



University of California
San Francisco

Notice posted July 21, 2025

UCSF Real Estate

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Notice of Impending Approval

**Health Sciences East Sixth Floor Qualitative Metabolite Analysis
Center Renovation and Health Sciences East Sixth Floor Surgery
Laboratory Renovation Projects
Parnassus Heights Campus Site, 513 Parnassus Avenue**

Notice is hereby given that the University of California, San Francisco (UCSF) intends to consider approving the Health Sciences East Sixth Floor Qualitative Metabolite Analysis Center Renovation and Health Sciences Sixth Floor East Surgery Laboratory Renovation projects. Project approval is expected to occur no earlier than **August 11, 2025**.

The proposal is to renovate approximately 10,730 assignable gross feet on the entire 6th floor of the Health Sciences East building. The projects would renovate the Qualitative Metabolite Analysis Center and the Surgery Laboratory on the 6th floor to more efficiently maximize wet laboratory bench activities and research support functions. The scope would demolish the existing space and include hazardous materials abatement; renovate the interior space with partitions; install mechanical, plumbing, building controls, fire alarm and sprinklers, finishes, modular lab benches, ceiling, lab equipment; brace equipment and systems to meet seismic compliance; and install laboratory utilities such as oxygen, carbon dioxide, deionized water, medical gas, and vacuum. No exterior work is anticipated.

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

- Environmental Impact Classification (EIC) form
- Notice of Exemption (Draft – not yet filed)



Campus/Field Station/Division San FranciscoProject Account 9003758 (QMAC) / 9003759 (Surgery)**Project Title** Health Sciences East Sixth Floor Qualitative Metabolite Analysis Center Renovation and Health Sciences East Sixth Floor Surgery Laboratory Renovation Projects

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

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

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

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

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

☐ Stand-Alone ☐ Tiered Initial Study (15152):

[Identify EIR from which Initial Study is tiered]

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

☐ Programmatic ☐ Stand-Alone (Project-Specific)

Additional project analysis:

☐ None/Findings Only ☐ Addendum ☐ Subsequent ☐ Supplement to EIR:

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

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

The University of California, San Francisco (UCSF) proposes to renovate the entire 6th floor of the Health Sciences East (HSE) building at the Parnassus Heights campus site. The 6th floor renovations consist of two projects, the Qualitative Metabolite Analysis Center Renovation and the Surgery Laboratory Renovation. The Qualitative Metabolite Analysis Center Renovation would renovate approximately 3,100 assignable square footage (ASF) of the 6th floor. The Surgery Laboratory Renovation would renovate approximately 7,630 ASF of the 6th floor. Combined, the two projects would renovate 10,730 ASF of the 6th floor to more efficiently maximize wet laboratory bench activities and research support functions.

The scope for the two projects would demolish the existing space and include hazardous materials abatement; renovate the interior space with partitions; install mechanical, plumbing, building controls, fire alarm and sprinklers, finishes, modular lab benches, ceiling, lab equipment; brace equipment and systems to meet seismic compliance; and install laboratory utilities such as oxygen, carbon dioxide, deionized water, medical gas, and vacuum. No exterior work is anticipated.

The proposed project has been determined to be categorically exempt from environmental review under CEQA Guidelines Section 15301 Existing Facilities (Class 1) because the projects would demolish existing lab space and replace it with new lab facilities within the existing HSE building with no expansion of use. None of the exceptions to the categorical exemptions identified under CEQA Guidelines Section 15300.2 would apply to the proposed project.

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

DocuSigned by:
Diane Wong

7/8/2025

DocuSigned by:
[Signature]

7/8/2025

Prepared by Environmental Coordinator

Date

Local Approved by AVC or designee

Date

VII. OFFICE OF THE PRESIDENT

☒ Concur with Classification

☐ Do not concur with Classification

Signed by:
[Signature]
Signed

7/11/2025

Date

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

From: University of California, San Francisco
Real Estate - Campus Planning
654 Minnesota Street, 2nd Floor
San Francisco, CA 94143-0287

Project Title: Health Sciences East Sixth Floor Qualitative Metabolite Analysis Center Renovation and Health Sciences East Sixth Floor Surgery Laboratory Renovation Projects, University of California, San Francisco

Project Location: 513 Parnassus Avenue, Health Sciences East, UCSF Parnassus Heights campus site

Project Location – City: San Francisco

Project Location – County: San Francisco

Description of Nature, Purpose, and Beneficiaries of Project (Project Description): The University of California, San Francisco (UCSF) proposes to renovate the entire 6th floor of the Health Sciences East (HSE) building at the Parnassus Heights campus site. The 6th floor renovations consist of two projects, the Qualitative Metabolite Analysis Center Renovation and the Surgery Laboratory Renovation. The Qualitative Metabolite Analysis Center Renovation would renovate approximately 3,100 assignable square footage (ASF) of the 6th floor. The Surgery Laboratory Renovation would renovate approximately 7,630 ASF of the 6th floor. Combined, the two projects would renovate 10,730 ASF of the 6th floor to more efficiently maximize wet laboratory bench activities and research support functions. The projects would demolish the existing space and include hazardous materials abatement; renovate the interior space with partitions; install mechanical, plumbing, building controls, fire alarm and sprinklers, finishes, modular lab benches, ceiling, lab equipment; brace equipment and systems to meet seismic compliance; and install laboratory utilities such as oxygen, carbon dioxide, deionized water, medical gas, and vacuum. No exterior work is anticipated.

Name of Public Agency Approving Project: *University of California*

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

Exempt Status: (check one)

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

Reason Why Project is Exempt: The proposed project has been determined to be categorically exempt from environmental review under CEQA Guidelines Section 15301 Existing Facilities (Class 1) because the projects would demolish existing lab space and replace it with new lab facilities within the existing HSE building with no expansion of use. None of the exceptions to the categorical exemptions identified under CEQA Guidelines Section 15300.2 would apply to the proposed project.

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

Signature: [to be signed and filed following project approval]
Title: Environmental Coordinator
Date: August XX, 2025

- ☒ Signed by Lead Agency
- ☐ Signed by Applicant

Date received for filing at OPR:

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