8-2024

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UC Law SF

University of California College of the Law, San Francisco

Long Range Campus Plan Update and
201 Golden Gate Avenue Mixed-Use Project
Environmental Impact Report Preview

Finance Committee

Thursday, August 22, 2024

UC Law San Francisco

PURPOSE

- The following presentation is provided as an informational overview of the public hearing on September 13, 2024.
- The purpose is to provide an opportunity for review and initial questions.
- No action is required by the Finance Committee.

HEARING AGENDA FOR SEPTEMBER 13, 2024

- Introductions
- Project Overview
- CEQA Overview
- Draft EIR Summary
- Final EIR Summary
- Next Steps

INTRODUCTIONS

- **UNITE HERE Local 2**
  - Lizzie Tapia, President
- **UC Law San Francisco**
  - Rhiannon Bailard, Chief Operating Officer
- **Environmental Consultants**
  - PlaceWorks (Prime CEQA Consultant)
    - CPP (Wind)
    - Fehr & Peers (Transportation)
    - Forell|Elsesser (Structural Engineer)
    - Page & Turnbull (Historic Preservation)
    - PreVision Design (Shadow)
    - Salter (Noise)

UC LAW SAN FRANCISCO COMMUNITY SERVICES

- **Offers 17 clinics** where students work on behalf of clients including:
  - Low-Income Taxpayer Clinic
  - Medical-Legal Partnership for Seniors Clinic
  - Individual Representation Clinic
  - Worker's Rights Clinic for low-income workers
  - Immigrants' Rights Clinic
  - Child Welfare & Legal Services Clinics
- **Alternative Dispute Resolution (ADR) Externship** that allows students an opportunity to serve the community through dispute resolution including placements at San Francisco Superior Court & the San Francisco ACCESS Program.
- **General Assistance Advocacy Project**, founded by students in 1985, continues to provide education, empowerment, and advocacy to homeless and marginally housed San Franciscans.

UC LAW SAN FRANCISCO COMMUNITY INVOLVEMENT

- Allocated on-campus space for storage of **emergency preparedness supplies** for use by the Tenderloin community.
- Engaged in multiple **community organizations** promoting the health and wellbeing of the Tenderloin community including the Tenderloin Community Benefits District, block safety groups, and Tenderloin Business Coalition.
- Support multiple **community enhancement projects** including neighborhood murals and the parklet at La Cocina.
- UC Law SF implemented a **Green Community Benefits Plan** that will:
  - Add 19 trees within the Tenderloin with three years of maintenance or replacement following initial planting.
  - Establish a green community benefits fund for small community greening projects.
- Provides **safety practitioner program** on sidewalks on all campus frontages 7 days a week from 7:00 a.m. to 11:30 p.m.

PROJECT OVERVIEW

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PROPOSED PROJECT

- Long Range Campus Plan (LRCP) Update
- 201 Golden Gate Avenue Mixed-Use Project

WHAT IS A LONG RANGE CAMPUS PLAN?

- Provides a high-level planning framework
- Guides land use and capital investment in line with:
  - College's mission, priorities, and strategic goals
  - Enrollment projections
  - Available funding

LONG RANGE CAMPUS PLAN UPDATE OBJECTIVES

- **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.**
  - Work with community partners to create active campus frontages and appealing environments.

LONG RANGE CAMPUS PLAN UPDATE OBJECTIVES

- **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.

LONG RANGE CAMPUS PLAN UPDATE OBJECTIVES

- **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 safe, secure, code-compliant, and seismically upgraded buildings.**
  - Balance human and building performance factors to create maximally tranquil, accessible, reliable, and secure facilities.

