation impacts based on VMT. Automobile delay, as measured by "level of service" and other similar metrics, generally no longer constitutes a significant environmental effect under CEQA (Public Resources Code, Section 21099, subd. (b)(2)). As the CMP Project EIR was prepared consistent with the content requirements in 2015 and the EIR was certified before the new requirement became effective, the CMP Project EIR does not need to be revised to address the new VMT requirements, and the proposed Infrastructure Improvements Project, as an element of CMP development, does not need to be evaluated for its VMT impacts.

Furthermore, as discussed above, all of the employees who would occupy the renovated spaces in the OPC, the renovated lab in 5700 MLK Jr. Way research facility, and in the 4242 Broadway building are existing employees who would relocate into these buildings from existing buildings on the campus site. Further, the project elements would not serve patients and visitors. Therefore, implementation of the Infrastructure Improvements Project would not cause the campus population to increase. Consequently, the Infrastructure Improvements Project would not result in an increase in daily vehicle trips to and from the campus and there would be no increase in VMT compared to existing conditions. Because the Infrastructure Improvements Project will not result in any traffic increase, and thus will not result in any new or substantially more severe significant impacts as compared to the analysis in the CMP Project EIR, the Infrastructure Improvements Project would not constitute new information of substantial importance.

Conclusion

The Infrastructure Improvements Project would not result in new or substantially more severe significant impacts on transportation than those evaluated and disclosed in the CMP Project EIR, and no new mitigation would be required.

5.5 Air Quality

Section E in Chapter IV of the CMP Project EIR analyzed air quality impacts that could result from the implementation of the BCH Oakland CMP, including whether the project would have a significant impact on the environment related to air quality if it would:

(1) During project construction result in average daily emissions of criteria pollutants in excess of significance thresholds provided by the BAAQMD;

(2) During project operation result in average daily or maximum annual emissions of criteria pollutants in excess of significance thresholds provided by the BAAQMD;

(3) Contribute to carbon monoxide (CO) concentrations exceeding the California Ambient Air Quality Standards (CAAQS) of nine parts per million (ppm) averaged over eight hours and 20 ppm for one hour;

(4) For new sources of Toxic Air Contaminants (TACs), during either project construction or project operation, expose sensitive receptors to substantial levels of TACs under project conditions resulting in an increase in cancer risk or non-cancer health risk;

(5) Expose new sensitive receptors to substantial ambient levels of TACs resulting in an increase in cancer risk or a non-cancer health risk; or

(6) Frequently and for a substantial duration, create or expose sensitive receptors to substantial objectionable odors affecting a substantial number of people.

The impact analysis, which is presented on pages 382 to 400 of the CMP Project EIR, concluded that criteria pollutant and TAC emissions from CMP demolition and construction activities would not result in significant air quality and human health risk impacts. In addition, project construction would be subject to the City's SCAs, including SCA AIR-1 which would further reduce particulate matter and dust emissions. The analysis of the CMP's operational emissions at buildout showed that the CMP would not result in net new emissions that would exceed the significance thresholds for criteria pollutants and the project would not expose on-site and nearby receptors to excessive health risks, and the operational air quality impacts would be less than significant. The project's cumulative impacts were also found to be less than significant. No mitigation was required.

Project Consistency

Operational Emissions

There would be no increase in operational traffic and related air emissions due to the PG&E duct bank relocation, Caltrans retaining wall, and AB and BC Buildings exiting updates and utility separation. As the OPC renovation would involve the relocation of staff from existing buildings on the campus site into the OPC building also on the campus site, it would not generate any new vehicle trips and related air

emissions. Furthermore, there are no stationary emission sources associated with these project elements. As a result, there would be no increase in operational air emissions from any of these project elements.

With regard to 5700 Martin Luther King Jr. Way renovation, this project element would modify an existing lab and office space in the 5700 MLK Jr. Way research facility for use by programs relocated from the Bruce Lyons Building. As existing programs and about 15 staff would relocate to the new lab which is located close to the campus site, there would not be a substantial increase in operational air emissions. Similarly, as existing programs and staff would relocate into the renovated space in the 4242 Broadway building, which is also located close to the campus site, there would not be a substantial increase in operational air emissions.

Construction Emissions

With regard to air emissions generated during the construction of the Infrastructure Improvements Project, the project would not generate a substantial amount of daily emissions due to the nature of several of the project elements (interior renovations and updates). With regard to the PG&E duct bank relocation and the Caltrans retaining wall, these elements are substantially the same as those analyzed in the CMP Project EIR and their construction emissions would be the same as previously estimated and reported in the CMP Project EIR. Construction emissions from the retaining wall may in fact be somewhat lower than previously estimated and reported in the CMP Project EIR due to the elimination of the shorter curved retaining wall.

In summary, the Infrastructure Improvements Project would not increase the operational emissions associated with the CMP as there is no stationary source of air emissions included in the project nor would there be an increase in vehicle traffic due to the project above the levels previously analyzed in the CMP Project EIR. Construction emissions associated with most of the project elements would be minimal and in the case of the Caltrans retaining wall and PG&E duct bank relocation, those emissions are already accounted for in the emissions estimated and reported in the CMP Project EIR. The Infrastructure Improvements Project would also implement SCA AIR-1 to minimize construction emissions. No new mitigation is required.

Evaluation of Potential New Information/Changed Circumstances

There is no new information related to air quality or any changes in circumstances at or around the project site that could affect the conclusions of the prior impact analysis. As noted on page 376 of the CMP Project EIR, the 2011 BAAQMD *CEQA Air Quality Guidelines* were challenged, and the case was pending before the California Supreme Court when the CMP Project EIR was prepared and certified in early 2015. Subsequently, in an opinion issued on December 17, 2015, the California Supreme Court held that CEQA does not generally require an analysis of the impacts of locating development in areas subject to environmental hazards unless the project would exacerbate existing environmental hazards. Following the Supreme Court ruling, the BAAQMD reinstated the guidelines. All of the thresholds of significance and methodologies for analyzing air quality impacts in the reinstated guidelines are the same as the thresholds and methodologies used in the preparation of the CMP Project EIR.

On April 20, 2022, the BAAQMD Board of Directors adopted *CEQA Thresholds for Evaluating the Significance of Climate Impacts from Land Use Projects and Plans, which replaced the previously adopted 2017 BAAQMD CEQA Air Quality Guidelines* (BAAQMD 2022). The thresholds of significance and analytical methods for the analysis of criteria pollutant and TAC impacts in the new guidelines are unchanged from before. Therefore, the new guidelines do not represent significant new information.

Conclusion

The Infrastructure Improvements Project would not result in new or substantially more severe significant impacts on air quality than those evaluated and disclosed in the CMP Project EIR, and no new mitigation would be required.

5.6 Greenhouse Gas Emissions

Section F in Chapter IV of the CMP Project EIR analyzed the impacts from greenhouse gas (GHG) emissions that could result from the implementation of the BCH Oakland CMP. The EIR analyzed whether the project would:

(1) Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, specifically:

- For a project involving a land use development, produce total emissions of more than 1,100 metric tons of CO_2e[2] annually AND more than 4.6 metric tons of CO_2e per service population annually;
- For a project involving a stationary source, produce total emissions of more than 10,000 metric tons of CO_2e annually.

(2) Conflict with an applicable plan, policy or regulation adopted for the purposes of reducing GHG emissions.

The impact analysis, which is presented on pages 425 to 432 of the CMP Project EIR, noted that the CMP would involve the demolition of existing buildings and construction of new more energy efficient buildings. While a substantial amount of new space would be built on the site, only a small number of new employees would be added to the BCH Oakland campus. As a result of the small increase in population, the replacement of old building space with energy-efficient space, as well as use of cleaner electricity in future years, buildout of the CMP would result in lower GHG emissions than the existing/baseline emissions estimated for the BCH Oakland campus in 2014. The analysis also calculated the change in per capita emissions and found that with the implementation of the CMP, the campus site's per capita emissions would exceed the threshold of 4.6 metric tons of CO2e per service population. Although the per capita threshold would be exceeded, because the total emissions would be lower than existing total emissions, the EIR concluded that the impact would be less than significant. Similarly, with respect to GHG emissions from stationary sources, the EIR found that the emissions from new stationary sources added to the campus site under the CMP would be lower than the stationary source threshold set forth above. The CMP Project EIR also concluded that the proposed project would not conflict with any applicable plans, policies or regulations adopted in order to reduce GHG emissions. All of the GHG impacts were determined to be less than significant. No mitigation was required.

Project Consistency

[2] CO2e – carbon dioxide equivalent. Because of the differential heat absorption potential of various GHGs, GHGs are typically measured and reported in terms of pounds or tons of "carbon dioxide-equivalent."

Operational Emissions

There would be no increase in operational traffic and traffic-related GHG emissions due to the PG&E duct bank relocation, Caltrans retaining wall, and AB and BC Buildings exiting updates and utility separation. The OPC renovation would involve the relocation of staff from existing buildings on the campus site into the OPC building also on the campus site; it would not generate any new vehicle trips or traffic-related GHG emissions. Furthermore, there are no stationary sources of GHG emissions associated with the project elements. As a result, there would be no increase in operational GHG emissions due to any of these project elements.

With regard to 5700 Martin Luther King Jr. Way renovation, as existing programs and about 15 staff would relocate to the renovated lab which is located close to the campus site, there would not be a substantial increase in operational GHG emissions. Similarly, as existing programs and staff would relocate into the renovated space at 4242 Broadway which is also located close to the campus site, there would not be a substantial increase in operational GHG emissions.

Construction Emissions

With regard to GHG emissions generated during the construction of the Infrastructure Improvements Project, the project would not generate a substantial amount of GHG emissions due to the nature of several of the project elements (interior renovations and updates). With regard to the PG&E duct bank relocation and the Caltrans retaining wall, these elements are substantially the same as those analyzed in the CMP Project EIR and their construction-phase GHG emissions would be the same as previously estimated and reported in the CMP Project EIR. Construction-phase GHG emissions from the retaining wall may in fact be somewhat lower than previously estimated and reported in the CMP Project EIR due to the elimination of the shorter curved retaining wall.

In summary, the Infrastructure Improvements Project would not increase the operational GHG emissions associated with the CMP as there is no stationary source of GHG emissions included in the project nor would there be an increase in vehicle traffic due to the project above the levels previously analyzed in the CMP Project EIR. Construction-phase GHG emissions associated with some of the project elements would be minimal and in the case of the Caltrans retaining wall and PG&E duct bank relocation, those emissions are already accounted for in the emissions estimated and reported in the CMP Project EIR. The Infrastructure Improvements Project would also implement SCAs AIR-1and GHG-2 to minimize construction GHG emissions. No new mitigation would be required.

Evaluation of Potential New Information/Changed Circumstances

There are no changes in circumstances at or around the project site that could affect the conclusions of the prior impact analysis. As noted on page 414 of the CMP Project EIR, the BAAQMD 2011 *CEQA Air Quality Guidelines* were challenged. Subsequently, all of the thresholds were upheld and, following the December 17, 2015 California Supreme Court ruling, the BAAQMD reinstated the guidelines. All of the thresholds of significance and methodologies for analyzing GHG impacts used in the preparation of the CMP Project EIR are the same as the thresholds and methodologies in the reinstated guidelines.

Since the certification of the CMP Project EIR, on April 20, 2022, the BAAQMD issued updated GHG emissions thresholds that may be used by Bay Area lead agencies to evaluate the GHG impacts of a proposed project or plan. The new thresholds are designed to control GHG emissions from new

development and achieve the reductions needed to bring the Bay Area into compliance with the latest State laws. The BAAQMD guidance notes that the new thresholds should be used for projects for which an EIR Notice of Preparation (NOP) is issued after April 20, 2022. Based on the analysis in this assessment, the Infrastructure Improvements Project would not result in new or substantially more severe significant environmental impacts than previously disclosed and an EIR is not required. As no NOP is required and because the proposed project would not increase operational GHG emissions compared to existing conditions (and would potentially decrease GHG emissions due to better energy efficiency in the renovated spaces), the new thresholds are not applicable to the Infrastructure Improvements Project.

In July 2023, the UC Office of the President made changes to the Climate Action section of the Sustainable Practices Policy with the intent of aligning the UC climate policy with the State's climate goals, and to direct campuses to (1) establish updated emissions reduction targets, (2) focus on direct emissions reductions, and (3) avoid the use of carbon offsets in meeting reduction targets. The revised UC policy, which was adopted on July 13, 2023, also sets forth a timeline for each campus/medical center to set their GHG reduction targets within a framework of achieving decarbonization by 2045. The revised UC policy requires each campus to update its Climate Action Plan by 2026 to reflect these changes and begin implementing the plan immediately after that.

The updated UC policy does not affect the GHG impact analysis, impact significance conclusions or the SCAs set forth in the CMP Project EIR as they relate to the Infrastructure Improvements Project. This is because the policy is focused on campus-wide climate action plans (and not individual projects) and provides campuses time to update and implement them. The new targets and related requirements will not become effective until after 2026. The project will be completed before the new requirements come into effect. Furthermore, the proposed project involves improvements that would not increase campus emissions and so would not interfere with the achievement of existing and new targets for the campus site. The updated UC Sustainability Policy therefore does not represent significant new information.

Conclusion

The Infrastructure Improvements Project would not result in new or substantially more severe significant impacts due to GHG emissions than those evaluated and disclosed in the CMP Project EIR, and no new mitigation would be required.

