Notice of Determination

Approval Date: February 13, 2017
Case No.: 2013.0225U
State Clearinghouse No: 2015102010
Project Title: Ground lease to accommodate UCSF Research Building at Zuckerberg San Francisco General Hospital
Zoning: P (Public) Use District
105-E Height and Bulk District
Block/Lot: 4154/001
Lot Size: 656,562 square feet
Lead Agency: University of California
Responsible Agency: City and County of San Francisco
Project Sponsor: Charlotte Stern, UC Physical and Environmental Planning (510) 987-0113
Staff Contact: Kansai Uchida – (415) 575-9048
kansai.uchida@sfgov.org

To: County Clerk, City and County of San Francisco
City Hall Room 168
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102
State of California
Office of Planning and Research
PO Box 3044
Sacramento, CA 95812-3044

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

Attached fee:
  X $62 filing fee AND X Receipt for previously paid $3,070 EIR Fee OR
  ___ No Effect Determination (From CDFW)

PROJECT DESCRIPTION:

The proposed project is for the City and County of San Francisco to grant the University of California San Francisco (UCSF) a ground lease for an approximately 51,500-square-foot property at the Priscilla Chan and Mark Zuckerberg San Francisco General Hospital and Trauma Center (ZSFG) campus owned by the City and County of San Francisco. The site is the proposed location for a new 175,000-gross-square-foot (gsf) proposed Research Building and an associated proposed City Parking Garage Expansion. At a future date, UCSF will request University of California Regents' approval of budget, external financing, and design for the Research Building.
Notice of Determination
February 13, 2017

CASE NO. 2013.0225U

Ground Lease to accommodate UCSF Research Building at ZSFG

The Final Environmental Impact Report for the proposed UCSF Research Building and City Parking Garage Expansion at the Priscilla Chan and Mark Zuckerberg San Francisco General Hospital and Trauma Center (Final EIR) evaluates the proposed ground lease, the proposed Research Building, and City Parking Garage Expansion.

ZSFG is owned and operated by the City, which has partnered with UCSF in public health since 1873. ZSFG is staffed with UCSF clinicians/researchers and San Francisco Department of Public Health employees, and serves as a teaching hospital for UCSF’s Schools of Medicine, Dentistry, Nursing, and Pharmacy.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the ground lease on February 13, 2017. This decision follows a prior approval action made by the Lead Agency, University of California, on November 17, 2016 to approve the ground lease. A copy of the document(s) may be examined at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 in file no. 2013.0225U; and at the Board of Supervisors, City Hall, 1 Carlton B. Goodlett Place Room 244, San Francisco, CA, 94102 in file no. 161345.

1. The City and County of San Francisco, as a Responsible Agency under CEQA, considered the Final EIR as prepared by the University of California, the Lead Agency, when deciding whether to approve or carry out the ground lease. The Final EIR is available to the public and may be examined at the Planning Department at the above address.

2. A determination has been made that the project in its approved form will have a significant effect on the environment and findings were made pursuant to Section 15091 and a statement of overriding considerations was adopted.

3. Mitigation measures were made a condition of project approval.

John Rahaim
Planning Director

Lisa M. Gibson
Acting Environmental Review Officer

cc: Charlotte Stern, UC Physical and Environmental Planning
    Diane Wong, UCSF Campus Planning
State of California - Department of Fish and Wildlife

2016 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

UC Physical & Environmental Planning

LEAD AGENCY EMAIL

DATE

11/21/2016

COUNTY/STATE AGENCY OF FILING

OPR/SCH

PROJECT TITLE

UCSF Research Building and City Parking Garage Expansion at the San Francisco General Hospital Campus

PROJECT APPLICANT NAME

Charlotte Strem

PROJECT APPLICANT ADDRESS

1111 Franklin Street, 6th Floor

CITY

Oakland

STATE

CA

ZIP CODE

94607-5200

PROJECT APPLICANT (Check appropriate box)

☑ Local Public Agency ☐ School District ☐ Other Special District ☑ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR) $3,070.00 ☑ $ 3,070.00

☐ Mitigated/Negative Declaration (MND)(ND) $2,210.25 ☑ $ 0.00

☐ Certified Regulatory Program document (CRP) $1,043.75 ☑ $ 0.00

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fees (State Water Resources Control Board only) $850.00 ☑ $ 0.00

☐ County documentary handling fee

☐ Other

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☐ Other TOTAL RECEIVED $ 3,070.00

SIGNATURE

☑

Christine Rodriguez, SCH Manager

AGENCY OF FILING PRINTED NAME AND TITLE
**State of California - Department of Fish and Wildlife**  
**2016 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

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**PROJECT TITLE**

Ground lease to accommodate UCSF Research Building at Zuckerberg SF General Hospital

**PROJECT APPLICANT NAME**

Kansai Uchida

**PROJECT APPLICANT ADDRESS**

1650 MISSION ST, STE 400

**CITY**

SAN FRANCISCO

**STATE**

CA

**ZIP CODE**

94103

□ Local Public Agency  
□ School District  
□ Other Special District  
□ State Agency  
□ Private Entity

**CHECK APPLICABLE FEES:**

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  $3,070.00  
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- Exempt from fee  
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  □ CDFW No Effect Determination (attach)  
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only)  
  $850.00  
- County documentary handling fee  
  $62.00

**PAYMENT METHOD:**

□ Cash  
□ Credit  
□ Check  
□ Other  
 TOTAL RECEIVED $ 62.00

**SIGNATURE**

SONYA YI, DEPUTY COUNTY CLERK

**AGENCY OF FILING PRINTED NAME AND TITLE**

X