



University of California
San Francisco

January 16, 2024

PUBLIC NOTICE
Notice of Availability of a Draft Environmental Impact Report (EIR)
and Notice of Draft EIR Public Hearing

UCSF Real Estate

654 Minnesota Street, 2nd Floor
San Francisco, CA 94143

www.ucsf.edu

Project: UCSF Benioff Children's Hospital Oakland New Hospital Building Project
Location: 747 52nd Street, Oakland, California 94609
Assessor's Parcel Numbers: 14-1205-19-1, 14-1204-14-5, and 14-1204-15
Sponsor: University of California, San Francisco (UCSF)
Lead Agency: The Regents of the University of California
Staff Contact: Diane Wong, UCSF (415) 502-5952

This is to let you know of the availability of a Draft Environmental Impact Report (Draft EIR) for the above-named project, prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). The document will be available at <https://tiny.ucsf.edu/BCHOaklandNHBCommunity> for a 45-day public review and comment period beginning January 16, 2024 through March 1, 2024.

Project Description

UCSF is proposing to construct a new hospital building and associated improvements at the UCSF Benioff Children's Hospital (BCH) Oakland campus site, collectively known as the New Hospital Building (NHB) Project. The NHB Project would address seismic safety requirements, other regulatory requirements, and industry standards for contemporary hospitals; increase inpatient beds; accommodate modern technologies; and enhance functionality and efficiency at the campus site. Construction of the NHB Project would begin in Summer 2024 and be completed by early 2031, with the exception of renovations to existing buildings which would extend into early 2033.

The NHB Project would include a 332,523 gross square feet (gsf) new hospital building, consisting of 8 stories with rooftop helistop, and a full basement; a 4-story 270-space parking structure; a one-story, 6,100 gsf site support building; renovation and/or structural retrofitting of existing buildings within the Project site; and a variety of transportation, infrastructure, and landscape improvements. The NHB Project would also involve demolition or relocation of approximately 110,700 gsf of existing buildings, and renovation of approximately 30,000 gsf of existing building space. Under the NHB Project, the new hospital building would house 128 inpatient beds, of which 72 beds would be relocated from the existing facilities on the Project site, and 82 beds would remain in the existing facilities, for a total of 210 inpatient beds at the Project site (a net increase of 33 inpatient beds over existing conditions). A Project variant is analyzed in this EIR at an equal level of detail as the proposed Project involving a design change in which case the proposed helistop structure would be constructed on top of the new parking structure instead of atop the new hospital building.

UCSF is one of 10 campuses in the University of California system. Each UC campus is required periodically to prepare a Long Range Development Plan (LRDP) to guide campus growth and future physical development. In 2014, the UC Regents adopted the UCSF 2014 LRDP, which serves as a comprehensive physical land use plan and policy document to guide the physical development of UCSF at all its campus sites, accommodating future increases in enrollment and projected clinical, educational and research demand. UCSF proposes to amend the 2014 LRDP to include the BCH Oakland facilities in the UCSF 2014 LRDP space program. This would include the main UCSF BCH Oakland campus site, and smaller BCH Oakland-owned off-site locations.



For purposes of the California Environmental Quality Act (CEQA), the University of California is lead agency for the proposed NHB Project.

Anticipated Environmental Effects

The Draft EIR analyzes potential impacts associated with the following: Agriculture and Forestry Resources; Air Quality; Biological Resources; Cultural Resources and Tribal Cultural Resources; Energy; Geology and Soils; Greenhouse Gas Emissions; Growth Inducing Effects; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise and Vibration; Mineral Resources, Parks and Recreation; Population and Housing; Public Services, Transportation; Utilities and Service Systems; Wildfire; and Cumulative Impacts. Significant environmental effects anticipated as a result of the Project relate to Air Quality, Biological Resources, Cultural Resources and Tribal Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality, Noise and Vibration; Transportation; and Cumulative Impacts. The Project site is located on a list of sites enumerated under Section 65962.5 of the Government Code.

Public Review and Comment

As indicated above, the Draft EIR is available at <https://tiny.ucsf.edu/BCHOaklandNHBCommunity> for a 45-day public review and comment period beginning **January 16, 2024 through March 1, 2024**. To give written feedback on the Draft EIR, comments should be submitted to the attention of Ms. Diane Wong via email to the following address: BCHOaklandNHB@ucsf.edu, or sent to the address noted below. All comments must be received no later than **5:00 PM on March 1, 2024**.

If you would like a paper copy of the Draft EIR, please email BCHOaklandNHB@ucsf.edu or call 415-502-5952 and leave a message clearly stating your full name, mailing address, and contact information (email or phone number). A paper copy of the Draft EIR will also be available for viewing at the Temescal Branch of the Oakland Public Library at 5205 Telegraph Avenue.

A public hearing on the Draft EIR is scheduled for **February 15, 2024** beginning at 6:00 p.m. The Draft EIR Public Hearing will be conducted online via Zoom. If you are interested in attending this meeting, please register at: <https://tiny.ucsf.edu/NHBDraftEIRHearing>. After registering, you will receive a confirmation email containing information about joining the meeting. If you would like to attend the public hearing but do not have online access to attend via Zoom, please contact us by February 9, 2024 for accommodation.

Please note that all public comments made in writing or in oral testimony at the public hearing will be part of the public record. Comments received at the public hearing or in writing will be responded to in a Comments and Responses document to be prepared subsequent to the close of the comment period. After preparation of the Comments and Responses document, a draft of the Final EIR will be prepared for certification by the University of California Regents.

Thank you for your interest in this project.



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