Initial Study

Long Range Campus Plan

University of California
Hastings College of the Law

December 14, 2015

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1. PROJECT INFORMATION

1.1 PROJECT TITLE

University of California Hastings College of the Law (UC Hastings or the College) Long Range Campus Plan

1.2 LEAD AGENCY NAME AND ADDRESS

University of California Hastings College of the Law
200 McAllister Street
San Francisco, California 94102

Contact Person and Phone Number:
David Seward, Chief Financial Officer
(415) 565-4710

1.3 RESPONSIBLE AGENCY NAME AND ADDRESS

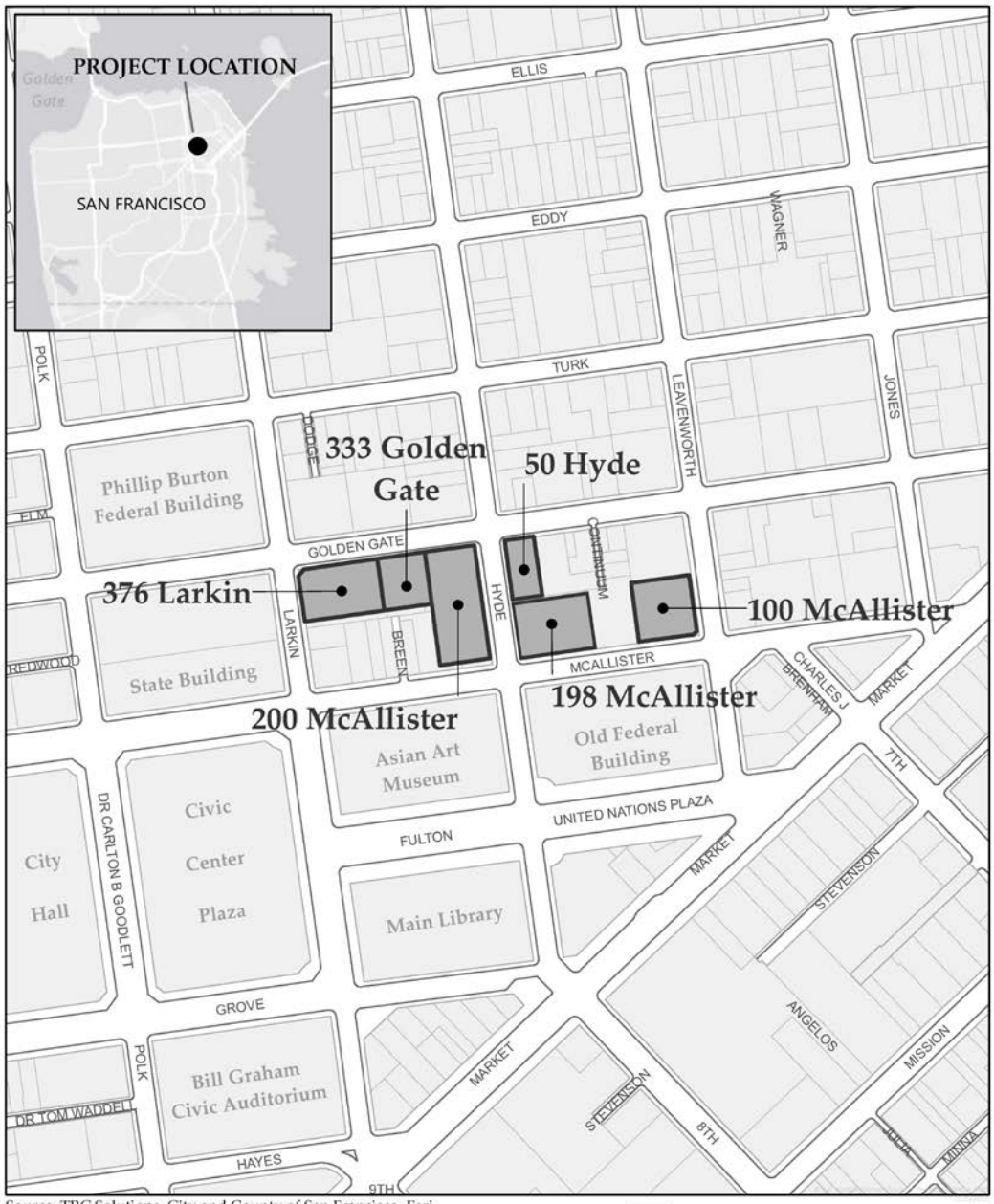
University of California, San Francisco
Campus Planning
654 Minnesota Street, 2nd Floor
San Francisco, California 94143

1.4 PROJECT SPONSOR NAME AND ADDRESS

University of California Hastings College of the Law
200 McAllister Street
San Francisco, California 94102

1.5 PROJECT LOCATION

UC Hastings occupies five buildings and owns one vacant lot on the two blocks bounded by Golden Gate Avenue, Larkin Street, McAllister Street, Hyde Street, and Leavenworth Street, one block north of the San Francisco Civic Center (see Figure 1, Project Location).



Source: TRC Solutions, City and County of San Francisco, Esri

UC HASTINGS COLLEGE of the LAW

Long Range Campus Plan

FIGURE 1: PROJECT LOCATION

2. PROJECT DESCRIPTION

2.1 INTRODUCTION

The University of California Hastings College of the Law (UC Hastings or the College) was founded in 1878 as the first law department of the University of California, and is the oldest public law school in California. Founded by California Chief Justice Serranus Clinton Hastings, UC Hastings was established by the California Legislature with its own Board of Directors, which operates the College independently of the Board of Regents of the University of California. UC Hastings is the only standalone public law school in the nation.

Since its founding, UC Hastings has been an integral part of the fabric of the City and County of San Francisco. It is strategically located at the intersection of three distinct neighborhoods: (1) Civic Center, where the Supreme, Appellate, and Superior courts of California are located along with the federal District Court and 9th Circuit Court of Appeal and amidst city, state and federal office buildings, as well as San Francisco's major cultural institutions; (2) Mid-Market, where a growing concentration of technology firms, including Twitter, Zendesk, Uber, Square, and many others, are located; and (3) the Tenderloin, a densely populated, primarily residential neighborhood with a diverse population composed of multiple ethnicities and a broad demographic.

The strategic location of UC Hastings is emblematic of its mission to unite the theory and the practice of law by providing an academic program of the highest quality—based upon scholarship, teaching, and research—to a diverse student body, and to assure that its graduates have a comprehensive understanding and appreciation of the law, and are well-trained for the multiplicity of roles they will play in a society and profession that are subject to continually changing demands and needs.

Societal and economic change is evident in the community surrounding UC Hastings. Business development in the Mid-Market area and the nascent renewal of the Tenderloin, supported by the steadfastness of the stakeholder institutions of the Civic Center, provide a perfect backdrop for UC Hastings to revitalize its campus to meet the needs of future generations of law students and promote the revitalization of the area for students, workers, and residents alike.

As of 2015, UC Hastings hosts approximately 933 full-time Juris Doctor, Master of Law, and Master of Studies in Law students within its comprehensive academic programs, and extensive and innovative experiential learning and judicial externship programs.

The UC Hastings faculty of approximately 69 full-time and 81 part-time and adjunct faculty members includes a full roster of eminent scholars and professional leaders from a wide range of disciplines, who embody the College's ethos by turning knowledge into action and helping students do the same.

The UC Hastings campus currently consists of five buildings located at 100, 198, and 200 McAllister Street, 50 Hyde Street, and 376 Larkin Street (the UC Hastings Parking Garage), and a vacant lot at 333 Golden Gate Avenue, all of which are on two contiguous blocks between Larkin and Leavenworth Streets, and Golden Gate Avenue and McAllister Street.

The existing facilities are described as follows:

- 100 McAllister Street (Block 0348/Lot 006), known as the Tower, is a 27-story, 249,000-gross-square-foot (gsf) structure constructed in 1929; it serves as student housing, with 252 units and recreational facilities. The 11,000-sf Great Hall, which was originally used as a cathedral and is currently vacant, is within the Tower. The Tower's educational and research functions currently utilize approximately 20,000 gsf of the building.

- 198 McAllister Street (Block 0348/Lot 009), known as Snodgrass Hall, is a four-story, 76,000-gsf structure constructed in 1953; it serves as the primary academic facility of UC Hastings, housing the majority of the College's lecture halls and seminar rooms, along with 80 offices.

- 50 Hyde Street (Block 0348/Lot 014), known as the Snodgrass Hall Annex, is a four-story, 61,000-gsf structure constructed in 1969 and is immediately adjacent to Snodgrass Hall; it consists of four classrooms, the Marvin and Jane Baxter Appellate Law Center, Moot Court, the Gold Reading Room, and the large Louis B. Mayer multi-purpose hall.

- 200 McAllister Street (Block 0347/Lot 003), known as Mary Kay Kane Hall, is a six-story, 177,000-gsf structure that was constructed in 1980 and renovated in 2007; it houses many UC Hastings faculty and administrative offices, the library, cafeteria, faculty lounge, and various student support facilities.

- The UC Hastings Parking Garage, at 376 Larkin Street (Block 0347/Lot 016), is a seven-story, 157,000-gsf structure constructed in 2009; it provides 395 parking spaces to meet student, faculty, staff, and public parking needs, and houses 13,000 sf of retail space.

- The vacant lot at 333 Golden Gate Avenue (Block 0347/Lot 017) measures 11,962 sf and is currently used as a recreational area by UC Hastings students and for demonstration urban gardening.

Table 1 includes a summary of existing UC Hastings facilities.

Table 1: Existing UC Hastings Facilities

Building	Land Area (sf)	Building (gsf)	Housing Units	No. of Floors	Primary Program
100 McAllister Street	19,000	249,000	252	27 (+ basement)	Residential
198 McAllister Street	23,000	76,000	-	4 (+ 3 mezzanine)	Academic
50 Hyde Street	9,000	61,000	-	4	Academic/Multipurpose
200 McAllister Street	42,000	177,000	-	6	Academic/Office
376 Larkin Street	26,000	157,000	-	7 (+basement)	Parking
333 Golden Gate Avenue	12,000	0	-	n/a	n/a
Total	**131,000**	**720,000**	252	-	-

Source: UC Hastings. 2015. *Five Year Infrastructure Plan 2016–2021;* 2015. *Five Year Institutional Master Plan.*

2.2 LONG RANGE CAMPUS PLAN

To complement the dynamic renaissance of Mid-Market and the changing face of the Tenderloin, UC Hastings is focusing its Long Range Campus Plan (LRCP) on strategically enhancing its infrastructure to support an innovative approach to legal education, focusing on practical skill and experiential learning to ensure that its law students are well equipped to enter the modern legal marketplace.

The UC Hastings LRCP, incorporating the findings and capital proposals of the Five Year Infrastructure Plan 2016–2021, identifies the primary focus of the College's efforts in recent years as a systematic effort to achieve campus-wide, code-compliance, and fire/life-safety objectives, as well as other space improvements to enhance campus life for students, faculty, and staff. [1]

The Five Year Infrastructure Plan 2016–2021, proposed the following five major infrastructure projects, which are further detailed in Table 2:

1. Constructing a new, approximately 57,000-gsf academic building on the vacant lot at 333 Golden Gate Avenue
2. Demolishing Snodgrass Hall at 198 McAllister Street and constructing a new campus housing building in its place
3. Modernizing 50 Hyde Street; planning options include the possibility of incorporating the academic functionality of 50 Hyde Street into the lower levels of a campus housing complex on the combined 198 McAllister Street and 50 Hyde Street sites
4. Renovating and reconfiguring the Tower at 100 McAllister Street
5. Renovating and reusing the Great Hall at 100 McAllister Street

[1] UC Hastings. 2015. *Five Year Infrastructure Plan 2016–2021.* September.

Table 2: Long Range Campus Plan Projects

Building	Building (gsf)	Housing Units	Floors	Primary Program
100 McAllister Street	249,000	260–350	27	Residential
198 McAllister Street/50 Hyde Street				
Residential Variant A[1]	227,000	400–600	13	Residential/Multipurpose
Residential Variant B[2]	329,000	525–770	13	Residential/Multipurpose
200 McAllister Street[3]	177,000	-	6	Academic/Office
376 Larkin Street[3]	157,000	-	7	Parking
333 Golden Gate Avenue	57,000	-	8	Academic/Office
Total	**867,000–969,000**	**660–1,120[4]**	-	-

Note:
[1] This variant includes renovation of the existing building at 50 Hyde Street and continuance of its current uses (academic/multipurpose).
[2] This variant includes demolition of the existing building at 50 Hyde Street and development of the site into campus housing. The existing academic functions housed at 50 Hyde Street would be replicated in the lower floors of a new student housing facility. The total number of units shown includes those that would be constructed as part of Residential Variant A, with an additional 125–170 units that would be constructed with Residential Variant B.
[3] LRCP projects conducted at this site would not result in changes to building square footage, units, floors, or programming.
[4] The total number of housing units includes 252 existing units at 100 McAllister Street.

Source: UC Hastings. September 2015. *Five Year Infrastructure Plan 2016–2021;* December 2015. *Five Year Institutional Master Plan.*

2.2.1 New Academic Building at 333 Golden Gate Avenue

To support the educational and infrastructure goals of UC Hastings, California Governor Edmund G. Brown recently approved the Budget Act of 2015, which appropriated $36.8 million of lease revenue bond financing to construct a new academic building on the vacant lot at 333 Golden Gate Avenue. [2] As discussed further in Section 2.5.1, the State Department of General Services (DGS) will oversee design and development of 333 Golden Gate Avenue through a design-build process.