5.7 Noise

Section G in Chapter IV of the CMP Project EIR analyzed the noise and vibration impacts that could result from the implementation of the BCH Oakland CMP, including whether the project would:

(1) Generate noise in violation of the City of Oakland Noise Ordinance (Oakland Planning Code section 17.120.050, regarding stationary operational noise;

(2) Expose the project to community noise in conflict with the land use compatibility guidelines of the Oakland General Plan after incorporation of all applicable Standard Conditions of Approval;

(3) Expose persons to or generate noise levels in excess of applicable standards established by a regulatory agency (e.g., occupational noise standards of the Occupational Safety and Health Administration [OSHA]);

(4) Generate noise in violation of the City of Oakland Noise Ordinance (Oakland Planning Code section 17.120.050) regarding construction noise, except if an acoustical analysis is performed that identifies recommended measures to reduce potential impacts;

(5) Exceed the applicable nighttime operational noise level standard during the hours of 7:00 p.m. to 7:00 a.m. on weekdays and 8:00 p.m. to 9:00 a.m. on weekends and federal holidays, as received by any land use from construction or demolition;

(6) Generate noise in violation of the City of Oakland nuisance standards (Oakland Municipal Code section 8.18.020) regarding persistent construction-related noise;

(7) Generate or expose persons to groundborne vibration during either project construction or operation that exceeds the criteria (shown in Table IV.G-14) established by the Federal Transit Administration (FTA);

(8) Expose persons to interior Ldn or CNEL greater than 45 dBA for multi-family dwellings, hotels, motels, dormitories, and long-term care facilities (and may be extended by local legislative action to include single-family dwellings) per California Noise Insulation Standards (CCR Part 2, Title 24);

(9) Generate noise resulting in a 5 dBA permanent increase in ambient noise levels in the project vicinity above levels existing without the project; or, if under a cumulative scenario where the cumulative increase results in a 5 dBA permanent increase in ambient noise levels in the project vicinity without the project (i.e., the cumulative condition including the project compared to the existing conditions) and a 3 dBA permanent increase is attributable to the project (i.e., the cumulative condition including the project compared to the cumulative baseline condition without the project);

(10) Be located within an airport land use plan and would expose people residing or working in the project area to excessive noise levels; or

(11) Be located within the vicinity of a private airstrip and would expose people residing or working in the project area to excessive noise levels.

The impact analysis, which is presented on pages 453 to 479 of the CMP Project EIR, concluded that all of the CMP Project's noise and vibration impacts, both during project construction and occupancy/operations (including vehicular traffic noise), would either be less than significant or would be less than significant with the implementation of SCAs. The project's cumulative impacts would also be less than significant. No mitigation would be required.

Project Consistency

Operational Noise

There would be no increase in operational traffic and traffic-related noise due to the PG&E duct bank relocation, Caltrans retaining wall, and AB and BC Buildings exiting updates and utility separation. As the OPC renovation would involve the relocation of staff from existing buildings on the campus site into the OPC building also on the campus site, it would not generate any new vehicle trips or traffic-related noise increases. Furthermore, there are no stationary sources of noise associated with any of these project elements. As a result, there would be no increase in operational noise from these project elements.

With regard to 5700 Martin Luther King Jr. Way renovation, as existing programs and about 15 staff would relocate to the renovated lab, there would not be a substantial increase in traffic noise levels. Similarly, as existing programs and staff would relocate into the renovated space at 4242 Broadway, there would not be a substantial increase in traffic noise. Both these project elements would not include any stationary sources of noise.

Construction Noise and Vibration

With regard to the lab renovations in the 5700 MLK Jr. Way research facility and the renovations in the 4242 Broadway building, construction noise levels from the interior modifications would not be substantial and would not affect any nearby sensitive receptors or sensitive equipment.

All of the other elements of the Infrastructure Improvements Project would be constructed on the southern portion of the UCSF BCH Oakland campus site. There is one residential receptor located at 720 52nd Street that would be in proximity of the Infrastructure Improvements Project and could potentially be affected by construction noise generated by the project. There are additional residential receptors located to the west on 51st Street, separated from the project site by MLK Jr. Way and BART tracks. The construction-phase noise levels from the interior modifications in the OPC would not be substantial and would not affect any nearby sensitive receptors. Similarly, minimal construction noise would be generated during the installation of partitions and signage in AB and BC Buildings. With regard to construction-phase noise from the PG&E duct bank relocation, the eastern portion of this project element would occur in an area that would not have a line of sight with the residential receptor on 52nd Street (due to intervening structures) and would also be distant from the receptor, and therefore would not result in noise and vibrations that could affect the receptor. At its western end, the duct bank construction would occur across from the 51st Street residential receptors. However, the noise levels in the area are already elevated due to roadway traffic and BART trains, and the distance between the work area and the receptors is substantial so construction noise and vibrations would not affect the receptors. With regard to the Caltrans retaining wall, a short section in the northern portion of the new wall would be approximately 70 to 80 feet to the southeast of the residential receptor on 52nd Street and would have a line of sight with the receptor. However, noise and vibrations from the construction of the northern part of the retaining wall would be of short duration. Furthermore, the Infrastructure Improvements Project would implement SCAs NOI-1, NOI-2, and NOI-3 to minimize construction noise; SCA NOI-6 to control noise from installation of drilled piles/piers and other extreme noise generators; and SCA NOI-7 to avoid vibration impacts on nearby historic structures or vibration-sensitive activities. Therefore, the Infrastructure Improvements Project would not result in new or more severe construction-phase noise and vibration impacts than previously disclosed in the CMP Project EIR. No new mitigation would be required.

Evaluation of Potential New Information/Changed Circumstances

There is no new information related to noise and vibration or any changes in circumstances at or around the project site that could affect the conclusions of the prior impact analysis.

Conclusion

The Infrastructure Improvements Project would not result in new or substantially more severe significant noise and vibration impacts than those evaluated and disclosed in the CMP Project EIR, and no new mitigation would be required.

5.8 Geology and Soils

Section H in Chapter IV of the CMP Project EIR analyzed impacts related to geology and soils that could result from the implementation of the BCH Oakland CMP, including whether the project would:

(1) Expose people or structures to substantial risk of loss, injury, or death involving:

- Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map or Seismic Hazards Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (Refer to California Geological Survey 42 and 117 and PRC §2690 et. seq.);
- Strong seismic ground shaking;
- Seismic-related ground failure, including liquefaction, lateral spreading, subsidence, collapse; or
- Landslides;

(2) Result in substantial soil erosion or loss of topsoil, creating substantial risks to life, property, or creeks/waterways;

(3) Be located on expansive soil, as defined in §1802.3.2 of the California Building Code (2007, as it may be revised), creating substantial risks to life or property;

(4) Be located above a well, pit, swamp, mound, tank vault, or unmarked sewer line, creating substantial risks to life or property;

(5) Be located above landfills for which there is no approved closure and post-closure plan, or unknown fill soils, creating substantial risks to life or property; or

(6) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

The impact analysis, which is presented on pages 495 to 499 of the CMP Project EIR, concluded that all of the CMP Project's geology and soil impacts would either be less than significant or would be less than significant with the implementation of the SCAs. The project's cumulative impacts would also be less than significant. No mitigation would be required.

Project Consistency

As the PG&E duct bank relocation and the Caltrans retaining wall elements of the Infrastructure Improvements Project are substantially the same as the equivalent components in the approved CMP, and the renovations in the OPC, 5700 MLK Jr. Way research facility, 4242 Broadway building, and AB and BC Buildings utility separation and exiting updates would not involve any ground disturbing activities, the geology and soil impacts analyzed in the CMP Project EIR would remain unchanged. As noted in the CMP Project EIR, soil layers in the southern part of the project site, which are presumed to be related to Temescal Creek paleochannels, have a potential to liquefy. Further, the area also has expansive soils, shallow groundwater, and potential undocumented fill. Therefore, to address these hazards, a design-level geotechnical investigation must be prepared by a licensed professional in compliance with SCA GEO-3. The report must determine the project site's geotechnical conditions and address potential seismic hazards, such as seismic shaking and liquefaction. The report must identify building techniques appropriate to minimize seismic or other damage from differential settlement. The Infrastructure

Improvements Project would implement SCA GEO-3 to minimize geologic hazards. Furthermore, the retaining wall constructed within the Caltrans right-of-way would be subject to Caltrans Seismic Design Criteria, the Caltrans Geotechnical Services Design Manual, and other Caltrans standard specifications. All design criteria and specifications set forth in the design-level geotechnical investigation would be followed to ensure that impacts associated with geologic hazards would be less than significant. The Infrastructure Improvements Project would implement all applicable SCAs (SCA GEO-1, GEO-2 and GEO-3) to avoid or minimize significant geology and soil impacts.

Evaluation of Potential New Information/Changed Circumstances

There is no new information related to geology and soils or any changes in circumstances at or around the project site that could affect the conclusions of the prior impact analysis.

Conclusion

The Infrastructure Improvements Project would not result in new or substantially more severe significant geology and soils impacts than those evaluated and disclosed in the CMP Project EIR, and no new mitigation would be required.

5.9 Hydrology and Water Quality

Section I in Chapter IV of the CMP Project EIR analyzed impacts related to hydrology and water quality that could result from the implementation of the BCH Oakland CMP, including whether the project would:

(1) Violate any water quality standards or waste discharge requirements;

(2) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or proposed uses for which permits have been granted);

(3) Result in substantial erosion or siltation on- or off-site that would affect the quality of receiving waters;

(4) Result in substantial flooding on- or off-site;

(5) Create or contribute substantial runoff which would exceed the capacity of existing or planned stormwater drainage systems;

(6) Create or contribute substantial runoff which would be an additional source of polluted runoff;

(7) Otherwise substantially degrade water quality;

(8) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, that would impede or redirect flood flows;

(9) Place within a 100-year flood hazard area structures which would impede or redirect flood flows;

(10) Expose people or structures to a substantial risk of loss, injury or death involving flooding;

(11) Expose people or structures to a substantial risk of loss, injury or death as a result of inundation by seiche, tsunami, or mudflow;

(12) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course, or increasing the rate or amount of flow, of a Creek, river or stream in a manner that would result in substantial erosion, siltation, or flooding, both on or off-site; or

(13) Fundamentally conflict with elements of the City of Oakland Creek Protection (OMC Chapter 13.16) ordinance intended to protect hydrologic resources.

The impact analysis, which is presented on pages 511 to 518 of the CMP Project EIR, concluded that all of the CMP Project's hydrology and water quality impacts would either be less than significant or would be less than significant with the implementation of the SCAs. The project's cumulative impacts would also be less than significant. No mitigation would be required.

Project Consistency

As the PG&E duct bank relocation and the Caltrans retaining wall elements of the Infrastructure Improvements Project are substantially the same as the equivalent components in the approved CMP, and the renovations in the Outpatient Center, 5700 MLK Jr. Way research facility, and 4242 Broadway building, and utility separation and exiting updates would not involve any ground disturbing activities, most of hydrology and water quality impacts analyzed in the CMP Project EIR would remain unchanged.

According to the CMP Project EIR, the Phase 2 project area currently has approximately 325,400 square feet of impervious surfaces, which would increase by about 4,600 square feet as a result of Phase 2, for a total of 330,000 square feet of impervious surfaces. An increase in impervious cover is typically associated with increased runoff rates and velocities. If not properly managed, the increased runoff may exceed the capacity of the existing drainage network either locally or downstream. Phase 2 construction and operations would require the implementation of construction- and operation-period SCAs to ensure that impacts to water quality would be less than significant. Specifically, SCAs GEO-1 and HYD-1 would be required during project construction. During the operation period, implementation of SCAs HYD-2, HYD-3, and HYD-4 would be required. SCA HYD-4 requires a project to control or minimize any increases in infiltration or inflow to the stormwater and sanitary sewer system. SCA HYD-2 requires sizing of stormwater detention and treatment measures to ensure that runoff volumes are not increased over existing conditions. The one change to the Caltrans retaining wall project involves the elimination of the second curved retaining wall, fill slope between the two walls, and landscaping in the northern section of the retaining wall. This change would create more level land on the campus site which would be covered with impervious surfaces. There would be an estimated 5,000 square feet of impervious surfaces added to the Phase 2 site due to this project change. While this would result in increased runoff from the site, the project would still comply with SCAs HYD-2, HYD-3, and HYD-4 to avoid any on-site or downstream impacts. Implementation of these SCAs as part of the Infrastructure Improvements Project would ensure that potential construction and operation period impacts to water quality and hydrology would remain less than significant.

Evaluation of Potential New Information/Changed Circumstances

There is no new information related to hydrology and water quality or any changes in circumstances at or around the project site that could affect the conclusions of the prior impact analysis.

Conclusion

The Infrastructure Improvements Project would not result in new or substantially more severe significant hydrology and water quality impacts than those evaluated and disclosed in the CMP Project EIR, and no new mitigation would be required.

