8-2024

UCLawSF_LRCP_GoldenGate_ActionItemFindingsMMRP

UC Law SF

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ACTION ITEM

1. **REPORT BY:** Rhiannon Bailard

2. **SUBJECT:** Certification of the Environmental Impact Report and Approval of the Long Range Campus Plan Update and 201 Golden Gate Avenue Mixed-Use Project

The information and analyses contained in this report, when taken in the aggregate with the Draft Environment Impact Report (EIR) and the Final EIR, constitutes the complete EIR for the UC Law SF Long Range Campus Plan Update and 201 Golden Gate Avenue Mixed-Use Project.

- UC Law SF Long Range Campus Plan Update and 201 Golden Gate Avenue Mixed-Use Project Certification of EIR (September 13, 2024)
  - I. Long Range Campus Plan Update and 201 Golden Gate Avenue Mixed-Use Project Description and Background
  - II. Certification of the EIR
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UNIVERSITY OF CALIFORNIA, COLLEGE OF THE LAW, SAN FRANCISCO
LONG RANGE CAMPUS PLAN UPDATE AND
201 GOLDEN GATE AVENUE MIXED-USE PROJECT
CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT

I. LONG RANGE CAMPUS PLAN UPDATE AND 201 GOLDEN GATE AVENUE MIXED-USE PROJECT DESCRIPTION AND OBJECTIVES

The University of California, College of the Law, San Francisco (UC Law SF or the College), as the Lead Agency, has prepared the Environmental Impact Report (EIR) for the Long Range Campus Plan (LRCP) Update and 201 Golden Gate Avenue Mixed-Use Project (mixed-used development). Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15168, the EIR analyzed the potential impacts from the adoption and implementation of the proposed LRCP Update at a program level, and pursuant to CEQA Guidelines Section 15161, the EIR analyzed the potential impacts from the construction and operation of the proposed mixed-use development at a project level. The EIR has been assigned State Clearinghouse No. 2023060025.

A. Project Description

The proposed LRCP Update would update the College's existing 2018-2023 LRCP and replace a group of low-rise buildings with a new mixed-use building. The proposed 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 College's 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 (Local 2) hospitality workers labor union at 201-247 Golden Gate Avenue. Currently, the UC Law SF campus consists of five 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 existing buildings include McAllister Tower, Mary Kay Kane Hall, Parking Garage, Cotchett Law Center, and Academe at 198. The proposed LRCP Update describes the ongoing phased implementation of the Academic Village vision to create a hub of innovation, co-mingling professionals and graduate students on a shared platform that promotes excellence in law, medicine, business, education, and beyond.

The proposed mixed-use development would consist of new construction of a structure up to 153 feet in height (12 or 13 stories) at 201, 209, 215, 243, and 247 Golden Gate Avenue, 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 new construction and operation of a single building with a mix of uses dedicated to

academic/programmatic space, campus housing, and space for Local 2's operations and functions, including a hiring hall. A summary of the two variants is as follows:

- **Academic Light (Variant 1).** This variant minimizes the space of the academic/programmatic spaces and maximizes campus housing unit count. The new multiuse tower would consist of an estimated 238,000 total gross square feet (gsf) in a 13-story over basement, approximately 153-foot tall, building. This variant would include two floors for Local 2; one floor of academic/programmatic space; 10 floors of campus housing; and a basement level with parking, storage, and building support spaces. The conceptual program estimates that housing floors would total approximately 155,550 gsf, which could include up to 394 housing units. The academic/programmatic space would total approximately 19,450 gsf.

- **Academic Heavy (Variant 2).** This variant maximizes the academic/programmatic space and minimizes campus housing. The new multiuse tower would consist of an estimated 236,200 total gsf in a 12-story over basement, approximately 150-foot tall, building. This variant would include two floors for Local 2; four floors of academic/programmatic space; six floors of campus housing; and a basement level with parking, storage, and building support spaces. The conceptual program estimates that housing floors would total 92,550 gsf, which could include up to 233 housing units. The academic/programmatic space would total approximately 80,650 gsf.

B. Project Objectives

Long Range Campus Plan Update Project Objectives

The primary purpose of the proposed LRCP Update is to create a framework for the future of UC Law SF properties. Pursuant to CEQA Guidelines Section 15124, the following objectives identified in the LRCP Update support the proposed project's purpose and assist the College, as the lead agency, in developing a reasonable range of alternatives to be evaluated in this EIR. The proposed LRCP Update identifies six objectives that reflect the values that would inform and guide future decision making during implementation of the proposed LRCP Update. Each objective is listed along with the actions that define the desired end-state of the proposed LRCP Update.

- Create a multi-institutional Academic Village that optimizes the College's location and facilities in collaboration with other institutions of higher education and community partners, to create a vibrant living and learning environment with shared access to all campus amenities.
    - Work with community partners to create active campus frontages and appealing environments.

- Support the mission and vision of UC Law SF and its institutional and community partners by updating and rehabilitating the campus to better reflect evolving student and community needs, including through the provision of more small and medium-sized interactive classrooms as well as multi-use assembly, auditorium, conference, and community spaces.
  - Encourage effective circulation and social interaction with clear signage and coherent placement of spaces for instruction, formal and informal gathering, quiet or collaborative work, service, and administration.
  - Serve students efficiently and promote an energetic community of learning.
  - Enhance instructional opportunities and improve teaching and administrative processes through modular deployment of integrated, innovative instructional and information technologies.
- Prioritize deferred maintenance to avoid risks to life safety and protect capital assets.
  - Deliver projects on time and within budget.
- Provide competitively-priced campus housing in secure, code-compliant, and seismically upgraded buildings.
  - Balance human and building performance factors to create maximally tranquil, accessible, reliable, and secure facilities.
- Make UC Law SF the most sustainable urban campus in the nation by integrating principles of sustainability and resilience into capital planning within constraints of technology and financial feasibility.
  - Prioritize maximally sustainable design elements and construction practices.
  - Utilize integrated, easily maintainable building systems designed to meet the needs of users and the challenges of the College's dense urban setting.
- Mitigate climate-change-related risks through the application of the State of California frameworks, where feasible.