LONG RANGE CAMPUS PLAN UPDATE OBJECTIVES

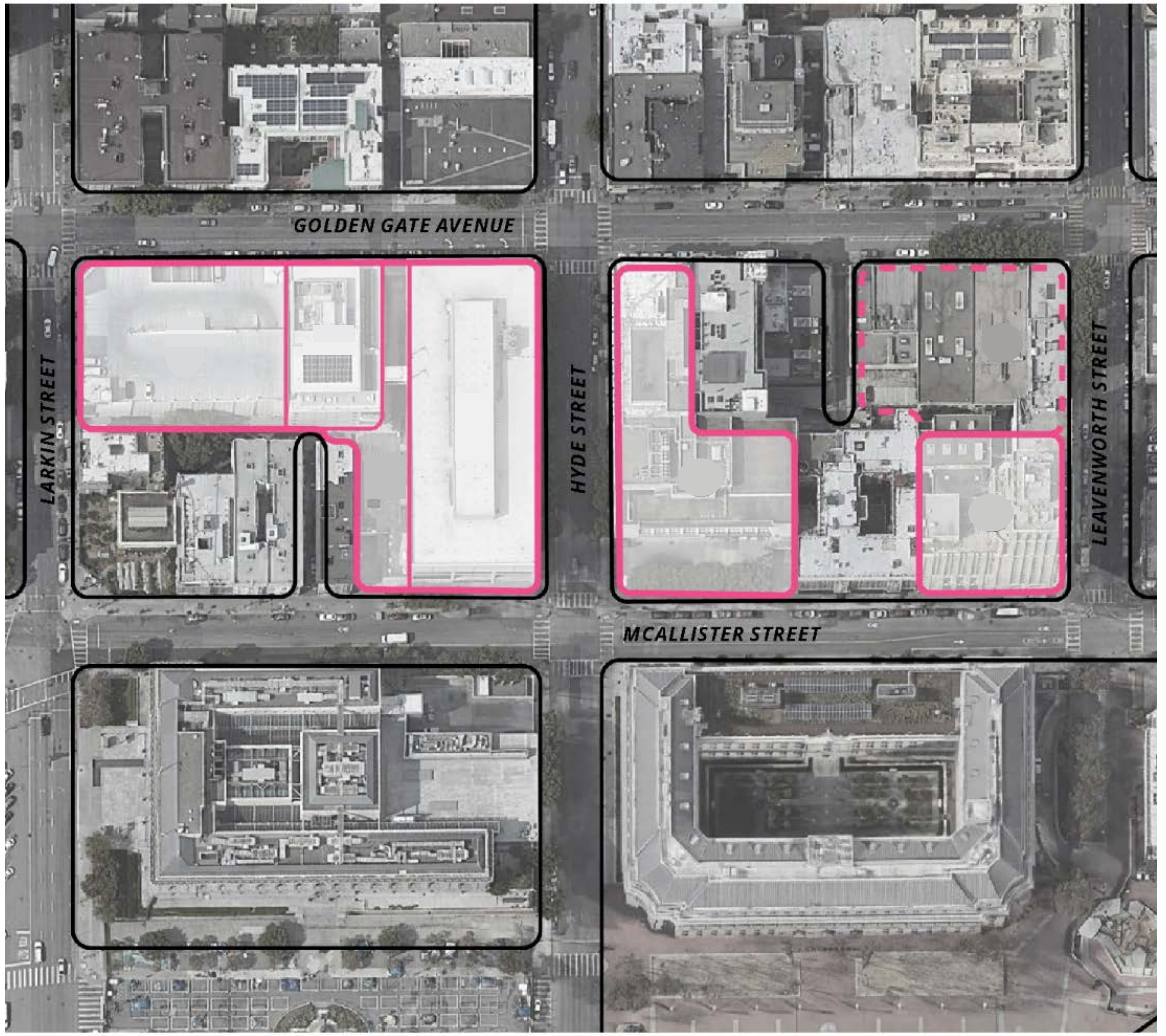
- **Make UC Law SF the most sustainable urban campus in the nation by integrating principles of sustainability and resilience into capital planning within constraints of technology and financial feasibility.**
  - Prioritize maximally sustainable design elements and construction practices.
  - Utilize 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 State of California frameworks, where feasible.**

COMMUNITY ENGAGEMENT

- UC Law San Francisco & Local 2 are **committed to community engagement and involvement** on this process.
- The College & Local 2 have shared information informally with interested stakeholders.
- As part of this EIR process, the College & Local 2 offered **formal engagement opportunities** to the community, which included Open House information sessions and an EIR scoping meeting at times and locations convenient to the community.

