

Office of Planning and Research State Clearinghouse Summary Form for Electronic Document Submittal

Date: April 10, 2024

Project Title: University of California College of the Law, San Francisco Long Range Campus Plan Update and 201 Golden Gate Avenue Mixed-Use Project

CEQA Document: Notice of Availability for a Draft Environmental Impact Report (EIR)

State Clearinghouse Number: 2023060025

Lead Agency: University of California College of the Law, San Francisco

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Project Location (City and County): University of California College of the Law, San Francisco; 201-247 Golden Gate Avenue, San Francisco, San Francisco County

Project Description (Proposed actions, location, and/or consequences): The proposed Long Range Campus Plan (LRCP) Update would provide a high-level planning framework to guide land use and capital investment in the LRCP planning area, in line with the University of California College of the Law, San Francisco's (College) mission, priorities, and strategic goals. The LRCP planning area includes the entire existing College campus as well as the property owned by Unite Here Local 2 Union (Local 2) at 201-247 Golden Gate Avenue. The proposed 201 Golden Gate Avenue-Mixed Use Project (mixed-use development) would develop a new 12- or 13-story building at the Local 2 property, expanding the College's footprint by a quarter of a city block. The College has developed two conceptual scenarios (variants) for the proposed mixed-use development, referred to as Academic Light (Variant 1) and Academic Heavy (Variant 2). In either scenario, the proposed mixed-use development would involve the demolition of the existing on-site buildings, and the construction and operation of a new single building, with a mix of uses dedicated to academic/programmatic space, campus housing, and space for the hospitality workers labor union Local 2's operations and functions, including a hiring hall.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

- **Impact AIR-2:** During construction, uncontrolled fugitive dust (PM₁₀ and PM_{2.5}) could expose the areas that are downwind of the mixed-use development site to air pollution from construction activities without the implementation of the Bay Area Air Quality Management District's (BAAQMD's) best management practices.
- **Mitigation Measure AIR-2:** Prior to discretionary approval by the College, the College shall show on appropriate construction documents that the measures to minimize fugitive dust during construction are adhered to.
 - All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - All visible mud or dirt trackout onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
 - All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 miles per hour.
 - All trucks and equipment, including their tires, shall be washed off prior to leaving the development site.
 - Unpaved roads providing access to the site located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
 - Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48

hours. BAAQMD's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.

These measures shall be noted on grading plans prepared for the College. The construction contractor shall implement these measures during ground-disturbing construction activities. The Division of the State Architect shall verify compliance that these measures have been implemented during normal construction site inspections.

- **Impact AIR-3:** Construction activities of the proposed mixed-use development could expose sensitive receptors to substantial concentrations of toxic air contaminants, exceeding the applicable Bay Area Air Quality Management District (BAAQMD) threshold.
 - **Mitigation Measure AIR-3:** The College shall specify in the construction bid that the project construction contractor(s) and subcontractor(s) comply with engine and equipment requirements over the entire duration of the proposed mixed-use development's construction activities.
 - Use engines that meet either United States Environmental Protection Agency or California Air Resources Board (CARB) Tier 4 Final emission standards for engines that are greater than 50 horsepower. Use electric equipment for engines that are less than or equal to 50 horsepower.
 - The College may waive the equipment requirements specified in this mitigation measure if a particular piece of Tier 4 Final off-road equipment is technically not feasible, the equipment would not produce the desired emissions reduction because of expected operating modes, a compelling emergency requires the use off-road equipment that is not Tier 4 Final compliant, or if other best technology becomes available in the future that is not available as of the preparation of the Environmental Impact Report. Other available technology may include new alternative fuels or engine technology for off-road or other construction equipment (such as electric or hydrogen fuel cell equipment). In seeking a waiver for alternate construction equipment, the College's Director of Construction Management shall demonstrate that the project shall use the cleanest piece of construction equipment available and feasible, and prepare documentation that the cancer risk, chronic hazards, and construction PM_{2.5} concentrations for the residential, daycare, and worker maximum exposed receptor would not exceed BAAQMD's significance threshold during project construction. Additionally, the documentation shall demonstrate that alternative equipment would not increase other pollutant emissions or result in other additional impacts, such as noise.
 - Ensure that all construction plans submitted to the Division of the State Architect clearly show the selected emission-reduction strategy for construction equipment.
 - Maintain a list of all operating equipment in use on the mixed-use development site for verification by the College's Director of Construction Management or their designee. The construction equipment list shall state the makes, models, fuel type, and number of construction equipment on-site. All equipment shall be properly serviced and maintained in accordance with the manufacturer's recommendations.
 - Communicate with all subcontractors in contracts and construction documents that all nonessential idling of construction equipment is restricted to five minutes or less, in compliance with CARB Rule 2449, and they are responsible for ensuring that this requirement is met.
- **Impact CUL-2:** During construction, ground-disturbing activities from the proposed mixed-used development have the potential to encounter and cause a substantial adverse change to unknown archaeological resources that could exist beneath the depth of previous ground disturbances.
 - **Mitigation Measure CUL-2a:** Prior to the initiation of construction or ground-disturbing activities, the University of California College of the Law, San Francisco (College), shall confirm that all contractor and subcontractor personnel have received training regarding the appropriate work practices to ensure compliance with applicable environmental laws and regulations protecting on-site archaeological and tribal cultural resources, and that they have been informed of the potential for exposing subsurface cultural resources and tribal cultural resources, and how to recognize possible buried human remains. Training shall also inform all construction personnel of the anticipated procedures that shall be followed upon the discovery or suspected discovery of archaeological materials, including Native American remains and their

