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SAN FRANCISCO County Clerk

APR 10 2024

by: Mariedyne Nadonza
Deputy County Clerk

Notice of Availability of a Draft Environmental Impact Report

Date: April 10, 2024

From: Rhiannon Bailard
Chief Operating Officer
UC College of the Law, San Francisco
200 McAllister Street
San Francisco, CA 94102
operations@uclawsf.edu

To: State of California
Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

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
County: San Francisco County

Notice is hereby given that the University of California College of the Law, San Francisco (College or UC Law SF)¹ has prepared a Draft Environmental Impact Report (EIR) (State Clearinghouse No. 2023060025) for the UC Law SF Long Range Campus Plan (LRCP) Update and 201 Golden Gate Ave Mixed Use Project (mixed-use development), herein referred to together as the proposed project.

Project Location. The EIR study area is contiguous with the LRCP planning area, which includes the entire existing College campus as well as the property owned by Unite Here Local 2 (Local 2) at 201-247 Golden Gate Avenue (see attachment LRCP Planning Area). The UC Law SF campus consists of six buildings on the two blocks bounded by Golden Gate Avenue, Leavenworth Street, McAllister Street, and Larkin Street, transected by Hyde Street, one block north of the San Francisco Civic Center. The 0.6-acre mixed-use development site is at the southwest corner of the intersection of Golden Gate Avenue and Leavenworth Street.

Project Description. 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 mixed-use development 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 Local 2, a union of hospitality workers for San Francisco and the greater Bay Area, as well as academic/programmatic 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 mixed-use development, referred to as the Academic Light (Variant 1) and Academic Heavy (Variant 2). In both scenarios, 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 up to 153 feet tall (12 or 13 stories), with mix of uses dedicated to academic/programmatic 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. The College prepared an Initial Study and determined that, based on the project location and the proposed development, the proposed project would not create significant impacts in the environmental topics of aesthetics,

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.

NOTICE OF PREPARATION

UNIVERSITY OF CALIFORNIA COLLEGE OF THE LAW, SAN FRANCISCO

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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 services systems, and wildfire. These topics did not require evaluation in the Draft EIR. The Initial Study is included in Appendix A, *Notice of Preparation and Scoping Comments*, of the Draft EIR. The Draft EIR focused on the potential significant effects of the project and found that impacts would be less than significant in the topics of greenhouse gas emissions and wind, and less than significant with mitigation in the topics of air quality (fugitive dust and emissions from construction); cultural and tribal cultural resources (unknown archaeological and tribal cultural resources from construction); geology and soils (groundshaking, liquefaction, and expansive soils); hydrology and water quality (water quality impacts during construction); noise (exterior noise levels during construction and interior noise levels during operation); shadow (shadow on Turk-Hyde mini park); and transportation (emergency access).

Hazardous Materials/Waste Disclosure. There are no sites within the LRCP planning area listed in the EnviroStor and Geotracker databases maintained pursuant to Government Code Section 65962.5.²

Document Availability. A complete copy of the Draft EIR is available online at <https://repository.uclawsf.edu/lrcp/>.

Public Review and Comment Period. The College requests comments on the Draft EIR from interested public agencies, organizations, and individuals during the 45-day public review period that begins on Wednesday, April 10, 2024, and ends on Friday, May 24, 2024. A public meeting will be held to receive comments on the Draft EIR on **Tuesday, May 21, 2024, from 4:30 to 5:30 p.m.** Those interested can attend in person at the Unite Here Local 2 Union offices in the Action Room (215 Golden Gate Ave, San Francisco). Additionally, written comments via email and regular mail can be provided no later than **Friday, May 24, 2024, at 5:00 p.m.** Written comments will be responded to in the Final EIR. Please send your written comments to Rhiannon Bailard, UC Law SF, at the address shown above or email to operations@uclawsf.edu with "LRCP Update EIR" as the subject. Public agencies providing comments are asked to include a contact person for the agency.

Attachment: LRCP Planning Area



Source: PlaceWorks, 2023.

² California Department of Toxic Substances Control EnviroStor Database, <https://www.envirostor.dtsc.ca.gov/public/map>, accessed May 1, 2023.



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

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RECEIPT NUMBER:
 38-04/10/2024-022
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY UNIVERSITY OF CALIFORNIA, COLLEGE OF THE LAW, SAN FRANCISCO	LEAD AGENCY EMAIL	DATE 04/10/2024
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2024-0000013	

PROJECT TITLE

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE UNIVERSITY OF CALIFORNIA COLLEGE OF THE LAW, SAN FRANCISCO LONG RANGE CAMPUS PLAN UPDATE AND 201 GOLDEN GATE AVENUE MIXED-USED PRO

PROJECT APPLICANT NAME RHIANNON BAILARD	PROJECT APPLICANT EMAIL operations@uclawsf.edu	PHONE NUMBER
PROJECT APPLICANT ADDRESS 200 MCALLISTER STREET	CITY SAN FRANCISCO	STATE CA
		ZIP CODE 94102

PROJECT APPLICANT (Check appropriate box)

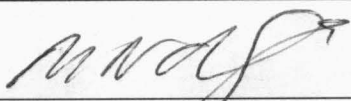
- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$ 4,051.25 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$ 2,916.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,377.25 \$ _____
- 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 Fee (State Water Resources Control Board only) \$ 850.00 \$ _____
- County documentary handling fee \$ 79.00 \$ _____
- Other NOTICE OF AVAILABILITY \$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ _____ 0.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Mariedyne Nadonza Deputy Clerk
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