5.10 Hazards and Hazardous Materials

Section J in Chapter IV of the CMP Project EIR analyzed impacts related to hazards and hazardous materials that could result from the implementation of the BCH Oakland CMP, including whether the project would:

(1) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;

(2) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;

(3) Create a significant hazard to the public through the storage or use of acutely hazardous materials near sensitive receptors;

(4) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;

(5) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (i.e., the "Cortese List") and, as a result, would create a significant hazard to the public or the environment;

(6) Result in less than two emergency access routes for streets exceeding 600 feet in length unless otherwise determined to be acceptable by the Fire Chief, or his/her designee, in specific instances due to climatic, geographic, topographic, or other conditions;

(7) Fundamentally impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan;

(8) Be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, and would result in a significant safety hazard for people residing or working in the project area;

(9) Be located within the vicinity of a private airstrip, and would result in a significant safety hazard for people residing or working in the project area; or

(10) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

The impact analysis, which is presented on pages 530 to 535 of the CMP Project EIR, concluded that all of the CMP Project's hazards and hazardous materials impacts, including impacts from potential exposure to asbestos, lead-based paint, PCB and other hazardous materials present in existing structures to be demolished, would either be less than significant or would be less than significant with the implementation of the SCAs, including SCAs HAZ-4, HAZ-6 and HAZ-8. With respect to contamination from leaking underground tanks on- or off-site the campus site, the CMP Project EIR noted that the BCH Oakland-owned parking lot at 4701 Martin Luther King Jr. Way, is on the Cortese list due to a former leaking underground storage tank (UST). However, remedial activities at this site have been completed and case closure has been requested. This site would not create an impact for the proposed project. With regard to a previous UST located in the southern portion of the campus site near BC Building, the Phase I environmental site assessment indicated that the UST was believed to have been removed, but no closure records for the UST were found. The CMP Project EIR also noted that there may be a potential for lead to be present in shallow soils in the SR-24 right-of-way portion of the project site. Although lead has been gradually phased out of gasoline since the mid-1980s, soils adjacent to major roadways often contain elevated concentrations of aerially-deposited lead. The lead deposition is the result of airborne particulates and surface water runoff associated with tailpipe emissions prior to the time lead was phased out of vehicle fuels. Although lead deposition patterns vary depending on local topography and wind patterns, hazardous concentrations of lead have commonly been found within 30 feet of the edge of highway pavement and within the top 6 inches of soil. However, implementation of SCAs HAZ-1, HAZ-2, HAZ-3, HAZ-4, HAZ-5, HAZ-6, HAZ-7, HAZ-8, HAZ-9, and AIR-1 would be required for Phase 2 development. Compliance with these SCAs would ensure that potential impacts due to hazards associated with releases of hazardous materials into the environment related to the former on-site UST, aerially deposited lead, or any other sources of hazardous materials would be less than significant (City of Oakland 2015). The project's cumulative impacts would also be less than significant. No mitigation would be required.

Project Consistency

The OPC was constructed in 1993 and does not contain asbestos, lead-based paints or PCBs. Similarly, the exiting changes to separate AB and BC Buildings from adjoining buildings and the disconnection of utilities serving the two buildings would not involve any disturbance of hazardous materials. The 4242 Broadway renovation would modify interior space in a building of recent construction which does not contain asbestos, lead-based paints or PCBs. Further, all three project elements would not involve any ground disturbing activities that could encounter hazardous materials in the soils. There would be no potential for any impacts related to hazardous materials from these project elements.

The PG&E duct bank relocation would be located within the former Caltrans right-of-way in the southern portion of the campus site. Its construction would require excavation in an area where aerially deposited lead or other contamination could be present and encountered during construction. Similarly, the Caltrans retaining wall would also be located in the southern portion of the campus site and its construction would require excavation in an area where aerially deposited lead or other contamination could be encountered. However, implementation of SCAs listed above would minimize the potential for a significant impact during construction of both project elements.

The proposed 5700 Martin Luther King Jr. Way renovation would modify an existing lab and office space in the 1500 wing of the building which has already undergone renovations. However, due to the age of the building, asbestos, lead-based paints or other hazardous materials could still be encountered during the proposed renovations. However, with the implementation of the SCAs listed above, the potential for a significant impact from exposure to hazardous building materials would be minimized.

Evaluation of Potential New Information/Changed Circumstances

There is no new information related to hazards or hazardous materials or any changes in circumstances at or around the project site that could affect the conclusions of the prior impact analysis.

Conclusion

The Infrastructure Improvements Project would not result in new or substantially more severe significant hazards or hazardous materials impacts than those evaluated and disclosed in the CMP Project EIR, and no new mitigation would be required.

5.11 Utilities

Section K in Chapter IV of the CMP Project EIR analyzed impacts on major utilities and infrastructure, including water, wastewater, stormwater, solid waste, and energy that could result from the implementation of the BCH Oakland CMP, including whether the project would:

(1) Exceed water supplies available to serve the project from existing entitlements and resources, and require or result in construction of water facilities or expansion of existing facilities, construction of which could cause significant environmental effects;

(2) Result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the providers' existing commitments and require or result in construction of new wastewater treatment facilities or expansion of existing facilities, construction of which could cause significant environmental effects;

(3) Exceed wastewater treatment requirements of the San Francisco Bay Regional Water Quality Control Board;

(4) Require or result in construction of new storm water drainage facilities or expansion of existing facilities, construction of which could cause significant environmental effects;

(5) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs and require or result in construction of landfill facilities or expansion of existing facilities, construction of which could cause significant environmental effects;

(6) Violate applicable federal, State, and local statutes and regulations related to solid waste;

(7) Result in a determination by the energy provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the providers' existing commitments and require or result in construction of new energy facilities or expansion of existing facilities, construction of which could cause significant environmental effects; or

(8) Violate applicable federal, State and local statutes and regulations relating to energy standards.

The impact analysis, which is presented on pages 551 to 561 of the CMP Project EIR, concluded that all of the CMP Project's impacts related to utility demand and infrastructure would either be less than significant or would be less than significant with the implementation of the SCAs. The project's cumulative impacts would also be less than significant. No mitigation would be required.

Project Consistency

Some elements of the proposed project, namely PG&E duct bank relocation, Caltrans retaining wall, and the utility separation and exiting updates in AB and BC Buildings, would not increase the campus site population and therefore would not result in an increased demand for utilities. Furthermore, as discussed above, all of the employees who would occupy the renovated space in the OPC, the renovated lab in the 5700 MLK Jr. Way research facility, and the renovated space in the 4242 Broadway building are existing employees who would relocate into these buildings from existing buildings on the campus. Additionally, the project would not serve patients and visitors. Therefore, implementation of the Infrastructure Improvements Project would not cause the campus population to increase compared to existing conditions. Consequently, the Infrastructure Improvements Project would not result in an increase in demand for utilities, including water and wastewater. In fact, due to higher efficiency water and wastewater fixtures as well as better energy efficiency in the renovated spaces compared to existing spaces occupied by the employees, the utility demand would likely be lower than under existing conditions. The Infrastructure Improvements Project would not result in new or substantially more severe significant utility impacts than previously analyzed. Further, the Infrastructure Improvements Project would also comply with and implement SCA UTIL-1.

Evaluation of Potential New Information/Changed Circumstances

There is no new information related to major utilities or any changes in circumstances at or around the project site that could affect the conclusions of the prior impact analysis.

The impact of the CMP on water supply was analyzed in the CMP Project EIR based on a Water Supply Assessment (WSA) prepared for the project by East Bay Municipal Utility District (EBMUD). The WSA estimated that increased water demand from the buildout of the BCH Oakland campus under the CMP and concluded that the anticipated daily water demand that would result from the buildout was accounted for in EBMUD's water demand projections as published in EBMUD's 2010 Urban Water Management Plan. In compliance with state law, EBMUD's UWMP is updated every five years. The latest 2020 UWMP, which was adopted in June 2021, assesses water supplies against expected water demands for a 30-year planning horizon (2020 through 2050). As the water demand associated with the CMP was accounted for in the 2010 UWMP, it is reasonable to assume that it is also accounted for in the 2020 UWMP demand projections, which estimates increases in water demand based on the number of accounts and provides for a 53 percent increase in water demand associated with institutional customers such as UCSF BCH Oakland. The 2020 UWMP concluded that EBMUD can meet customer demand out to 2050 during normal years and single dry years. However, during multi-year droughts, even with customer demand reduction measures in place, EBMUD will need to obtain supplemental supplies to meet customer demands (EBMUD 2021). As noted above, the Infrastructure Improvements Project would not result in an increase in water demand on the UCSF BCH Oakland campus and could potentially reduce the demand compared to existing conditions. Therefore, the Infrastructure Improvements Project is

accounted for in EBMUD's water planning efforts and would not result in a new or substantially more severe significant water supply impact than previously disclosed in the CMP Project EIR.

Conclusion

The Infrastructure Improvements Project would not result in new or substantially more severe significant utility impacts than those evaluated and disclosed in the CMP Project EIR, and no new mitigation would be required.

5.12 Other Resources

Section D in Chapter VI of the CMP Project EIR analyzed the potential effects of the CMP on other resources, namely Agricultural and Forestry Resources, Biological Resources, Mineral Resources, Population and Housing, Public Services, and Recreation, and found all impacts to be less than significant or in the case of biological resources less than significant with the implementation of the SCAs.

Project Consistency

As most of the elements of the Infrastructure Improvements Project are essentially the same as the equivalent components in the CMP and the Infrastructure Improvements Project elements would not cause the population at the campus to increase, impacts on other resources, including Agricultural and Forestry Resources, Biological Resources, Mineral Resources, Population and Housing, Public Services, and Recreation, would remain unchanged. The CMP Project EIR noted that about 90 protected trees would be removed in conjunction with the implementation of Phase 2 of the CMP. The Caltrans retaining wall element of the Infrastructure Improvements Project would require the removal of 50 trees, of which 42 meet the criteria of protected trees under the City of Oakland Tree Ordinance. As the number of affected trees is within the previous estimate, the proposed project would not result in a new or substantially more severe significant impact on protected trees than previously analyzed. Further, the Infrastructure Improvements Project would also comply with and implement SCAs BIO-1, BIO-2, BIO-3, and BIO-4 that would avoid significant impacts on protected trees and nesting birds.

As stated in **Section 4.0**, the renovation of the lab and office space in the 5700 MLK Jr. Way research facility and the renovation of space in the 4242 Broadway building was not included in the CMP Project EIR. However, the inclusion of these project elements in the Infrastructure Improvements Project would not change the previously analyzed impacts on Agricultural and Forestry Resources, Biological Resources, Mineral Resources, Population and Housing, Public Services, and Recreation because the proposed improvements are internal renovation projects inside existing buildings that would not affect any of these resources.

Evaluation of Potential New Information/Changed Circumstances

There is no new information related to other resources or any changes in circumstances at or around the project site that could affect the conclusions of the prior impact analysis.

Since the certification of the CMP Project EIR in 2015, *CEQA Guidelines* Appendix G containing the CEQA checklist has been updated to include additional environmental topics for evaluation in CEQA documents. These new topics include Tribal Cultural Resources and Wildfire. According to *CEQA Guidelines* Section 15007, "amendments to the guidelines apply prospectively only," and "new requirements in amendments will apply to steps in the CEQA process not yet undertaken by the date

when agencies must comply with the amendments." The Guidelines section also states that CEQA documents must meet the "content requirements in effect when the document was set out for public review," and "shall not need to be revised to conform to any new content requirements in guideline amendments taking effect before the document is finally approved." As the CMP Project EIR was prepared consistent with the content requirements in early 2015 and the EIR was certified before these changes were made to the checklist, the CMP Project EIR does not need to be revised to address the new requirements related to wildfire or tribal cultural resources. Furthermore, wildfire is not an issue for the project as it is not located near open space or in an area with high wildfire hazard. Regarding analysis of impacts on tribal cultural resources pursuant to AB 52, OPR noted that projects approved after July 1, 2015 would need to comply with the requirements of AB 52. The CMP Project EIR was certified before that date and the CMP was approved at that time. AB 52 also stipulates that tribal consultation should be conducted if an EIR or a Mitigated Negative Declaration is being prepared. The analysis in this Addendum shows that the Infrastructure Improvements Project is adequately analyzed in the CMP Project EIR and that no new CEQA documentation is required. For all of these reasons, AB 52 consultation regarding tribal cultural resources is not required.

Conclusion

The Infrastructure Improvements Project would not result in new or substantially more severe significant impacts on other resources than those evaluated and disclosed in the CMP Project EIR, and no new mitigation would be required.

6.0 SUMMARY

As some of the Infrastructure Improvements Project elements are substantially the same as the equivalent components in the approved CMP, and the new or revised elements, such as the lab renovation in the 5700 MLK Jr. Way research facility, the renovations in the 4242 Broadway building, or the modified Caltrans retaining wall, would not result in new significant impacts, the analysis demonstrates that the project is adequately analyzed in the previously certified CMP Project EIR. While there are some changes in the circumstances in which the project will be undertaken, there would be no new or substantially more severe significant environmental impacts from project implementation, and no new mitigation would be required. None of the conditions set forth in Public Resources Code Section 21166 or *CEQA Guidelines* Sections 15162 and 15163 requiring the preparation of a subsequent document have been met. Therefore, no further CEQA documentation is required.

7.0 REFERENCES

BAAQMD. 2022. *Justification Report: CEQA Thresholds for Evaluating the Significance of Climate Impacts from Land Use Projects and Plans*. April 2022.

City of Oakland. 2015. *Children's Hospital and Research Center Oakland Campus Master Plan Project Final Environmental Impact Report*. SCH No. 2013072058. February 2015.

EBMUD. 2021. *East Bay* Municipal *Utility District Urban Water Management Plan 2020*. Adopted June 2021.

Taylor Design. *2022*. *5700 MLK Building Wet Lab Upgrades Basis of Design*. Prepared for University of California San Francisco Medical Center. May 2022.

APPENDIX A

INFRASTRUCTURE IMPROVEMENTS PROJECT

MITIGATION MONITORING AND REPORTING PROGRAM

APPENDIX A
UCSF BCH OAKLAND INFRASTRUCTURE IMPROVEMENTS PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act ("CEQA") requires that a Lead Agency or Responsible Agency establish a program to monitor and report on mitigation measures adopted as part of the environmental review process to avoid or reduce the severity and magnitude of potentially significant environmental impacts associated with project implementation. CEQA (Public Resources Code Section 21081.6 (a)(1)) requires that a Mitigation Monitoring and Reporting Program ("MMRP") be adopted at the time that the agency determines to approve a project for which an Environmental Impact Report ("EIR") has been prepared, to ensure that mitigation measures identified in the EIR are fully implemented.