treatment, as well as any other cultural resources.

- **Mitigation Measure CUL-2b.** For ground disturbance that extends deeper than previously disturbed soils, the College shall retain a qualified archeological monitor to remain on site during construction hours until ground disturbing construction activities have concluded.
- **Mitigation Measure CUL-2c:** Regardless of the depth of the ground-disturbing activities, in the event resources are determined to be present at the mixed-use development site, the College shall implement the following actions as appropriate to the resource and the proposed disturbance:
 - All soil-disturbing work within 35 feet of the resource shall cease. The resource shall be secured, and the project head foreman shall immediately notify the College, which shall immediately retain a qualified archaeologist to implement the following:
 - The archaeologist shall conduct a subsurface investigation of the mixed-use development site, to ascertain the extent of the deposit of any buried archaeological materials relative to the project's area of potential effects. The archaeologist shall prepare a site record and file it with the California Historical Resource Information System. The archaeologist or qualified archeological monitor shall remain on-site to monitor during construction hours for the remainder of the ground-disturbing activity.
 - If the resource extends into the project's area of potential effects, the resource shall be evaluated by a qualified archaeologist. The College, as lead agency, shall consider this evaluation in determining whether the resource qualifies as a historical resource or a unique archaeological resource under the criteria of the California Environmental Quality Act (CEQA) Guidelines Section 15064.5 or has the potential to be tribal cultural resource. If the resource has the potential to be a tribal cultural resource, the archaeologist, in consultation with Native American Heritage Commission (NAHC), shall identify the appropriate tribe for further assessment of the resource. If the resource does not qualify as historical, unique archaeological or tribal cultural resource, a written report of the results shall be prepared by a qualified archaeologist and filed with the College.
 - If a resource within the project area of potential effect is determined to qualify as a historical resource or a unique archaeological resource in accordance with CEQA, the College shall consult with a qualified archaeologist to mitigate the effect through data recovery if appropriate to the resource, or to consider means of avoiding or reducing ground disturbance within the site boundaries, including minor modifications of building footprint, landscape modification, or other means that would permit avoidance or substantial preservation in place of the resource. A written report of the results of the investigations shall be prepared by a qualified archaeologist and filed with the College.
 - If the resource within the project area of potential effect is determined to qualify as a tribal cultural resource, the archaeologist, in consultation with the appropriate tribe as determined by the NAHC, shall mitigate the effect through data recovery if appropriate to the resource, or to consider means of avoiding or reducing ground disturbance within the site boundaries, including minor modifications of building footprint, site plan changes, or other means that would permit avoidance or substantial preservation in place of the resource. A written report of the results of the investigations shall be prepared by the archaeologist and tribal representative, and filed with the College.
- **Impact CUL-3:** During construction, ground-disturbing activities from the proposed mixed-use development have the potential to encounter and cause a substantial adverse change to tribal cultural resources that could exist beneath the depth of previous ground disturbances.
 - **Mitigation Measure CUL-3:** Implement Mitigation Measures CUL-2a, CUL-2b, and CUL-2c.
- **Impact GEO-1:** The proposed mixed-used development would result in the placement of a new building in an area susceptible to ground shaking and liquefaction, potentially resulting in significant loss, injury, or death.
 - **Mitigation Measure GEO-1:** The College shall adhere to the recommendations of the December 2023, Geocon Preliminary Geotechnical Evaluation: 201 Golden Gate Avenue Mixed-Use Building, 201 Golden Gate Avenue San Francisco, California, included as Appendix E, Geotechnical Report, of the Draft Environmental Impact Report, which provides preliminary recommendations for seismic design, soil and excavation, grading, deep foundations, retaining walls, concrete sidewalk and pavement, drainage, and

