



**NOTICE OF AVAILABILITY  
OF THE DRAFT EIR FOR THE PROPOSED  
MISSION BAY SCHOOL PROJECT**

**Date:** September 1, 2021

**To:** Agencies, Organizations, and Interested Parties

**From:** San Francisco Unified School District

**Subject:** Notice of Availability (NOA) of a Draft Environmental Impact Report (Draft EIR) in compliance with Title 14, Section 15161 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 prepared 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.

**Agency/Public Comments:** The San Francisco Unified School District requests your comments regarding the analysis contained in the Draft EIR prepared for the proposed project. The Draft EIR may be accessed on the District's website at: <https://www.sfusd.edu/schools/schools-community/school-mission-bay>. Copies of the Draft EIR and all documents incorporated by reference in the Draft EIR are available for review at the District's Office at 135 Van Ness Avenue, Room 216.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 45 days after issuance of this notice. **The San Francisco Unified School District will accept comments between September 3, 2021, and October 19, 2021.** Please send your comments by email to [MissionBay@sfusd.edu](mailto: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.

All comments on environmental issues received during the public comment period will be considered and addressed in the Final EIR, which is anticipated to be available for public review around November 2021.

**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. Existing vehicle ingress and egress at the site is provided by two driveways, one along Nelson Rising Lane and one along Sixth Street. Existing

pedestrian access to the project site is provided by the sidewalks that surround the site. **Figure 1** shows the location of the project site.

**Project Description:** The District proposes demolition of a surface parking lot and construction of a new school in the Mission Bay neighborhood of the City of San Francisco. The project would include construction of a multistory (maximum of 63 feet tall), up to 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 space, outdoor learning area, outdoor play area, and paved surface parking lot. **Figure 2** 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 building would also include up to approximately 9,300 square feet for a multi-purpose room, up to approximately 6,600 square feet for a kitchen, and up to approximately 3,400 square feet for administrative uses. The first level of the building would include most of the support space (3,900 square feet) (i.e., multi-purpose room, kitchen, administrative uses, etc.) as well as some classroom space. 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 for ADA 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.

Demolition and surcharging<sup>1</sup> at the project site would begin in approximately March 2022. There would be an approximate one-year period when no construction activity would occur (i.e., mid-2022 to mid-2023). Site remediation and construction of the proposed building would begin in mid-2023 and continue for approximately 21 to 24 months. Construction would conclude by summer 2025, and the project would be fully operational in 2025. As the design of the project progresses, it may be determined that surcharging is not required for the proposed project.

**Environmental Impacts:** The Draft EIR identifies that the proposed project would result in a significant and unavoidable project-level impact related to the exposure of sensitive receptors to substantial pollutant concentrations. It should be stressed that while the project would be in exceedance of the Bay Area Air Quality Management District (BAAQMD) threshold for fine particulate matter with an aerodynamic diameter of 2.5 micrometers or less (PM<sub>2.5</sub>), thus resulting in significant impact, this exceedance does not imply that health risks would be significant. The nearest monitoring station shows that ambient PM<sub>2.5</sub> concentrations are in attainment with the National Ambient Air Quality Standards

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<sup>1</sup> Surcharging would involve the use of imported soil piled on the surface of the project site to cause lateral pressure. The additional pressure would shorten the consolidation time for the soil at the project site.

(NAAQS). Nevertheless, the BAAQMD threshold for evaluating the incremental PM<sub>2.5</sub> concentration from modeled sources would be exceeded.

In addition, the Air Quality Technical Report prepared for the project evaluated the air quality-related health risks at the project site to determine if students would be exposed to significant risks, consistent with Senate Bill 352 and Public Resources Code Section 21151.8. As determined in the Air Quality Technical Report, on-site receptors (e.g., students and teachers) would be exposed to a maximum on-site cancer risk of 7.2 per 1 million, which is below the BAAQMD threshold of 100 per 1 million for new receptors. In addition, future students would not be exposed to a chronic hazard risk that would exceed BAAQMD thresholds.

All other potentially significant environmental effects of the project would be reduced to less than significant levels through implementation of either existing regulatory requirements or mitigation measures as recommended in the Draft EIR and Initial Study.