The City of Oakland ("City") prepared and adopted a MMRP for the Children's Hospital and Research Center ("CHRCO") Campus Master Plan ("CMP") Project at the time that it approved the CMP for the development of the CHRCO campus that has since been renamed UCSF Benioff Children's Hospital Oakland. The City's MMRP set forth the standard conditions of approval ("SCAs") that were incorporated and imposed on the CMP Project. The Infrastructure Improvements Project is an element of the development included in the CMP. The University is acting as the Lead Agency for the implementation of the Infrastructure Improvements Project pursuant to CEQA Guidelines Sections 15051, 15052, and 15366 and has agreed to implement all applicable SCAs identified in the CMP Project EIR for the mitigation of the environmental impacts of the proposed Infrastructure Improvements Project.

In its role as the Lead Agency, the University has included in this MMRP only those SCAs that are applicable to the Infrastructure Improvements Project. Further, while it has retained the wording of the SCAs substantially as set forth by the City, in some instances certain SCAs have been rephrased, as indicated in the underline and strikeout text, to align them with the manner in which UCSF would implement those SCAs. However, none of the changes to the wording of the SCAs would reduce the effectiveness of the SCA.

The MMRP for the Infrastructure Improvements Project is presented in **Table 1, Infrastructure Improvements Project Mitigation Monitoring and Reporting Program**. The MMRP will be adopted when the University makes a final decision on the project. The MMRP in **Table 1** describes the timing, responsibilities, and implementation and monitoring procedures for each SCA, including:

Standard Conditions of Approval: Provides the name, or identification, and the full text of the SCA.

Mitigation Monitoring Schedule: Identifies the stage of the project during which the SCA action will be taken.

Mitigation Monitoring Responsibility: Designates the entity responsible for implementation of the SCA.

Mitigation Monitoring & Reporting Procedure: Specifies procedures for documenting and reporting SCA implementation.

TABLE 1
INFRASTRUCTURE IMPROVEMENTS PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Environmental Impact	Standard Conditions of Approval (SCA)	Mitigation Monitoring and Reporting		
		Schedule	Responsibility	Justification for Clarification of SCA and Procedure for Implementation by UCSF
C. CULTURAL AND HISTORIC RESOURCES				
No significant impacts to archaeological resources would occur with implementation of the Standard Conditions of Approval listed in this table.	**SCA CUL-1: Archaeological Resources.** ~~*Ongoing throughout demolition, grading, and/or construction*~~ a. Pursuant to *CEQA Guidelines* section 15064.5 (f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore, in the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and UCSF ~~the project applicant and/or lead agency~~ shall consult with a qualified archaeologist or paleontologist to assess the significance of the find. If any find is determined to be significant, UCSF ~~representatives of the project proponent and/or lead agency~~ and the qualified archaeologist would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by ~~the City of Oakland~~ UCSF. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report prepared by the qualified archaeologist according to current professional standards. b. In considering any suggested measure proposed by the consulting archaeologist in order to mitigate impacts to historical resources or unique archaeological resources, UCSF ~~the project applicant~~ shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while the measure for historical resources or unique archaeological resources is carried out. c. Should an archaeological artifact or feature be discovered on-site during project construction, all activities within a 50-foot radius of the find would be halted until the findings can be fully investigated by a qualified archaeologist to evaluate the find and assess the significance of the find according to the CEQA definition of a historical or unique archaeological resource. If the deposit is determined to be significant, UCSF ~~the project applicant~~ and the	Ongoing throughout demolition, grading, and/or construction. Upon discovery of archaeological resources cease construction within a 50-foot radius of the find. Submit alternative plans prior to resuming construction.	UCSF Project Manager and Construction Teams	Clarifications to ensure consistency with UCSF process. Provide written verification in report form to the Monitor to certify that provisions are included for implementation of SCA CUL-1 if cultural resources are discovered during construction activities. Provide construction status report to Monitor upon request and on completion of construction.

NOTE: While UCSF has retained the wording of the SCAs substantially as set forth by the City, in some instances certain SCAs have been rephrased to align them with the manner in which UCSF would implement those SCAs, as indicated in the underline and strikeout text. However, none of the changes to the wording of the SCAs would reduce the effectiveness of the SCA.

TABLE 1 (CONTINUED)
INFRASTRUCTURE IMPROVEMENTS PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Environmental Impact	Standard Conditions of Approval (SCA)	Mitigation Monitoring and Reporting		
		Schedule	Responsibility	Justification for Clarification of SCA and Procedure for Implementation by UCSF
C. CULTURAL AND HISTORIC RESOURCES (cont.)				
SCA CUL-1 (*cont.*)	qualified archaeologist shall meet to determine the appropriate avoidance measures or other appropriate measure, ~~subject to approval by the City of Oakland~~ which shall assure implementation of appropriate measure measures recommended by the archaeologist. Should archaeologically-significant materials be recovered, the qualified archaeologist shall recommend appropriate analysis and treatment, and shall prepare a report on the findings for submittal to the Northwest Information Center.	See above	See above	Clarifications to ensure consistency with UCSF process. See above regarding procedure.
	SCA CUL-1a: Intensive Pre-Construction Study. ~~*Prior to demolition, grading and/or construction.*~~ UCSF shall ~~The project applicant, upon approval from the City Planning Department, may choose to~~ complete a site-specific, intensive archaeological resources study prior to soil-disturbing activities occurring on the project site if such a study is warranted based on consultation with a qualified archaeologist. The purpose of the site-specific, intensive archaeological resources study is to identify early the potential presence of history-period archaeological resources on the project site. If that approach is selected, the study shall be conducted by a qualified archaeologist ~~approved by the City Planning Department.~~ If prepared, at a minimum, the study shall include: • An intensive cultural resources study of the project site, including subsurface presence/absence studies, of the project site. Field studies conducted by the approved archaeologist(s) may include, but are not limited to, auguring and other common methods used to identify the presence of archaeological resources; • A report disseminating the results of this research; • Recommendations for any additional measures that could be necessary to mitigate any adverse impacts to recorded and/or inadvertently discovered cultural resources.	If prepared, prior to construction	UCSF Project Manager and Construction Teams	Clarifications to ensure consistency with UCSF process and to conform SCA to CEQA requirements. Provide written verification in report form to the Monitor.

NOTE: While UCSF has retained the wording of the SCAs substantially as set forth by the City, in some instances certain SCAs have been rephrased to align them with the manner in which UCSF would implement those SCAs, as indicated in the underline and strikeout text. However, none of the changes to the wording of the SCAs would reduce the effectiveness of the SCA.

TABLE 1 (CONTINUED)
INFRASTRUCTURE IMPROVEMENTS PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Environmental Impact	Standard Conditions of Approval (SCA)	Mitigation Monitoring and Reporting		
		Schedule	Responsibility	Justification for Clarification of SCA and Procedure for Implementation by UCSF
C. CULTURAL AND HISTORIC RESOURCES (cont.)				
SCA CUL-1a (cont.)	If the results of the study indicate a high potential presence of historic-period archaeological resources on the project site, or a potential resource is discovered, ~~the project applicant~~ UCSF shall hire a qualified archaeologist to monitor any ground disturbing activities on the project site during construction (see SCA CUL-1b, Construction-Period Monitoring, below), implement avoidance and/or find recovery measures (see SCA CUL-1c, Avoidance and/or Find Recovery, below), and prepare an ALERT Sheet that details what could potentially be found at the project site (see SCA CUL-1d, Construction ALERT Sheet, below). If no potential resource~~s~~ is discovered during the preconstruction study, SCA CUL-1, Archaeological Resources, shall apply and be adequate to reduce any potentially significant impact to less-than-significant.			
	SCA CUL-1b: Construction-Period Monitoring. ~~*Ongoing throughout demolition, grading and/or construction.*~~ Archaeological monitoring would include briefing construction personnel about the type of artifacts that may be present (as referenced in the ALERT Sheet, require per SCA CUL-1d, Construction ALERT Sheet, below) and the procedures to follow if any are encountered, field recording and sampling in accordance with the Secretary of Interior's *Standards and Guidelines for Archaeological Documentation*, notifying the appropriate officials if human remains or cultural resources are discovered, or preparing a report to document negative findings after construction is completed. If a significant archaeological resource is discovered during the monitoring activities, adherence to SCA CUL-1c, Avoidance and/or Find Recovery, discussed below), would be required to reduce the impact to less than significant. UCSF ~~The project applicant~~ shall hire a qualified archaeologist to monitor all ground-disturbing activities on the project site throughout construction.	Ongoing throughout demolition, grading and/or construction	UCSF Project Manager and Construction Teams	Clarifications to ensure consistency with UCSF process. Provide written verification to the Monitor. If a significant archaeological resource is discovered during the monitoring activities, confirm adherence to SCA CUL -1c. Specific requirements include: • Review and approve qualified archaeologist. • Briefing of construction personnel as to artifacts potentially located on-site and procedures to be implemented. • Confirm implementation of all applicable measures.

NOTE: While UCSF has retained the wording of the SCAs substantially as set forth by the City, in some instances certain SCAs have been rephrased to align them with the manner in which UCSF would implement those SCAs, as indicated in the underline and strikeout text. However, none of the changes to the wording of the SCAs would reduce the effectiveness of the SCA.

TABLE 1 (CONTINUED)
INFRASTRUCTURE IMPROVEMENTS PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Environmental Impact	Standard Conditions of Approval (SCA)	Mitigation Monitoring and Reporting		
		Schedule	Responsibility	Justification for Clarification of SCA and Procedure for Implementation by UCSF
C. CULTURAL AND HISTORIC RESOURCES (cont.)				
	SCA CUL-1c: Avoidance and/or Find Recovery. ~~*Ongoing and throughout demolition, grading and/or construction.*~~ If a significant archaeological resource is present that could be adversely impacted by the proposed project, UCSF ~~the project applicant of the specific project site~~ shall either: • Stop work and redesign the proposed project to avoid any adverse impacts on significant archaeological resource(s); or, • If avoidance is determined infeasible by ~~the City~~ UCSF, design and implement an Archaeological Research Design and Treatment Plan (ARDTP). UCSF ~~The project applicant~~ shall hire a qualified archaeologist who shall prepare a draft ARDTP that shall be submitted to ~~the City~~ UCSF Campus Planning ~~Department~~ for review and approval. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of ~~the~~ archaeological resources if nondestructive methods are practical. UCSF ~~The project applicant~~ shall implement the ARDTP. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant.	Ongoing and throughout demolition, grading and/or construction Submittal of ARDTP to UCSF Campus Planning prior to construction resuming in event of finding a significant archeological resource	UCSF Project Manager and Construction Teams	Clarifications to ensure consistency with UCSF process. Provide written verification to the Monitor. Confirm adherence to SCA CUL-1c. Specific requirements include: • Review and approve qualified archeologist who will prepare the ARDTP plan. • Review and approve ARDTP plan. • Confirm implementation of all applicable measures.

NOTE: While UCSF has retained the wording of the SCAs substantially as set forth by the City, in some instances certain SCAs have been rephrased to align them with the manner in which UCSF would implement those SCAs, as indicated in the underline and strikeout text. However, none of the changes to the wording of the SCAs would reduce the effectiveness of the SCA.

TABLE 1 (CONTINUED)
INFRASTRUCTURE IMPROVEMENTS PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Environmental Impact	Standard Conditions of Approval (SCA)	Mitigation Monitoring and Reporting		
		Schedule	Responsibility	Justification for Clarification of SCA and Procedure for Implementation by UCSF
C. CULTURAL AND HISTORIC RESOURCES (cont.)				
	SCA CUL-1d: Construction ALERT Sheet. ~~*Prior to and during all subsurface construction activities for the Project.*~~ ~~The project applicant, upon approval from the City Planning Department,~~ UCSF may choose to prepare a construction ALERT sheet prior to soil-disturbing activities occurring on the project site, instead of conducting site-specific, intensive archaeological resources pursuant to SCA CUL-1a, above. ~~The project applicant shall submit for review and approval by the City~~ P~~p~~rior to commencement of subsurface construction activity, an "ALERT" sheet shall be prepared by a qualified archaeologist with visuals that depict each type of artifact that could be encountered on the project site and it shall be reviewed and approved by UCSF. Training by the qualified archaeologist shall be provided to the project's prime contractor; any project subcontractor firms (including demolition, excavation, grading, foundation, and pile driving); and/or utilities firm involved in soil-disturbing activities within the project site. The ALERT sheet shall state, in addition to the basic measures of SCA CUL-1, that in the event of discovery of the following cultural materials, all work must be stopped in the area and ~~the City's Environmental Review Officer~~ UCSF Campus Planning contacted to evaluate the find: concentrations of shellfish remains; evidence of fire (ashes, charcoal, burnt earth, firecracked rocks); concentrations of bones; recognizable Native American artifacts (arrowheads, shell beads, stone mortars [bowls], humanly shaped rock); building foundation remains; trash pits, privies (outhouse holes); floor remains; wells; concentrations of bottles, broken dishes, shoes, buttons, cut animal bones, hardware, household items, barrels, etc.; thick layers of burned building debris (charcoal, nails, fused glass, burned plaster, burned dishes); wood structural remains (building, ship, wharf); clay roof/floor tiles; stone walls or footings; or gravestones. Prior to any soil-disturbing activities, each contractor shall be responsible for ensuring that the ALERT sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, and supervisory personnel. If the project applicant chooses to implement SCA CUL-1d, Construction ALERT Sheet,	Prior to and during all subsurface construction activities	UCSF Project Manager and Construction Teams	Clarifications to ensure consistency with UCSF process. Provide written verification to the Monitor. Confirm adherence to SCA CUL-1d or SCA CUL-1a. If a potential resource is discovered on the project site during ground disturbing activities during construction, confirm adherence to SCA CUL-1b and SCA CUL -1c. Specific requirements of SCA CUL -1 d include: • Review and approve qualified archeologist who will prepare the Construction Alert Sheet. • Review and approve Construction ALERT Sheet. • Confirm that a qualified archaeologist provides training to the project's construction contractors and subcontracts and that ALERT Sheet is circulated to all field personnel.