LONG RANGE CAMPUS PLAN UPDATE

- Replaces the 2018-2023 LRCP
- Guides land use and capital investment over the next 5-10 years
- Plans for phased implementation of the Academic Village
- Adds a new site to the campus at 201 Golden Gate Avenue (the only new development added since the prior LRCP)

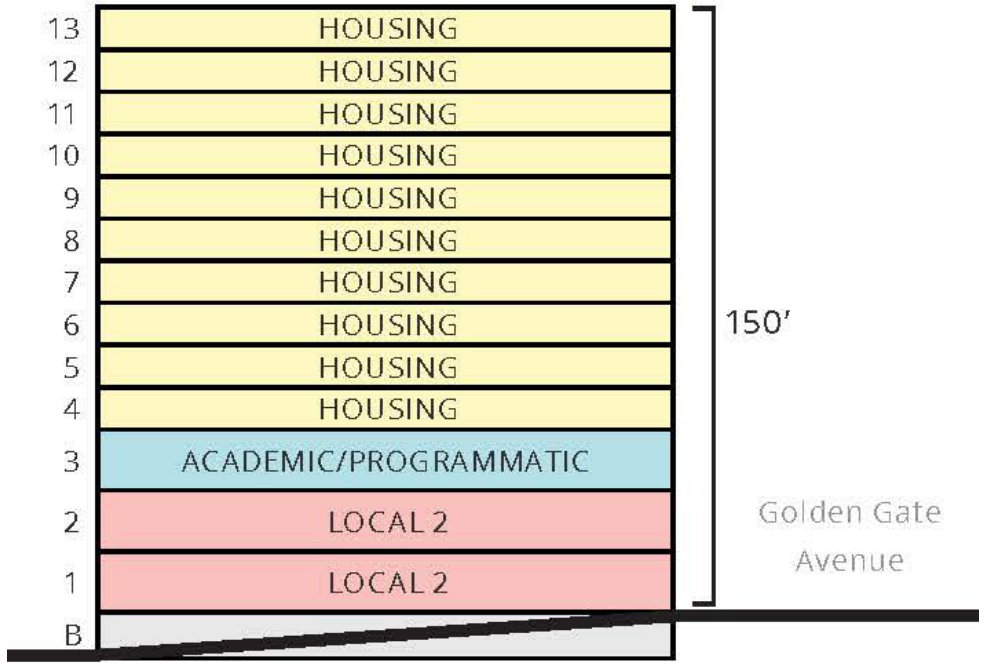


201 GOLDEN GATE AVENUE MIXED-USE PROJECT

- New mixed-use structure
- Up to 153 feet or approximately 14 stories
- Uses:
  - Offices and meeting space for Local 2
  - Academic/programmatic space (could include *limited* retail)
  - Campus housing