201 Golden Gate Avenue Mixed-Use Project Objectives

The primary purpose of the proposed mixed-use development is to provide housing and academic/programmatic space for students, staff, and faculty and office space for Local 2. Pursuant to CEQA Guidelines Section 15124, the following objectives support the proposed mixed-use development project's purpose and assist the College, as the lead agency, in developing a reasonable range of alternatives to be evaluated in this EIR.

- Redevelop an underutilized property adjacent to the UC Law SF campus properties to provide secure, accessible, and high-quality campus housing for students, staff, and/or faculty for the College and/or partner institutions, in furtherance of the College's goal to create a multi-institutional Academic Village and to help meet the housing needs of the College and partnering institutions.

- Create accessible housing with no residential parking that is adjacent to the UC Law SF campus properties to reduce vehicle miles traveled and associated air pollutants, greenhouse gas emissions, and vehicle noise.
- Include sustainability features, such as providing rooftop solar PV panels, generating no new net stormwater runoff, and installing landscaping with native and/or adaptive and drought-resistant plant materials.
- Provide essential amenities and facilities to foster a vibrant, convenient, and well-served student community with a variety of indoor uses and outdoor spaces that provide connections between the natural and built environment for a shared sense of community, interaction, and wellness.
- Provide an architecturally distinctive project with high-quality materials and ground-level landscaping that will contribute positively to, and be compatible with, the Uptown Tenderloin Historic District and support the continuing evolution of the UC Law SF campus's notable and historic landscapes and architecture.
- Enhance the vibrancy of the UC Law SF campus and the sense of community enjoyed by UC Law SF affiliates and San Franciso residents by providing a pedestrian-friendly project with activated ground-floor uses that include housing; academic/programmatic space; greenery; and space for the operations and functions for Unite Here Local 2, including a hiring hall.

II. CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT

A. Certification of the EIR

Pursuant to CEQA Section 15090, and in accordance with the University of California, College of the Law, San Francisco Procedures for Implementation of the California Environmental Quality Act (CEQA), as modified or superseded by state law,[1] the Board of Directors finds that the EIR has been completed in compliance with CEQA (Public Resources Code Section 21000, *et seq*) and the State CEQA Guidelines (Section 15000, *et seq*.) ("CEQA Guidelines").

[1] While the UC Law SF Procedures for Implementation of CEQA call for certification of the EIR by the Chancellor and Dean, State CEQA Guidelines Sections 15090(b) and 15025(b) require a lead agency's decisionmaking body to review and consider the EIR and to make the required findings.

The Board of Directors further finds that it has been presented with the EIR and that it has reviewed and considered the information contained in the EIR prior to approving the project and the Findings in Section III below, and the approvals set forth below in Section V. The Board of Directors further finds that the EIR reflects its independent judgment and analysis.

The conclusions presented in the Findings set forth in Section III below are based upon the EIR and other substantial evidence in the administrative record.

Based on the foregoing, the Board of Directors determines that the EIR provides the basis for approval of the LRCP Update and 201 Golden Gate Avenue Mixed-Use Project, and the supporting Findings set forth in Section III below. The LRCP Update and 201 Golden Gate Avenue Mixed-Use Project is hereby approved and the EIR is approved for certification by the UC Law SF Chancellor and Dean.

B. Administrative Record

The record upon which all the Findings and determinations related to the LRCP Update and 201 Golden Gate Avenue Mixed-Use Project are based includes the complete EIR, which is comprised of the Draft EIR, all comments received during the public comment period for the Draft EIR, the response to comments, all documents referenced in the EIR, the Mitigation and Monitoring and Reporting Program (MMRP), all written evidence and oral testimony provided to the Board of Directors regarding the LRCP Update and 201 Golden Gate Avenue Mixed-Use Project and the EIR, and all other documents comprising the record pursuant to CEQA Section 21167.6(e). The EIR, MMRP, and LRCP Update are all attached hereto.

The Circulation Desk in the UC Law SF Library is the custodian of records of the documents and other materials that constitute the record of proceedings on which the Board of Directors' decision is based. These documents and other materials are located at UC Law SF, 200 McAllister Street, San Francisco, CA 94102.

III. FINDINGS

The following Findings are hereby adopted by the Board of Directors as required by CEQA Sections 21081, 21081.5 and 21081.6, and CEQA Guidelines Sections 15091 through 15093, and in conjunction with the approvals set forth in Section V below.

A. Environmental Review Process

Under CEQA, the agency that carries out a project is the Lead Agency (CEQA Guidelines Section 15050(a)). UC Law SF is the Lead Agency for the LRCP Update and 201 Golden Gate Avenue Mixed-Use Project. UC Law SF is responsible for preparing the EIR and for approving and carrying out the LRCP Update and its constituent elements. Pursuant to CEQA Guidelines Section 15168, the EIR analyzed the potential impacts from the adoption and implementation of the

proposed LRCP Update at a program level, and pursuant to CEQA Guidelines Section 15161, the EIR analyzed the potential impacts from the construction and operation of the proposed mixed-use development at a project level. The EIR was completed and the EIR process was procedurally conducted in compliance with UC Law SF's CEQA Guidelines.

The College issued a Notice of Preparation of an EIR and Initial Study on June 1, 2023, for a 30-day review period. The EIR was assigned State Clearinghouse No. 2023060025. A public scoping meeting to solicit comments on the scope of the Draft EIR was held during this 30-day review period on June 26, 2023. The College issued a Notice of Availability of the Draft EIR on April 10, 2024, and the Draft EIR was made available for a 45-day public review period through May 24, 2024. The Draft EIR was published and distributed to local, regional, and State agencies, the neighborhood groups, community benefit districts, community organizations, and the general public was advised of the availability of the Draft EIR. The Draft EIR was made available for review to interested parties at https://repository.uclawsf.edu/lrcp/. The College also held a public meeting on May 21, 2024, to receive oral comments on the Draft EIR.