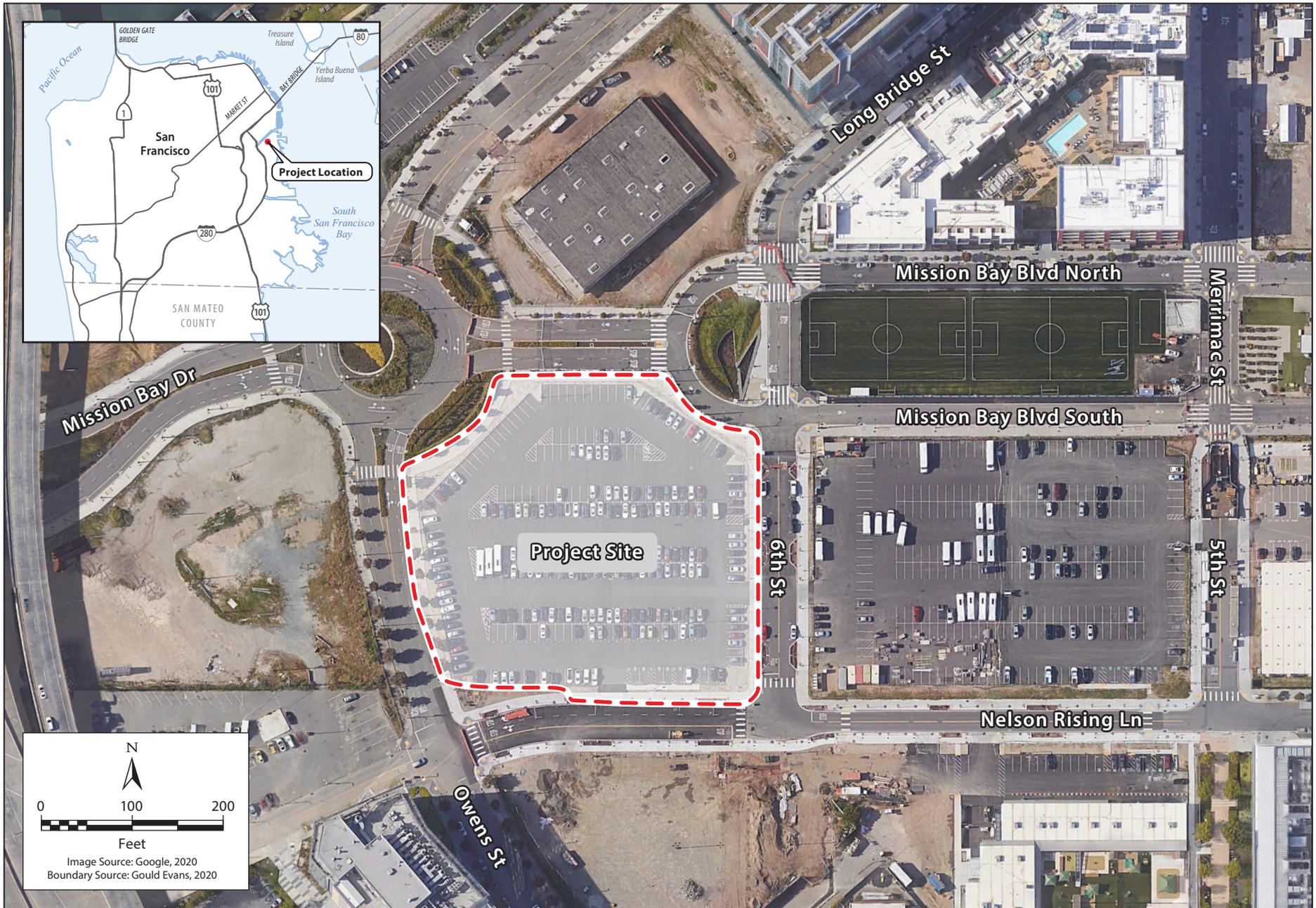
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Date: September 1, 2021