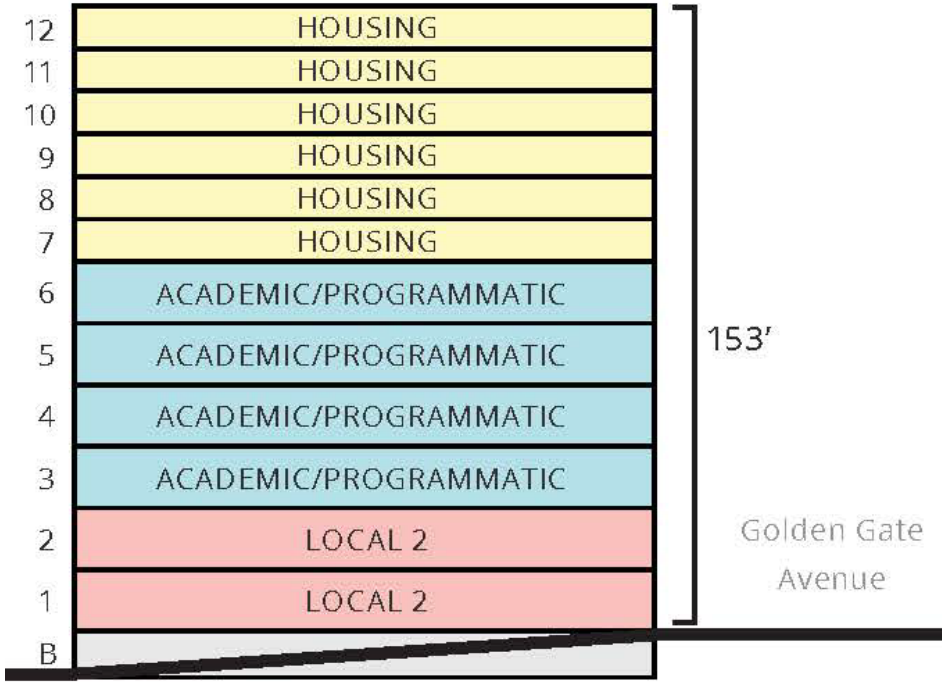
TWO PROJECT VARIANTS

Variant 1: Academic Light



- Contemplates 394 housing units

Variant 2: Academic Heavy



- Contemplates 233 housing units

VARIANT 1 (ACADEMIC LIGHT)

- Minimizes academic/programmatic space and maximizes the campus housing unit count (***394 units***)
- 13 floors, with an estimated 238,000 total gross square feet (gsf)
  - 2 floors for Local 2
  - 1 floor of academic/programmatic space (19,450 gsf)
  - 10 floors of campus housing (155,550 gsf, 394 units)

VARIANT 2 (ACADEMIC HEAVY)

- Maximizes the academic/ programmatic space and minimizes the campus housing unit count (***233 units***)
- 12 floors, with an estimated 236,200 total gsf
  - 2 floors for Local 2
  - 4 floors of academic/programmatic space (80,650 gsf)
  - 6 floors of campus housing (92,550 gsf, 233 units)

CEQA OVERVIEW

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CEQA OVERVIEW

- The California Environmental Quality Act (CEQA) is the State's primary environmental protection law
- CEQA requires that public agencies disclose environmental impacts of projects that have a *physical effect* on the environment
- Provides an opportunity for the public and local/state agencies to comment on the environmental issues

WHAT IS AN EIR?