It is anticipated that the new academic building at 333 Golden Gate Avenue would be approximately 57,000 gsf and would be approximately 80 feet tall. However, to allow for design and engineering changes, an additional 10 feet in building height, or approximately 90 feet in total height, will be analyzed. The building would replace all academic programming and faculty offices currently in Snodgrass Hall at 198 McAllister Street. The building would provide a more cohesive campus and enable UC Hastings to create state-of-the-art classroom facilities that would serve the College for decades. With a smaller footprint than Snodgrass Hall, the new

[2] The College reviewed the cost effectiveness of renovating 198 McAllister Street. The 198 McAllister Street building is one of the College's least efficient facilities in terms of energy usage and programmatic layout. The building's inefficient and aging building systems and its confused layout contribute to making it three times less efficient—in terms of annual operating costs—than the 200 McAllister Street building completed in 1980. *The Engineering Enterprise and Taylor Engineering. 2011. UC Hastings College of the Law MEP Due Diligence Report, 198 McAllister St, San Francisco.*

academic building would benefit from efficient space planning that corresponds with the College's implementation of a reduction in enrollment of 20 to 25 percent to better align the school's population to the needs of the legal marketplace it serves, ensure a better learning environment for its students, and increase opportunities for employment after graduation.

Construction at 333 Golden Gate Avenue is projected to be completed by 2020, with the commencement of instructional operations beginning in the fall 2020 semester.

2.2.2 Demolish Snodgrass Hall and Construct Student Housing at 198 McAllister Street

Upon completion of the new academic building at 333 Golden Gate Avenue, Snodgrass Hall would be demolished to allow for construction of an approximately 13-story, 140-foot-tall (as measured from McAllister Street; 130-foot-tall as measured from Golden Gate Avenue), 227,000-gsf building that would provide approximately 400 to 600 housing units, depending upon the square footage of the average unit; approximately 15,000 sf of non-revenue-generating College-serving academic and instructional uses, and/or revenue-generating third-party retail uses on the ground floor to provide student amenities and to activate the street level. Common open space and recreational services would be included for UC Hastings students and staff.

Demolition and development at 198 McAllister Street would occur after 2020 occupancy of 333 Golden Gate Avenue.

2.2.3 Modernize 50 Hyde Street/Demolish and Replace with Student Housing and Academic/Support Space

With the proposed demolition of Snodgrass Hall at 198 McAllister Street, 50 Hyde Street would require major HVAC and other building systems renovation and modernization to maintain important College functions, including the Louis B. Mayer Auditorium, Gold Reading Room, and Moot Court. Further, many of the building systems at 198 McAllister Street that support 50 Hyde Street would need to be replaced when the former building is demolished. Recognizing the need to modernize 50 Hyde Street, the Governor's 2015 Five Year Infrastructure Plan indicated future state support of an additional $6.8 million to modernize the building.

An alternative to modernizing 50 Hyde Street would demolish the building to create an enlarged development site that would allow for a greater increase in campus housing. Extending the proposed approximately 13-story, 140-foot-tall structure at 198 McAllister Street to the site of 50 Hyde Street would increase its size to approximately 329,000 gsf and would allow for an additional approximately 125 to 170 housing units, depending upon the square footage of the average unit; approximately 61,000 sf would be dedicated to academic, administrative, assembly, faculty, and multipurpose/support space on the ground and second

floors to replace the existing 50 Hyde Street facilities. Common open space and recreational services would be included for UC Hastings students and staff.

Demolition and development at 50 Hyde Street would occur after 2020 occupancy of 333 Golden Gate Avenue.

2.2.4 Renovate and Reconfigure the Tower at 100 McAllister Street/Renovate and Reuse the Great Hall

Constructed in 1929, 100 McAllister Street (the Tower) would benefit from seismic strengthening and general building interior upgrade and modernization. The building currently contains 252 units of housing accommodating approximately 280 residents. The development of new housing at 198 McAllister Street would allow UC Hastings to continue providing student housing for its students while 100 McAllister Street is renovated.

UC Hastings has conducted extensive reviews of various redevelopment scenarios for the Tower. One scenario would renovate the unfinished space on the 25th and 26th floors of the Tower as additional housing units, with an average unit size of 390 sf. This would increase the total number of housing units from 252 to approximately 260 units. Another scenario would redevelop all existing housing units into an average unit size of 275 sf, which would increase the total number of housing units to approximately 350.

The Tower also includes approximately 36,000 sf of office space dedicated to research, clinical, and fiscal and communications functions, as well as the College's nine law journals. UC Hastings currently plans to relocate the research centers and clinics to the 200 McAllister Street building to use space more efficiently and create additional sources of revenue at the 100 McAllister Street building in the released space. Upon the renovation of 100 McAllister Street, the majority of these office uses would be preserved for UC Hastings or other compatible tenancies, with the exception of the space on the 22nd and 23rd floors currently occupied by the law journals, which may be converted back to residential use.

UC Hastings is currently analyzing the best use for the renovation and reuse of the approximately 9,200-gsf Great Hall, a space complemented by ceiling heights of 70 feet.

Assuming that the new academic building at 333 Golden Gate Avenue is complete by 2020, work at 100 McAllister Street would commence upon the projected completion of the new student housing facility at 198 McAllister Street in 2022, or sometime in 2024 or 2025 depending on schedule attainment of other projects in the sequential development queue.

2.2.5 Partnership with University of California San Francisco

New student housing at UC Hastings may be jointly developed with the University of California San Francisco (UCSF). To further enhance and strengthen its relationship with

UCSF and the broader University of California System, in December 2015, UC Hastings entered into a Letter of Intent with UCSF for the development of campus housing at UC Hastings to accommodate the academic and housing needs of UC Hastings and UCSF under their shared affiliation with the University of California System. Shared campus housing would be a natural extension of the existing collaboration between UC Hastings and UCSF on a successful consortium on law, science, and health policy for medical students and law students. Further, UC Hastings and UCSF are studying other partnerships that would include, but not be limited to, police services and student health centers, supplementing existing shared services with between the sister organizations.

2.3 PURPOSE OF AN INITIAL STUDY

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15063, an Initial Study is a preliminary environmental analysis that may be used by the Lead Agency to focus an Environmental Impact Report (EIR) on potentially significant environmental effects that may result from a proposed project. Accordingly, the purpose of this Initial Study is to analyze the LRCP and individually proposed projects to identify environmental impacts that are potentially significant, and therefore, require detailed study in the EIR. Potential environmental impacts determined to be less than significant require no further study in the EIR.

The CEQA Guidelines require that an Initial Study contain a project description, a description of environmental setting, an identification of environmental effects by checklist or other similar form, an explanation of environmental effects, a discussion of mitigation for significant environmental effects, an evaluation of the project's consistency with existing and applicable land use controls, and the names of the persons who prepared the study.

2.4 PROGRAM- AND PROJECT-LEVEL ANALYSIS

Pursuant to CEQA, a program EIR is prepared on a series of actions that can be characterized as one large project, such as for the UC Hastings LRCP. A program EIR generally establishes a framework for tiered or project-level environmental documents that are prepared in accordance with the overall program (see CEQA Guidelines Section 15168 [a]). An LRCP is defined by statute (Public Resources Code Section 21080.09) as a "physical development and land use plan to meet the academic and institutional objectives for a particular campus or medical center of public higher education." UC Hastings will prepare an EIR, as required by Public Resources Code Section 21080.09, which will evaluate the environmental effects of growth under the proposed LRCP. The LRCP EIR will be a program EIR that will be used by the UC Hastings Board of Directors to evaluate the environmental implications of adopting the proposed LRCP. Once certified, the EIR will also be used to tier subsequent environmental analyses for future UC Hastings development projects (CEQA Guidelines Section 15152).

Proposed UC Hastings development projects would then be reviewed in light of the LRCP EIR and CEQA Guidelines Sections 15162 and 15168(c), to determine whether the project's effects would require further environmental review. If UC Hastings finds that no new effects would occur and no new mitigation measures would be required, UC Hastings could approve the project as being within the scope of the LRCP EIR, under Guidelines Section 151628(c)(2). If the later project could have effects not identified in the LRCP EIR, UC Hastings could prepare a Supplement to the LRCP EIR, under Guidelines Section 15163, or an Addendum to the LRCP EIR, under Guidelines Section 15164.

The program-level analysis of proposed campus changes with the new LRCP in the EIR may analyze a number of specific and foreseeable development proposals. These proposals would be analyzed in the EIR in sufficient detail to permit project approval and implementation following certification of the EIR, as discussed previously. UC Hastings anticipates proceeding with some LRCP projects in the near term, within several years of EIR certification, while others would occur at a later date and are included at the program level in the EIR. Future projects would proceed when funding becomes available and project implementation is logistically feasible. Proposed projects are discussed in Section 2.2, Long Range Campus Plan.

2.5 CEQA Analysis of Long Range Campus Plan Projects

2.5.1 333 Golden Gate Avenue Construction

The new building at 333 Golden Gate Avenue would replace the College's existing primary academic facilities. Construction at 333 Golden Gate Avenue is projected to be completed by 2020, with the commencement of instructional operations beginning in the fall 2020 semester.

As noted previously, DGS will oversee the development of 333 Golden Gate Avenue through a design-build process. DGS would develop design guidelines and performance criteria in 2016, which would be subsequently approved by the State Department of Finance and State Public Works Board. After a Request for Qualifications process, three finalist design-build teams would be in a design competition through early 2017. The design-build phase with the selected team would then occur from mid-2017 to 2020, with occupancy by 2020.

Therefore, as discussed previously under Section 2.4, Program- and Project-Level Analysis, this Initial Study and the LRCP EIR will analyze the effects of 333 Golden Gate Avenue at a program level of detail.

2.5.2 Potential Residential Variant A – New Student Housing Development at 198 McAllister Street/Renovation of 50 Hyde Street

Upon the completion of the replacement academic building at 333 Golden Gate Avenue, the LRCP calls for demolition of the existing 198 McAllister Street building and development of the site as a housing facility. The new building would be approximately 13 stories (140 feet) tall,

227,000 gsf, and would provide approximately 400 to 600 campus housing units (depending on unit size), with approximately 15,000 sf of non-revenue-generating College-serving academic and instructional uses and/or revenue-generating third-party retail uses on the ground floor to provide student amenities and to activate the street level.

This scenario is referred to hereinafter as Residential Variant A. No detailed design for 198 McAllister Street has been developed. Therefore, as discussed previously under Section 2.4, Program- and Project-Level Analysis, this Initial Study and the LRCP EIR will analyze the effects of Residential Variant A at a program level of detail.

The renovation-only option for 50 Hyde Street would be considered exempt from CEQA under CEQA Guidelines Section 15301, Maintenance of Existing Facilities, and will not be addressed further.

2.5.3 Potential Residential Variant B – New Student Housing Development at 198 McAllister Street and 50 Hyde Street

As with Potential Residential Variant A, Residential Variant B would include development of the 198 McAllister Street site as a student housing facility, with approximately 400 to 600 housing units (depending on unit size) and ground-floor commercial or retail space and/or UC Hastings facilities. Residential Variant B would also demolish the 50 Hyde Street Annex, and would develop approximately 102,000 gsf with an additional approximately 125 to 170 housing units, depending upon the square footage of the average unit, and approximately 61,000 sf dedicated to academic, administrative, assembly, faculty, and multipurpose/support space on the ground and second floors to replace space formerly in the demolished 50 Hyde Street Annex.

Residential Variant B would include approximately of 329,000 gsf, with 525 to 770 campus housing units, and approximately 64,000 gsf of retail, academic, administrative, assembly, faculty, and multipurpose/support space.

No detailed design for Residential Variant B has been developed. Therefore, as discussed previously under Section 2.4, Program- and Project-Level Analysis, this Initial Study and the LRCP EIR will analyze Residential Variant B effects at a program level of detail.

2.5.4 100 McAllister Street Renovations

Renovation of 100 McAllister Street would repurpose unfinished space on the 25th and 26th floors as additional housing units, to increase the total number of housing units from 252 to 260. Another scenario would repurpose unfinished space on the 25th and 26th floors and redevelop all existing housing units into an average unit size of 275 sf to increase the total number of housing units to 350. As noted previously, some of the lower floors of the Tower also house approximately 36,000 sf of research, clinic, and fiscal and communications office space. UC

Hastings currently plans to relocate the research centers and clinics to the 200 McAllister Street building to utilize space more efficiently and create additional sources of revenue at the 100 McAllister Street building with the released space.

UC Hastings is currently analyzing the best option for renovation and reuse of the Great Hall.

The LRCP EIR will analyze the effects of the renovation of 100 McAllister Street at a program level of detail.

2.6 SURROUNDING LAND USES AND ENVIRONMENTAL SETTING

UC Hastings occupies five buildings and owns one vacant lot on the two blocks bounded by Golden Gate Avenue, Larkin Street, McAllister Street, Hyde Street, and Leavenworth Street, one block north of the San Francisco Civic Center (see Figure 1, Project Location).

The areas northeast and northwest of the campus include residential, commercial, and office uses (often with ground floor retail). Areas to the south include numerous civic uses, primarily associated with the Civic Center, including cultural, institutional, and educational uses owned by various local, state, and federal agencies.

In particular, the southwestern portion of the McAllister-Larkin-Golden Gate-Hyde block—which is adjacent to the UC Hastings Parking Garage at 376 Larkin Street and Mary Kay Kane Hall at 200 McAllister Street—is occupied by older apartment structures, many with ground-floor retail uses. The northern portion of the McAllister-Hyde-Golden Gate-Leavenworth block fronting Golden Gate Avenue and Leavenworth Street—which is adjacent to Snodgrass Hall and 100 McAllister Street—is occupied by a newer residential structure and older commercial structures. Mixed-use buildings are on the McAllister frontage between the UC Hastings buildings.

Many of the properties in these areas consist of older, four- to six-story apartment buildings with ground floor commercial uses. The six-story, 80-foot-tall California State Building at 350 McAllister Street is west of the campus, and is connected to the 14-story, 200-foot-tall State Office Building at 455 Golden Gate Avenue.

The 20-story, 300-foot-tall Philip Burton Federal Building at 450 Golden Gate Avenue is northwest of the project site. The old Federal Office Building at 50 United Nations Plaza is immediately south of the UC Hastings buildings located at 100 and 198 McAllister Street.