- design-level geotechnical investigation.
- **Impact GEO-2:** The proposed mixed-used development would be located on potentially unstable soil that could result in on- or off-site liquefaction or collapse.
 - **Mitigation Measure GEO-2:** Implement Mitigation Measure GEO-1.
 - **Impact GEO-3:** The proposed mixed-used development would be on potentially expansive soil that could result in substantial direct or indirect risks to life or property.
 - **Mitigation Measure GEO-3:** Implement Mitigation Measure GEO-1.
 - **Impact HYD-1.1:** During construction, the proposed mixed-use development could generate pollutants affecting water quality during the short-term construction phase.
 - **Mitigation Measure HYD-1.1:** The University of California College of the Law, San Francisco (College) shall prepare and implement a Construction Stormwater Runoff Plan to prevent or minimize the discharge of pollutants and other sediments to San Francisco’s combined stormwater and wastewater sewer system during the construction period. The Construction Stormwater Runoff Plan shall contain a brief description of the project, construction activities and schedule. The plan shall incorporate best management practices such as those shown in Table 4.5-1, *Water Quality Protection Construction Best Management Practices*, of the Draft Environmental Impact Report, (e.g., hydroseeding or short-term biodegradable erosion control blankets; vegetated swales, silt fences, or other forms of protection at storm drain inlets; post-construction inspection of drainage structures for accumulated sediment; and post-construction clearing of debris and sediment from these structures). The plan shall include a site plan with the locations and types of erosion and sediment controls, drainage areas, discharge locations, material storage areas, vehicle entrance/exits, and a schedule for their inspection and maintenance. The Construction Stormwater Runoff Plan shall be either integrated with the site map/grading plan or submitted separately to the contractor that shall implement these provisions for the proposed mixed-use development project.
 - **Impact HYD-1.2:** The proposed mixed-use development could generate pollutants affecting water quality during the long-term operation phase.
 - **Mitigation Measure HYD-1.2:** The University of California College of the Law, San Francisco (College) shall prepare and implement an Operational Stormwater Runoff Plan to control stormwater runoff and minimize the discharge of pollutants and other sediments to San Francisco’s combined stormwater and wastewater sewer system during long-term operation. The Operational Stormwater Runoff Plan shall identify all green infrastructure, including stormwater controls and best management practices. Low impact development (LID) measures shall be identified that detain or infiltrate runoff from peak flows and minimize impacts to the combined storm/sewer system. The LID measures may include reuse (rainwater harvesting), vegetated/green roofs, tree planting, and site control measures, such as minimizing impervious surfaces to the extent possible. The plan shall also include agreements to maintain, repair, and replace the stormwater control measures for perpetuity.
 - **Impact NOI-1.1:** Construction of the proposed mixed-use development would emit noise at a level in excess of the 80 A-weighted decibels (dBA) limit when measured at a distance of 100 feet.
 - **Mitigation Measure NOI-1.1:** The University of California College of the Law, San Francisco (College) shall implement the following noise-reduction measures to ensure construction of the proposed mixed-use development project would not exceed the 80 A-weighted decibels (dBA) limit when measured at a distance of 100 feet. The following noise-reduction measures and procedures shall be identified on final construction level site plans for the proposed mixed-use development.
 - The College shall designate a dedicated public liaison who shall be responsible for addressing public concerns about construction activities, including excessive noise and vibration. The public liaison shall determine the cause of the concern and shall work with the construction contractor to implement feasible, reasonable measures to address the concern.
 - If nighttime construction activity between 8:00 p.m. and 7:00 a.m. is required, the College shall ensure that advance notice is provided to residences within 300 feet of the construction site.
 - The construction contractor shall be required to prepare and submit a comprehensive Noise Control Plan for review and approval by the College’s Director of Construction Management or designee. The

Noise Control Plan shall be established prior to the start of project construction. The Noise Control Plan shall establish means and methods for ensuring that construction activities do not exceed a noise limit of 80 dBA at 100 feet. The Noise Control Plan shall include, but is not limited to, the following:

- Limiting noise emissions for construction equipment by ensuring that only well-maintained and properly muffled equipment is used at the construction site.
 - Locating stationary noise sources (such as compressors) as far from adjacent or nearby sensitive receptors as possible.
 - Undertaking the noisiest activities during times of least disturbance to surrounding residents and occupants, as feasible.
 - Using impact tools that are hydraulically or electrically powered, wherever possible, to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, exhaust mufflers on the compressed air exhaust apparatuses shall be used, along with external noise jackets on the tools, which could reduce noise levels by as much as 10 dBA.
 - Managing construction traffic to minimize disruption to area residences and existing operations surrounding the construction zone.
 - Locating staging areas as far away as possible from residences.
 - Building temporary noise barriers around the construction site, when feasible.
- **Impact NOI-1.2:** Operation of mechanical equipment as part of the proposed mixed-used development would have the potential to exceed the interior nighttime noise criteria of 45 dBA at 100 McAllister Street (McAllister Tower).
- **Mitigation Measure NOI-1.2a:** The University of California College of the Law, San Francisco (College) shall ensure that the rooftop condensing units shall be at least 50 feet from the property plane. The final mechanical plans shall include sound-rated roof screens around mechanical equipment for heating, air conditioning, and ventilation (HVAC); the height of the screening shall exceed the height of the HVAC equipment. Based on the conceptual HVAC plans prepared at the time of preparation of the Environmental Impact Report (EIR), necessary screening height is expected to be 1 to 10 feet, with the height for each side of the screen determined based on the anticipated noise emissions toward the north, east, south, and west edges of the building. If HVAC equipment selected for installation differs from those assumed in the EIR analysis, the final height of the screening shall be determined by a noise engineer based on the specifications of the equipment to be installed. Mechanical equipment shall be selected prior to the issuance of mechanical permits and refined noise modeling conducted to determine the precise height of screening required. The screen height shall account for the height of vibration isolation and structural support.

Screening may be combined with other noise-reduction measures, such as selection of quieter equipment, having the equipment run at a reduced capacity at quieter times of the day, and adding silencers and/or acoustical louvers. These measures shall be implemented in various combinations with equipment setbacks and equipment screens considered to achieve interior nighttime noise criteria of 45 dBA at 100 McAllister Street (McAllister Tower).

- **Mitigation Measure NOI-1.2b:** The College shall ensure that air handlers shall be as far away from property planes as possible. The final plans for air handlers shall allow for 1-inch-thick, internally lined duct and two lined 90-degree turns at the outside air intake. Based on the conceptual HVAC plans prepared at the time of preparation of this EIR, necessary lined ducts are expected to be 12 to 30 feet in length, with the length determined based on the anticipated noise emissions toward the north, east, south, and west edges of the building. If HVAC equipment selected for installation differs from those assumed in the EIR analysis, the final length of the lined ducts shall be determined by a noise engineer based on the specifications of the equipment to be installed. Mechanical equipment shall be selected prior to the issuance of mechanical permits and refined noise modeling conducted to determine the precise specifications required.

These measures may be combined with other noise-reduction measures, such as selection of quieter equipment and adding acoustical louvers. The air intakes may also be strategically located closer to the property planes and with the opening as far away as possible from the property planes. These measures shall be implemented in various combinations with equipment setbacks taken into account to achieve acceptable interior nighttime noise criteria of 45 dBA at 100 McAllister Street (McAllister Tower).

- **Impact SHA-1:** Shadow impacts from the addition of sound-rated roof screens around the heating, ventilation, and air conditioning equipment as part of the proposed mixed-use development could cause additional shadow on the Turk-Hyde Mini Park.
 - **Mitigation Measure SHA-1:** The College shall locate the heating, ventilation, and air conditioning equipment and the sound-rated roof screens, not to exceed 14 feet tall, on the areas identified on Figure 4.7-3, *Rooftop Mechanical Equipment Screening Locations*, of the Draft Environmental Impact Report.
- **Impact TRAN-4:** The final plans of the proposed mixed-use development could result in inadequate emergency access.
 - **Mitigation Measure TRAN-4a:** Prior to construction activities, the University of California College of the Law, San Francisco (College) shall coordinate with the relevant City and County of San Francisco department(s), including the San Francisco Fire Department, in reviewing site plans to ensure that the design of the proposed mixed-use development would not result in inadequate emergency access.
 - **Mitigation Measure TRAN-4b:** Prior to any construction activities for the proposed mixed-use development, the College shall prepare a detailed Construction Traffic Control Plan (CTCP). The College shall coordinate with the relevant City and County of San Francisco departments, including the San Francisco Municipal Transportation Agency and the San Francisco Fire Department, for their input prior to finalizing the CTCP and beginning construction activities. The CTCP shall ensure that acceptable operating conditions on local roadways are maintained during construction. At a minimum, the CTCP shall include:
 - The number of truck trips, time, and day of street closures
 - Time of day and arrival and departures of truck trips
 - Limitations on the size and type of trucks
 - Provision of a staging area with a limitation on the number of trucks that can be waiting
 - Provision of a truck circulation pattern
 - Provision of a driveway access plan, if temporary driveways are necessary, so that safe vehicular, pedestrian, and bicycle movements are maintained (e.g., steel plates, minimum distances of open trenches, and private vehicle pick-up and drop-off areas)
 - Maintenance of safe and efficient access routes for emergency vehicles
 - Maintenance of safe and efficient access routes for vehicles
 - Manual traffic control when necessary
 - Proper advanced warning and posted signage concerning street closures
 - Provisions for pedestrian safety

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

N/A