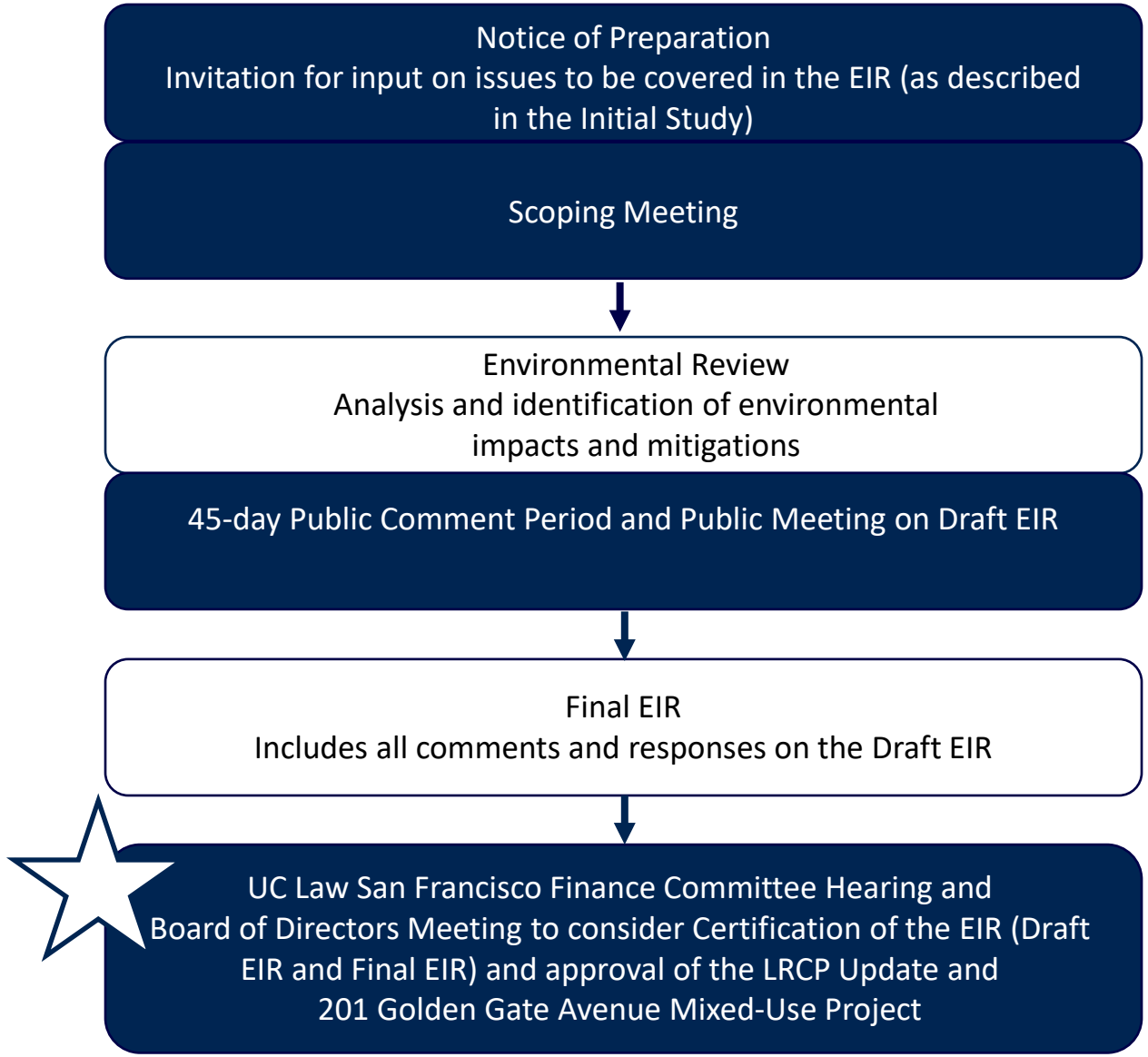
- **An EIR is an informational document that:**
  - Discloses the potential physical effects of a project on the environment
  - Identifies mitigation measures that could reduce or eliminate potential environmental impacts
  - Describes feasible alternatives to the proposed project
  - Must be certified prior to project (LRCP Update and 201 Golden Gate Avenue Mixed-Use Project) approval
- **CEQA includes different types of EIRs for varying situations and uses:**
  - Program-level EIRs are appropriate for broad planning actions such as the LRCP and can be used to "tier" CEQA review of future development projects
  - Project-level EIRs are appropriate for specific development projects such as the 201 Golden Gate Avenue Mixed-Use Project

THE EIR PROCESS

This chart describes the EIR process mandated by State law.

☆ = Current Phase

▬ = Opportunities for Public Comment



DRAFT EIR ANALYSIS

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ENVIRONMENTAL EVALUATION

- The Draft EIR evaluates the potential adverse impacts that could occur from increased development potential in the LRCP planning area from implementation of the proposed project.
  - The proposed 201 Golden Gate Avenue Mixed-Use project is the only new expansion of the campus evaluated in the Draft EIR.