The Civic Center area includes the city-designated Civic Center Historic District, the federally designated Civic Center National Register Historic District, the Civic Center National Register Landmark District, and the Uptown Tenderloin National Register Historic District. As such, the Civic Center contains numerous buildings that are individual landmarks or are contributory to the historic districts. The project site is located just north and east of these Civic Center historic

district boundaries. The Civic Center Powerhouse at 320 Larkin Street (corner of Larkin and McAllister Streets), south of the project site, is listed as noncontributory to the city-designated Civic Center Historic District. The Uptown Tenderloin National Register Historic District, roughly bounded by Mason, McAllister, Larkin, and Geary Streets and Golden Gate Avenue, is north and east of UC Hastings; the 100 McAllister Street building is within the Uptown Tenderloin Historic District boundaries, and is listed as a contributory resource to the historic district.

As a state entity, UC Hastings is not subject to City and County of San Francisco's jurisdiction or its planning and land use controls. For information, the UC Hastings campus includes sites designated in the San Francisco Planning Code as P – Public Uses, consistent with the current educational uses; the 100 McAllister Street building is in a C-3-G, Downtown Commercial – General district, which permits educational and residential uses; and the 333 Golden Gate Avenue lot and UC Hastings Parking Garage are in RC-4, Residential-Commercial High Density, districts, which allow high-density residential, commercial and institutional uses.

The EIR will further describe San Francisco Planning Code and other San Francisco zoning and planning conditions for reference and informational purposes.

2.7 LONG RANGE CAMPUS PLAN AND PROJECT APPROVALS

UC Hastings is the Lead Agency under CEQA, and is also the Project Sponsor. The following approval steps and uses of the EIR are anticipated:

- The UC Hastings Board of Directors will certify the Final Environmental Impact Report (FEIR) and adopt the Mitigation Monitoring and Reporting Program (MMRP)
- The UC Hastings Board of Directors will adopt the Long Range Campus Plan
- The State Public Works Board will consider the FEIR findings and MMRP as part the 333 Golden Gate Avenue design guidelines and performance criteria
- Future UC Hastings development projects would be reviewed in light of the FEIR and CEQA Guidelines Sections 15162, 15163, 15164, and 15168(c), to determine whether the projects' effects would require further environmental review

The University of California, San Francisco (UCSF) will be a Responsible Agency under CEQA Guidelines Section 15381, because it could participate in the joint development of housing after adoption of the LRCP by the UC Hastings Board of Directors. The Regents of the University of California or its designee will adopt CEQA findings based upon the LRCP FEIR at the time it approves the business transaction for joint development of campus housing with UC Hastings.

3. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The project could potentially affect the environmental factor(s) checked below. The following pages present a more detailed checklist and discussion of each environmental factor.

☒ Aesthetics	☐ Agriculture and Forest Resources	☒ Air Quality
☐ Biological Resources	☒ Cultural Resources	☒ Geology/Soils
☒ Greenhouse Gas Emissions	☐ Hazards/Hazardous Materials	☐ Hydrology/Water Quality
☒ Land Use/Planning	☐ Mineral/Energy Resources	☒ Noise
☐ Population/Housing	☐ Public Services	☐ Recreation
☒ Transportation/Circulation	☐ Utilities/Service Systems	☒ Wind/Shadow
		☒ Mandatory Findings of Significance

4. DETERMINATION

On the basis of the initial evaluation that follows:

_____	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
_____	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
_____	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
X	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
_____	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, no further environmental document is required. FINDINGS consistent with this determination will be prepared.

Signature:  Date: December 14, 2015

Printed Name: David Seward, Chief Financial Officer

5. EVALUATION OF ENVIRONMENTAL IMPACTS

5.1 AESTHETICS

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact	Not Applicable
Would the project:					
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☐	☒
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area or that would substantially impact other people or properties?	☐	☐	☐	☐	☒

a) Would the project have a substantial adverse effect on a scenic vista? ***Not Applicable***

Pursuant to Public Resources Code Section 21099(d)(1), "aesthetics and parking impacts of a residential, mixed-use residential, or employment center project on an infill site in a transit priority area shall not be considered significant impacts on the environment."

The Long Range Campus Plan (LRCP) would include development on existing UC Hastings properties, including construction of an approximately 57,000-gsf academic building on the vacant lot at 333 Golden Gate Avenue; demolishing the existing building at 198 McAllister Street and constructing a new campus housing building in its place; modernizing 50 Hyde Street, including the possibility of incorporating the academic functions of 50 Hyde Street into the lower levels of a campus housing complex on the combined 198 McAllister Street and 50 Hyde Street sites; and renovating the existing 100 McAllister Street building.

Development under the LRCP would meet the Section 21099(d)(1) criteria:

1. The UC Hastings campus is in a transit priority area within 0.5 mile of a major transit stop, the Civic Center BART/Muni Metro station, and is served by major bus routes with frequencies of 15 minutes or less during morning and evening rush hours.

2. Development under the LRCP would include infill sites within the existing UC Hastings campus.

3. The LRCP development of academic and campus housing buildings would include residential, retail, and employment center uses.

Therefore, potential adverse impacts on scenic vistas would not be an applicable significance criterion. However, for informational purposes, the LRCP EIR will include a discussion of the LRCP's effects on scenic vistas and other aesthetic factors.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? ***Not Applicable***

The LRCP would be contained within the existing UC Hastings campus, and no state-designated scenic highways are located within or in the vicinity of the campus. Therefore, damage to scenic resources would not be applicable to the LRCP.

c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings? ***Not Applicable***

The LRCP involves construction of a replacement academic building at 333 Golden Gate Avenue and other development within the existing UC Hastings campus. 333 Golden Gate Avenue and other associated LRCP development would result in changes to the visual character of the sites and vicinity. However, as stated previously, under Public Resources Code Section 21099(d)(1), impacts on aesthetic resources as a result of infill projects within transit priority areas are not considered to be significant. Development under the LRCP would include residential, mixed-use and employment center projects, and would satisfy the three criteria in Public Resources Code Section 21099(d)(1). Therefore, impacts relating to the degradation of the existing visual character of the area would not be applicable. However, the LRCP EIR will discuss the LRCP's effects on visual character and quality for informational purposes.

d) Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area or that would substantially impact other people or properties? ***Not Applicable***

Development under the LRCP would include the replacement academic building at 333 Golden Gate Avenue and redevelopment of the 198 McAllister Street and/or 50 Hyde Street sites at the UC Hastings campus. New structures would not create substantial new sources of light and glare in the area.

5.2 AGRICULTURE AND FOREST RESOURCES

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact	Not Applicable
In determining whether impacts on agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.					
Would the project:					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)?	☐	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	☐	☐	☐	☐	☒

UC Hastings is within an urbanized area in the City and County of San Francisco that does not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance; forest land; or land under Williamson Act contract. The area is not zoned for any agricultural uses. Therefore, the loss of farmland, agricultural land, or forest resources would not be applicable to the LRCP.

5.3 AIR QUALITY

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact	Not Applicable
Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☒	☐	☐	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☒	☐	☐	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☒	☐	☐	☐	☐

Air quality in the project area is regulated by the Bay Area Air Quality Management District (BAAQMD). Construction and operational air quality emissions will be assessed in accordance with BAAQMD guidance and methodologies. The construction analysis will focus on equipment and truck exhaust emissions. The operational analysis will focus on new vehicle trips and energy-related emissions. The EIR will analyze potential air quality emissions impacts resulting from development under the LRCP.

5.4 BIOLOGICAL RESOURCES

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact	Not Applicable
Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☐	☒

a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? ***Less-than-Significant Impact***

The LRCP encompasses the UC Hastings campus and sites within the boundaries of the campus. UC Hastings is located in an urban environment with high levels of human activity, and common bird species are the only wildlife likely to be present or nest in the area. The UC Hastings campus is primarily covered with impervious surfaces, and does not provide habitat for any rare or endangered plant or wildlife species. A search of the California Natural Diversity Database (CNDDB) revealed that no special-status species are known to occur within the LRCP area.[3]

Construction of the proposed academic building at the 333 Golden Gate Avenue site and Variants A or B could potentially affect bird migration and local movement within the LRCP area, as it would introduce a new structure to the area that may present risks for migratory birds. Other potential LRCP development would include renovation of existing structures, and thus, would have no effect on bird species. With the exception of street trees, the LRCP area does not support habitat for any known rare or endangered species. However, all LRCP development would be required to comply with the California Fish and Game Code and the Migratory Bird Treaty Act (MBTA), which protect special-status bird species. Therefore, the LRCP would have a less-than-significant impact on special-status species.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? ***Not Applicable***

The UC Hastings campus is located within a densely urbanized area and does not contain riparian habitat or other sensitive natural communities. Therefore, topic (b) would not be applicable to the LRCP and will not be addressed in the EIR.

c) Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ***Not Applicable***

The UC Hastings campus is not within federally protected wetlands, as defined by Section 404 of the Clean Water Act. The area covered by the LRCP is in an urban environment in the Civic

[3] CNDDB search conducted by TRC Solutions, Inc. on October 6, 2015.

Center neighborhood of San Francisco. Therefore, topic (c) would not be applicable to the LRCP and will not be addressed in the EIR.

d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? ***Less-than-Significant Impact***

The area covered by the LRCP is within the highly urban environment of the downtown Civic Center neighborhood. Structures in an urban environment may present risks for migratory birds. No other migratory fish or wildlife species are located in the UC Hastings campus area. Although migratory birds do pass through San Francisco, development under the LRCP would not support habitat for those species. New development under the LRCP could include structures that may potentially present increased risks to birds. However, all LRCP development would be required to comply with the California Fish and Game Code and the MBTA, which protect special-status bird species. Therefore, impacts related to migratory species movement would be less than significant.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? ***No Impact***

UC Hastings development projects that require changes in sidewalks or street trees under the jurisdiction of the San Francisco Department of Public Works would be subject to Article 16 of the San Francisco Public Works Code, the Urban Forestry Ordinance, which provides for the protection of landmark, significant, and street trees. Development under the proposed LRCP could potentially entail the removal of street trees. The removal of street trees would be a less-than-significant impact, and Article 16 polices would require replacement or addition of street trees as part of development. Therefore, no impact would occur.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? ***Not Applicable***

UC Hastings is not within an area covered by an adopted Habitat Conservation Plan; Natural Community Conservation Plan; other approved local, regional, or state habitat conservation plan. Therefore, related impacts would not be applicable to the LRCP.

5.5 CULTURAL RESOURCES

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact	Not Applicable
Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5.	☒	☐	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☒	☐	☐	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☒	☐	☐	☐	☐
d) Cause a substantial adverse change in the significance of a tribal cultural resource, as defined in Public Resources Code §21074?	☒	☐	☐	☐	☐

The UC Hastings campus includes parts of two blocks in the Civic Center area of San Francisco, near the Tenderloin neighborhood. The campus academic buildings are near the Uptown Tenderloin National Register Historic District, and three San Francisco Civic Center historic districts—Civic Center National Historic Landmark District, Civic Center National Register Historic District, and the San Francisco Planning Code Article 10 Civic Center Historic District. One UC Hastings building, 100 McAllister Street, is within the Uptown Tenderloin National Register Historic District and is listed as a contributory resource in that district. 198 McAllister Street, built in 1953, is more than 50 years old, and therefore, requires further evaluation to determine whether it is a historic resource under CEQA. 50 Hyde Street, built in 1970, is more than 45 years old and may similarly require further evaluation. Development or redevelopment of 333 Golden Gate Avenue, 198 McAllister Street, 50 Hyde Street, and potential renovation and seismic strengthening of the 100 McAllister Street building would not directly affect the historic districts, but CEQA requires evaluation of potential contextual effects. The EIR will evaluate potential effects on historic resources.

The proposed development under the LRCP would be expected to include excavation as well as installation of building foundations. Implementation of the LRCP could result in ground disturbance within the UC Hastings campus and damage to, or destruction of, unknown archaeological, human remains, or tribal cultural resources should such resources or remains exist beneath the campus. This potential impact will also be evaluated in the EIR.

5.6 GEOLOGY AND SOILS

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact	Not Applicable
Would the project:					
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☒	☐	☐	☐	☐
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	☒	☐	☐
ii) Strong seismic ground shaking?	☒	☐	☐	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☒	☐	☐	☐	☐
iv) Landslides?	☐	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐	☐
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☒	☐	☐	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	☒	☐	☐	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☐	☒
f) Change substantially the topography or any unique geologic or physical features of the site?	☐	☐	☐	☒	☐
g) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐	☐

a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42)? Less-than-Significant Impact

The UC Hastings campus is not within an Alquist-Priolo Earthquake Fault Zone, and no active or potentially active faults exist within or in the immediate vicinity of the College.[4] The nearest mapped active fault is the N. San Andreas Peninsula Fault, which is located approximately 7.5 miles west of the campus.[5]

During a major earthquake located on a nearby fault, very strong ground shaking would be expected to occur in the UC Hastings area; however, California Building Code requirements include building codes that mitigate the effects of seismic events and geologic hazards. Development under the LRCP would meet California Building Code requirements. Adherence to the California Building Code would incorporate engineering standards and procedures designed to alleviate the effects of seismic events. Therefore, impacts would be less than significant.

ii) Strong seismic ground shaking? Potentially Significant Impact

The LRCP would include development of a new academic building at 333 Golden Gate Avenue, a new campus housing building at 198 McAllister Street, and potential additional campus housing at 50 Hyde Street. These facilities could subject people and structures to strong seismic ground shaking, as the UC Hastings campus is located in a seismically active area. The potential impacts related to strong seismic ground shaking would be addressed in the EIR.

iii) Seismic-related ground failure, including liquefaction? Potentially Significant Impact

The UC Hastings campus is within an area that has liquefaction potential, identified by the California Department of Conservation under the Seismic Hazards Mapping Act of 1990,[6] and could experience the effects of liquefaction. The potential impacts related to ground failure, including liquefaction, will be addressed in the EIR.

iv) Landslides? Not Applicable

The UC Hastings campus is not located in a landslide zone, as delineated in the San Francisco General Plan Safety Element.[7] The topography of the UC Hastings campus area is generally flat,

[4] State of California Department of Conservation. Alquist-Priolo Regulatory Maps. Online: http://www.quake.ca.gov/gmaps/WH/regulatorymaps.htm. Accessed on November 2, 2015.