Sarah Price

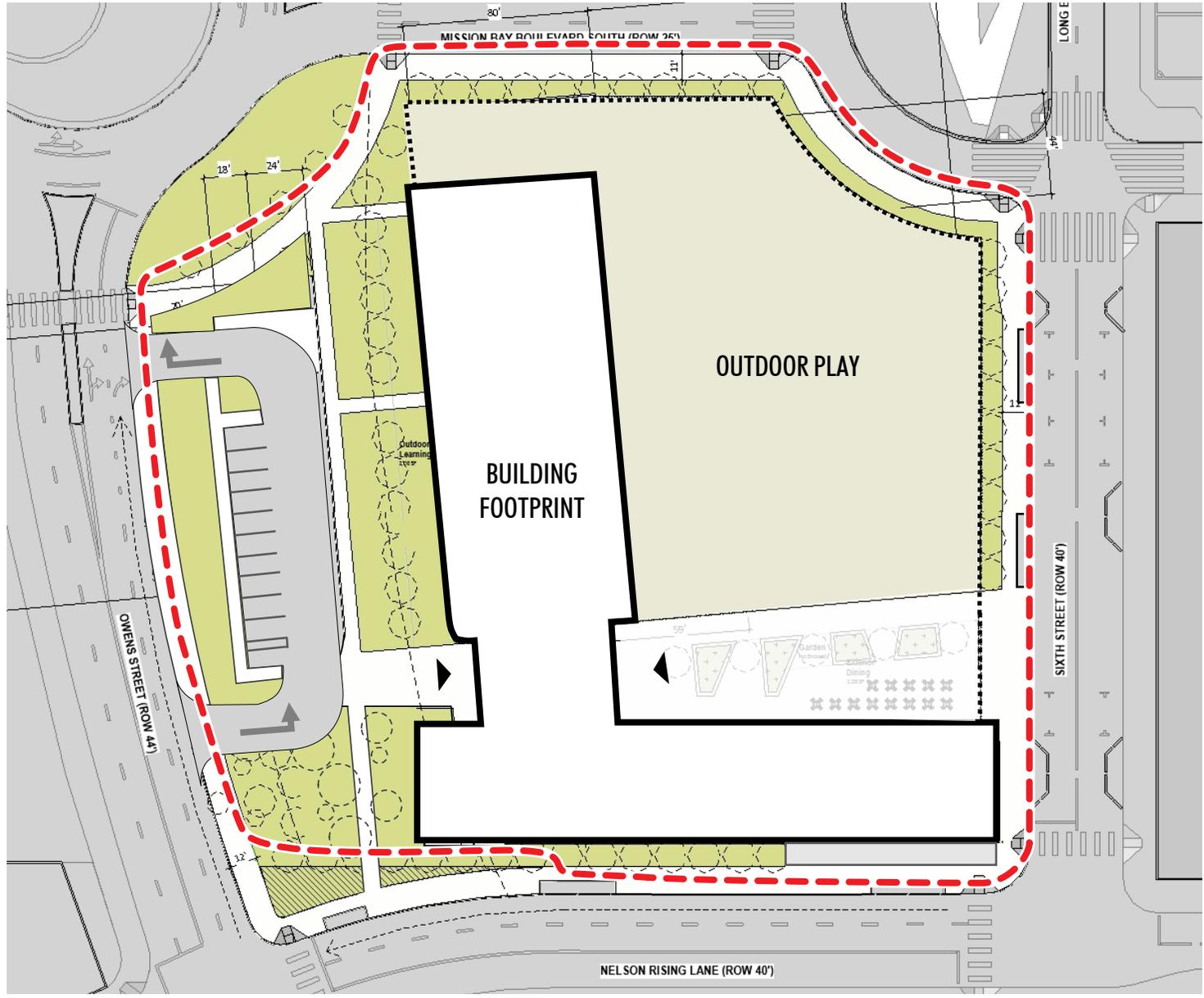
Telephone: (415) 710 - 2495

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Mission Bay School Project

Figure 1  
Project Location



**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.

N  
 ↑ Not to scale.

Source: Gould Evans, 2020.

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Mission Bay School Project

**Figure 2**  
**Conceptual Site Plan**