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TABLE 1 (CONTINUED)
INFRASTRUCTURE IMPROVEMENTS PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Environmental Impact	Standard Conditions of Approval (SCA)	Mitigation Monitoring and Reporting		
		Schedule	Responsibility	Justification for Clarification of SCA and Procedure for Implementation by UCSF
C. CULTURAL AND HISTORIC RESOURCES (cont.)				
SCA CUL-1d (*cont*.)	and a potential resource is discovered on the project site during ground disturbing activities during construction, UCSF ~~the project applicant~~ shall hire a qualified archaeologist to monitor any ground disturbing activities on the project site during construction (see SCA CUL-1b, Construction-Period Monitoring, above), implement avoidance and/or find recovery measures (see SCA CUL-1c, Avoidance and/or Find Recovery, above), and prepare an updated ALERT Sheet that addresses the potential resource(s) and other possible resources based on the discovered find found on the project site. If no potential resource(s) are discovered during ground disturbing activities during construction pursuant to the construction ALERT sheet, SCA CUL-1, Archaeological Resources, shall apply and be adequate to reduce any potentially significant impact to less than significant.			
No significant impacts to human remains would occur with implementation of the Standard Conditions of Approval listed in this table.	**SCA CUL-2: Human Remains.** ~~*Ongoing throughout demolition, grading, and/or construction.*~~ In the event that human skeletal remains are uncovered at the project site during construction or ground-breaking activities, all work shall immediately halt, and the Alameda County Coroner shall be contacted to evaluate the remains~~,~~ ~~and~~ following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, ~~the City~~ UCSF shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.	Ongoing throughout demolition, grading and/or construction Upon discovery of human remains, cease construction within a 50-foot radius of the find Submit alternative plans prior to resuming construction	UCSF Project Manager and Construction Teams	Clarifications to ensure consistency with UCSF process. Provide written verification to the Monitor. Confirm adherence to SCA CUL-2 in the event of the discovery of human remains and confirm work stoppage within a 50-foot radius of the find. Confirm required agency notifications and consultations if resources are found. Prepare alternative plan and implement the plan.

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INFRASTRUCTURE IMPROVEMENTS PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Environmental Impact	Standard Conditions of Approval (SCA)	Mitigation Monitoring and Reporting		
		Schedule	Responsibility	Justification for Clarification of SCA and Procedure for Implementation by UCSF
C. CULTURAL AND HISTORIC RESOURCES (cont.)				
No significant impacts to paleontological resources would occur with implementation of the Standard Conditions of Approval listed in this table.	**SCA CUL-3: Paleontological Resources.** ~~*Ongoing throughout demolition, grading, and/or construction.*~~ In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards (SVP 1995,1996)). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find under the criteria set forth in Section 15064.5 of the CEQA Guidelines. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If ~~the City~~ UCSF determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to ~~the City~~ UCSF for review and approval.	Ongoing throughout demolition, grading and/or construction Cease construction within 50 feet upon discovery of paleontological resources until examination by a qualified paleontologist, and submittal of a discovery and excavation plan prior to resuming construction	UCSF Project Manager and Construction Teams	Clarifications to ensure consistency with UCSF process. Provide written verification to the Monitor. Confirm adherence to SCA CUL-3 in the event of a paleontological resource discovery and confirm work stoppage within 50 feet of the find until an alternative plan is prepared and implemented. Specific requirements of CUL-3 include: • Review and approve qualified paleontologist. • Confirm required agency notifications and consultations if resources are found. • Review and approve the excavation plan, and confirm the plan is implemented or complied with.

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INFRASTRUCTURE IMPROVEMENTS PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

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		Schedule	Responsibility	Justification for Clarification of SCA and Procedure for Implementation by UCSF
D. TRANSPORTATION AND CIRCULATION				
No significant construction-related transportation and circulation impacts would occur with implementation of the Standard Conditions of Approval listed in this table.	**SCA TRA-2: Construction Traffic and Parking.** ~~*Prior to issuance of a demolition, grading, or building permit.*~~ The ~~project applicant and~~ construction contractor shall meet with ~~appropriate City of Oakland agencies~~ UCSF Campus Planning to determine traffic management strategies to reduce, to the maximum extent feasible, traffic congestion and the effects of parking demand by construction workers during construction of this project and other nearby projects that could be simultaneously under construction. The ~~project applicant~~ construction contractor shall develop a construction management plan for review and approval by the UCSF Campus Planning ~~Planning and Zoning Division, the Building Services Division, and the Transportation Services Division~~. The plan shall include at least the following items and requirements: a) A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. b) Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures will occur. c) Location of construction staging areas for materials, equipment, and vehicles at an approved location. d) A process for responding to, and tracking, complaints pertaining to construction activity, including identification of an onsite complaint manager. The manager shall determine the cause of the complaints and shall take prompt action to correct the problem. ~~Planning and Zoning shall be informed who the Manager is prior to the issuance of the first permit issued by Building Services.~~	Prior to commencement of demolition, grading, or building construction and ongoing throughout construction	UCSF Project Manager and Construction Teams	Clarifications to ensure consistency with UCSF process. Item (q) no longer applies because this item is specific to development of the OPC2 during Phase 1, which is an element of Phase 1 that has already been completed. Provide written verification in report form to the Monitor to certify that a complete and thorough Construction Management Plan is included. Provide a report on construction management to Monitor upon request; but no less than quarterly after beginning each construction activity.

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INFRASTRUCTURE IMPROVEMENTS PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

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D. TRANSPORTATION AND CIRCULATION (cont.)				
SCA TRA-2: (*cont.*)	e) Provision for accommodation of pedestrian flow. f) Provision for parking management and spaces for all construction workers to ensure that construction workers do not park in on-street spaces. g) Any damage to the street caused by heavy equipment, or as a result of this construction, shall be repaired, at ~~the project sponsor's~~ UCSF's expense, within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, repair shall occur prior to issuance of a final inspection of the building permit. All damage that is a threat to public health or safety shall be repaired immediately. The street shall be restored to its condition prior to the new construction as established by ~~the City Building Inspector and/or~~ photo documentation, ~~at the project sponsor's~~ at UCSF's expense~~, before the issuance of a Certificate of Occupancy.~~ h) Any heavy equipment brought to the construction site shall be transported by truck, where feasible. i) No materials or equipment shall be stored on the traveled roadway at any time. j) Prior to construction, a portable toilet facility and a debris box shall be installed on the site, and properly maintained through project completion. k) All equipment shall be equipped with mufflers. l) Prior to the end of each work day during construction, the contractor or contractors shall pick up and properly dispose of all litter resulting from or related to the project, whether located on the property, within the public rights-of-way, or properties of adjacent or nearby neighbors. m) A set of comprehensive traffic control measures for motor vehicles, transit, bicycle, and pedestrian access and circulation during each phase of construction.			

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D. TRANSPORTATION AND CIRCULATION (cont.)				
SCA TRA-2: (*cont.*)	n) A construction period parking management plan to ensure that parking demands for construction workers, site employees, and patients/visitors are accommodated during each phase of construction. o) Limit construction truck traffic to the streets identified in Figure IV.D-25 as part of the contract for project construction. To further implement Standard Condition of Approval TRA-2: p) If construction staging is to be located along the north side of 52nd Street adjacent to OPC1, then UCSF ~~the project applicant~~ shall not locate construction staging of equipment or materials past the second parking meters (east of MLK. Jr. Way) located along the street. This construction staging area shall be submitted for review and approval as part of the construction management plan. q~~) The project applicant shall submit a study showing all exits and entrances from the OPC1 Building and the feasibility of using each of these entrance/exits as an alternative ingress and egress during Phase I for City review and approval. The City shall consider the adjacency of the property at 720 52nd Street when finalizing alternative access to/from OPC1.~~ ~~R)~~ ~~The project applicant~~ UCSF shall prepare and ~~submit~~ implement a plan~~s~~ for a construction period community engagement program ~~to the City for review and approval prior to issuance of a grading, demolition, or building permit~~. The process for engaging the community (via newsletter, website notification, or meetings) prior to and throughout the construction period shall be detailed in the plan.			

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Environmental Impact	Standard Conditions of Approval (SCA)	Mitigation Monitoring and Reporting		
		Schedule	Responsibility	Justification for Clarification of SCA and Procedure for Implementation by UCSF
E. AIR QUALITY				
No significant construction-related air quality impacts would occur with implementation of the Standard Conditions of Approval listed in this table.	**SCA AIR-1: Construction-Related Air Pollution Controls (Dust and Equipment Emissions).** ~~*Ongoing throughout demolition, grading, and/or construction.*~~ During construction, ~~the project applicant~~ UCSF shall require the construction contractor to implement all of the following applicable measures recommended by the Bay Area Air Quality Management District (BAAQMD): a) Water all exposed surfaces of active construction areas at least twice daily (using reclaimed water if possible). Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible. b) Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer). c) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. d) Pave all roadways, driveways, sidewalks, etc. as soon as feasible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used. e) Enclose, cover, water twice daily or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.). f) Limit vehicle speeds on unpaved roads to 15 miles per hour. g) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations. Clear signage to this effect shall be provided for construction workers at all access points.	Ongoing throughout demolition, grading, and/or construction	UCSF Project Manager and Construction Teams	Clarifications to ensure consistency with UCSF process. The contractor will prepare a construction air pollution control plan and report on the implementation of the SCA measure. Provide a report on construction air pollution control strategies and report to Monitor upon request; but no less than quarterly after beginning each construction phase.

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E. AIR QUALITY (cont.)				
SCA AIR-1 (*cont*.)	h) All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. i) Post a publicly visible sign that includes the contractor's name and telephone number to contact regarding dust complaints. When contacted, the contractor shall respond and take corrective action within 48 hours. The telephone numbers of contacts at the City UCSF and the BAAQMD shall also be visible. This information may be posted on other required on-site signage. j) All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe. k) All excavation, grading, and demolition activities shall be suspended when average wind speeds exceed 20 mph. l) Install sandbags or other erosion control measures to prevent silt runoff to public roadways. m) Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for one month or more). n) Designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. o) Install appropriate wind breaks (e.g., trees, fences) on the windward side(s) of actively disturbed areas of the construction site to minimize wind-blown dust. Wind breaks must have a maximum 50 percent air porosity. p) Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.			

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E. AIR QUALITY (cont.)				
SCA AIR-1 (*cont*.)	q) The simultaneous occurrence of excavation, grading, and ground- disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time. r) All trucks and equipment, including tires, shall be washed off prior to leaving the site. s) Site accesses to a distance of 100 feet from the paved road shall be treated with a 6- to 12-inch compacted layer of wood chips, mulch, or gravel. t) Minimize the idling time of diesel-powered construction equipment to two minutes. v) Use low VOC (e.g., ROG) coatings beyond the local requirements (e.g., BAAQMD Regulation 8, Rule 3: Architectural Coatings). u) ~~The project applicant~~ UCSF shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent ~~Nox~~ NOx reduction and 45 percent particulate matter (PM) reduction compared to the most recent California Air Resources Board (ARB) fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after- treatment products, add-on devices such as particulate filters, and/or other options as they become available. w) All construction equipment, diesel trucks, and generators shall be equipped with Best Available Control Technology for emission reductions of NOx and PM. x) Off-road heavy diesel engines shall meet the ARB's most recent certification standard.			

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F. GREENHOUSE GAS EMISSIONS				
No significant impacts associated with greenhouse gas emissions would occur with implementation of the Standard Conditions of Approval listed in this table.	**SCA GHG-2: Waste Reduction and Recycling. (See SCA UTIL-1)**	See SCA UTIL-1	See SCA UTIL-1	See SCA UTIL-1
G. NOISE				
No significant construction period noise or vibration impacts would occur with implementation of the Standard Condition of Approval listed in this table.	**SCA NOI-1: Days/Hours of Construction Operation.** ~~*Ongoing throughout demolition, grading, and/or construction.*~~ ~~The project applicant~~ UCSF shall require construction contractors to limit standard construction activities as follows: a) Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pile driving and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m. Monday through Friday. b) Any construction activity proposed to occur outside of the standard hours of 7:00 a.m. to 7:00 p.m. Monday through Friday for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened~~ and such construction activities shall only be allowed with the prior written authorization of the Building Services Division.~~ c) Construction activity shall not occur on Saturdays, with the following possible exceptions:	Ongoing throughout demolition, grading and construction	UCSF Project Manager and Construction Teams	Clarifications to ensure consistency with UCSF process. Issue instructions for the construction contractor to incorporate the SCA. The contractor will prepare a construction noise control plan to report on the implementation of the measure. Provide written verification in report form to the Monitor to certify that provisions are included for construction noise control through limitations on construction hours. Provide a report on construction noise control to Monitor upon request; but no less than quarterly after beginning each construction activity.