- The potential impacts from Variant 1 (Academic Light) and Variant 2 (Academic Heavy) are evaluated in the Draft EIR.
  - The variant with the "worst-case" scenario (e.g., longer construction period, taller, etc.) was applied to the environmental analysis for a conservative evaluation.

ENVIRONMENTAL TOPICS ANALYZED

The Draft EIR includes an analysis of potential impacts to:

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

*Topics found to have no impact or less than significant without mitigation.

The Draft EIR includes an analysis of the CEQA-required “No Project” Alternative and the Reduced Project Alternative.

AIR QUALITY (CONSTRUCTION)

Less than significant with implementation of mitigation measures that:

- Apply the Bay Area Air Quality Management District's best management practices during project construction
- Use construction equipment that reduces toxic air quality emissions (e.g., meets Environmental Protection Agency or California Air Resources Board standard, or is electric)
- Maintain and service all construction equipment
- Restrict nonessential idling of construction equipment to five minutes or less

CULTURAL AND TRIBAL RESOURCES (CONSTRUCTION)

Less than significant with implementation of mitigation measures that:

- Train contractors and subcontractors of the appropriate work practices and the potential for exposing subsurface cultural resources and tribal cultural resources, and how to recognize possible buried human remains
- Retain a qualified archeological monitor to remain on site during construction hours until ground disturbing construction activities have concluded when excavating below where previously excavated
- Follow appropriate protocol to protect the resource in the event resources are determined to be present on the site

GEOLOGY AND SOILS (CONSTRUCTION)

Less than significant with implementation of mitigation measures that:

- Adhere to the recommendations of the December 2023, Preliminary Geotechnical Evaluation prepared for the proposed project which includes:
  - preliminary recommendations for seismic design,
  - soil and excavation,
  - grading,
  - deep foundations,
  - retaining walls,
  - concrete sidewalk and pavement,
  - drainage, and
  - design-level geotechnical investigation

HYDROLOGY AND WATER QUALITY (CONSTRUCTION AND OPERATION)

Less than significant with implementation of mitigation measures that:

- Implement the best management practices of the Construction Stormwater Runoff Plan and Operational Stormwater Runoff Plan to prevent or minimize the discharge of pollutants and other sediments to San Francisco's stormwater and wastewater sewer system during short-term construction and long-term operation

NOISE (CONSTRUCTION AND OPERATION)