[5] Ibid.

[6] California Department of Conservation, Division of Mines and Geology. 2000. State of California Seismic Hazard Zones, City and County of San Francisco, Official Map.

[7] City of San Francisco. 2012. *General Plan*. Community Safety Element, Map 4. June.

and thus, is not be prone to seismically induced landslides. Therefore, topic (a.iv) is not applicable to the LRCP and will not be addressed in the EIR.

b) Would the project result in substantial soil erosion or the loss of topsoil? ***Less-than-Significant with Mitigation***

The UC Hastings campus is located within a highly developed urban area covered primarily with impervious surfaces, including various buildings, streets, and sidewalks. Potential development under the LRCP would create the potential for wind- and water-borne soil erosion only in relatively small areas where soils would be exposed during potential demolition and excavation activities. These activities would occur over a short-term and temporary timeframe. Implementation of Mitigation Measure M-GS-1, Development of an Erosion and Sediment Control Plan, would further reduce potential impacts to a less-than-significant level through implementation of procedures identified in the Association of Bay Area Governments (ABAG) Manual of Standards for Erosion and Sediment Control Measures, [8] which would prevent erosion and the loss of topsoil from the campus during construction activities.

Mitigation Measure M-GS-1: Development of an Erosion and Sediment Control Plan

Prior to any grading or excavation activities, UC Hastings shall develop an Erosion and Sediment Control Plan (Plan) to prevent or reduce erosion and the loss of topsoil from development sites on the UC Hastings Campus. The Plan shall incorporate and rely upon best management practices listed in the ABAG *Manual of Standards for Erosion and Sediment Control Measures*. The Plan shall include, but not be limited to:

- a narrative briefly describing the proposed ground-disturbing activities, existing site conditions and critical areas, adjacent areas, project timeline, measures to control erosion and sedimentation, and maintenance programs;
- a map showing existing contours, activity limits, final contours, existing vegetation and critical areas, soil classifications, and location of control measures; and
- plan details, including drawings of control structures, design assumptions, and specification and maintenance notes.

Due to the temporary nature of construction activities and the implementation of sediment and erosion controls under Mitigation Measure M-GS-1, the potential impacts would be less than significant.

[8] ABAG. 1995. *Manual of Standards for Erosion and Sediment Control Measures*. Chapter 3, Erosion and Sediment Control Plans.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? ***Potentially Significant Impact***

UC Hastings could be located on a geological unit or soils that are or could become unstable with potential excavation and construction of proposed developments under the LRCP, including 333 Golden Gate Avenue, 198 McAllister Street and/or 50 Hyde Street, and 100 McAllister Street. Potential impacts related to unstable soils will be addressed in the EIR.

d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property? ***Potentially Significant Impact***

Expansive soils expand and contract in response to changes in soil moisture, most notably when soils near the surface repeatedly change from a saturated to a low-moisture content condition. The UC Hastings area—including the 333 Golden Gate Avenue site that would be developed under the LRCP—is known to contain historic fill material; however, the presence of expansive soils is typically determined using site-specific data.[9] Potential development sites under the LRCP have the potential to be located on expansive soils. The potential impacts related expansive soils will be addressed in the EIR.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? ***Not Applicable***

The UC Hastings campus is currently connected to the city's combined sewer system, which is the wastewater conveyance system for the City of San Francisco. Any new development under the LRCP would also be connected to the combined sewer system, and would not require septic tanks or other on-site land disposal systems for sanitary sewage. Therefore, topic (e) would not be applicable and will not be addressed in the EIR.

f) Would the project change substantially the topography or any unique geologic or physical features of the site? ***No Impact***

The UC Hastings campus area is generally flat or gently sloping with no unique topographic, geologic, or physical features. Potential developments under the LRCP would not substantially alter the topography of the area. Therefore, no impact would occur.

[9] Treadwell and Rollo. 2000. *Environmental Site Characterization, Hastings Property, Golden Gate Avenue and Larkin Street, San Francisco, California*. September 20.

g) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ***Less than Significant with Mitigation Incorporated***

Development under the LRCP at 333 Golden Gate Avenue, 198 McAllister Street, and 50 Hyde Street could potentially require excavation. Future sub-grade construction at the development sites could potentially encounter and potentially damage or destroy unknown unique paleontological resources and/or unique geologic features. Based on review of a geotechnical report previously completed for the UC Hastings Parking Garage at Larkin Street and Golden Gate Avenue,[10] the adjacent 333 Golden Gate Avenue site is known to be underlain by approximately 9 feet of historic fill material, with fine to medium-grained sand (Dune Sand) extending to a maximum of 30 feet below ground surface (bgs). The 198 McAllister Street and 50 Hyde Street sites are also underlain by fill material to similar depths. Other project sites in the vicinity, including 101 Hyde Street, across Golden Gate Avenue from the 50 Hyde Street UC Hastings site, have similar subsurface conditions as described for 333 Golden Gate Avenue.[11] The geotechnical report prepared for 101 Hyde Street also stated that the Colma Formation—which is known to potentially contain paleontological resources—was present below the encountered Dune Sand. It is reasonable to assume that similar geologic formations may be present on the UC Hastings campus. As excavation depths for future LRCP development have not been defined, paleontological resources could potentially be encountered during such excavation.

However, with implementation of Mitigation Measure M-GS-2, Paleontological Resource Accidental Discovery, development under the LRCP would result in less-than-significant impacts on paleontological resources.

Mitigation Measure M-GS-2: Paleontological Resource Accidental Discovery

The following measures shall be undertaken to avoid any significant potential future project-related adverse effect on paleontological resources.

- Before the start of any earthmoving activities, UC Hastings shall retain a qualified paleontologist to train all construction personnel, including the site superintendent, involved with earthmoving activities. The training shall include the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and proper notification procedures should fossils be encountered.

- If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work near the find, and notify UC Hastings. A qualified paleontologist shall be retained to evaluate the resource and

[10] Ibid.

[11] Rockridge Geotechnical. 2012. *Geotechnical Study, Proposed Mid-Rise Building, 101 Hyde Street, San Francisco, California*. September 10.

prepare a recovery plan in accordance with Society of Vertebrate Paleontology guidelines.[12] The recovery plan may include a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined to be necessary and feasible shall be implemented before construction activities can resume at the site where the paleontological resources were discovered.

[12] Society of Vertebrate Paleontology. 1996. *Conditions of Receivership for Paleontologic Salvage Collections (final draft*). Society of Vertebrate Paleontology News Bulletin 166:31-32.

5.7 GREENHOUSE GAS EMISSIONS

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact	Not Applicable
Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐	☐
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐	☐

The greenhouse gas (GHG) analysis will comply with the methodology established by the BAAQMD and other local agencies. GHG emissions will be discussed in terms of compliance with relevant GHG-reduction plans. The University of California is a founding signatory to the American College and University Presidents Climate Commitment, and is committed to reducing GHG emissions. Additional local documents that may be discussed in the GHG analysis include the Association of Bay Area Governments Sustainability Communities Strategy and the City of San Francisco's GHG-Reduction Strategies. The potential GHG emissions impact of the development under the LRCP and the potential for the LRCP to conflict with any applicable plan, policy, or regulation for the purpose of reducing the emissions of GHG will be analyzed in the EIR.

5.8 HAZARDS AND HAZARDOUS MATERIALS

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact	Not Applicable
Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☒	☐	☐	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, create a significant hazard to the public or the environment?	☐	☐	☒	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☐	☒
f) For a project located within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐	☐
h) Expose people or structures to a significant risk of loss, injury, or death involving fires?	☐	☐	☒	☐	☐

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? *Less-than-Significant Impact*

Approval of the LRCP would not alter land uses of the UC Hastings campus to include uses such as industrial or manufacturing activities that could potentially involve large quantities of

hazardous materials. Common types of hazardous materials—such as cleaners, disinfectants, and chemical agents—are currently used on the campus, and would continue to be used after approval of the LRCP. These commercial products are labeled to inform users of potential risks and to instruct them in appropriate handling procedures.

As described in the Phase I Environmental Site Assessments (ESAs) completed for potential development sites under the LRCP, UC Hastings is permitted to use, maintain, and dispose of small quantities of hazardous material on campus property.[13,14] Development of the 333 Golden Gate Avenue site with an academic building could potentially require a slight increase in the use of such materials for operation and maintenance purposes. However, it is unlikely that a small increase in quantity would change the pattern of hazardous materials use and transportation on the UC Hastings campus. The majority of these hazardous materials would be consumed upon use, and would produce very little waste.

The state manages hazardous materials and waste under the California Health and Safety Code (HSC). Division 20, Chapter 6.5 of the HSC governs standards for topics including, but not limited to, reporting, control, transportation, and disposal of hazardous materials and waste within California.[15] As an existing facility that stores, consumes, and transports small quantities of hazardous materials, UC Hastings complies with the applicable requirements of the California HSC. The potential small increase of storage, use, and transportation of hazardous materials and waste under the LRCP would not be anticipated to alter compliance with HSC standards.

In addition, although not subject to San Francisco jurisdiction or code requirements, UC Hastings voluntarily participates in certain San Francisco Department of Public Health (SFDPH) regulatory programs governing hazardous waste and is permitted to use, store and dispose of small amounts of hazardous waste under them. Development of new academic, campus housing, or support space under the LRCP would entail similar levels of use of hazardous materials, and would be permitted under current procedures

Transportation of any additional hazardous materials would also be regulated by the California Highway Patrol and the California Department of Transportation; however, the described hazardous materials are not expected to cause any substantial health or safety hazards. Therefore, potential impacts related to the routine use, transport, and disposal of hazardous materials would be less than significant.

[13] TRC Solutions. 2015. *Phase I Environmental Site Assessment, 333 Golden Gate Avenue, San Francisco, CA, 94102*. November.

[14] TRC Solutions. 2015. *Phase I Environmental Site Assessment, 198 McAllister Street, San Francisco, CA, 94102*. November.

[15] State of California. 2015. Legislative Counsel. California Health and Safety Code, Division 20. Online. http://www.leginfo.ca.gov/cgi-bin/calawquery?codesection=hsc. Accessed on November 25, 2015.

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? ***Less than Significant with Mitigation Incorporated***

Development under the LRCP would result in demolition of existing buildings and construction in the downtown Civic Center and Tenderloin areas. While UC Hastings is not subject to San Francisco jurisdiction or code requirements related to hazardous materials, demolition and construction activities would adhere to all appropriate standards and procedures—including the California Health and Safety Code—regarding proper mitigation of hazardous materials.

Under the LRCP, sites at UC Hastings—including 333 Golden Gate Avenue, 198 McAllister Street, and/or 50 Hyde Street—would be developed with new campus buildings. As previously noted, Phase I ESAs were completed for those sites to assess the potential for adverse environmental impacts to result from the current and historical practices on the sites and the surrounding area. Recognized Environmental Conditions (RECs) were determined likely to be present at those locations, and are summarized in the following paragraphs.

333 Golden Gate Avenue

Prior to its use as a demonstration garden and paved recreational area, 333 Golden Gate Avenue was used for housing and office buildings from the early to late 20th century. Previous sampling at the site and the adjacent UC Hastings parking structure indicated the presence of total petroleum hydrocarbons as diesel (TPHd) and lead in soils.[16]

Under Article 22A of the San Francisco Health Code (Maher Ordinance), the SFDPH has identified sites that are likely to contain earthquake rubble (historic landfill), which may contain contaminated soils. According to Maher Ordinance maps, the 333 Golden Gate Avenue site is underlain by historic landfill and may contain contaminated soils.[17]

198 McAllister Street

198 McAllister Street was used for housing in the early 1900s, and was then used as an automobile parking area, with auto grease and petroleum products present. A previous Leaking Underground Storage Tank (LUST) case was determined to be present north (up-gradient) of the site, listing previous contamination of TPH. Review of the Phase I ESA determined that due to a lack of records pertaining to the past storage and use of such products at the site and the known historic presence of contamination in an up-gradient location, related contamination could be present in underlying soils. Although not listed as a known Maher area, the 198

[16] TRC Solutions. 2015. *Phase I Environmental Site Assessment, 333 Golden Gate Avenue, San Francisco, CA, 94102*. November.

[17] City and County of San Francisco Planning Department. 2015. Expanded Maher Area map. March 2015. Online: http://www.sf-planning.org/ftp/files/publications_reports/library_of_cartography/Maher%20Map.pdf. Accessed on November 4, 2015.

McAllister site and vicinity is understood to be underlain by historic fill material, which is known to potentially contain high levels of lead.[18]

50 Hyde Street

50 Hyde Street was historically used for housing from the late 1800s to the early 1900s, and was occupied by an auto shop and auto sales room until the mid-1900s. At that time, the site changed use and functioned as a hotel until the late 1960s. By the early 1970s, 50 Hyde Street was adjoined to the 198 McAllister Street building to the south, and was operated as a UC Hastings campus building. Review of the Phase I ESA determined that past uses of the adjoining 198 McAllister Street property included storage and use of petroleum products, which may have led to potential sub-surface impacts on both properties. As previously described, a former LUST case was determined to be present north (up-gradient) of the site, listing previous contamination of TPH and stating that related contamination could potentially be present in underlying soils. Finally, while not listed as a known Maher area, the 50 Hyde Street site and vicinity are understood to be underlain by historic fill material, which is known to potentially contain high levels of lead.[19]

Due to the likely presence of contaminated soils at these sites, construction activities, such as grading and excavation, have the potential to accidentally release constituents into the environment. However, implementation of Mitigation Measure M-HZ-1, Phase II Subsurface Investigation and Remediation, would require that prior to development on any site under the LRCP, UC Hastings would conduct a subsurface investigation to clearly identify any potential contaminants and define the extent of impacted soils at development sites. If contamination were to be discovered, UC Hastings would properly remove and dispose of materials at an appropriate facility in compliance with Division 20, Chapter 6.5 of the California HSC. As previously noted, transportation of any hazardous materials would also be regulated by the California Highway Patrol and the California Department of Transportation.

