



**NOTICE OF PREPARATION
OF AN EIR FOR THE PROPOSED
MISSION BAY SCHOOL PROJECT**

To: Agencies, Organizations, and Interested Parties

From: San Francisco Unified School District

Subject: Notice of Preparation (NOP) of an Environmental Impact Report (EIR) in Compliance with Title 14, Sections 15082(a), 15103, and 15375 of the California Code of Regulations (CCR). The San Francisco Unified School District is the Lead Agency under the California Environmental Quality Act (CEQA) for the proposed project identified below. The San Francisco Unified School District will prepare an EIR for the proposed project identified below.

Project Title: Mission Bay School Project. The project location and a summary of the project description are included below and on the following page.

Current Environmental Review: To ensure that the proposed project is fully analyzed under CEQA, an EIR will be prepared in compliance with Title 14, Section 15161 of the CCR.

Agency/Public Comments: The San Francisco Unified School District requests your comments regarding the scope and content of the environmental review to be conducted for the proposed project. Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after issuance of this notice. **The San Francisco Unified School District will accept written comments on this NOP between May 17 and June 18, 2021.** Please send your comments by email to MissionBay@sfusd.edu or by mail to: San Francisco Unified School District, 135 Van Ness Avenue, Room 216, San Francisco, CA 94102, Attention: Sarah Price.

Scoping Meeting: **The Lead Agency will conduct a virtual scoping meeting on May 25, 2021, beginning at 11:00am at which agencies, organizations, and the public will have an opportunity to submit verbal comments.** Please note that verbal comments are limited to three minutes per speaker. Follow this link to access the meeting: <https://sfusd.zoom.us/j/85686060331>.

EIR Process: Following the close of the NOP comment period, an Initial Study and Draft EIR will be prepared that will consider all environmental topic areas in Appendix G of the CEQA Guidelines and take into consideration NOP comments. In accordance with Title 14, Section 15105(a) of the CCR, the Draft EIR will be released for public review and comment for the required 45-day review period. Following the close of the 45-day public review period, the San Francisco Unified School District will prepare a Final EIR that will include responses to all substantive comments received on the Draft EIR. The Draft EIR and Final EIR will be considered by the San Francisco Unified School District Board of Education in making the decision to certify the EIR.

Project Location & Existing Conditions: The approximately 2.45-acre project site is on the block bounded by Mission Bay Boulevard South to the north, Sixth Street (privately owned by the University of California) to the east, Nelson Rising Lane (privately owned by the University of California) to the south,

and Owens Street to the west in the Mission Bay neighborhood in the northeast quadrant of San Francisco. The project site is surrounded primarily by institutional land uses and parking lots associated with the University of California, San Francisco at Mission Bay campus as well as recreational uses. The project site is in the Mission Bay planning area. The project site currently contains a paved surface parking lot with approximately 251 parking spaces.

Project Description: The project proposes demolition of a surface parking lot. In its place, the project sponsor would construct a multi-story, up to approximately 105,700-square-foot school. The proposed facility would include a preschool, transitional kindergarten, kindergarten through fifth grade elementary school, linked learning hub, professional learning facility, outdoor learning area, outdoor play area, and paved surface parking lot with ten parking spaces. **Figure 1** shows the conceptual site plan.

The proposed building would consist of a west wing and a south wing. The west wing would be four stories tall, with a maximum building height of 63 feet (76 feet when accounting for the mechanical features). The south wing would be two stories tall, with a maximum building height of 30 feet. The building would include up to approximately 60,200 square feet for classrooms, up to approximately 18,100 square feet for linked learning hub classrooms, and up to approximately 4,200 square feet for professional learning spaces. The approximately 54,600-square-foot outdoor play area would be east of the proposed building.

Two existing driveways would be removed and replaced with sidewalks. Vehicle ingress and egress at the site would be provided by two new driveways along Owens Street; the northern driveway would be approximately 25 feet wide and the southern driveway would be approximately 20 feet wide. The drop-off/pickup lot for passenger vehicles for the preschool and transitional kindergarten school students would be west of the proposed building. Nine vehicle parking spaces would be provided within the drop-off/pickup lot, including two accessible parking spaces for Americans with Disabilities Act- (ADA-) compliant vehicles. ADA drop-off areas would be within the drop-off/pickup lot and along Sixth Street. The drop-off/pickup area for passenger vehicles for the elementary school students and linked learning hub students would be at the white curb along Sixth Street. The proposed project would also include a 21-foot wide curb cut along Sixth Street. The proposed project may include one on-street commercial loading space, a yellow lane adjacent to the project site along Nelson Rising Lane for service deliveries.

Construction of the proposed project is estimated to take 21 months, anticipated to begin in mid-2023 and ending in early 2025.