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G. NOISE (cont.)				
SCA NOI-1 (*cont.*)	i. Prior to the building being enclosed, requests for Saturday construction for special activities (such as concrete pouring which may require more continuous amounts of time), shall be evaluated on a case by case basis in coordination with UCSF Community Relations and UCSF Campus Planning, with criteria including the proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened. ~~Such construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division.~~ ii. After the building is enclosed, requests for Saturday construction activities shall only be allowed on Saturdays with ~~the prior written authorization of the Building Services Division~~ notice to UCSF Community Relations, and only then within the interior of the building with the doors and windows closed. d) No extreme noise generating activities (greater than 90 dBA) shall be allowed on Saturdays, with no exceptions. e) No construction activity shall take place on Sundays or Federal holidays. f) Construction activities include but are not limited to: truck idling, moving equipment (including trucks, elevators, etc.) or materials, deliveries, and construction meetings held on-site in a non-enclosed area. g) ~~Applicant~~ UCSF shall use temporary power poles instead of generators where feasible.	See above	See above	Clarifications to ensure consistency with UCSF process. See above for procedures.

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G. NOISE (cont.)				
No significant construction period noise or vibration impacts would occur with implementation of the Standard Condition of Approval listed in this table.	**SCA NOI-2: Noise Control.** ~~*Ongoing throughout demolition, grading, and/or construction*~~. To reduce noise impacts due to construction, ~~the project applicant~~ UCSF shall require construction contractors to implement a site-specific noise reduction program, ~~subject to the Planning and Zoning Division and the Building Services Division review and approval,~~ which includes the following measures: a) Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds, wherever feasible). b) Except as provided herein, Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with com- pressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures. c) Stationary noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by ~~the City~~ UCSF to provide equivalent noise reduction. d) The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if ~~the City~~ UCSF determines an extension is necessary and all available noise reduction controls are implemented.	Ongoing throughout demolition, grading and construction	UCSF Project Manager and Construction Teams	Clarifications to ensure consistency with UCSF process. Issue instructions for the construction contractor to incorporate the SCA. The contractor will prepare a construction noise control plan to report on the implementation of the measure. Provide written verification in report form to the Monitor to certify that provisions are included for construction noise control. Provide a report on construction noise control to Monitor upon request; but no less than quarterly after beginning each construction activity.

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G. NOISE (cont.)				
SCA NOI-2 (*cont.*)	e) **Temporary Noise Barrier.** If applicable and feasible, to further implement SCA NOI-2, during all construction activities, a 15-foot-high temporary noise barrier shall be placed between the proposed construction site and receptor locations. The noise barrier shall require a maximum 10-foot return on each end and be oriented 45 degrees into the construction site. The temporary noise barrier could be constructed of a sound blanket system hung on scaffolding to achieve a minimum height and to allow the system to be moved or adjusted if necessary. An alternative temporary noise barrier design could consist of plywood installed on top of a portable concrete K-Rail system that also allows the ability to move or adjust the wall location.	See above	See above	Clarifications to ensure consistency with UCSF process. See above.
No significant construction period noise or vibration impacts would occur with implementation of the Standard Condition of Approval listed in this table.	**SCA NOI-3: Noise Complaint Procedures.** ~~*Ongoing throughout demolition, grading, and/or construction.*~~ ~~Prior to the issuance of each building permit, along with the submission of construction documents, the project applicant~~ UCSF shall ~~submit to the Building Services Division~~ prepare a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include: a) A procedure and phone numbers for notifying the ~~Building Services Division~~ UCSF Campus staff and Oakland Police Department; (during regular construction hours and off-hours); b) A sign posted on-site pertaining with permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign shall also include a listing of both ~~the City~~ UCSF and construction contractor's telephone numbers (during regular construction hours and off-hours); c) The designation of an on-site construction complaint and enforcement manager for the project; d) Notification of neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of extreme noise generating activities about the estimated duration of the activity; and	Complete list prior to commencement of demolition and maintain throughout demolition, grading, and construction	UCSF Project Manager and Construction Teams	Clarifications to ensure consistency with UCSF process. Provide written verification to the Monitor confirming the receipt of and compliance with measures to respond to and track complaints related to construction noise as outlined in SCA NOI- 3.

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INFRASTRUCTURE IMPROVEMENTS PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

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G. NOISE (cont.)				
SCA NOI-3 (*cont.*)	e) A preconstruction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.			
No significant extreme noise impacts would occur with implementation of the Standard Condition of Approval listed in this table.	**SCA NOI-6: Pile Driving and Other Extreme Noise Generators.** ~~*Ongoing throughout demolition, grading, and/or construction*~~. To further reduce potential pier drilling, pile driving and/or other extreme noise generating construction impacts greater than 90 dBA, a set of site- specific noise attenuation measures shall be completed under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted for review and approval ~~by the Planning and Zoning Division and the Building Services Division~~ by UCSF Campus Planning to ensure that maximum feasible noise attenuation will be achieved. This plan shall be based on the final design of the project. ~~A third-party peer review, paid for by the project applicant, may be required to assist the City in evaluating the feasibility and effectiveness of the noise reduction plan submitted by the project applicant.~~ The criterion for approving the plan shall be a determination that maximum feasible noise attenuation will be achieved. ~~A special inspection deposit is required to ensure compliance with the noise reduction plan. The amount of the deposit shall be determined by the Building Official, and the deposit shall be submitted by the project applicant concurrent with submittal of the noise reduction plan.~~ The noise reduction plan shall include, but not be limited to, an evaluation of implementing the following measures. These attenuation measures shall include as many of the following control strategies as applicable to the site and construction activity: a) Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings; b) Implement "quiet" pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions; c) Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site;	Prior to commencing construction and ongoing throughout demolition, grading, and/or construction	UCSF Project Manager and Construction Teams	Clarifications to ensure consistency with UCSF process. Issue instructions for the construction contractor to incorporate the SCA. The contractor will prepare a construction noise control plan to report on the implementation of the measure. Provide written verification in report form to the Monitor to certify that provisions are included for construction noise control. Provide a report on construction noise control to Monitor upon request; but no less than quarterly after beginning each construction activity.

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G. NOISE (cont.)				
SCA NOI-6 (*cont.*)	d) Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings by the use of sound blankets for example and implement such measure if such measures are feasible and would noticeably reduce noise impacts; and e) Monitor the effectiveness of noise attenuation measures by taking noise measurements.			
No significant vibration impacts would occur with implementation of the Standard Condition of Approval listed in this table.	**SCA NOI-7: Vibration Impacts on Adjacent Historic Structures or Vibration-Sensitive Activities.** ~~*Vibration analysis required prior to issuance of a demolition, grading or building permit*~~ ~~The project applicant shall submit a~~ A Vibration Analysis shall be prepared by an acoustical and/or structural engineer or other appropriate qualified professional ~~for City review and approval~~ that establishes pre-construction baseline conditions and threshold levels of vibration that could damage the structure and/or substantially interfere with activities located at hospital and A/B Wing. The Vibration Analysis shall identify design means and methods of construction that shall be used in order to not exceed the thresholds. ~~The applicant~~ UCSF shall implement the recommendations during construction. To further implement Standard Condition of Approval NOI-7: a) The FTA's established groundborne vibration impact criteria for Category I and Category II land uses for infrequent events should not be exceeded. b) ~~The applicant~~ UCSF shall retain an historic preservation architect (who meets the Secretary of the Interior's Standards and Guidelines for Historic Preservation Professional Qualifications) and a structural engineer (Monitoring Team), who shall undertake an Existing Conditions Study (Study) of the A/B Wing or other historical building. The purpose of the Study is to establish the baseline condition of the building prior to construction of the Project, including but not limited to the location and extent of any visible cracks or spalls on the building. ~~The Study shall be reviewed and approved by the City of Oakland's Deputy Director and Building Official.~~	Prior to commencing construction and ongoing throughout demolition, grading, and/or construction	UCSF Project Manager and Construction Teams	Clarifications to ensure consistency with UCSF process. Provide written verification in report form to the Monitor to certify that requirements of the SCA have been satisfied.

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G. NOISE (cont.)				
SCA NOI-7 (*cont.*)	c) Initial construction activities shall be monitored by the Monitoring Team and if vibrations are above threshold levels, appropriate measures shall be taken to reduce vibrations to below established levels. The Monitoring Team shall continue to regularly monitor the buildings during construction and report any changes to the existing conditions, including but not limited to, expansion of cracks, new spalls, or other exterior deterioration. If there are such changes, appropriate corrective measures shall be taken to reduce vibrations to below established levels, or other measures taken to prevent damage to the building. d) ~~Written monitoring reports shall be submitted to the City's Deputy Director and Building Official on a periodic basis as determined by the Monitoring Team.~~ The structural engineer shall consult with the historic preservation architect, especially if any problems with character defining features of a historic resource are discovered. If in the opinion of the structural engineer, in consultation with the historic preservation architect, substantial adverse impacts to historic resources related to construction activities are found during construction, the Monitoring Team shall immediately inform, both orally and in writing, the UCSF Campus Planning ~~project sponsor and/or the project sponsor's designated representative responsible for construction activities and the City Planning and Zoning Division~~. ~~The project sponsor~~ UCSF shall follow the Monitoring Team's recommendations for corrective measures, including halting construction activities in situations where further construction work would damage historic resources, or taking other measures to protect the building. The historic preservation architect shall establish the frequency of monitoring and reporting ~~prior to the issuance of a demolition, grading, or building permit~~. e) The historic preservation architect shall establish a training program for construction workers involved in the project that emphasizes the importance of protecting historic resources. The program shall include directions on how to exercise care when working around and operating equipment near historic structures, including storage of materials away from historic buildings. A provision for establishing this training program shall be included in the construction contract~~, and the contract provisions shall be reviewed and approved by the City of Oakland~~.			

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H. GEOLOGY AND SOILS				
No significant geology and soils impacts would occur with implementation of the Standard Condition of Approval listed in this table.	**SCA GEO-1: Erosion and Sedimentation Control Plan.** ~~*Applies to all projects requiring a Grading Permit. Prior to any grading activities:*~~ ~~The project applicant shall obtain a grading permit. The grading permit application shall include an erosion and sedimentation control plan for review and approval by the Building Services Division.~~ UCSF shall prepare and implement an erosion and sedimentation control plan. The erosion and sedimentation control plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets, or to creeks as a result of conditions created by grading operations. The plan shall include, but not be limited to, such measures as short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms and barriers, devices to trap, store and filter out sediment, and stormwater retention basins. Off-site work by ~~the project applicant~~ UCSF may be necessary. ~~The project applicant~~ UCSF shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included, if required by ~~the Director of Development or designee~~ UCSF. The plan shall specify that, after construction is complete, ~~the project applicant~~ UCSF shall ensure that the storm drain system shall be inspected and that ~~the project applicant~~ UCSF shall clear the system of any debris or sediment. ~~*Ongoing throughout grading and construction activities:*~~ ~~The project applicant~~ UCSF shall implement the approved erosion and sedimentation plan. No grading shall occur during the wet weather season (October 15 through April 15) unless specifically authorized in writing by ~~the Building Services Division~~ UCSF Campus Planning.	Prior to commencement of grading and ongoing throughout grading and construction activities	UCSF Project Manager and Construction Teams	Clarifications to ensure consistency with UCSF process. As UCSF has jurisdiction over the project site, a grading permit from the City is not required. Any grading work proposed in the City right-of-way would require a City grading permit. Issue instructions for the construction contractor to incorporate the SCA. The contractor will prepare an erosion and sedimentation control plan that includes applicable BMPs as required by SCA GEO-1. Confirm compliance with the erosion and sedimentation control plan including no grading between Oct 15 and April 15. Upon completion, storm drain system shall be inspected and cleared of debris. Provide written verification in report form to the Monitor.

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H. GEOLOGY AND SOILS (cont.)				
No significant geology and soils impacts would occur with implementation of the Standard Condition of Approval listed in this table.	**SCA GEO-2: Soils Report.** ~~*Required as part of the submittal of a Tentative Tract or Tentative Parcel Map.*~~ A preliminary soils report for each construction site within the project area shall be required as part of this project ~~and submitted for review and approval by the Building Services Division~~. The soils reports shall be based, at least in part, on information obtained from on-site testing.	Prior to start of construction	UCSF Project Manager	Submit Soil Report for review and approval.
No significant geology and soils impacts would occur with implementation of the Standard Condition of Approval listed in this table.	**SCA GEO-3: Geotechnical Report.** ~~*Required as part of the submittal of a tentative Tract Map or tentative Parcel Map.*~~ A site-specific, design level, landslide or liquefaction geotechnical investigation for each construction site within the project area shall be required as part of this project ~~and submitted for review and approval to the Building Services Division~~.	Prior to design of improvements	UCSF Project Manager	Submit Geotechnical Report for review and approval.
I. HYDROLOGY AND WATER QUALITY				
No significant construction-period hydrology or water quality impacts would occur with implementation of the Standard Condition of Approval listed in this table.	**SCA HYD-1: Stormwater Pollution Prevention Plan (SWPPP).** ~~*Prior to and ongoing throughout demolition, grading, and/or construction activities.*~~ ~~The project applicant~~ UCSF's construction contractor will be required to ~~must~~ obtain coverage under the General Construction Activity Storm Water Permit issued by the SWRCB. ~~The project applicant~~ UCSF must file a notice of intent (NOI) with the SWRCB. The project ~~applicant~~ construction contractor will be required to prepare a stormwater pollution prevention plan (SWPPP) and submit the plan for review and approval by the UCSF Campus Planning and the Environment, Health and Safety (EH&S) departments ~~and Zoning Division and the Building Services Division~~. At a minimum, the SWPPP shall include: a description of construction materials, practices, and equipment storage and maintenance; a list of pollutants likely to contact stormwater; site-specific erosion and sedimentation control practices; a list of provisions to eliminate or reduce discharge of materials to stormwater; Best Management Practices (BMPs), and an inspection and monitoring program. ~~Prior to the issuance of any construction-related permits, the~~	Prior to commencement of demolition, grading, and building construction and throughout construction	UCSF Project Manager and Construction Teams	Clarifications to ensure consistency with UCSF process. UCSF would prepare a SWPPP. As UCSF has jurisdiction on the project site, the SWPPP and evidence of SWRCB approval need not be submitted to the City's Building Services Division. Issue instructions for the construction contractor to incorporate the SCA. Confirm the receipt of a Construction General Permit. Confirm the filing of an NOI. Review and approve the SWPPP