Mitigation Measure M-HZ-1: Phase II Subsurface Investigation and Remediation

Prior to any development activities, UC Hastings shall conduct a Phase II investigation of subsurface soils, and clearly identify and characterize contaminants of concern (COC) present at development sites. Subsurface investigations shall also define the extent of impacted soils and include recommendations for the limits of removal necessary to achieve compliance with California Regional Screening Levels for residential and mixed-use developments. If determined necessary, UC Hastings shall prepare remedial action plans to properly remove and dispose of materials containing COCs at an appropriately permitted facility, in compliance with Division 20, Chapter 6.5 of the California Health

[18] TRC Solutions. 2015. *Phase I Environmental Site Assessment, 198 McAllister Street, San Francisco, CA, 94102*. November.
[19] TRC Solutions. 2015. *Phase I Environmental Site Assessment, 50 Hyde Street, San Francisco, CA, 94102*. November.

and Safety Code, and with California Highway Patrol and California Department of Transportation regulations.

As construction activities would follow all appropriate standards and procedures, including the California Health and Safety Code, regarding proper mitigation of hazardous materials, potential impacts would be less than significant.

Development under the LRCP would result in demolition of existing buildings. Due to the age of the buildings on the UC Hastings campus, the potential exists for hazardous building materials, such as lead-based paint (LBP) and asbestos-containing materials (ACM), to be present in those structures. If these or other hazardous building materials were present, disruption of these materials could pose health concerns for construction workers and the surrounding environment if not properly handled or disposed of. However, implementation of Mitigation Measure M-HZ-2, Hazardous Building Materials Abatement, would require that the presence of such materials be evaluated prior to demolition or renovation. If such materials are found present, Mitigation Measure M-HZ-2 would require that these materials be properly handled and disposed of. With implementation of Mitigation Measure M-HZ-2, potential impacts resulting from exposure to hazardous building materials would be reduced to a less-than-significant level.

Mitigation Measure M-HZ-2: Hazardous Building Materials Abatement

UC Hastings shall ensure that any portion of the structure planned for demolition or renovation is surveyed for hazardous building materials including, lead, asbestos containing materials, polychlorinated biphenyls (PCB)-containing electrical equipment, fluorescent light ballasts containing PCBs or bis (2-ethylhexyl) phthalate (DEHP), and fluorescent light tubes containing mercury vapors. These materials shall be removed and properly disposed of prior to the start of demolition or renovation. Light ballasts that are proposed to be removed during renovation shall be evaluated for the presence of PCBs; if the presence of PCBs in the light ballasts cannot be verified, it shall be assumed that they contain PCBs, and shall be handled and disposed of as such, according to applicable laws and regulations. Any other hazardous building materials identified either before or during demolition or renovation shall be abated according to federal and state laws and regulations.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ***Less than Significant with Mitigation Incorporated***

Several schools are located within 0.25 mile of the UC Hastings campus, including the following:

- De Marillac Academy, at 175 Golden Gate Avenue, approximately 0.08 mile northeast
- Art Institute of California, at 1170 Market Street, approximately 0.1 mile south
- L.E.N. Business and Language Institute, at 1254 Market Street, approximately 0.2 mile south-southwest
- Tenderloin Community Early Elementary School, at 627 Turk Street, approximately 0.2 mile northwest.

Although not subject to San Francisco jurisdiction or code requirements, as noted previously, UC Hastings currently complies with SFDPH regulations and is permitted to use, store, and dispose of small amounts of hazardous waste on the campus. Development of new academic, campus housing, or support space under the LRCP would entail similar levels of use of hazardous materials, and would be permitted under current procedures.

Construction activities under the LRCP could potentially cause the release of hazardous building materials, if they are determined to be present at development sites. However, with implementation of Mitigation Measures M-HZ-1, Phase II Subsurface Investigation and Remediation, and M-HZ-2, Hazardous Building Materials Abatement, risks from a release of hazardous building materials would be avoided. Further, implementation of Mitigation Measure M-HZ-3: Preparation of a Stormwater Pollution Prevention Plan, a Stormwater Pollution Prevention Plan (SWPPP), incorporating Best Management Practices (BMPs) identified under the State Water Resources Control Board's (SWRCB) Construction General Permit (Order No. 2009-009-DWQ),[20] would control stormwater runoff from the project area, preventing or minimizing potential impacts from hazardous materials and sediments entering San Francisco's combined stormwater and sewer system.

> **Mitigation Measure M-HZ-3: Preparation of a Stormwater Pollution Prevention Plan**
>
> UC Hastings shall prepare and implement, or shall cause to be prepared and implemented, a Stormwater Pollution Prevention Plan (SWPPP) to prevent or minimize the discharge of pollutants and other sediments to San Francisco's combined stormwater and wastewater sewer system. The SWPPP shall incorporate and rely upon Best

[20] State Water Resources Control Board. 2015. Storm Water Program. Construction Storm Water Program. Online. http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml. Site visited December 9, 2015.

Management Practices (BMPs) identified in Section A of the Construction General Permit (Order No. 2009-009-DWQ) of the State Water Resources Control Board.

The SWPPP shall contain, but not be limited to, a site map(s) that shows the construction site perimeter, existing and proposed buildings, lots, roadways, stormwater collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The SWPPP shall list BMPs the project contractor would use to protect stormwater runoff, and the placement of those BMPs. Additionally, the SWPPP shall contain a visual monitoring program and chemical monitoring program for "non-visible" pollutants, to be implemented if there is a failure of BMPs.

The operation of proposed academic and campus housing facilities would not generate hazardous emissions. For the reasons described previously, impacts would be reduced to a less-than-significant level.

d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? ***Less-than-Significant Impact***

Development under the LRCP could occur on sites identified as hazardous material sites pursuant to Government Code Section 65962.5. Review of the Regional Water Quality Control Board (RWQCB) and California Department of Toxic Substances Control (DTSC) online Geotracker and EnviroStor databases indicated that no sites with indication of significant environmental impacts are present within the UC Hastings campus. However, a LUST cleanup site was identified near to and up-gradient of the UC Hastings buildings at 50 Hyde Street and 198 McAllister Street; if contamination from the identified LUST site migrated beneath the UC Hastings campus, this site may have resulted in subsurface environmental impacts. However, soils underlying potential LRCP development sites would be characterized and, if applicable, remediated in accordance with Mitigation Measure M-HZ-1, Phase II Subsurface Investigation and Remediation, reducing potential impacts to a less–than-significant level.

As previously described, the 333 Golden Gate Avenue site is within a known Maher Ordinance area. While the 198 McAllister and 50 Hyde Street sites are not known to be within a defined Maher Ordinance area, the sites and surrounding vicinity are likely underlain by historic fill material. Although UC Hastings is not subject to SFDPH requirements (which necessitate soil sampling if a project requires excavation of an area subject to the Maher Ordinance), soils underlying potential development sites under the LRCP would be characterized and, if applicable, remediated in accordance with Mitigation Measure M-HZ-1, Phase II Subsurface Investigation and Remediation, reducing potential impacts to a less-than-significant level.

Phase I ESAs were completed for potential development sites—including 333 Golden Gate Avenue, 198 McAllister Street, and 50 Hyde Street—under the LRCP. RECs—including the known presence of historic fill at 333 Golden Gate Avenue, potential TPH contamination at 198

McAllister Street and 50 Hyde Street from previous site uses and an identified historic up-gradient LUST case, and the likely presence of fill beneath 198 McAllister Street and 50 Hyde Street—were determined present at those locations.

Prior to any ground-disturbing activities within potential LRCP development sites, soils would be sampled to properly identify and characterize the extent of any hazardous materials, and, if applicable, remediated under Mitigation Measure M-HZ-1, Phase II Subsurface Investigation and Remediation. If the presence of contaminants were detected, prior to construction, the affected soils would be removed and properly disposed of at a landfill that is licensed to accept hazardous materials. Because any potential contamination would be removed from sites subject to LRCP development within the campus, the sites would not be included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, impacts would be less than significant.

e) Would the project be located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, resulting in a safety hazard for people residing or working in the project area? ***Not Applicable***

The UC Hastings campus is located in downtown San Francisco and is not located within an airport use plan area. The LRCP is only applicable to UC Hastings sites, and therefore, topic (e) would not be applicable and will not be addressed in the EIR.

f) Would the project be located within the vicinity of a private airstrip, resulting in a safety hazard for people residing or working in the project area? ***Not Applicable***

The UC Hastings campus is not located within the vicinity of a private airstrip. The LRCP is only applicable to UC Hastings campus sites, and therefore, topic (f) would not be applicable and will not be addressed in the EIR.

g) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ***Less-than-Significant Impact***

Additional residents, employees, and visitors resulting from development under the LRCP could contribute to congestion in the area if an emergency evacuation of the greater downtown area were required. Although UC Hastings is not subject to San Francisco jurisdiction or code requirements, implementation of the College's existing emergency procedures and exit drill plans[21] would be consistent with the city's Emergency Response Plan and potential impacts would be less than significant.

[21] UC Hastings College of the Law, Department of Public Safety. 2010. UC Hastings Emergency Procedure Plan. July.

h) Would the project expose people or structures to a significant risk of loss, injury, or death involving fires? ***Less-than-Significant Impact***

The LRCP would not expose students, faculty, and staff to significant risks involving fire. The LRCP would develop 333 Golden Gate Avenue with a replacement academic building, develop 198 McAllister Street and/or 50 Hyde Street with new campus housing and academic facilities, and rehabilitate and seismically strengthen the 100 McAllister Street building. UC Hastings would be required to comply with California Building Codes .The existing emergency procedures and exit drill plans at UC Hastings would be implemented throughout the entire campus, which would include developments under the LRCP. Furthermore, the UC Hastings campus is not within a fire hazard severity zone.[22] Therefore, potential LRCP impacts related to fire hazards would be less than significant.

[22] California Department of Forestry and Fire Protection. 2007. Draft Fire Hazard Severity Areas in LRA, San Francisco (Map). September 17.

5.9 HYDROLOGY AND WATER QUALITY

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact	Not Applicable
Would the project:					
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☒	☐	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	☐	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☐	☒

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact	Not Applicable
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☐	☒
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☐	☒

a) Would the project violate any water quality standards or waste discharge requirements?
Less-than-Significant Impact

Development under the LRCP would generate wastewater that would flow to the city's combined stormwater and sewer system to be treated at the Southeast Water Pollution Control Plant prior to discharge into San Francisco Bay. Wastewater and stormwater are currently treated to standards contained in the city's National Pollutant Discharge Elimination System (NPDES) Permit, which is regulated by the San Francisco Bay Area RWQCB, and future development would continue to comply with all applicable regulations. UC Hastings is located in downtown San Francisco, which has sufficient existing wastewater and stormwater infrastructure in place to support current buildings and uses. The LRCP would introduce additional facilities and housing units to the area, creating an incremental increase in water discharged to the combined system. However, the existing system would have sufficient capacity to accommodate this incremental increase (see Section 5.17, Utilities and Service Systems, for a more detailed discussion of water supply and wastewater treatment capacity). LRCP development would include measures—such as water efficient fixtures and stormwater management systems—required by Title 24 of the California Code of Regulations, to retain water discharge from the campus to the extent possible.

During construction under the LRCP, the potential for erosion and transportation of soil particles would exist. Once in surface water runoff, sediment and other pollutants could leave construction sites and drain into the combined sewer and stormwater system, necessitating treatment at the Southeast Water Pollution Control Plant prior to discharge into the San Francisco Bay. Implementation of Mitigation Measure M-GS-1, Development of an Erosion and Sediment Control Plan, would minimize surface water runoff and sediment and other pollutants from entering the combined sewer and stormwater system. Groundwater has been previously observed at a depth of approximately 20 feet bgs in the project vicinity[23] and,

[23] Treadwell and Rollo. 2000. *Environmental Site Characterization, Hastings Property Golden Gate Avenue and Larkin Street, San Francisco, California.* September 20.

depending on the depth of excavations, groundwater could potentially be encountered during LRCP construction activities. However, if necessary, dewatering activities would be temporary and limited to the duration of construction, and any groundwater encountered would be contained and tested for compliance with NPDES requirements prior to discharge to the city's combined sewer system. Therefore, the LRCP would have a less-than-significant impact on water quality and discharge.

b) Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? *Less-than-Significant Impact*

As noted previously, the UC Hastings campus is in a developed urban area covered primarily by impervious surfaces, greatly limiting the amount of surface that water could infiltrate to groundwater. Development under the LRCP would completely cover each site with impervious surfaces, and therefore, would not significantly alter the amount of area that water could infiltrate to the groundwater. Excavation associated with future development could encounter groundwater, depending on the depth of excavation and groundwater conditions at a particular project site, as groundwater has been previously observed at a depth of approximately 20 feet bgs in the project vicinity.[24,25]

Potential development under the LRCP would follow all applicable regulations and would not result in the use of groundwater. Furthermore, if groundwater were to be encountered, construction dewatering would be implemented. If dewatering were necessary during construction, activities would be short term, limited to the duration of construction, and would not significantly deplete groundwater in the area. Therefore, the LRCP would have a less-than-significant impact on groundwater recharge.

c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? *Less-than-Significant Impact*

Development under the LRCP would not alter any natural drainage patterns or result in any erosion or siltation, as UC Hastings is in a developed urban environment and is generally covered by impervious surfaces. The campus currently maintains a demonstration garden at the 333 Golden Gate Avenue property; however, the site is completely covered with an asphalt surface, and vegetation is maintained in aboveground planter boxes that would be removed prior to any development activities. Therefore, no erosion or siltation would occur. Potential

[24] Ibid.