The Response to Comments, together with the MMRP and revisions to the Draft EIR, constitute the Final EIR. The Final EIR includes text revisions to the Draft EIR that are minor clarifying edits to the responsible parties for implementing mitigation measures. No comments received on the Draft EIR warranted any revisions to the Draft EIR.

The revisions to the Draft EIR do not constitute significant new information, as defined in CEQA Guidelines Section 15088.5, because they do not involve a new significant environmental impact, a substantial increase in the severity of a significant environmental impact, or a feasible project alternative or mitigation measure considerably different from others previously analyzed that would clearly lessen the significant environmental impacts of the project. Therefore, the Draft EIR did not need to be recirculated.

The Draft EIR and Final EIR documents collectively, unless otherwise specified, constitute the complete EIR.

On September 13, 2024, the Chancellor and Dean and Board of Directors will hold a hearing and hear public comment on the LRCP Update and 201 Golden Gate Avenue Mixed-Use Project and EIR. Pursuant to UC Law SF CEQA procedures, the Final EIR was made available 30 days prior to this hearing, on August 13, 2024. If the Board of Directors approves the LRCP Update and 201 Golden Gate Avenue Mixed-Use Project at its September 13, 2024 meeting, the Chancellor and Dean shall certify the EIR.

B. Project Impacts and Mitigation Measures

This section summarizes the potential environmental impacts of development under the LRCP Update and the 201 Golden Gate Avenue Mixed-Use Project and includes the Findings of the Board of Directors as to those impacts, as required by CEQA and the CEQA Guidelines. The

Findings provide the written analysis and conclusions of the Board of Directors regarding the environmental impacts of development under the LRCP Update and the 201 Golden Gate Avenue Mixed-Use Project, alternatives to the project, and Mitigation Measures proposed by the EIR and adopted by the Board of Directors as conditions of approval.

These Findings summarize the environmental determinations of the EIR about LRCP Update and the 201 Golden Gate Avenue Mixed-Use Project impacts before and after mitigation and do not attempt to describe the full analysis of each environmental impact contained in the EIR. Instead, these Findings provide a summary of each impact, describe the applicable Mitigation Measures, if any, identified in the EIR and adopted by the Board of Directors, and state the Board of Directors' Findings on the significance of each impact after imposition of the adopted Mitigation Measures. A full explanation of these environmental Findings and conclusions can be found in the EIR, and these Findings hereby incorporate by reference the discussion and analysis in the EIR supporting the EIR's determinations regarding Mitigation Measures and the project impacts. In making these Findings, the Board of Directors ratifies, adopts and incorporates the analysis and explanation in the EIR in these Findings, and ratifies, adopts and incorporates in these Findings the determinations and conclusions of the EIR relating to Mitigation Measures and environmental impacts, except to the extent any such determinations and conclusions are specifically and expressly modified by these Findings.

As set forth in Section V below, the Board of Directors adopts and incorporates as conditions of approval, the Mitigation Measures set forth in these Findings to reduce or avoid the potentially significant and significant impacts of the LRCP Update and the 201 Golden Gate Avenue Mixed-Use Project, as well as certain less than significant impacts. In adopting these Mitigation Measures, the Board of Directors intends to adopt each of the Mitigation Measures proposed in the EIR. Accordingly, in the event a Mitigation Measure recommended in the EIR has inadvertently been omitted from these Findings, said Mitigation Measure is hereby adopted and incorporated in the Findings below by reference. In addition, in the event the language of the Mitigation Measures set forth below fails to accurately reflect the Mitigation Measures in the EIR, the language of the Mitigation Measures as set forth in the EIR shall control, unless the language of the Mitigation Measures has been specifically and expressly modified by these Findings.

1. Findings on Less-Than-Significant Impacts

FINDING: Based on the issue area assessment in the EIR, the College has determined that the LRCP Update and 201 Golden Gate Mixed-Use Project will have no impact or less-than-significant impacts for several issues. The rationale for the conclusion that no significant impact would occur in each of the issue areas is based on the discussion of these impacts in the detailed issue area and cumulative impacts analyses in Chapter 4 of the Draft EIR that were found to have no impact or less-than-significant impacts. For the reasons stated in the EIR, the Board of Directors finds that development under the LRCP Update and the 201 Golden Gate Avenue Mixed-Use

Project would have less than significant impacts on the following impact areas; therefore, no mitigation measures are required.

a) **AIR-1:** The proposed project would not conflict with or obstruct implementation of the applicable air quality plan.

b) **AIR-4:**The proposed project would not result in a cumulatively considerable impact with respect to air quality.

c) **CUL-2:** The proposed project would not cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5.

d) **CUL-4:** The proposed project would not result in a cumulatively considerable impact with respect to cultural and tribal cultural resources.

e) **GEO-4:** The proposed project would not result in a cumulatively considerable impact with respect to geological resources.

f) **GHG-1:** The proposed project would not generate GHG emissions, either directly or indirectly, that could have a significant impact on the environment.

g) **GHG-2:** The proposed project would not conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing GHG emissions.

h) **GHG-3:** The proposed project would not result in a cumulatively considerable impact with respect to GHG emissions and climate change.

i) **HYD-3:** The proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

j) **HYD-4:** The proposed project would not result in a cumulatively considerable impact with respect to hydrology and water quality.

k) **NOI-2:** The proposed project would not result in generation of excessive groundborne vibration or groundborne noise levels.

l) **NOI-3:** The proposed project would not result in a cumulatively considerable impact with respect to noise.

m) **SHA-2:** The proposed project would not result in a cumulatively considerable impact to shadow.

n) **TRAN-1:** The proposed project would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.

o) **TRAN-2:** The proposed project would not conflict with or be inconsistent with CEQA Guidelines Section 15064.3(b).

p) **TRAN-3:** The proposed project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses.

q) **TRAN-5:** The proposed project would not result in a cumulatively considerable impact with respect to transportation.

r) **WIND-1:** The proposed project would not create wind hazards in publicly accessible areas of substantial pedestrian use.

s) **WIND-2:** The proposed project would not result in a cumulatively considerable impact with respect to wind hazards.