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I. HYDROLOGY AND WATER QUALITY (cont.)				
SCA HYD-1 (*cont*.)	~~project applicant shall submit a copy of the SWPPP and evidence of approval of the SWPPP by the SWRCB to the Building Services Division.~~ Implementation of the SWPPP shall start with the commencement of construction and continue through the completion of the project. After construction is completed, ~~the project applicant~~ UCSF shall submit a notice of termination to the SWRCB.			and confirm that all conditions of the SWPPP are implemented at the commencement of the project and throughout construction until completion of the project. Confirm the submittal of a notice of termination. Provide written verification in report form to the Monitor.
No significant operation-period hydrology or water quality impacts would occur with implementation of the Standard Condition of Approval listed in this table.	**SCA HYD-2: Post-Construction Stormwater Pollution Management Plan.** ~~*Prior to issuance of building permit (or other construction-related permit).*~~ ~~The applicant~~ UCSF shall comply with the requirements of Provision C.3 of the National Pollutant Discharge Elimination System (NPDES) permit issued to the Alameda Countywide Clean Water Program. ~~The applicant shall submit with the application for a building permit (or other construction-related permit) a completed Construction-Permit-Phase Stormwater Supplemental Form to the Building Services Division.~~ The project drawings submitted for ~~the building permit~~ review by UCSF Campus Planning ~~Department (or other construction-related permit)~~ shall contain a stormwater management plan, ~~for review and approval by the City,~~ to manage stormwater run-off and to limit the discharge of pollutants in stormwater after construction of the project to the maximum extent practicable.	Prior to commencement of construction	UCSF Project Manager	Clarifications to ensure consistency with UCSF process. As UCSF has jurisdiction on the project site, the Permit-Phase Stormwater Supplemental Form and other documentation need not be submitted to the City's Building Services Division. Confirm that the drainage plan reduces post-construction volume and velocity of stormwater runoff, as required by SCA HYD-2. Confirm that the construction stormwater pollution management plan complies with Provision C.3 Requirements of NPDES permit. Provide written verification in report form to the Monitor.

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I. HYDROLOGY AND WATER QUALITY (cont.)				
SCA HYD-2 (*cont.*)	The post-construction stormwater management plan shall include and identify the following: • All proposed impervious surface on the site; • Anticipated directional flows of on-site stormwater runoff; and • Site design measures to reduce the amount of impervious surface area and directly connected impervious surfaces; and • Source control measures to limit the potential for stormwater pollution; and • Stormwater treatment measures to remove pollutants from stormwater runoff. The following additional information shall be submitted with the post-construction stormwater pollution management plan: • Detailed hydraulic sizing calculations for each stormwater treatment measure proposed; and • Pollutant removal information demonstrating that any proposed manufactured/mechanical (i.e., non-landscape-based) stormwater treatment measure, when not used in combination with a landscape- based treatment measure, is capable or removing the range of pollutants ~~typically~~ removed by landscape-based treatment measures. All proposed stormwater treatment measures shall incorporate appropriate planting materials for stormwater treatment (for landscape-based treatment measures) and shall be designed with considerations for vector/mosquito control. Proposed planting materials for all proposed landscape-based stormwater treatment measures shall be included on the landscape and irrigation plan for the project. ~~The applicant~~ UCSF is not required to include on-site stormwater treatment measures in the post-construction stormwater pollution management plan if ~~he or she secures approval from Planning and Zoning of a proposal that~~ it demonstrates ~~compliance~~ conformance with the requirements of the City's Alternative Compliance Program. ~~Prior to final permit inspection, the applicant~~ UCSF shall implement the approved stormwater pollution management plan.	See above	See above	Clarifications to ensure consistency with UCSF process. See above.

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I. HYDROLOGY AND WATER QUALITY (cont.)				
No significant hydrology or water quality impacts would occur with implementation of the Standard Condition of Approval listed in this table.	**SCA HYD-3: Maintenance Agreement for Stormwater Treatment Measures.** ~~*Prior to final zoning inspection.*~~ For projects incorporating stormwater treatment measures, ~~the applicant~~ UCSF shall ~~enter into~~ conform with the "Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement," in accordance with Provision C.3.e of the NPDES permit, which provides, in part, for the following: The applicant accepting responsibility for the adequate installation/construction, operation, maintenance, inspection, and reporting of any on-site stormwater treatment measures being incorporated into the project until the responsibility is legally transferred to another entity; and Legal access to the on-site stormwater treatment measures for representatives of the City, the local vector control district, and staff of the Regional Water Quality Control Board, San Francisco Region, for the purpose of verifying the implementation, operation, and maintenance of the on-site stormwater treatment measures and to take corrective action if necessary. ~~The agreement shall be recorded at the County Recorder's Office at the applicant's expense~~.	Prior to the start of project operations and ongoing throughout project operation	UCSF Real Estate	Clarifications to ensure consistency with UCSF process. Review, approve and confirm acceptance of Maintenance Agreement for Stormwater Treatment Measures. Verify implementation, operation and maintenance
No significant hydrology or water quality impacts related to stormwater or sewer capacity would occur with implementation of the Standard Condition of Approval listed in this table.	**SCA HYD-4: Stormwater and Sewer.** ~~*Prior to completing the final design for the project's sewer service.*~~ Confirmation of the capacity of the City's surrounding stormwater and sanitary sewer system and state of repair shall be completed by a qualified civil engineer with funding from UCSF ~~the project applicant~~. UCSF ~~The project applicant~~ shall be responsible for the necessary stormwater and sanitary sewer infrastructure improvements to accommodate the proposed project. In addition, ~~the applicant~~ UCSF shall be required to pay additional fees to improve sanitary sewer infrastructure if required by the Sewer and Stormwater Division. Improvements to the existing sanitary sewer collection system shall specifically include, but are not limited to, mechanisms to control or minimize increases in infiltration/inflow to offset sanitary sewer increases associated with the proposed project. To the maximum extent practicable, ~~the applicant~~ UCSF will be required to implement	Prior to completing the final design for the project's sewer service	UCSF Project Manager	Clarifications to ensure consistency with UCSF process. Confirm capacity of the City's surrounding stormwater and sanitary sewer system and state of repair. Confirm implementation of the BMPs in SCA HYD- 4.

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I. HYDROLOGY AND WATER QUALITY (cont.)				
SCA HYD-4 (*cont*.)	Best Management Practices to reduce the peak stormwater runoff from the project site. Additionally, ~~the project applicant~~ UCSF shall be responsible for payment of the required installation or hook-up fees to the affected service providers.			
J. HAZARDS AND HAZARDOUS MATERIALS				
No significant public health or hazards impacts would occur with implementation of the Standard Condition of Approval listed in this table.	**SCA HAZ-1: Hazards Best Management Practices.** ~~*Prior to commencement of demolition, grading, or construction.*~~ ~~The project applicant~~ UCSF and construction contractor shall ensure that construction of Best Management Practices (BMPs) are implemented as part of construction to minimize the potential negative effects to groundwater and soils. These shall include the following: • Follow manufacturer's recommendations on use, storage, and disposal of chemical products used in construction; • Avoid overtopping construction equipment fuel gas tanks; • During routine maintenance of construction equipment, properly contain and remove grease and oils; • Properly dispose of discarded containers of fuels and other chemicals. • Ensure that construction would not have a significant impact on the environment or pose a substantial health risk to construction workers and the occupants of the proposed development. Soil sampling and chemical analyses of samples shall be performed to determine the extent of potential contamination beneath all USTs, elevator shafts, clarifiers, and subsurface hydraulic lifts when on-site demolition or construction activities would potentially affect a particular development or building. • If soil, groundwater or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the ~~applicant~~ contractor shall cease work in the vicinity of the suspect material,	Prior to the start of demolition, grading, or construction activities	UCSF Project Manager and Construction Teams	Clarifications to ensure consistency with UCSF process. The construction contractor shall implement the SCA measure and confirm adherence to the BMPs outlined in SCA HAZ-1. Provide construction status report to Monitor upon request.

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J. HAZARDS AND HAZARDOUS MATERIALS (cont.)				
SCA HAZ-1 (*cont*.)	the area shall be secured as necessary, and the ~~applicant~~ contractor with UCSF oversight shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notification of regulatory agency(ies) and implementation of the actions described in Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of ~~the City~~ UCSF or regulatory agency, as appropriate.			
No significant public health or hazards impacts would occur with implementation of the Standard Condition of Approval listed in this table.	**SCA HAZ-2: Conformance with Other Requirements.** ~~*Prior to the issuance of a demolition, grading, P-job, or other construction related permit.*~~ a) ~~The project applicant~~ UCSF shall comply with all other applicable federal, state, and regional ~~and/or local~~ laws/codes, requirements, regulations, and guidelines.~~, including but not limited to those imposed by the City's Building Services Division, the City's Fire Marshal, and the City's Public Works Agency.~~ Compliance with other applicable requirements may require changes to the approved use and/or plans. b) ~~The applicant~~ UCSF shall submit approved building plans for project-specific needs related to fire protection to the ~~Fire Services Division~~ State Fire Marshal for review and approval, including, but not limited to automatic extinguishing systems, water supply improvements and hydrants, fire department access, and vegetation management for preventing fires and soil erosion.	Prior to demolition, grading, or construction	UCSF Project Manager	Clarifications to ensure consistency with UCSF process. Confirm conformance with federal, state, regional and local law requirements in SCA HAZ-2. Confirm submittal of the plans for review and approval and compliance with any additional measures.
No significant public health or hazards impacts would occur with implementation of the Standard Condition of Approval listed in this table.	**SCA HAZ-3: Phase I and/or Phase II Reports.** ~~*Prior to issuance of a demolition, grading, or building permit.*~~ ~~Prior to issuance of demolition, grading, or building permits the project applicant~~ UCSF shall ~~submit to the Fire Prevention Bureau, Hazardous Materials Unit,~~ complete a Phase I environmental site assessment report, and a Phase II report if warranted by the Phase I report for the project site. The reports shall make recommendations for remedial action, if appropriate, and should be signed by a Registered Environmental Assessor, Professional Geologist, or Professional Engineer. ~~The applicant~~ UCSF shall implement the approved recommendations.	Prior to commencement of any demolition, grading or building construction	UCSF Project Manager	Provide written verification to the Monitor that compliance with the recommendations outlined in the Phase I Report have been completed, as applicable

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J. HAZARDS AND HAZARDOUS MATERIALS (cont.)				
No significant public health or hazards impacts would occur with implementation of the Standard Condition of Approval listed in this table.	**SCA HAZ-4: Lead-Based Paint/Coatings, Asbestos, or PCB Occurrence Assessment.** ~~*Prior to issuance of any demolition, grading or building permit.*~~ ~~The project applicant~~ UCSF shall ~~submit~~ complete ~~a~~ a comprehensive assessment ~~report to the Fire Prevention Bureau, Hazardous Materials Unit~~, signed by a qualified environmental professional, documenting the presence or lack thereof of asbestos-containing materials (ACM), lead-based paint, and any other building materials or stored materials classified as hazardous waste by state or federal law for review and approval.	Prior to commencement of any demolition, grading or building construction	UCSF Project Manager	Clarifications to ensure consistency with UCSF process. Review and approve comprehensive assessment report prepared by a qualified environmental professional. Provide written verification to the Monitor that recommendations of the report have been implemented, as applicable.
No significant public health or hazards impacts would occur with implementation of the Standard Condition of Approval listed in this table.	**SCA HAZ-5: Environmental Site Assessment Reports Remediation.** ~~*Prior to issuance of a demolition, grading, or building permit.*~~ If the environmental site assessment reports recommend remedial action, ~~the project applicant~~ UCSF shall: • Consult with the appropriate local, state, and federal environmental regulatory agencies to ensure sufficient minimization of risk to human health and environmental resources, both during and after construction, posed by soil contamination, groundwater contamination, or other surface hazards including, but not limited to, underground storage tanks, fuel distribution lines, waste pits and sumps. • Obtain and submit written evidence of approval for any remedial action if required by a local, state, or federal environmental regulatory agency. • Submit a copy of all applicable documentation required by local, state, and federal environmental regulatory agencies, including but not limited to: permit applications, Phase I and II environmental site assessments, human health and ecological risk assessments, remedial action plans, risk management plans, soil management plans, and groundwater management plans.	Prior to commencement of a demolition, grading or building construction	UCSF Project Manager	A Phase I Report has been reviewed and approved and no Phase II Reports are required. As the Phase I Report did not recommend remedial action, this SCA has been satisfied.