[25] Rockridge Geotechnical. 2012. *Geotechnical Study, Proposed Mid-Rise Building 101 Hyde Street, San Francisco California*. September 10.

development under the LRCP could alter the existing footprints of established buildings and include construction of new buildings; however, all potential structures would be typical of the surrounding cityscape, and would not alter drainage patterns of the area. Implementation of Mitigation Measure M-GS-1, Development of an Erosion and Sediment Control Plan, in Section 5.6, Geology and Soils, would minimize surface water runoff and sediment and other pollutants from entering the combined sewer and stormwater system, and would avoid changing drainage patterns,

During construction, excavation of development sites could potentially release sediments into the city's combined stormwater and sewer system. However, as previously described in Section 5.8, Hazards and Hazardous Materials, implementation of Mitigation Measure M-HZ-3, Preparation of a Stormwater Pollution Prevention Plan, including BMPs, would minimize the potential for pollutants to migrate off site and enter the city's combined sewer and stormwater system; this would reduce potential impacts to a less-than-significant level.

d) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? ***Less-than-Significant Impact***

Development under the LRCP would not substantially alter any drainage patterns, and no streams or rivers are located in the vicinity of the UC Hastings campus. Although LRCP development is planned to include a new academic building at 333 Golden Gate Avenue, all potential development sites are currently covered by impervious surfaces. Therefore, the LRCP would not create additional impervious surfaces in the area, and would not alter drainage patterns on the UC Hastings campus. Furthermore, during construction, implementation of Mitigation Measure M-HZ-3, Preparation of a Stormwater Pollution Prevention Plan, including BMPs, would minimize the potential for pollutants to migrate off site and enter the city's combined sewer and stormwater system, thereby reducing potential impacts from water runoff to a less-than-significant level. All other applicable regulations would be followed. Therefore, impacts related to surface runoff would be less than significant.

e) Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? ***Less-than-Significant Impact***

The UC Hastings campus is located in downtown San Francisco, with water runoff currently flowing to the city's Southeast Water Pollution Control Plant, which has sufficient existing wastewater and stormwater infrastructure in place to support current buildings and uses. The UC Hastings campus and surrounding area is predominantly covered by impervious surfaces, including streets, sidewalks, and buildings or other infrastructure. Development under the LRCP would not substantially contribute additional impervious surfaces beyond the current

conditions, and thus, would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems, or provide substantial additional sources of polluted runoff beyond current conditions. Therefore, the LRCP would have a less-than-significant impact.

Further, development under the LRCP would implement and install appropriate stormwater management systems that would retain runoff on site, promote stormwater reuse, and limit the site discharge entering the combined sewer collection system.

f) Would the project otherwise substantially degrade water quality? ***Less-than-Significant Impact***

As previously discussed, UC Hastings is located in an area of San Francisco that is predominantly covered with impervious surfaces, and potential development under the LRCP would not contribute significant new amounts of impervious surfaces that would contribute polluted runoff or affect drainage patterns. Development under the LRCP would all be serviced by the city's combined stormwater and sewer system, and would not contribute a substantial enough amount of new wastewater to necessitate expansion or addition of facilities.

During construction activities, implementation of Mitigation Measure M-HZ-3, Preparation of a Stormwater Pollution Prevention Plan, including BMPs, would minimize the potential for pollutants and sediments to migrate off site and enter the city's combined sewer and stormwater system. The SWPPP would ensure that siltation and runoff to the city's combined system would be minimized, to the extent possible, during construction activities. For these reasons, development under the LRCP would have a less-than-significant impact on water quality.

g) Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map? ***Not Applicable***

The UC Hastings campus is not within a 100-year flood hazard area, and thus, development under the LRCP would not be within a 100-year flood hazard area.[26] Therefore, topic (g) would not be applicable and will not be addressed in the EIR.

[26] Federal Emergency Management Agency. 2007. Draft Special Flood Hazard Areas (San Francisco).

h) Would the project place within a 100-year flood hazard area structures that would impede or redirect flood flows? *Not Applicable*

The UC Hastings campus is not within a 100-year flood hazard area, and thus, development under the LRCP would not be within a 100-year flood hazard area.[27] Therefore, topic (h) would not be applicable and will not be addressed in the EIR.

i) Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? *Not Applicable*

The UC Hastings campus is not within a dam failure area, as indicated by the San Francisco General Plan Community Safety Element.[28] Therefore, development under the LRCP would not be within a dam failure area and topic (i) would not be applicable and will not be addressed in the EIR. Further, as addressed under topic (h), UC Hastings is not located within a 100-year flood hazard area and would not expose people or structures to risk involving flooding.

j) Would the project expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow? *Not Applicable*

The UC Hastings campus is not within a tsunami hazard area, as indicated by the San Francisco General Plan Community Safety Element.[29] Development under the LRCP would not be subject to mudslide hazards as the campus is not located within a landslide-prone area. A seiche is an oscillation of a water body, such as a bay, that may cause local flooding. A seiche could occur in the San Francisco Bay due to seismic or atmospheric activity. However, the UC Hastings campus is approximately 1.5 miles from San Francisco Bay, and thus, development under the LRCP would not be subject to a seiche. Topic (j) would not be applicable and will not be addressed in the EIR.

[27] Ibid.
[28] City of San Francisco. 2012. *General Plan*. Community Safety Element, October 2012, Map 6.
[29] Ibid, Map 5.

5.10 LAND USE AND PLANNING

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact	Not Applicable
Would the project:					
a) Physically divide an established community?	☐	☐	☒	☐	☐
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐	☐
c) Have a substantial impact upon the existing character of the vicinity?	☒	☐	☐	☐	☐

a) Would the project physically divide an established community? *Less-than-Significant Impact*

Implementation of the LRCP and associated projects would not physically divide an established community. Any potential future development under the LRCP would occur on the existing UC Hastings campus. No roads or other infrastructure that could physically divide the area are proposed as a part of the LRCP. Therefore, impacts would be less than significant.

b) Would the project conflict with any applicable land use plan or policy? *Potentially Significant Impact*

As a state entity, UC Hastings is not subject to City and County of San Francisco jurisdiction, or its planning and land use controls. For information, the UC Hastings campus includes sites designated in the San Francisco Planning Code as P – Public Uses, consistent with the current educational uses; the 100 McAllister Street building is in a C-3-G, Downtown Commercial – General district, which permits educational and residential uses; and the 333 Golden Gate Avenue lot and UC Hastings Parking Garage are in RC-4, Residential-Commercial High Density, districts, which allow high-density residential, commercial and institutional uses.

The EIR will further describe San Francisco Planning Code and other San Francisco zoning and planning conditions for reference and informational purposes.

c) Would the project have a substantial impact upon the existing character of the vicinity?
Potentially Significant Impact

Implementation of the LRCP would result in changes in use of existing buildings and developed areas at the UC Hastings campus, which could result in potentially significant impacts on the existing character of the vicinity. These potential impacts will be evaluated in the EIR.

5.11 MINERAL AND ENERGY RESOURCES

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact	Not Applicable
Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☐	☒
c) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	☐	☐	☒	☐	☐

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? ***Not Applicable***

All land in the City of San Francisco, including the area covered by the LRCP, is designated by the California Division of Mines and Geology as Mineral Resource Zone (MRZ)-4 under the Surface Mining and Reclamation Act of 1975.[30] The MRZ-4 designation indicates that adequate information does not exist to assign the area to any other MRZ; thus, the area is not designated as containing significant mineral deposits. Furthermore, the UC Hastings campus is located in a highly developed area, and implementation of the LRCP would not have any impact on the presence of minerals at the site. Therefore, the loss of a known mineral resource would not occur and topic (a) would not be applicable and will not be addressed in the EIR.

b) Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? ***Not Applicable***

As described previously, the UC Hastings campus is located in an area designated as MRZ-4, and it is assumed that no significant mineral deposits exist at the site. Furthermore, according to the San Francisco General Plan, no significant mineral resources exist in all of San Francisco, and therefore, the loss of locally important minerals would not occur and topic (b) would not be applicable and will not be addressed in the EIR.

[30] California Division of Mines and Geology. Open File Report 96-03 and Special Report 146 Parts I and II.

c) Would the project encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner? ***Less-than-Significant Impact***

Development under the LRCP would replace academic and replace or add housing facilities to the area, which could include an increased consumption of energy resources. However, potential development under the LRCP would be in a densely developed area of San Francisco, and energy demand would be typical for an urban academic campus. Future development under the LRCP would comply with current state codes concerning energy consumption, including Title 24 of the California Code of Regulations. UC Hastings would continue to be served by existing utilities in San Francisco, and would not require expansion of power facilities.

UC Hastings supports Governor Brown's efforts and intends to adopt the goals stipulated in Executive Order B-30-15, which establishes a California greenhouse gas reduction target of 40 percent below 1990 levels by 2030 to reduce carbon emissions over the next decade and a half.

Therefore, the energy demand associated with the LRCP would result in a less-than-significant impact.

5.12 NOISE

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact	Not Applicable
Would the project:					
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐	☐
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐	☐
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐	☐
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐	☐
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, expose people residing or working in the area to excessive noise levels?	☐	☐	☐	☐	☒
f) For a project located in the vicinity of a private airstrip, expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☐	☒
g) Be substantially affected by existing noise levels?	☒	☐	☐	☐	☐

a) Would the project expose persons to noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
Potentially Significant Impact

UC Hastings voluntarily complies with the City of San Francisco Noise Ordinance. Implementation of the LRCP would include changes on the UC Hastings campus, and development under the LRCP would include new construction and operational noise. The potential noise impacts of changes on the UC Hastings campus will be addressed in the EIR.

b) Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? ***Potentially Significant Impact***

Development under the LRCP could potentially increase groundborne vibration or groundborne noise levels during construction activities. The potential changes on campus included in the LRCP would not include substantial sources of operational vibration. Potential construction and operational vibration impacts will be analyzed in the EIR.

c) Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? ***Potentially Significant Impact***

Development and land uses under the LRCP would be similar to the current uses on the UC Hastings campus. Because the changes under the LRCP may result in new noise sources, the potential noise impacts of these changes will be addressed in the EIR.

d) Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? ***Potentially Significant Impact***

Development and land uses under the LRCP would be similar to the current uses on the UC Hastings campus. Because the changes under the LRCP may result in temporary construction noise, the potential noise impacts of these changes will be addressed in the EIR.

e) Would the project be located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, exposing people residing or working in the area to excessive noise levels? ***Not Applicable***

No airports are located within 2 miles of the City of San Francisco. San Francisco International Airport is over 5 miles from the city. Therefore, impacts from exposure to excessive noise levels from public use airports are not applicable to the LRCP, and topic (e) will not be addressed in the EIR.

f) Would the project be located in the vicinity of a private airstrip, exposing people residing or working in the project area to excessive noise levels? ***Not Applicable***

No private airstrips are located within 2 miles of the City of San Francisco. Therefore, impacts resulting from exposure to excessive noise levels from a private airstrip are not applicable to the LRCP, and topic (f) will not be addressed in the EIR.

g) Would the project be substantially affected by existing noise levels? ***Potentially Significant Impact***

As a program-level document, the LRCP EIR will address overall land use changes and development. The EIR will describe existing noise conditions in the UC Hastings area and their relationship to noise acceptability criteria in urban settings. Land use changes and construction proposed under the LRCP may result in new noise sources. The EIR will also address potential noise impacts related to LRCP development

5.13 POPULATION AND HOUSING

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact	Not Applicable
Would the project:					
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐	☐
b) Displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing?	☐	☐	☒	☐	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐	☐

a) Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? ***Less-than-Significant Impact***

In general, a project would be considered growth inducing if its implementation would result in substantial population increases and/or new development that might not occur if the project were not implemented. The potential development of new campus housing units under the LRCP—including approximately 8 to 98 units at 100 McAllister Street, approximately 400 to 600 units at 198 McAllister Street (Variant A), and/or approximately 525 to 770 units at 198 McAllister Street and 50 Hyde Street (Variant B)—could directly induce population growth in the UC Hastings campus area and the citywide context. The housing would serve the UC Hastings population, and potentially, the UCSF population. The 2010 U.S. Census reported a population of 805,235 residents in the City and County of San Francisco. The area covered by the proposed LRCP includes parcels located within U.S. Census Tract 12402, reporting a population of 3,974 residents.[31]

The LRCP would include construction of a replacement academic facility on the UC Hastings campus at 333 Golden Gate Avenue, and would potentially develop new campus housing at 100 McAllister Street, 198 McAllister Street, and 50 Hyde Street. The LRCP would include

[31] United States Census. 2010. New York Times. Mapping the U.S. Census. Online: http://projects.nytimes.com/census/2010/map?view=PopChangeView&l=14&lat=37.78219966826208&lng=-122.41140246867958. Accessed on November 2, 2015.

renovation and seismic strengthening activities at the 100 McAllister Street building. The UC Hastings campus is located in an urbanized area and implementation of the LRCP would not be expected to substantially alter existing development patterns in the Civic Center neighborhood, or in San Francisco as a whole. Because UC Hastings is in an established urban neighborhood, the LRCP would not require or create new demand for extension of municipal infrastructure. While the addition of housing units on campus would be noticeable to residents of the immediate neighborhood, this would not result in a substantial increase in the population. Students would be expected to vacate housing elsewhere in the city once the new campus housing developed under the LRCP is opened. This would only result in a projected incremental increase of approximately 870 new residents in the city as vacated housing units are occupied. Along with the reduction in UC Hastings student body, the LRCP is anticipated to result in an eventual reduction of demand on housing in the city.

Retail space or campus amenities uses proposed as part of the LRCP at the new 333 Golden Gate Avenue site or as part of 198 McAllister Street or 50 Hyde Street development would not be expected to require the employment of substantial additional staff**.** Any retail employment created as a result of development under the LRCP would not likely offer sufficiently high wages such that it would be anticipated to attract new employees to San Francisco (or nearby communities); thus, the project would not generate demand for new housing for potential retail employees, and impacts would be less than significant.

b) Would the project displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing? ***Less-than-Significant Impact***

The LRCP would not displace existing housing units, as it would potentially include approximately eight to 98 new units at 100 McAllister Street, 400 to 600 new units at 198 McAllister Street (Variant A), and/or approximately 525 to 770 new units at 198 McAllister Street and 50 Hyde Street (Variant B). The replacement academic building at the 333 Golden Gate Avenue site, which is currently a recreational and open space area, would not displace any residents or housing units. Development of housing at 198 McAllister Street and 50 Hyde Street would meet the current housing needs of the UC Hastings student population, and potentially, the UCSF student population. Overall, development under the LRCP would add approximately 408 to 868 units of housing in the UC Hastings area, and would be expected to reduce the demand placed on the local housing market by students who would otherwise seek market-rate housing in the vicinity.