2. Findings on Less-Than-Significant Impacts with Mitigation

Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect identified in the EIR.

a) **Impact AIR-2:** During construction, uncontrolled fugitive dust (PM_{10} 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 University of California College of Law, San Francisco (College), the College shall show on appropriate construction documents that the following measures shall be adhered to during project construction:

- 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 Project Sponsor shall verify compliance that these measures have been implemented during normal construction site inspections.

Finding: Mitigation Measure AIR-2 ensures compliance with BAAQMD's best management practices (BMPs). These BMPs reduce the release of uncontrolled fugitive dust to the best of the ability of BAAQMD and are considered an industry-wide standard in the Bay Area. Implementation of this mitigation measure ensures that the proposed project mixed-use development would avoid any significant release of uncontrolled fugitive dust. For the reasons stated in the EIR, the Board of Directors finds that implementation of Mitigation Measure AIR-2 would reduce impacts on local air quality from fugitive dust generated by construction activities to a less than significant level.

b) **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 University of California College of Law, San Francisco (College) shall specify in the construction bid that the project construction contractor(s) and subcontractor(s) comply with the following requirements for all off-road equipment used 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 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 PM2.5 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 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 construction contractor. 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 the College is responsible for ensuring that this requirement is met.

Finding: Mitigation Measure AIR-3 ensures the use United States Environmental Protection Agency or CARB Tier 4 Interim equipment and limitation the idling time of vehicles to reduce the concentrations of toxic air contaminants. Implementation of this mitigation measure ensures that proposed project mixed-use development would avoid any significant contribution to the Air District thresholds in the region. For the reasons stated in the EIR, the Board of Directors finds that implementation of Mitigation Measure AIR-3 would reduce impacts on local air quality from toxic air contaminants to a less-than-significant level.

c) **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 archeologist 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.

Finding: Through Mitigation Measures CUL-2a, CUL-2b, and CUL-2c, a training shall be conducted to have construction personnel become familiar with the type of artifacts and features that could be encountered during project-related ground disturbing activities, a qualified archaeological monitor shall be retained for ground disturbance that extends deeper than previously disturbed soils, and specified procedures shall be followed if archaeological resources are unearthed during construction. Implementation of these mitigation measures ensure that the proposed project mixed-use development would avoid inadvertent damage to archaeological resources on the project site. For the reasons stated in the EIR, the Board of Directors finds that implementation of Mitigation Measures CUL-2a, CUL-2b, and CUL-2c would reduce impacts on cultural resources to a less-than-significant level.

d) **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.

Finding: Through Mitigation Measures CUL-2a, CUL-2b, and CUL-2c, a training shall be conducted to have construction personnel become familiar with the type of artifacts and features that could be encountered during project-related ground disturbing activities, a qualified archaeological monitor shall be retained for ground disturbance that extends deeper than previously disturbed soils, and specified procedures shall be followed if archaeological resources are unearthed during construction. Implementation of these mitigation measures ensure that the proposed project mixed-use development would avoid inadvertent damage to unknown tribal cultural resources on the project site. For the reasons stated in the EIR, the Board of Directors finds that implementation of Mitigation Measures CUL-2a, CUL-2b, and CUL-2c would reduce cumulative impacts on cultural resources to a less-than-significant level.

e) **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 University of California College of the Law, San Francisco (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.

Finding: Through Mitigation Measure GEO-1, the project development is to be designed to address geologic and geotechnical conditions that would have the potential to result in significant loss, injury, or death. These areas will be avoided by adhering to the preliminary and design-level project geotechnical reports. Implementation of this mitigation measure ensures that proposed project mixed-use development would address areas of geologic hazards potentially resulting in significant loss, injury, or death. For the reasons stated in the EIR, the Board of Directors finds that implementation of Mitigation Measure GEO-1 would reduce impacts related to geology and soils, including seismic hazards, to a less-than-significant level.

f) **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.

Finding: Through Mitigation Measure GEO-1, the project development is to be designed to address geologic and geotechnical conditions that would have the potential to result in significant on- or off-site liquefaction or collapse. These areas will be avoided by adhering to the preliminary and design-level project geotechnical reports. Implementation of this mitigation measure ensures that the proposed project mixed-use development would address potential hazards associated with unstable soils. For the reasons stated in the EIR, the Board of Directors finds that implementation of Mitigation Measure GEO-1 would reduce impacts related to unstable soils including geology and soils, including on- or off-site liquefaction or collapse, to a less-than-significant level.

g) **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.

Finding: Through Mitigation Measure GEO-1, the project development is to be designed to address geologic and geotechnical conditions that would have the potential to result in significant direct or indirect risks to life or property due to expansive soils. These areas will be avoided by

adhering to the preliminary and design-level project geotechnical reports. Implementation of this mitigation measure ensures that the proposed project mixed-use development would address potential hazards associated with expansive soils. For the reasons stated in the EIR, the Board of Directors finds that implementation of Mitigation Measure GEO-1 would reduce impacts related to geology and soils, including expansive soils, to a less-than-significant level.

h) **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.

Finding: Through Mitigation Measure HYD-1.1, implementation of BMPs 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 would be required. Implementation of the Construction Stormwater Runoff Plan would avoid generation of pollutants that would affect water quality that may occur as part of construction of the proposed project mixed-use development. For the reasons stated in the EIR, the Board of Directors finds that implementation of Mitigation Measure HYD-1.1 would reduce impacts related to hydrology and water quality, including the stormwater and wastewater sewer system during construction, to a less-than-significant level.

i) **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.