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		Schedule	Responsibility	Justification for Clarification of SCA and Procedure for Implementation by UCSF
J. HAZARDS AND HAZARDOUS MATERIALS (cont.)				
No significant public health or hazards impacts would occur with implementation of the Standard Condition of Approval listed in this table.	**SCA HAZ-6: Lead-based Paint Remediation.** ~~*Prior to issuance of any demolition, grading or building permit*~~ If lead-based paint is present, ~~the project applicant~~ UCSF shall submit specifications to the State Fire Marshal ~~Prevention Bureau, Hazardous Materials Unit signed by a certified Lead Supervisor~~, Project Monitor, or Project Designer for the stabilization and/or removal of the identified lead paint in accordance with all applicable laws and regulations, including but not necessarily limited to: Cal/OSHA's Construction Lead Standard, 8 CCR1532.1 and DHS regulation 17 CCR Sections 35001 through 36100, as may be amended.	Prior to commencement of a demolition, grading or building construction	UCSF Project Manager	Clarifications to ensure consistency with UCSF process. Provide written verification to the Monitor that confirms compliance with SCA HAZ-6.
No significant public health or hazards impacts would occur with implementation of the Standard Condition of Approval listed in this table.	**SCA HAZ-7: Other Materials Classified as Hazardous Waste.** ~~*Prior to issuance of any demolition, grading or building permit.*~~ If other materials classified as hazardous waste by state or federal law are present, ~~the project applicant~~ UCSF shall submit written confirmation to State Fire Marshal ~~Prevention Bureau, Hazardous Materials Unit~~ that all state and federal laws and regulations shall be followed when profiling, handling, treating, transporting and/or disposing of such materials.	Prior to commencement of any demolition, grading or building construction	UCSF Project Manager	Clarifications to ensure consistency with UCSF process. Provide written verification to the Monitor that confirms adherence to SCA HAZ-7.
No significant public health or hazards impacts would occur with implementation of the Standard Condition of Approval listed in this table.	**SCA HAZ-8: Health and Safety Plan per Assessment.** ~~*Prior to issuance of any demolition, grading or building permit.*~~ If the required lead-based paint/coatings, asbestos, or PCB assessment finds presence of such materials, ~~the project applicant~~ UCSF shall create and implement a health and safety plan to protect workers from risks associated with hazardous materials during demolition, renovation of affected structures, and transport and disposal. ~~The applicant~~ UCSF shall implement the approved plan.	Prior to commencement of any demolition, grading or building construction	UCSF Project Manager	Clarifications to ensure consistency with UCSF process. Provide written verification to the Monitor that confirms adherence to SCA HAZ-8.

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TABLE 1 (CONTINUED)
INFRASTRUCTURE IMPROVEMENTS PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Environmental Impact	Standard Conditions of Approval (SCA)	Mitigation Monitoring and Reporting		
		Schedule	Responsibility	Justification for Clarification of SCA and Procedure for Implementation by UCSF
J. HAZARDS AND HAZARDOUS MATERIALS (cont.)				
No significant public health or hazards impacts would occur with implementation of the Standard Condition of Approval listed in this table.	**SCA HAZ-9: Best Management Practices for Soil and Groundwater Hazards.** ~~*Ongoing throughout demolition, grading, and construction activities.*~~ ~~The project applicant~~ UCSF shall implement all of the following Best Management Practices (BMPs) regarding potential soil and groundwater hazards. • Soil generated by construction activities shall be stockpiled onsite in a secure and safe manner. All contaminated soils, determined to be hazardous or non-hazardous waste, must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Specific sampling and handling and transport procedures for reuse or disposal shall be in accordance with applicable local, state and federal agencies laws, in particular, the Regional Water Quality Control Board (RWQCB) and/or the Alameda County Department of Environmental Health (ACDEH)~~and policies of the City of Oakland~~. • Groundwater pumped from the subsurface shall be contained onsite in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and ~~policies~~ regulations of ~~the City of Oakland,~~ the RWQCB and/or the ACDEH. Engineering controls shall be utilized, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building (pursuant to the Standard Condition of Approval regarding Radon or Vapor Intrusion from Soil and Groundwater Sources. • Prior to ~~issuance~~ commencement of any demolition, grading, or building ~~permit~~ construction, ~~the applicant~~ UCSF shall ~~submit for review and approval by the City of Oakland, written verification that~~ ensure that the appropriate federal, state or county oversight authorities, including but not limited to the RWQCB and/or the ACDEH, have granted all required clearances and confirmed that ~~the~~ all applicable standards, regulations and conditions for all previous contamination at the site have been met. ~~The applicant also shall provide evidence from the City's Fire Department, Office of Emergency Services, indicating compliance with the Standard Condition of Approval requiring a Site Review by the Fire Services Division pursuant to City Ordinance No. 12323, and compliance with the Standard Condition of Approval requiring a Phase I and/or Phase II Reports.~~	Ongoing throughout demolition, grading and construction activities	UCSF Project Manager and Construction Teams	Clarifications to ensure consistency with UCSF process. Provide written verification to the Monitor that confirms adherence to BMPs in SCA HAZ-9.

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TABLE 1 (CONTINUED)
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K. UTILITIES				
No significant impacts would occur to utilities or infrastructure with implementation of the Standard Condition of Approval listed in this table.	**SCA UTL-1: Waste Reduction and Recycling.** ~~The project applicant will submit a Construction & Demolition Waste Reduction and Recycling Plan (WRRP) and an Operational Diversion Plan (ODP) for review and approval by the Public Works Agency.~~ ~~*Prior to issuance of demolition, grading, or building permit*~~ ~~Chapter 15.34 of the Oakland Municipal Code outlines requirements for reducing waste and optimizing construction and demolition (C&D) recycling. Affected projects include all new construction, renovations/altera- tions/modifications with construction values of $50,000 or more (except R- 3), and all demolition (including soft demo). The WRRP must specify the methods by which the development will divert C&D debris waste generated by the proposed project from landfill disposal in accordance with current City requirements. Current standards, FAQs, and forms are available at .com/Page39.aspx or in the Green Building Resource Center. After approval of the plan, the project applicant shall implement the plan.~~ ~~*Ongoing*~~ ~~The ODP will identify how the project complies with the Recycling Space Allocation Ordinance, (Chapter 17.118 of the Oakland Municipal Code), including capacity calculations, and specify the methods by which the development will meet the current diversion of solid waste generated by operation of the proposed project from landfill disposal in accordance with current City requirements. The proposed program shall be implemented and maintained for the duration of the proposed activity or facility. Changes to the plan may be re-submitted to the Environmental Services Division of the Public Works Agency for review and approval. Any incentive programs shall remain fully operational as long as residents and businesses exist at the project site.~~ UCSF will implement waste reduction and recycling measures both during project construction and operations, consistent with the UC Sustainable Practices Policy.	Prior to commencement of demolition, grading, or building construction and ongoing throughout project operation	UCSF Project Manager and Construction Teams during project construction BCH Facilities and/or Operations during project operations	Clarifications to ensure consistency with UCSF process. UCSF is not subject to City requirements to develop a WRRP and ODP for review by the City's Public Works Agency. Instead, UCSF is subject to the UC Policy on Sustainable Practices, which identifies waste reduction and recycling measures, both during project construction and operations. UCSF reports annually on its waste reduction and recycling efforts toward a zero waste generation goal and 90% waste diversion goal. https://sustainabilityreport.ucop.edu/2022/locations/uc-san-francisco/ UCSF is not subject to the City's Recycling Space Allocation Ordinance. Additionally, the project does not constitute an "Affected Project" and therefore monitoring this SCA is not needed. Provide written verification to the Monitor that confirms implementation of the waste reduction measures.

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		Schedule	Responsibility	Justification for Clarification of SCA and Procedure for Implementation by UCSF
L. BIOLOGICAL RESOURCES				
No significant impacts to biological resources on the project site would occur with implementation of the Standard Condition of Approval listed in this table.	**SCA BIO-1: Tree Removal During Breeding Season.** ~~*Prior to issuance of a tree removal permit.*~~ To the extent feasible, removal of any tree and/or other vegetation suitable for nesting birds shall not occur during the breeding season of ~~March 15~~ February 1 to August ~~15~~ 30. If tree removal must occur during the breeding season, all sites shall be surveyed by a qualified biologist to verify the presence or absence of nesting birds. Pre-removal surveys shall be conducted within 15 days prior to the start of work ~~from March 15 through May 31, and within 30 days prior to the start of work from June 1 through August 15~~. ~~The pre-removal surveys shall be submitted to the Planning and Zoning Division and the Tree Services Division of the Public Works Agency.~~ If the survey indicates the potential presence of nesting birds, the biologist shall determine an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the nest buffer will be determined by the biologist in consultation with the CDFW, and will be based to a large extent on the nesting species and its sensitivity to disturbance.	Prior to any tree removal activities If construction occurs during the breeding season conduct surveys within 15 days prior to start of work ~~from March 15 through May 31 and 30 days prior to start of work from June 1 through August 15~~	UCSF Project Manager and Construction Teams	Clarifications to ensure consistency with UCSF process. If construction occurs during breeding season, retain a qualified biologist to conduct a pre- removal survey for review and approval. Confirm appropriate buffer around nest and confirm no work until young have fledged.
No significant impacts to biological resources on the project site would occur with implementation of the Standard Condition of Approval listed in this table.	**SCA BIO-2: Tree Removal Permit.** ~~*Prior to issuance of a demolition, grading, or building permit.*~~ Prior to removal of any protected trees, per the Protected Tree Ordinance, located ~~on the project site or~~ in the public right-of- way adjacent to the project, ~~the project applicant~~ UCSF shall secure a tree removal permit from the Tree Division of the Public Works Agency, and abide by the conditions of that permit.	Prior to any removal of a protected tree in public right-of-way	UCSF Project Manager and Construction Teams	Clarifications to ensure consistency with UCSF process. Obtain tree removal permit. Provide written verification to the Monitor that confirms implementation of conditions of permit.
No significant impacts to biological resources on the project site would occur with implementation of the Standard Condition of Approval listed in this table.	**SCA BIO-3: Tree Replacement Plantings.** ~~*Prior to issuance of a final inspection of the building permit.*~~ Replacement plantings shall be required for erosion control, groundwater replenishment, visual screening and wildlife habitat, and in order to prevent excessive loss of shade, in accordance with the following criteria:	~~Prior to project occupancy~~ ~~Planting shall be maintained until established~~	UCSF Project Manager and Construction Teams	Clarifications to ensure consistency with UCSF process. Provide written verification to the Monitor that confirms implementation of the measures in SCA BIO-3.

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L. BIOLOGICAL RESOURCES (cont.)				
SCA BIO-3 (*cont*.)	• No tree replacement shall be required for the removal of non-native species, for the removal of trees which is required for the benefit of remaining trees, or where insufficient planting area exists for a mature tree of the species being considered. • Replacement tree species shall consist of *Sequoia sempervirens* (Coast Redwood), *Quercus agrifolia* (Coast Live Oak), *Arbutus menziesii* (Madrone), *Aesculus californica* (California Buckeye) or *Umbellularia californica* (California Bay Laurel) or other tree species acceptable to the Tree Services Division. • Replacement trees shall be at least of twenty-four (24) inch box size, except that three fifteen (15) gallon size trees may be substituted for each twenty-four (24) inch box size tree where appropriate. • Minimum planting areas must be available on site as follows: o For Sequoia sempervirens, three hundred fifteen square feet per tree; o For all other species listed in #2 above, seven hundred (700) square feet per tree. • In the event that replacement trees are required but cannot be planted due to site constraints, an in lieu fee as determined by the master fee schedule of the city may be substituted for required replacement plantings, with all such revenues applied toward tree planting in city parks, streets and medians. • Plantings shall be installed within one year of project completion ~~prior to the issuance of a final inspection of building permit, subject to seasonal constraints~~, and shall be maintained by ~~the project applicant~~ UCSF until established. ~~The Tree Reviewer of the Tree Division of the Public Works Agency may require a landscape plan showing the replacement planting and the method of irrigation.~~ Any replacement planting which fails to become established within one year of planting shall be replanted at ~~the project applicant's~~ UCSF's expense.	Replacement trees will be planted within one year of project completion Plantings that fail to become established within one year of planting shall be replanted		

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L. BIOLOGICAL RESOURCES (cont.)				
No significant impacts to biological resources on the project site would occur with implementation of the Standard Condition of Approval listed in this table.	**SCA BIO-4: Tree Protection During Construction.** ~~*Prior to issuance of a demolition, grading, or building permit.*~~ Adequate protection shall be provided during the construction period for any trees which are to remain standing, including the following, plus any recommendations of an arborist: • Before the start of any clearing, excavation, construction or other work on the site, every protected tree deemed to be potentially endangered by said site work shall be securely fenced off at a distance from the base of the tree to be determined by ~~the City Tree Reviewer~~ a qualified arborist. Such fences shall remain in place for the duration of all such work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of logs, brush, earth and other debris which will avoid injury to any protected tree. • Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filing, or compaction of the existing ground surface within the protected perimeter shall be minimized. No change in existing ground level shall occur within a distance to be determined by the ~~City Tree Reviewer~~ qualified arborist from the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter of any protected tree. • No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the distance to be determined by the qualified arborist ~~Tree Reviewer~~ from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within a distance from the base of any protected trees to be determined by the tree reviewer. Wires, ropes, or other devices shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.	Prior to commencement of any demolition, grading, or building construction and ongoing throughout construction	UCSF Project Manager and Construction Teams	Clarifications to ensure consistency with UCSF process. Provide written verification to the Monitor that confirms adherence to protection measures outlined in SCA BIO-4.

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L. BIOLOGICAL RESOURCES (cont.)				
SCA BIO-4 (*cont*.)	• Periodically during construction, the leaves of protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit leaf transpiration. • If any damage to a protected tree should occur during or as a result of work on the site, ~~the project applicant~~ the construction contractor shall immediately notify ~~the Public Works Agency~~ UCSF Campus Planning of such damage. If, in the professional opinion of the ~~Tree Reviewer~~ qualified arborist, such tree cannot be preserved in a healthy state, the ~~Tree Reviewer~~ qualified arborist shall require replacement of any tree removed with another tree or trees on the same site deemed adequate by the ~~Tree Reviewer~~ qualified arborist to compensate for the loss of the tree that is removed. • All debris created as a result of any tree removal work shall be removed by the ~~project applicant~~ construction contractor from the property within two weeks of debris creation, and such debris shall be properly disposed of by the ~~project applicant~~ construction contractor in accordance with all applicable laws, ordinances, and regulations.			

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