The renovation of the housing at 100 McAllister Street proposed under the LRCP could possibly temporarily displace students residing in the 252-unit facility; however, plans call for the existing housing stock at 100 McAllister Street to be maintained until the new housing at 198 McAllister Street and/or 50 Hyde Street is opened for use.

An estimated 10 to 20 new permanent jobs would be created under the LRCP. The retail employment created by implementation of the LRCP would not likely attract a substantial amount of new employees to San Francisco because the number of new of jobs would be negligible and the type of retail jobs would be comparable to those elsewhere in the city. Therefore, it can be anticipated that most of the employees would live in San Francisco (or nearby communities), and that the LRCP would not generate demand for new housing for these employees.

Therefore, the LRCP would have a less-than-significant impact related to the displacement of housing or the creation of demand for additional housing elsewhere.

c) Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? ***Less-than-Significant Impact***

The LRCP would not displace people from the area as it would only affect the UC Hastings campus. 333 Golden Gate Avenue, which is currently vacant, would be developed with a replacement academic facility. Furthermore, development of housing at 198 McAllister Street and 50 Hyde Street would meet the current housing needs of the UC Hastings and potentially UCSF student population. The proposed renovation of the housing at 100 McAllister Street under the LRCP could temporarily displace students residing in the 252-unit facility; however, impacts would be temporary and no long-term effects on housing supply would occur. Additionally, as stated previously, the existing housing stock at 100 McAllister Street would be maintained until the new housing at 198 McAllister Street and/or 50 Hyde Street is opened for use.

As noted previously, development under the LRCP would add approximately 8 to 98 units of housing at 100 McAllister Street and approximately 400 to 600 units of housing under Variant A or 525 to 770 units of housing under Variant B, and would be expected to reduce the UC Hastings student demand for market-rate housing in the vicinity.

Therefore, the LRCP would not require replacement housing, and impacts would be less than significant.

5.14 PUBLIC SERVICES

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact	Not Applicable
Would the project:					
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services?	☐	☐	☒	☐	☐

a) Would the project result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services? ***Less-than-Significant Impact***

Police Services

The UC Hastings Public Safety Department provides on-campus police protection. Development under the LRCP, including new housing, could incrementally increase the demand for police services within the UC Hastings campus area, as well as in the City of San Francisco. However, the increase in student population would not be substantial in light of the existing demand for police services throughout the city and UC Hastings campus area. It is anticipated that the UC Hastings Public Safety Department would have sufficient resources to maintain public safety throughout the campus. Furthermore, San Francisco police services in the area are provided by the Tenderloin Police Station at 301 Eddy Street (on the corner of Eddy and Jones Streets), approximately three blocks east of UC Hastings. Because UC Hastings maintains its own public safety department and development under the proposed LRCP would be in proximity to existing police services, impacts would be less than significant.

Alternatively, UC Hastings has studied the possibility of having public safety services provided by the UCSF Police Department. This would result in higher levels of service with expanded police services and functionality. In December 2015, the UC Hastings Board of Directors authorized the commencement of contract negotiations with UCSF and has directed staff to assure that all provisions of the Higher Education Employee Employer Relations Act are met.

Fire Services

The San Francisco Fire Department provides fire safety services in the UC Hastings area. The nearest fire stations to the UC Hastings campus include Station 3 at 1067 Post Street, approximately seven blocks north of the campus, and Station 36 at 109 Oak Street, approximately 10 blocks southwest of the campus. Potential development under the LRCP would increase demand for fire services; however, the increase would not require the alteration or addition of existing facilities. New development under the LRCP would meet current life-safety standards. Therefore, impacts associated with fire services would be less than significant.

Schools

Implementation of the LRCP would increase the resident student population on campus. This increased student population would not be expected to include a substantial number of families with children who would attend public schools in San Francisco. Students would be expected to vacate housing elsewhere in the city once the new campus housing developed under the LRCP is opened. This would result in only an incremental increase of new residents in the city as vacated housing units are occupied, which could result in a small increase of families with school-age children. Overall, impacts associated with public school services would be less than significant.

Other Government Services

Implementation of the LRCP would increase the resident student population in the area. However, this increased population would not generate significant or visible demand for facilities such as libraries, cultural centers, and other public facilities, as many of these services are currently provided by UC Hastings for students, staff, and faculty. Public facilities, such as parks and cultural centers located throughout the city, would be sufficient to accommodate the minor population increase and altered or additional facilities would not be required. Therefore, the impact would be less than significant.

5.15 RECREATION

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact	Not Applicable
Would the project:					
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	☐	☐	☒	☐	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☒	☐	☐
c) Physically degrade existing recreational resources?	☐	☐	☒	☐	☐

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated? ***Less-than-Significant Impact***

UC Hastings is in an area of the city that has a "high need" for open space, as identified in the San Francisco General Plan Recreation and Open Space Element. High-need areas are defined as those with high population densities, high concentrations of seniors and youth, and lower income populations that are located outside of existing park service areas.[32] Neighborhood parks and recreational facilities in the vicinity of the UC Hastings campus include Civic Center Plaza and Turk and Hyde Mini Park, which are managed by the San Francisco Recreation and Parks District, as well as the United Nations Plaza, which is managed by the San Francisco Department of Public Works.

Development under the LRCP would include an academic building at 333 Golden Gate Avenue, renovating and reconfiguring the 100 McAllister Street building increasing the total number of housing units from 252 to approximately 260 to 350 units, and approximately 400 to 600 units of campus housing at 198 McAllister Street (Variant A) or approximately 525 to 770 units of campus housing at 198 McAllister Street and 50 Hyde Street (Variant B). Common open space and recreational services would be included for UC Hastings students, faculty, and staff. Students, faculty, and staff would have access to the previously described public facilities, and

[32] City of San Francisco. 2014. *General Plan*. Recreation and Open Space Element, Map 7. April.

numerous additional public parks and recreational areas throughout the city would also be available to UC Hastings students, faculty, and staff.

Although development of campus housing under the LRCP would cause an increase in population in the UC Hastings campus area, the number of new residents would not be large enough so as to substantially increase demand on public recreational facilities in the vicinity or the citywide region, and therefore, would not cause or accelerate deterioration of public parks and recreational facilities. Therefore, the LRCP would have a less than significant effect on the use and deterioration of public parks and recreational facilities.

b) Would the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? ***Less-than-Significant Impact***

The LRCP would include developing and upgrading UC Hastings facilities. Students and staff would have access to recreational facilities at UC Hastings including the fitness center and basketball court located in the 100 McAllister Street Tower, as well as other facilities in the vicinity (described previously), and throughout the city. Therefore, the LRCP would not require construction of new public recreational facilities or the expansion of existing facilities, no related adverse physical impacts would occur, and the impact would be less than significant.

c) Would the project physically degrade existing recreational resources? ***Less-than-Significant Impact***

Development under the LRCP would increase the population in the area. As noted previously, existing or new UC Hastings or existing public recreational facilities would serve this population. The population increase would not be substantial enough to cause degradation of existing public facilities. Therefore, implementation of the LRCP would not physically degrade existing recreational facilities and the impact would be less than significant.

5.16 TRANSPORTATION AND CIRCULATION

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact	Not Applicable
Would the project:					
a) 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?	☒	☐	☐	☐	☐
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☒	☐	☐	☐	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	☐	☐	☐	☒	☐
e) Result in inadequate emergency access?	☒	☐	☐	☐	☐
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☒	☐	☐	☐	☐

a, b, e, f) Would the project conflict with any applicable traffic, transportation, congestion management, or public transit, bicycle, or pedestrian facilities plans or policies; or result in inadequate emergency access? ***Potentially Significant Impact***

The UC Hastings campus is located in the downtown Civic Center neighborhood of San Francisco and is well served by multimodal transportation services in the area. Implementation of the LRCP would increase the population in the area through the development of additional

campus housing. This population increase and campus development could potentially impact existing transportation conditions in the area, and therefore, the EIR will analyze these topics.

c) Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? ***Not Applicable***

Implementation of the LRCP would not change existing air traffic volumes or affect existing air traffic patterns in a way that would result in substantial safety risks. Therefore, no further study of air traffic patterns is necessary, and topic (c) will not be addressed in the EIR.

d) Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? ***No Impact***

While the LRCP would include development of select UC Hastings campus sites, no modifications of existing roadways or transportation systems would occur. Therefore, no new or increased hazards would occur, and no impacts due to a hazardous design feature would result. The LRCP would include primarily academic and campus housing uses. Those uses would be consistent with existing UC Hastings activities, and would not create transportation hazards due to incompatible uses.

5.17 UTILITIES AND SERVICE SYSTEMS

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact	Not Applicable
Would the project:					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐	☐
d) Have sufficient water supply available to serve the project from existing entitlements and resources, or require new or expanded water supply resources or entitlements?	☐	☐	☒	☐	☐
e) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐	☐

a) Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? *Less-than-Significant Impact*

The UC Hastings area is served by San Francisco's combined sewer system. The sewer system is designed to collect and treat sanitary sewage and rainwater runoff in the same treatment plants. Wastewater treatment for the east side of the city is provided primarily by the Southeast Water Pollution Control Plant. Project-related wastewater and stormwater would be treated according to standards contained in the city's NPDES permit. The NPDES standards are set and regulated by the RWQCB, and therefore, would not conflict with other RWQCB requirements.

Development under the LRCP would include an approximately 57,000-gsf academic building at 333 Golden Gate Avenue, renovating and reconfiguring the 100 McAllister Street building increasing the total number of housing units from 252 to approximately 260 to 350 units, and approximately 400 to 600 units of campus housing at 198 McAllister Street (Variant A) or approximately 525 to 770 units of campus housing at 198 McAllister Street and 50 Hyde Street (Variant B). Development under the LRCP would incrementally increase wastewater flows due to an increase in the resident population; however, development under the LRCP would incorporate water-efficient fixtures, as required by Title 24 of the California Code of Regulations. Compliance with these regulations would reduce wastewater flows and the amount of potable water used for building functions.

Construction activities associated with the LRCP could require dewatering, depending on the depth of excavation required at individual development sites, increasing groundwater discharge, which has the potential to enter the city's combined sewer system. However, as previously described in Section 5.8, Hazards and Hazardous Materials, implementation of Mitigation Measure M-HZ-3, Preparation of a Stormwater Pollution Prevention Plan, including BMPs, would minimize the potential for pollutants to migrate off site and enter the city's combined sewer and stormwater system, which would reduce the potential for impacts related to runoff water to a less-than-significant level. Furthermore, construction activities would be short term in nature, and any potential wastewater discharge would be temporary.

UC Hastings is within the urbanized environment of downtown San Francisco, which is predominantly developed and covered with impervious surfaces. Development under the LRCP would not change impervious surface conditions and would be required to meet the standards for stormwater management identified in Title 24 of the California Code of Regulations. UC Hastings maintains a demonstration garden at 333 Golden Gate Avenue; however, the property is paved and vegetation is maintained in aboveground planter boxes. Removing the planter boxes would not alter stormwater drainage from the campus. Adherence to Title 24 of the California Code of Regulations and other stormwater management practices would reduce the total stormwater runoff volume and peak stormwater runoff rate through the use of low-impact design approaches (e.g., landscape solutions designed to capture rainwater, such as vegetated roof areas). Wastewater and stormwater generated by development under the LRCP would be treated according to standards contained in the city's NPDES permit. The NPDES standards are set and regulated by the RWQCB, and thus, would not conflict with RWQCB requirements. Therefore, while proposed future development under the LRCP may incrementally increase stormwater and wastewater flows, wastewater treatment requirements would not be exceeded, and the impact would be less than significant.

b) Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? *Less-than-Significant Impact*

As described previously, the LRCP would include development that would minimally increase demand on San Francisco's combined stormwater and wastewater sewer system, and the associated Southeast Water Pollution Control Plant. Development under the LRCP would not have a significant or noticeable effect on these existing systems. The San Francisco Public Utilities Commission (SFPUC) infrastructure capacity plans account for projected population and employment growth in the city, and thus, the UC Hastings campus would be served by existing water facilities with sufficient capacity to handle the slight demand increase under the LRCP. As noted previously, any incremental increase in wastewater generated would be treated according to standards contained in San Francisco's NPDES permit, the standards for which are set and regulated by the RWQCB, and therefore, would not conflict with RWQCB requirements. Furthermore, during construction activities, implementation of Mitigation Measure M-HZ-3, Preparation of a Stormwater Pollution Prevention Plan, including BMPs, would minimize the potential for pollutants to migrate off site and enter the city's combined sewer and stormwater system, requiring treatment at the city's Southeast Water Pollution Control Plant. Therefore, the addition or expansion of water or wastewater facilities would not be necessary, and a less-than-significant impact would result.

c) Would the project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? *Less-than-Significant Impact*

As described previously, the proposed LRCP would include development that would minimally increase demand on San Francisco's combined stormwater and wastewater sewer system, and the Southeast Water Pollution Control Plant. However, the UC Hastings area is essentially completely developed and covered primarily with impervious surfaces, and implementation of the LRCP would not substantially alter or add to the amount of impervious surfaces currently contributing stormwater runoff in the area. As previously discussed, the SFPUC's infrastructure has planned capacity to account for projected population and employment increases, the existing system would have sufficient capacity to accommodate development under the LRCP, and the LRCP would not have a significant or noticeable effect on stormwater drainage. Furthermore, low-impact design features would be incorporated, in accordance with Title 24 of the California Code of Regulations, to minimize the amount of stormwater runoff to the extent possible. Therefore, the addition or expansion of stormwater facilities would not be necessary, and a less-than-significant impact would result.

d) Would the project have sufficient water supply available to serve the project from existing entitlements and resources, or require new or expanded water supply resources or entitlements? ***Less-than-Significant Impact***

Under the Water Supply Assessment (WSA) law (Sections 10910 through 10915 of the California Water Code), cities and counties are required to obtain an assessment of certain large-scale projects from a regional or local water agency to determine the availability of a long-term water supply sufficient to satisfy project-generated water demand. A WSA is required if a proposed project is subject to CEQA, requiring an EIR or Negative Declaration, and includes any of the following: (1) a residential development of more than 500 dwelling units; (2) a shopping center or business employing more than 1,000 persons or having more than 500,000 sf of floor space; (3) a commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space; (4) a hotel or motel with more than 500 rooms; (5) an industrial or manufacturing establishment housing more than 1,000 persons or having more than 650,000 sf or 40 acres; (6) a mixed-use project containing any of the foregoing; or (7) any other project that would have water demand at least equal to a 500-dwelling-unit project.