Finding: Through Mitigation Measure HYD-1.2, implementation of stormwater controls and BMPs to minimize the discharge of pollutants and other sediments to San Francisco's combined stormwater and wastewater sewer system during long-term operation would be required. Implementation of the Operational Stormwater Runoff Plan would avoid generation of pollutants that would affect water quality that may occur as part of operation of the proposed project mixed-use development. For the reasons stated in the EIR, the Board of Directors finds that implementation of Mitigation Measure HYD-1.2 would reduce impacts related to hydrology and water quality, including the stormwater and wastewater sewer system during operation, to a less-than-significant level.

j) **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. 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.

Finding: Through Mitigation Measure NOI-1.1, compliance with construction best management practices to reduce noise pollution during demolition and construction. The incorporation of these practices into project construction ensures that the proposed project mixed-use development would minimize any increase in noise levels during demolition and construction. For the reasons stated in the EIR, the Board of Directors finds that implementation of Mitigation Measure NOI-1.1would reduce impacts related to construction noise to a less-than-significant level.

k) **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).

Finding: Through Mitigation Measures NOI-1.2a and NOI-1.2b, the rooftop condensing units shall be at least 50 feet from the property plane and air handlers shall be as far away from property planes as possible. The incorporation of these changes into the project design ensures that the proposed project mixed-use development would not exceed interior nighttime noise criteria of 45 dBA at 100 McAllister Street (McAllister Tower). For the reasons stated in the EIR, the Board of Directors finds that implementation of Mitigation Measures NOI-1.2a and NOI-1.2b would reduce impacts related to noise from rooftop mechanical equipment to a less-than-significant level.

l) **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 University of California College of the Law, San Francisco 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.

Finding: Through Mitigation Measure SHA-1, the heating, ventilation, and air conditioning equipment and the sound-rated roof screens shall not exceed 14 feet tall at identified areas. Implementation of this mitigation measure ensures that the proposed project mixed-use development would not cause additional shadow on the Turk-Hyde Mini Park. For the reasons stated in the EIR, the Board of Directors finds that implementation of Mitigation Measure SHA-1 would reduce impacts related to shading of sensitive receptors to a less-than-significant level.

m) **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

Finding: Through Mitigation Measures TRAN-4a and TRAN-4b, the College shall coordinate with relevant City and County departments for review of site plans and prepares a detailed CTCP. Implementation of these mitigation measures ensures the design of the proposed mixed-use development would not result in inadequate emergency access. For the reasons stated in the EIR, the Board of Directors finds that implementation of Mitigation Measures TRAN-4a and TRAN-4b would reduce impacts related to transportation, including emergency access, to a less-than-significant level.

C. Alternatives to Development Proposed

CEQA provides that alternatives analyzed in an EIR may be rejected if "specific economic, legal, social, technological, or other considerations . . . make infeasible the project alternatives identified in the EIR." (CEQA Guidelines Section 15091(a).) The Board of Directors has reviewed each of the alternatives to the LRCP Update and 201 Golden Gate Mixed-Use Project as described in the Draft EIR that would reduce or avoid the impacts of development under the LRCP Update and 201 Golden Gate Mixed-Use Project and finds there is substantial evidence of specific economic, legal, social, technological, and other considerations that makes these alternatives infeasible, for the reasons set forth below.

In making these determinations, the Board of Directors is aware that CEQA defines "feasible" to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors." (CEQA Guidelines Section 15364.) The Board of Directors is also aware that under CEQA case law the concept of "feasibility" encompasses (i) the question of whether a particular alternative promotes the underlying goals and objectives of a project, and (ii) the question of whether an alternative is "desirable" from a policy standpoint to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, legal, and technological factors.

The CEQA Guidelines require than an EIR describe a reasonable range of alternatives that would feasibly attain most of the basic project objectives (see Section I.B) but would avoid or substantially lessen any of the significant environmental effects of the project, and then evaluate the comparative merits of such alternatives. (Guidelines Section 15126(a)). Based on the analyses in Chapter 4 of the Draft EIR, the College has determined that all of the proposed project's potentially significant environmental effects would be avoided or reduced to less-than-significant levels through implementation of the mitigation measures described in the EIR (see Section III.B.2).

In compliance with CEQA and the CEQA Guidelines, the alternatives analysis included an analysis of a No Project Alternative. The analysis examined the feasibility of each alternative, the environmental impacts of each alternative, and the ability of each alternative to meet the project

objectives (see Section I.B). The College identified the following two (2) potential project alternatives for consideration:

1. Findings on No Project Alternative

Description: Under CEQA, an evaluation of a "no project" alternative must be included in each EIR. Under the No Project Alternative, the current 2018-2023 LRCP would not be updated, and the UC Law SF campus would not be expanded to develop the proposed 201 Golden Gate Avenue Mixed-Use Development.

Environmentally Superior: This alternative is considered the environmentally superior alternative, as it would reduce or result in the same level of potential environmental impacts as that of the proposed project.

Finding: This alternative would not develop a multi-institutional Academic Village that optimizes the College's location and facilities in collaboration with other institutions of higher education and community partners; would not support the mission and vision of UC Law SF and its institutional and community partners; would not prioritize deferred maintenance; would not provide competitively-priced campus housing in secure, code-compliant, and seismically upgraded buildings; would not make UC Law SF the most sustainable urban campus in the nation; and would not mitigate climate-change-related risks. For these reasons, this alternative is infeasible as it fails to meet any of the project's objectives, as supported by the administrative record for the proposed project. Accordingly, the Board of Directors rejects the No Project Alternative as infeasible because it would not meet any of the objectives of the LRCP Update and 201 Golden Gate Mixed-Use Project.

