



Notice of Preparation of an Environmental Impact Report

Date: June 1, 2023

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To: State of California
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Project Title: University of California College of the Law, San Francisco Long Range Campus Plan Update and 201 Golden Gate Avenue Mixed-Use Project
Lead Agency: University of California College of the Law, San Francisco
Project Location: University of California College of the Law, San Francisco; San Francisco, CA
Counties: San Francisco County

Notice is hereby given that the University of California College of the Law, San Francisco (College or UC Law SF)¹ will prepare an Environmental Impact Report (EIR) for the UC Law SF Long Range Campus Plan (LRCP) Update and 201-247 Golden Gate Ave Mixed Use Project (proposed project). The College, acting as the Lead Agency, has determined that the proposed project could result in potentially significant environmental impacts and that an EIR is required.

UC Law SF prepared an LRCP, which provides a high-level planning framework to guide land use and capital investment in line with the campus's mission, priorities, strategic goals, and enrollment projections. The current LRCP for the College planned for development through the year 2023. The proposed LRCP Update would revise the current LRCP to incorporate the properties at 201, 209, 215, 243 and 247 Golden Gate Avenue and reflect the proposed 201 Golden Gate Avenue Mixed-Use Project.

The College will prepare an EIR as required by Public Resources Code (PRC) Section 21080.09. The proposed project will function as a Program and Project EIR pursuant to CEQA Guidelines Sections 15161 and 15168, respectively. The EIR will analyze the environmental effects of the campus planning efforts of the LRCP Update at the program-level and the EIR will provide a project-level environmental review of the variants (i.e., options or concepts) associated with a new mixed-use development at 201-247 Golden Gate Avenue. Following the distribution of this Notice of Preparation (NOP) and Initial Study prepared pursuant to CEQA Guidelines Section 15082, the College will begin work on the EIR.

Project Description

The College campus is bounded by Golden Gate Avenue to the north, Leavenworth Street to the east, McAllister Street on the south, and Larkin Street to the west, as shown on the attached *Area Map*. The College's planning has focused on a systematic effort to enhance campus life for students, faculty, and staff while also ensuring campus wide code-compliance, seismic and fire/life safety objectives. The College has achieved substantial progress towards this focus through the implementation of the current LRCP. The proposed LRCP Update articulates a vision for diversifying academic and other educational uses across campus facilities, increasing campus housing, realizing the College's Academic Village vision, and provides a phased implementation approach for achieving these goals. The proposed 201 Golden Gate Avenue Mixed-Use Project would replace a group of low-rise buildings at 201-247 Golden Gate Avenue with a new mixed-use building, expanding the College's footprint by a quarter of a city block on Golden Gate Avenue (adjacent to the existing College property at 100 McAllister Street). The building would anchor the northeast corner of the campus and provide new offices and meeting space for Unite Here Local 2, a union of hospitality workers for San Francisco and the greater Bay Area, as well as academic space and campus housing. The housing would be available to students, staff, and/or faculty of the College and/or partner institutions. The College has developed two conceptual scenarios (variants) for the proposed 201 Golden Gate Avenue Mixed-Use Project, referred to as

¹ The University of California College of the Law, San Francisco is an affiliate of the University of California. It is not governed by the Regents of the University of California, but by its own Board of Directors appointed by the Governor.

the Academic Light (Variant 1) and Academic Heavy (Variant 2). In both scenarios, the 201 Golden Gate Avenue Mixed-Use Project would involve the demolition of the existing on-site buildings, and the construction and operation of a new single building up to 153 feet (approximately 14 stories) tall, with mix of uses dedicated to academic space, campus housing, and space for Local 2's operations and meetings. Additional project information is available at <https://repository.uclawsf.edu/lrcp/>

Environmental Review

As described, the College has determined that the proposed project requires that an EIR be prepared. Pursuant to CEQA Guidelines Section 15006 and 15063, the College has prepared an Initial Study. Based on the project location and the proposed development, as shown in the Initial Study, the proposed project would not create significant impacts in the following environmental topics and therefore these topics do not require evaluation in the EIR:

- Aesthetics
- Agricultural and Forestry Resources
- Biological Resources
- Energy
- Hazards and Hazardous Materials
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Utilities and Service Systems
- Wildfire

As required, the EIR for the proposed project will focus on the potential significant effects of the project. Where significant environmental impacts are identified, the EIR will discuss mitigation measures that may make it possible to avoid or reduce these impacts, when feasible. The EIR for the proposed project will evaluate the probable environmental effects, including cumulative effects, of the project, to the following environmental topics:

- Air Quality
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Noise
- Shadow
- Transportation
- Tribal Cultural Resources
- Wind

While the effects of shadow and wind are not required topics of CEQA and the CEQA Guidelines, they are topics of interest in the City and County of San Francisco and as such will be evaluated in the EIR. Additionally, the EIR will evaluate the CEQA-required "No Project Alternative" as well as least one additional alternative that will focus on reducing potential significant impacts identified in the EIR.

A complete copy of this NOP and the Initial Study is available at <https://repository.uclawsf.edu/lrcp/>

Project Comment and Scoping Session

The College requests comments and guidance on the scope and content of the EIR from interested public agencies, organizations, and individuals. With respect to the views of Responsible and Trustee Agencies as to significant environmental issues, the College needs to know the significant environmental issues and reasonable alternatives and mitigation measures that are germane to each agency's statutory responsibilities in connection with the proposed project.

Due to time limits mandated by State law, your response must be sent at the earliest possible date, but no later than the close of the 30-day NOP review period at **5:00 p.m. on Friday, June 30, 2023**. If you submit comments on the scope of the EIR, you will automatically be added to the College's distribution list to receive future notices and announcements about the environmental review process for this project. Please send your written comments to Rhiannon Bailard, UC Law SF, at the address shown above or email to operations@uchastings.edu with "LRCP Update EIR" as the subject. Public agencies providing comments are asked to include a contact person for the agency.

The College will continue to hold public meetings throughout the planning process to inform the public and interested agencies about the proposed project and solicit feedback on the contents of the proposed project. A Public EIR Scoping Meeting will be held to receive comments regarding the scope and content of the EIR on **Monday, June 26, 2023, from 4:30 to 6:00 p.m.** Community members can attend in person at the Unite Here Local 2 Union offices (209 Golden Gate Ave, San Francisco) or virtually by joining Zoom at <https://reubenlaw.zoom.us/j/85260565363?pwd=dG8rankyejZCczBid2RsNVU4ZUp3Zz09> or by phone at 833 548 0282 US Toll-free.

Insert Figure: Area Map

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