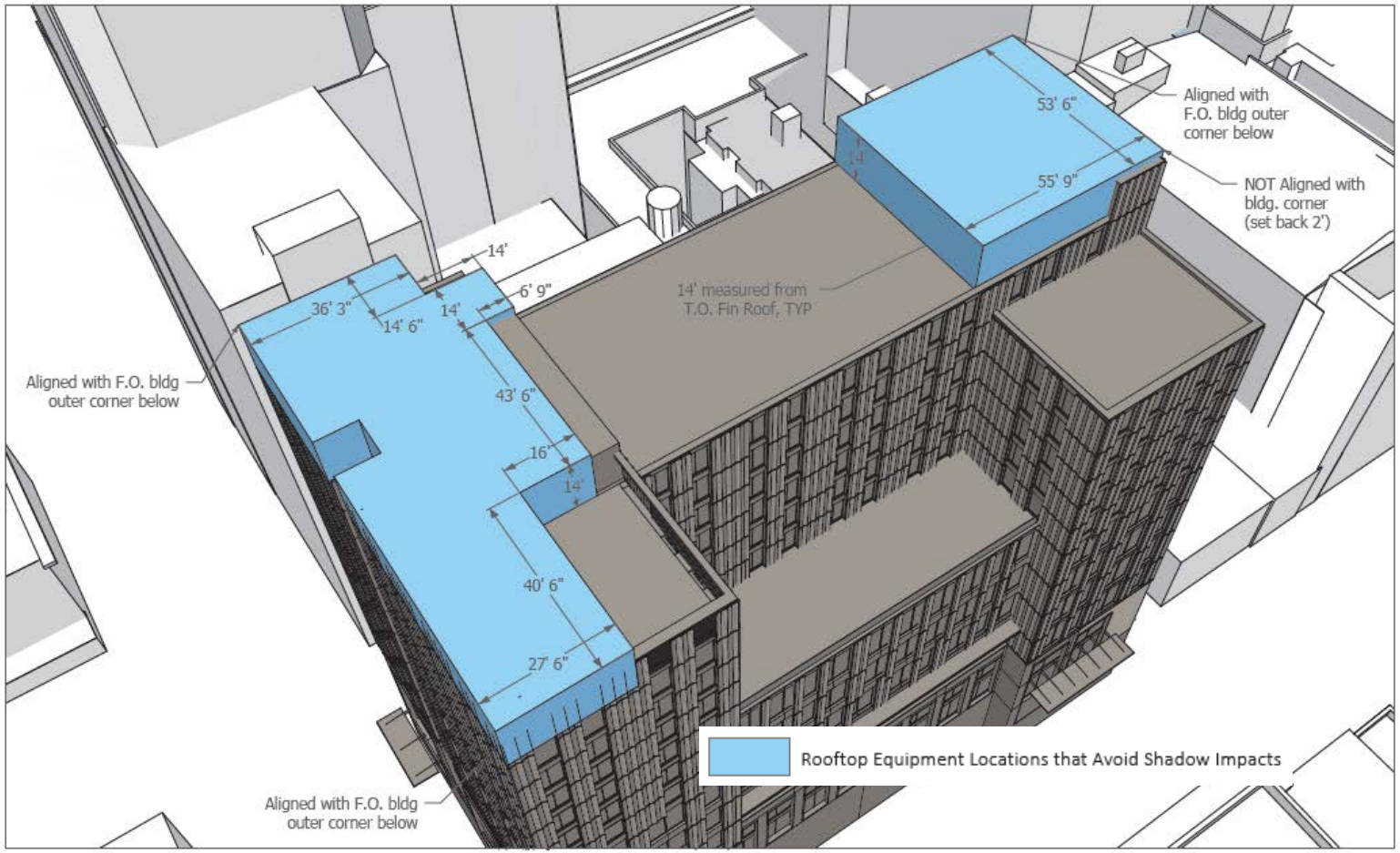
Less than significant with implementation of mitigation measures that:

- Implement a comprehensive Construction Noise Control Plan
- Implement noise-reduction measures to ensure construction noise would not exceed the 80 dBA limit when measured at a distance of 100 feet
- Ensure rooftop condensing units are at least 50 feet from the property plane and include sound-rated roof screens around and taller than the rooftop heating, ventilation, and air conditioning equipment
- Implement measures to achieve acceptable interior nighttime noise criteria of 45 dBA at the nearest noise sensitive receptor

SHADOW (OPERATIONAL)

Less than significant with implementation of mitigation measures that:

- Locate the heating, ventilation, and air conditioning equipment and the sound-rated roof screens, not to exceed 14 feet tall, on the areas identified in light blue



TRANSPORTATION (CONSTRUCTION)

Less than significant with implementation of mitigation measures that:

- Coordinate with City and County of San Francisco department(s) in reviewing site plans to ensure that the design of the proposed mixed-use development would not result in inadequate emergency access
- Coordinate with City and County of San Francisco department(s) in reviewing a Construction Traffic Control Plan (CTCP) and implement the measures of the CTCP

ALTERNATIVES ANALYSIS

No Project Alternative

- No changes to existing conditions: the current 2018-2023 LRCP would not be updated, and the UC Law SF campus would not be expanded to develop the proposed mixed-use development.