2. Findings on Reduced Project Alternative

Description: Under the Reduced Project Alternative, the mixed-use development would be reduced in size to reduce the construction-related impacts of the proposed mixed-use development. This alternative would combine the academic/programmatic space of the Academic Light variant with the housing space of the Academic Heavy variant. This alternative would result in a building that would be nine stories tall, with a building height of 108 feet. The Reduced Project Alternative would involve the same parking, basement/systems space, and office space for Unite Here Local 2 that would be included in the proposed project. In addition, this alternative would involve the same building footprint as the proposed project. Although the Reduced Project Alternative would involve the same construction activities and equipment as the proposed project, it would involve a shorter construction timeline.

Environmentally Superior: In accordance with Section 15126.6(e)(2) of the CEQA Guidelines, if the environmentally superior alternative is the No Project Alternative, the EIR must also identify an environmentally superior alternative among the other alternatives. In this

case, the Reduced Project Alternative would be the next environmentally superior alternative because it would allow for development that would contribute to satisfying the some of the objectives of the LRCP Update and 201 Golden Gate Mixed-Use Project, while reducing impacts related to Air Quality, Greenhouse Gas Emissions, and Noise, and would not result in greater impacts for any resource categories.

Finding: Because of the reduced amount of development, the Reduced Project Alterative would not fully achieve the project objectives that seek to create a vibrant, more highly utilized site including fully redeveloping an underutilized property adjacent to the UC Law SF campus properties to its maximum ability; maximizing accessible housing with no residential parking that is adjacent to the UC Law SF campus properties; would not fully include sustainability features or provide essential amenities and facilities to foster a vibrant, convenient, and well-served student community; and enhance the vibrancy of the UC Law SF campus and the sense of community enjoyed by UC Law SF affiliates and San Franciso residents. Accordingly, the Board of Directors rejects the Reduced Project Alternative as infeasible because it would not fully achieve the project objectives and maximize development on the campus which is possible under the proposed project resulting in less-than-significant impacts through the implementation of mitigation measures recommended in the EIR.

D. Other CEQA Considerations

1. Environmental Effects Found to be not Significant

CEQA Guidelines Sections 15128 and 15143 require the identification of impacts of a project that were determined not to be significant and that were not discussed in detail in the impact section of the Draft EIR. For the reasons set forth in the Initial Study, it was determined that significant impacts would not occur in the following resource categories: Aesthetics, Agriculture and Forest Resources, Biological Resources, Energy, Hazards and Hazardous Materials, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Utilities and Service Systems, and Wildfire.

FINDING: For the reasons stated in the EIR, the Board of Directors finds that significant impacts would not occur in the following resource categories: Aesthetics, Agriculture and Forest Resources, Biological Resources, Energy, Hazards and Hazardous Materials, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Utilities and Service Systems, and Wildfire; therefore, these categories did not require analysis in the EIR.

2. Unavoidable Significant Impacts

CEQA Guidelines Sections 21100(b)(2)(A) and 15126.2(b) require consideration of environmental impacts that cannot be eliminated or reduced to a less-than-significant level, even

with the implementation of feasible mitigation measures. As described in Section II.B.1 and Section II.B.2, all impacts would be less than significant or less than significant with mitigation.

3. Significant Irreversible Environmental Changes

CEQA Guidelines Section 15126.2(c) requires consideration of the extent to which the proposed project's primary and secondary effects would impact the environment and commit nonrenewable resources to uses that future generations will not be able to reverse.

Construction and operation of the development under the LRCP Update and 201 Golden Gate Avenue Mixed-Use Project would result in the use of nonrenewable resources, including fossil fuels, natural gas, and water, and building materials such as lumber, concrete, and steel. Operation of new development under the LRCP Update and 201 Golden Gate Avenue Mixed-Use Project would require the use of nonrenewable resources for electricity that would result in an irreversible or irretrievable commitment of resources. However, the small amounts of resources consumed during operation of the development would be considered normal for San Francisco. Although irreversible environmental changes would result from the implementation of the LRCP Update and construction and operation of the 201 Golden Gate Avenue Mixed-Use Project, such changes would not be considered significant because development under the LRCP Update and 201 Golden Gate Avenue Mixed-Use Project is not anticipated to consume substantial amounts of energy in a wasteful manner, and it is unlikely to result in significant impacts as a result of consumption of utilities that would not be expected in an urban area, especially for redevelopment projects.

Finding: For the reasons stated in the EIR, the Board of Directors finds that implementation of the LRCP Update and 201 Golden Gate Avenue Mixed-Use Project would not result in the wasteful or inefficient use of energy or other resources.

4. Growth-Inducing Impacts

CEQA Guidelines Section 15126 requires consideration of the potential growth inducing impacts of a proposed project. Growth-inducing impacts are those effects that could foster economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment. According to CEQA, increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects.

Induced growth is any growth that exceeds planned growth and results from new development that would not have taken place without the implementation of a project. Typically, a project's potential for growth inducement would be considered significant if it would result in growth or population concentrations exceeding those assumptions included in pertinent master plans, land use plans, or projections made by regional planning authorities. However, creating the potential

for growth inducement does not automatically lead to growth, whether it would be below or exceeding a projected level. The environmental effects of induced growth are secondary or indirect impacts of a project. Secondary effects of growth could result in significant adverse environmental impacts, which could include increased demand on community or public services that exceed currently available and planned capacity, increased traffic and noise, degradation of air and water quality, and conversion of agricultural land and open space to developed uses.

Development under the LRCP Update and 201 Golden Gate Avenue Mixed-Use Project would involve demolition and construction activities that could generate temporary construction jobs. Because the construction would not have unusual labor requirements (i.e., requiring specialized labor skills), worker recruitment would be expected to be filled from the local labor market in the Bay Area, without attracting construction labor from areas beyond the region. Because the number of workers with applicable skills would be from the local labor market, it would be unlikely that a substantial number of construction workers would need to relocate to work on development under the LRCP Update and 201 Golden Gate Avenue Mixed-Use Project. Thus, implementation of the LRCP Update and 201 Golden Gate Avenue Mixed-Use Project would not be considered growth inducing from a short-term employment perspective. Section XIV, *Population and Housing*, of the Initial Study found that development under the LRCP Update and 201 Golden Gate Avenue Mixed-Use Project would accommodate existing housing demand and would not require extension or expansion of public services or utilities.