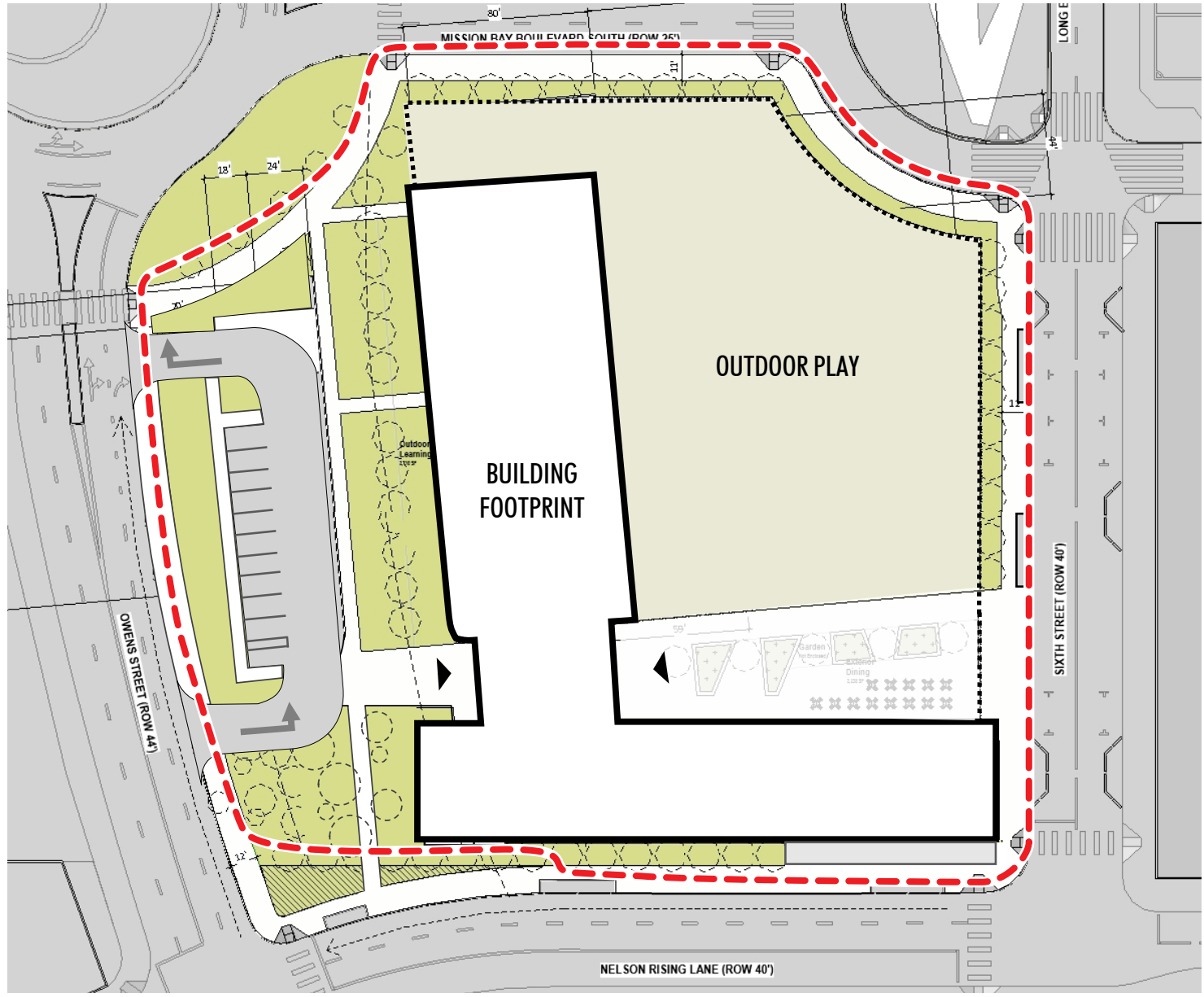
Probable Environmental Impacts: Each of the following CEQA environmental issue areas will be addressed in the Initial Study: Aesthetics, Agriculture and Forestry Resources, Biological Resources, Cultural Resources, Energy Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise and Vibration, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, Transportation and Traffic, and Wildfire. There is reasonable potential that the project may result in environmental effects related to Air Quality; thus, it is anticipated that this topic will be discussed in detail in the EIR.

Date: May 17, 2021

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Legend

--- Project Site

*Notes: ROW = right-of-way; ' = feet
 This conceptual site plan shows the maximum building footprint.
 The building footprint may be reduced and the outdoor play area may increase.*

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 Not to scale.

Source: Gould Evans, 2020.

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Mission Bay School Project

Figure 1
Conceptual Site Plan