The San Francisco Public Utilities Commission (SFPUC) provides water service in San Francisco, including the UC Hastings campus. Urban water suppliers like the SFPUC must furnish a WSA to the city or county that has jurisdiction to approve the environmental documentation for certain qualifying projects (as defined in California Water Code Section 10912 [a]) subject to CEQA. UC Hastings, as the Lead Agency under CEQA, is not a city or county and is not subject to the WSA law. As noted in the following paragraphs, the SFPUC can meet the current and future water demand in years of average or above-average precipitation. It can also meet future water demand in single dry-year and multiple dry-year events, with the exception of 2015. With the SFPUC Water Shortage Allocation Plan in place, and the addition of local supplies developed under the SFPUC Water System Improvement Program, the SFPUC has concluded that it has sufficient water available to serve existing customers and planned future uses.[33]

Potential development under the LRCP—including construction of an approximately 57,000-gsf academic building at 333 Golden Gate Avenue, renovating and reconfiguring the 100 McAllister Street building increasing the total number of housing units from 252 to approximately 260 to 350 units, and approximately 400 to 600 units of campus housing at 198 McAllister Street (Variant A) or 525 to 770 units of campus housing at 198 McAllister Street and 50 Hyde Street (Variant B)—would incrementally increase the amount of water required to serve the UC Hastings area. However, this increase would not be substantial and the SFPUC would have sufficient available resources to serve the additional demand. Furthermore, proposed LRCP development would be designed with water-conserving measures identified in Title 24 of the California Code of Regulations, such as low-flush restroom fixtures, thus reducing additional

[33] SFPUC 2013. 2013 *Water Availability Study for the City and County of San Francisco*.

water demand. Future campus housing projects under the LRCP that would develop 500 or more units could conduct site-specific water supply assessments at that time. However, the SFPUC projects sufficient water capacity after 2016, such that no new water facilities are anticipated to be required, and all applicable regulations and management practices related to water conservation would be implemented. Therefore, implementation of the LRCP would not require new water delivery facilities or systems; the SFPUC water supply is sufficient to meet demands and the impact would be less than significant.

e) Would the project result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? ***Less-than-Significant Impact***

Wastewater generated by potential development under the LRCP would enter the city's combined wastewater and stormwater sewer system, and would flow to the Southeast Water Pollution Control Plant for treatment prior to discharge into the San Francisco Bay. The UC Hastings campus is already served by these municipal systems, and a relatively slight increase in population and facilities contributing wastewater to this system would not constitute a significant and unmanageable increase, as the SFPUC's infrastructure capacity plans account for projected population and employment increases in San Francisco. Wastewater, including an incremental increase under the LRCP, would continue to be treated to the city's NPDES permit standards, which are set and regulated by the RWQCB. Therefore, the LRCP would not conflict with RWQCB requirements, and would have a less-than-significant impact on wastewater treatment facilities.

f) Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? ***Less-than-Significant Impact***

The majority of San Francisco's solid waste that is not recycled is disposed of in the Altamont Landfill. As of March 2013, San Francisco's remaining capacity at the landfill was approximately 1 million tons out of the original 15 million-ton capacity. At current disposal rates, San Francisco's available landfill space under the existing contract will run out in January 2016.[34] According to CalRecycle, the Altamont Landfill is permitted through and has an estimated closure date of January 2025.[35] The San Francisco Department of the Environment has contracted with Recology to transfer waste disposal to the Hay Road Landfill in Solano County

[34] San Francisco Department of the Environment. Zero Waste FAQ. Online: http://www.sfenvironment.org/zero-waste/overview/zero-waste-faq. Accessed on November 2, 2015.

[35] CalRecycle. 2015. Active Landfills Profile for Altamont Landfill and Resource Recv'ry (01-AA-0009). Online: http://www.calrecycle.ca.gov/SWFacilities/Directory/01-AA-0009/Detail/. Accessed on November 2, 2015.

once the Altamont Landfill has reached capacity.[36] The Hay Road Landfill has a remaining capacity of approximately 30,433,000 cubic yards, and is permitted until January 1, 2077.[37]

Development under the LRCP would contribute waste to the Altamont Landfill's remaining capacity, and would contribute to the future diversion of solid waste to the Hay Road Landfill. However, students and employees would participate in the city's recycling and composting program, as UC Hastings currently does, and the anticipated amount of additional solid waste generated would not be significantly more than the current amounts generated. Any construction waste generated would be recycled to the extent feasible, and landfills would have sufficient capacity to accept remaining debris. Therefore, the contracted landfills would be able to accommodate any increase in solid waste resulting from implementation of the LRCP, and the LRCP would have a less-than-significant impact on solid waste facilities.

g) Would the project comply with federal, state, and local statutes and regulations related to solid waste? ***Less-than-Significant Impact***

As described previously, San Francisco's solid waste that is not recycled is currently disposed of at the Altamont Landfill. The Altamont Landfill is managed by CalRecycle under California Code of Regulations Title 14, Division 7.[38] UC Hastings currently contributes solid waste to the Altamont Landfill through the City of San Francisco, and thus, complies with applicable state statutes, and would continue to comply with applicable regulations under the LRCP. Once capacity is reached at the Altamont Landfill, UC Hastings would transfer disposal of solid waste to the Hay Road Landfill, which would also comply with regulations under Title 14 of the California Code of Regulations. As previously stated, UC Hastings would divert recyclable and compostable debris from construction, demolition, and operation under the LRCP to the extent feasible. All other applicable federal statutes and regulations related to solid waste would also be followed. Therefore, the impact of the LRCP on solid waste would be less than significant.

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[36] San Francisco Planning Department. 2015. *Final Negative Declaration, Agreement for Disposal of San Francisco Municipal Solid Waste at Recology Hay Road Landfill in Solano County*. July 20, 2015. Online: http://sfmea.sfplanning.org/2014.0653E_Revised_FND.pdf. Accessed on November 2, 2015.

[37] CalRecycle. 2015. Facility/Site Summary Details: Recology Hay Road (48-AA-0002). Online: http://www.calrecycle.ca.gov/SWFacilities/Directory/48-AA-0002/Detail/. Accessed on November 2, 2015.

[38] California Office of Administrative Law. 2015. Title 14. Natural Resources. Division 7. Department of Resources and Recycling. Online: https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=IFF17BBCC72F5412C8FEEF78290C1526E&originationContext=documenttoc&transitionType=Default&contextData=(sc.Default). Accessed on November 30, 2015.

5.18 WIND AND SHADOW

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact	Not Applicable
Would the project:					
a) Alter wind in a manner that substantially affects public areas?	☒	☐	☐	☐	☐
b) Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas?	☒	☐	☐	☐	☐

a) Would the project alter wind in a manner that substantially affects public areas?
Potentially Significant Impact

In San Francisco, wind conditions at the street level and in public open spaces can affect pedestrian comfort. Winds from 4 to 8 miles-per-hour (mph) are felt on the face. Winds from 8 to 13 mph disturb hair, cause clothing to flap, and extend a light flag mounted on a pole. Winds from 13 to 19 mph raise loose paper, dust, and dry soil, and disarrange hair. Wind conditions can also affect pedestrian safety. Under certain wind conditions and directions, times of year, and a local environment of taller buildings (greater than 80 to 100 feet in height), ground-level wind speeds of 26 mph or above can occur, and walking or maintaining balance can be difficult. On east-west streets with taller buildings, wind funneling can accelerate prevailing winds, affect pedestrian comfort levels, and, in some cases, increase the occurrence of 26 mph or greater wind speeds. A wind speed of 26 mph or greater would be considered a hazardous condition.

In general, new buildings less than approximately 80 feet in height are unlikely to result in substantial adverse effects on ground-level winds such that pedestrians would be uncomfortable. Such winds may exist under existing conditions, but shorter buildings typically do not cause substantial changes in ground-level winds.

New development under the LRCP at 333 Golden Gate Avenue would be up to 90 feet in height, and at 198 McAllister Street and/or 50 Hyde Street under Variants A and B would include buildings up to 140 feet in height. That development could affect pedestrian-level wind conditions.

These potential impacts will be evaluated in the EIR. The wind analysis will use the hazard criterion to determine significant effects under CEQA. In addition, the effects related to the comfort criterion will be presented for informational purposes.

b) Would the project create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas? ***Potentially Significant Impact***

Sun and shade conditions in San Francisco affect public use of open space. In the UC Hastings vicinity, Civic Center Plaza, approximately one block west, and Turk-Hyde Mini Park, approximately one block north, are under San Francisco Recreation and Park Department jurisdiction. United Nations Plaza, which is under San Francisco Department of Public Works jurisdiction, occupies parts of several blocks to the south. Development under the LRCP would potentially add shade to those public open places. The EIR will evaluate whether new shadow would substantially affect those public open spaces.

5.19 MANDATORY FINDINGS OF SIGNIFICANCE

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact	Not Applicable
Would the project:					
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐	☐
b) Have impacts that would be individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☒	☐	☐	☐	☐
c) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐	☐

The EIR will evaluate potential impacts, including cumulative impacts, related to air quality, cultural resources, geology and soils, GHG emissions, land use and planning, noise, transportation and circulation, and wind and shadow.

6. MITIGATION MEASURES

The following mitigation measures and are necessary to avoid potential significant impacts related to implementation of the LRCP:

Mitigation Measure M-GS-1: Development of an Erosion and Sediment Control Plan

Prior to any grading or excavation activities, UC Hastings shall develop an Erosion and Sediment Control Plan (Plan) to prevent or reduce erosion and the loss of topsoil from development sites on the UC Hastings Campus. The Plan shall incorporate and rely upon best management practices listed in the Association of Bay Area Governments (ABAG) *Manual of Standards for Erosion and Sediment Control Measures*. The Plan shall include, but not be limited to:

- a narrative briefly describing the proposed ground-disturbing activities, existing site conditions and critical areas, adjacent areas, project timeline, measures to control erosion and sedimentation, and maintenance programs;
- a map showing existing contours, activity limits, final contours, existing vegetation and critical areas, soil classifications, and location of control measures; and
- plan details, including drawings of control structures, design assumptions, and specification and maintenance notes.

Mitigation Measure M-GS-2: Paleontological Resource Accidental Discovery

The following measures shall be undertaken to avoid any significant potential future project-related adverse effect on paleontological resources.

- Before the start of any earthmoving activities, UC Hastings shall retain a qualified paleontologist to train all construction personnel, including the site superintendent, involved with earthmoving activities. The training shall include the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and proper notification procedures should fossils be encountered.
- If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work near the find, and notify UC Hastings. A qualified paleontologist shall be retained to evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology guidelines.[39] The recovery plan may include a field survey, construction monitoring,

[39] Society of Vertebrate Paleontology. 1996. *Conditions of Receivership for Paleontologic Salvage Collections (final draft*). Society of Vertebrate Paleontology News Bulletin 166:31-32.

sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined to be necessary and feasible shall be implemented before construction activities can resume at the site where the paleontological resources were discovered.

Mitigation Measure M-HZ-1: Phase II Subsurface Investigation and Remediation

Prior to any development activities, UC Hastings shall conduct a Phase II investigation of subsurface soils, and clearly identify and characterize contaminants of concern (COC) present at development sites. Subsurface investigations shall also define the extent of impacted soils and include recommendations for the limits of removal necessary to achieve compliance with California Regional Screening Levels for residential and mixed-use developments. If determined necessary, UC Hastings shall prepare remedial action plans to properly remove and dispose of materials containing COCs at an appropriately permitted facility, in compliance with Division 20, Chapter 6.5 of the California Health and Safety Code, and with California Highway Patrol and California Department of Transportation regulations.

Mitigation Measure M-HZ-2: Hazardous Building Materials Abatement

UC Hastings shall ensure that any portion of the structure planned for demolition or renovation is surveyed for hazardous building materials including, lead, asbestos containing materials, polychlorinated biphenyls (PCB)-containing electrical equipment, fluorescent light ballasts containing PCBs or bis (2-ethylhexyl) phthalate (DEHP), and fluorescent light tubes containing mercury vapors. These materials shall be removed and properly disposed of prior to the start of demolition or renovation. Light ballasts that are proposed to be removed during renovation shall be evaluated for the presence of PCBs; if the presence of PCBs in the light ballasts cannot be verified, it shall be assumed that they contain PCBs, and shall be handled and disposed of as such, according to applicable laws and regulations. Any other hazardous building materials identified either before or during demolition or renovation shall be abated according to federal and state laws and regulations.

Mitigation Measure M-HZ-3: Preparation of a Stormwater Pollution Prevention Plan

UC Hastings shall prepare and implement, or shall cause to be prepared and implemented, a Stormwater Pollution Prevention Plan (SWPPP) to prevent or minimize the discharge of pollutants and other sediments to San Francisco's combined stormwater and wastewater sewer system. The SWPPP shall incorporate and rely upon Best

Management Practices (BMPs) identified in Section A of the Construction General Permit (Order No. 2009-009-DWQ) of the State Water Resources Control Board.

The SWPPP shall contain, but not be limited to, a site map(s) that shows the construction site perimeter, existing and proposed buildings, lots, roadways, stormwater collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The SWPPP shall list BMPs the project contractor would use to protect stormwater runoff, and the placement of those BMPs. Additionally, the SWPPP shall contain a visual monitoring program and chemical monitoring program for "non-visible" pollutants, to be implemented if there is a failure of BMPs.

7. INITIAL STUDY PREPARERS

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