Reduced Project Alternative

- Combines the academic/programmatic space of the Variant 1 (Academic Light) with the housing space of Variant 2 (Academic Heavy)
- Building would have nine stories (108 feet tall) with the same building footprint as the proposed mixed-use development
- Reduced size would result in less construction and less construction-related impacts

FINAL EIR

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COMMENTS ON THE DRAFT EIR

- Two (2) written comment letters
  - California Department of Transportation (May 14, 2024)
    - Agreed with the evaluation of VMT impacts
    - Noted that the movement of oversized or excessive load vehicle on State roadways requires a transportation permit and may require a Transportation Management Plan
  - Department of Toxic Substances Control (DTSC) (May 21, 2024)
    - Requested Phase I Environmental Site Assessment prepared for the proposed project
    - Recommended surveys for hazardous materials (lead-based paints, mercury, asbestos containing materials, etc.) in compliance with California environmental regulations and policies, including DTSC's Preliminary Endangerment Assessment (PEA) Guidance Manual
    - Recommended all imported soil and fill material be tested to ensure any contaminants of concern are within DTSC and US Environmental Protection Agency's regional screen levels for the intended land use
- Oral comments received on May 21, 2024 public meeting
  - Related to project merits and not the analyses or mitigations raised in the Draft EIR

REVISIONS TO THE DRAFT EIR

- Text revisions include insignificant modifications and clarifications to the responsible parties for implementing the air quality mitigation measures presented in the Draft EIR
- None of the revisions to the Draft EIR constitute significant new information, as defined in CEQA Guidelines Section 15088.5

NEXT STEPS

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NEXT STEPS

- Board of Directors Hearing
  - September 13, 2024

Thank you for attending!

For more information on the LRCP Update and
201 Golden Gate Avenue Mixed-Use Project visit:
https://repository.uclawsf.edu/lrcp/

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MITIGATION MEASURES

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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.

MITIGATION MEASURE AIR-2 (CONT.)

- 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 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.

MITIGATION MEASURE AIR-3 (CONT.)

- 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.

MITIGATION MEASURE AIR-3 (CONT.)

- Ensure that all construction plans submitted to the Division of the State Architect clearly show the selected emission-reduction strategy for construction equipment.
- Maintain a list of all operating equipment in use on the mixed-use development site for verification by the 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.

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 (CONT.)

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.

MITIGATION MEASURE CUL-2C (CONT.)

- 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.

MITIGATION MEASURE CUL-2C (CONT.)

- 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.

MITIGATION MEASURE CUL-3

Implement Mitigation Measures CUL-2a, CUL-2b, and CUL-2c.

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.

MITIGATION MEASURES GEO-2 AND GEO-3

Implement Mitigation Measure GEO-1.

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.

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.

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.

MITIGATION MEASURE NOI-1.1 (CONT.)

- The construction contractor shall be required to prepare and submit a comprehensive Noise Control Plan for review and approval by the College's Director of Construction Management or designee. The Noise Control Plan shall be established prior to the start of project construction. The Noise Control Plan shall establish means and methods for ensuring that construction activities do not exceed a noise limit of 80 dBA at 100 feet. The Noise Control Plan shall include, but is not limited to, the following:
  - Limiting noise emissions for construction equipment by ensuring that only well-maintained and properly muffled equipment is used at the construction site.
  - Locating stationary noise sources (such as compressors) as far from adjacent or nearby sensitive receptors as possible.
  - Undertaking the noisiest activities during times of least disturbance to surrounding residents and occupants, as feasible.
  - Using impact tools that are hydraulically or electrically powered, wherever possible, to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, exhaust mufflers on the compressed air exhaust apparatuses shall be used, along with external noise jackets on the tools, which could reduce noise levels by as much as 10 dBA.
  - Managing construction traffic to minimize disruption to area residences and existing operations surrounding the construction zone.
  - Locating staging areas as far away as possible from residences.
  - Building temporary noise barriers around the construction site, when feasible.

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.

MITIGATION MEASURE NOI-1.2A (CONT.)

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.

MITIGATION MEASURE NOI-1.2B (CONT.)

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).

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.

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)

MITIGATION MEASURE TRAN-4B (CONT.)

- 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