Finding: For the reasons stated in the EIR, the Board of Directors finds that implementation of the LRCP Update and 201 Golden Gate Avenue Mixed-Use Project would not result in substantial additional population and employment growth in the surrounding neighborhood or citywide, and thus, the LRCP Update and 201 Golden Gate Avenue Mixed-Use Project would not result in direct or indirect substantial growth inducement.

5. Mitigation Monitoring and Reporting Program

CEQA Section 21081.6 and CEQA Guidelines Section 15091(d) require the lead agency approving a project to adopt a Mitigation Monitoring and Reporting Program (MMRP) for the changes to the project which it has adopted or made a condition of project approval in order to ensure compliance during project implementation. The MMRP adopted by the Board of Directors requires UC Law SF to monitor the Mitigation Measures designed to reduce or eliminate significant impacts, as well as those Mitigation Measures designed to reduce environmental impacts which are less than significant. The MMRP includes all of the Mitigation Measures identified in the EIR and has been designed to ensure compliance with such Mitigation Measures during implementation of the LRCP Update and construction and operation of the 201 Golden Gate Avenue Mixed-Use Project. The Board of Directors hereby adopts the MMRP attached hereto and incorporated herein.

The Board of Directors finds that the impacts of development under the LRCP Update and 201 Golden Gate Avenue Mixed-Use Project have been mitigated to the extent feasible by the Mitigation Measures identified in the Final EIR and in the MMRP. The Board of Directors adopts the MMRP for the LRCP Update and 201 Golden Gate Avenue Mixed-Use Project included in the EIR as Section 3 of the Final EIR. The MMRP designates responsibility and anticipated timing for the implementation of mitigation for impacts and conditions. Implementation of the Mitigation Measures specified in the EIR and the MMRP will be accomplished through administrative controls over project planning and implementation, and monitoring and enforcement of these measures will be accomplished through inspection and documentation by appropriate UC Law SF personnel consistent with UC Law SF's CEQA Guidelines. The College reserves the right to make amendments and/or substitutions of Mitigation Measures if, in the exercise of the discretion of UC Law SF, it is determined that the amended or substituted Mitigation Measure will mitigate the identified potential environmental impact to at least the same degree as the original Mitigation Measure, or would attain an adopted performance standard for mitigation, and where the amendment or substitution would not result in a new significant impact on the environment which cannot be mitigated.

IV. APPROVAL OF THE LONG RANGE CAMPUS PLAN AND 201 GOLDEN GATE AVENUE MIXED-USE PROJECT

The Board of Directors approves the LRCP Update and 201 Golden Gate Avenue Mixed-Use Project for certification. Via implementation of the LRCP Update and 201 Golden Gate Avenue Mixed-Use Project, the College seeks to maximize the utilization of its existing properties by emphasizing their periodic renewal and upgrade. Given the College's limited financial resources, it is imperative that the College adopt a capital plan that recognizes the necessity of a phased approach over time.

The mission of UC Law SF, includes to providing an academic program of the highest quality, based upon scholarship, teaching, and research, to a diverse student body.

Student housing is a critical component of UC Law SF's mission because the availability of affordable housing in the San Francisco Bay Area is extremely limited, and the absence of such housing would otherwise pose a financial barrier to attendance for students of limited means.

Additionally, the UC Law SF campus is currently made up of five 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. An objective of the LRCP Update is to further the Academic Village vision as an area that optimizes the College's location and facilities in collaboration with other institutions and partners and, by redeveloping an underutilized property adjacent to the UC Law SF campus, the proposed mixed-use development would help to realize that goal. The College does not own any other properties within the existing campus boundary. The site of the proposed mixed-use development, 201-247

Golden Gate Avenue, is within this boundary. The opportunity afforded by the partnership with Local 2, who has granted the College an option to lease and participate in the redevelopment of the Local 2 property to continue to house the Local 2 operating space and expand the UC Law SF campus, would meet the objectives to create a multi-institutional Academic Village that optimizes the College's location and facilities in collaboration with other institutions of higher education and community partners, to create a vibrant living and learning environment with shared access to all campus amenities and redevelop an underutilized property adjacent to the UC Law SF campus properties to provide secure, accessible, and high-quality campus housing for students, staff, and/or faculty for the College and/or partner institutions, in furtherance of the College's goal to create a multi-institutional Academic Village and to help meet the housing and programmatic needs of the College and partnering institutions. Further, the construction of new housing and academic/programmatic space at 201Golden Gate Avenue would go a long way toward making UC Law SF a more energy and space efficient campus.

UC Law SF is an example of excellence in public higher education in California. It is consistently ranked among the top law schools in the country and produces some of the nation's most talented, influential lawyers. UC Law SF is moving forward on many fronts and is pursuing strategies to enhance the institution. Notwithstanding progress achieved to date to modernize the campus, pressing needs remain and will be implemented in accordance with the LRCP Update and 201 Golden Gate Avenue Mixed-Use Project.

V. APPROVALS

The Board of Directors hereby takes the following actions:

A. The Board of Directors hereby approves for certification the EIR for UC Law SF's Long Range Campus Plan Update and 201 Golden Gate Avenue Mixed-Use Project, as described in Section I above.
B. The Board of Directors hereby adopts the Findings in their entirety, as set forth in Section III above.
C. The Board of Directors hereby adopts as conditions of approval of the Long Range Campus Plan Update and 201 Golden Gate Avenue Mixed-Use Project all Mitigation Measures set forth above. These Mitigation Measures shall be required as conditions of for the 201 Golden Gate Avenue Mixed-Use Project and shall be integrated, as relevant, as fully enforceable provisions of the future contract for the construction and operation of the 201 Golden Gate Avenue Mixed-Use Project.
D. The Board of Directors hereby adopts the MMRP for the Long Range Campus Plan Update and 201 Golden Gate Avenue Mixed-Use Project included in the Final EIR and discussed in Section III.D.5 above.
E. Having approved the EIR for certification, independently reviewed and analyzed the EIR, incorporated Mitigation Measures into the Long Range Campus Plan Update, and adopted the foregoing Findings, the Board of Directors hereby approves the Long Range Campus

Plan Update and 201 Golden Gate Avenue Mixed-Use Project.

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ATTACHMENT: MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) is for the University of California, College of the Law, San Francisco's (UC Law SF or the College) Long Range Campus Plan (LRCP) Update and 201 Golden Gate Avenue Mixed-Use Project. The purpose of the MMRP is to ensure the implementation of project-specific mitigation measures identified as part of the environmental review for the proposed project. Public Resources Code Section 21081.6 requires that mitigation measures identified in environmental review documents prepared in accordance with CEQA are implemented after a project is approved. Therefore, this MMRP has been prepared to ensure compliance with the adopted mitigation measures during the pre-construction, construction, and post-construction (operation) phases of the UC Law SF LRCP Update and 201 Golden Gate Avenue Mixed-Use Project.

UC Law SF (Project Sponsor) is the agency responsible for implementation of the mitigation measures identified in the EIR. This MMRP provides UC Law SF with a convenient mechanism for reviewing all mitigation measures including the ability to focus on select information such as timing.

The MMRP includes the following information of each mitigation measure:

- The full text of the mitigation measures;
- The party responsible for implementing the mitigation measures;
- The timing for implementation of the mitigation measure;
- The agency responsible for monitoring the implementation; and
- The monitoring action and frequency.

LONG RANGE CAMPUS PLAN UPDATE AND 201 GOLDEN GATE AVENUE MIXED-USE PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Implementation		Monitoring			Verification of Compliance	
	Responsible Party	**Timing**	**Responsible Party**	**Action**	**Frequency**	**Printed Name and Signature**	**Remarks**
AIR QUALITY							
Mitigation Measure AIR-2: Prior to discretionary approval by the University of California College of Law, San Francisco (College), the College shall show on appropriate construction documents that the following measures shall be adhered to during project construction: ▪ 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	The College; Construction contractor	Prior to construction activities; During construction activities	Division of the State Architect	Verify compliance that the measures have been implemented	Prior to discretionary approval; Periodic construction site inspections		

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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 Project Sponsor shall verify compliance that these measures have been implemented during normal construction site inspections.							
Mitigation Measure AIR-3: The University of California College of Law, San Francisco (College) shall specify in the construction bid that the project construction contractor(s) and subcontractor(s) comply with the following requirements for all off-road equipment used 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 shall demonstrate that the project shall use the	Construction contractor	Prior to construction activities; During construction activities	Project Sponsor	Verify compliance that the measures have been implemented	Periodic construction site inspections		

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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 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 construction contractor. 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 the College is responsible for ensuring that this requirement is met.							
CULTURAL RESOURCES							
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	The College	Prior to construction or ground-disturbing activities	Project Sponsor	Verify training of construction personnel	Prior to construction or ground-disturbing activities		

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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.	The College; Qualified archaeological monitor	During ground-disturbing construction activities	Project Sponsor	Verify presence of qualified archaeological monitor	Periodic construction site inspections during ground disturbance		
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 archeologist 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	The College; Qualified archaeologist or archaeological monitor	In the event resources are determined to be present	Project Sponsor	Verify implementation of actions as appropriate to the resource and proposed disturbance	In the event resources are determined to be present		

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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							

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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.							
Mitigation Measure CUL-3: Implement Mitigation Measures CUL-2a, CUL-2b, and CUL-2c.	***See Mitigation Measure CUL-2a, CUL-2b, and CUL-2c.***						
GEOLOGY AND SOILS							
Mitigation Measure GEO-1: The University of California College of the Law, San Francisco (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.	The College	Prior to construction activities	Project Sponsor	Verify compliance with recommendations of the geotechnical report	Periodic construction site inspections		
Mitigation Measure GEO-2: Implement Mitigation Measure GEO-1.	***See Mitigation Measure GEO-1.***						
Mitigation Measure GEO-3: Implement Mitigation Measure GEO-1.	***See Mitigation Measure GEO-1.***						
HYDROLOGY AND WATER QUALITY							
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	The College; Construction contractor	Prior to construction activities; During construction activities	Project Sponsor	Integration of Construction Stormwater Runoff Plan with the site map/grading plan or separate submittal to contractor for	Prior to construction; Periodic construction site inspections		

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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.				implementation			
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.	The College	Prior to construction	Project Sponsor	Verify implementation of Operational Stormwater Runoff Plan	Periodic site inspections		

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NOISE							
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. 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.	The College	Prior to construction activities; During construction activities	Project Sponsor	Verify implementation of noise-reduction measures and procedures	Prior to construction; Periodic construction site inspections		

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▪ 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.							
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	The College	Prior to construction activities	Project Sponsor	Review and approval final mechanical plans	Prior to construction activities		

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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.	The College	Prior to construction activities	Project Sponsor	Review and approval final mechanical plans	Prior to construction activities		

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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).							
SHADOW							
Mitigation Measure SHA-1: The University of California College of the Law, San Francisco 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.	The College	Prior to construction activities	Project Sponsor	Review and approval final mechanical plans	Prior to construction activities		
TRANSPORTATION							
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.	The College	Prior to construction activities	Project Sponsor	Coordination with relevant City and County department(s) for review and approval of site plans	Prior to construction activities		
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	The College	Prior to construction activities	Project Sponsor	Coordination with relevant City and County department(s) for review and approval of CTCP	Prior to construction activities		

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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							

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