# Mitigated Negative Declaration and Initial Study

# Recreation Wellness Center (SCH# 2012102005)

San Francisco State University

March 2014

# Mitigated Negative Declaration

# Recreation Wellness Center (SCH# 2012102005)

San Francisco State University

March 2014

Lead Agency:
California State University Board of Trustees
401 Golden Shore
Long Beach, Ca 90802-4210

San Francisco State University
1600 Holloway Ave.
San Francisco, CA 94132

Prepared by:

100 W. San Fernando Street
Suite 200
San Jose, CA 95113

# MITIGATED NEGATIVE DECLARATION

## San Francisco State University
## Recreation Wellness Center Project

**Lead Agency:** California State University Board of Trustees
401 Golden Shore
Long Beach, CA 90802-4210

**Project Location:** San Francisco State University

**Description of Project:** The proposed project was approved on Winston Drive in 2013, but is now being evaluated at a new location on the campus, as further described below.

The proposed project would involve the construction of a new 118,700 gross square foot (gsf) Recreation Wellness Center building, and an outdoor recreation field, as well as maintenance of the existing softball field on a 6.5-acre project site. The project also would include an internal roadway for fire access, service/delivery/ loading area, limited surface parking for the RWC building, and a surface lot to serve the existing housing units fronting Vidal Drive and replace the existing parking structure that would be demolished as part of the project.

Major revisions to the Campus Master Plan are also proposed to allow for the location of the RWC on the proposed project site. These revisions involve master plan map changes that would relocate other future planned campus buildings. The proposed project would also include pedestrian street improvements along Font Boulevard. The triangular shaped project site is located in the southwestern portion of the SF State campus, north of Vidal Drive, east of Lake Merced Boulevard, south of Font Boulevard, and west of Arballo Drive. Approvals for demolition and construction activities would be required from the Bay Area Air Quality Management District, City and County of San Francisco, and the Regional Water Quality Control Board.

**Finding:** The California State University has determined that with incorporation of the identified Campus Master Plan EIR and project-specific mitigation measures the proposed project will not result in a significant adverse effect on the environment for most resource topics. While the proposed project could have a significant effect on the environment related to historic resources, there will not be a significant effect above and beyond that previously identified in the Program EIR. The Findings of Fact and associated statement of overriding considerations previously adopted by the CSU BOT, as part of their certification of the Campus Master Plan EIR in November 2007, account for this impact related to the RWC project.

**Supporting Documentation**: The documentation supporting this determination is discussed in the attached Initial Study prepared for this project.

# Initial Study

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## Acronyms

| | |
|---|---|
| AB | Assembly Bill |
| AM | Ante Meridiem (before midday) |
| asf | assignable square feet |
| BAAQMD | Bay Area Air Quality Management District |
| BMP | Best Management Practices |
| CAP | Climate Action Plan |
| CCF | Hundred cubic feet |
| CCSF | City and County of San Francisco |
| CEQA | California Environmental Quality Act |
| cfs | cubic feet per second |
| $CO_2$ | Carbon Dioxide |
| Corp Yard | Corporation Yard |
| CNDDB | California Natural Diversity Database |
| CSU | California State University |
| IS/MND | Initial Study/Mitigated Negative Declaration |
| EIR | Environmental Impact Report |
| EDR | Environmental Data Resources |
| EOP | Emergency Operations Plan |
| gpd | gallons per day |
| gpm | gallons per minute |
| GHG | greenhouse gas |
| HCP | Habitat Conservation Plan |
| gsf | gross square feet |
| kWh | Kilowatt hours |
| LID | Low Impact Development |
| MAC | Multi-Activity Court |
| MLD | Most Likely Descendant |
| NCCP | Natural Community Conservation Plan |
| mph | miles per hour |
| NPDES | National Pollutant Discharge Elimination System |

| | |
|---|---|
| PA | Public Address (system) |
| $PM_{2.5}$ | Fine Particulate Matter |
| $PM_{10}$ | Course Particulate Matter |
| PM | Post Meridiem (after midday) |
| RWC | Recreation Wellness Center |
| SBR | styrene-butadiene rubber |
| SF State | San Francisco State University |
| SWPPP | Stormwater Pollution Prevention Plan |
| SWRCB | State Water Resources Control Board |
| WWTF | Wastewater Treatment Facility |

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## 1.1 INTRODUCTION AND PROJECT LOCATION

San Francisco State University (SF State) proposes to construct a new Recreation Wellness Center (RWC) on approximately 6.5 acres in the southwestern portion of the SF State campus, located in San Francisco, California (see Figure 1, Regional Map, and Figure 2, Vicinity Map). The project site is located on the SF State campus at the intersection of Font Boulevard and Lake Merced Boulevard.

This document constitutes an Initial Study/Mitigated Negative Declaration (IS/MND) under the California Environmental Quality Act (CEQA). The IS/MND is tiered to the Campus Master Plan EIR (SCH#2006102050), certified as a Program EIR under CEQA Guidelines Section 15168, by the CSU Board of Trustees in November 2007. Under CEQA Guidelines Section 15152, tiering refers to using the analysis of general matters contained in a broader EIR, such as the Campus Master Plan EIR, with later EIRs and negative declarations on later, site-specific projects, such as the RWC.

The Campus Master Plan EIR is hereby incorporated by reference and referred to throughout this document. The Campus Master Plan EIR and related documents (e.g., Board of Trustees Approval, Mitigation Monitoring and Reporting Program, Findings of Fact, Notice of Determination, etc.) are available to the general public at San Francisco State University Capital Planning, Design & Construction, 1600 Holloway Avenue, San Francisco, CA 94132 (physical location is at Corp Yard 202 on North State Drive). The Campus Master Plan EIR is also available at http://www.sfsumasterplan.org/eir.html.

Pursuant to CEQA Guidelines Section 15105, SF State issued a Notice of Availability and Notice of Intent to Adopt a Mitigated Negative Declaration for the RWC Draft IS/MND. The Draft IS/MND was released for a 30-day public review and comment period from January 31, 2014 through March 3, 2014. During the public review and comment period, no comment letters were received from the California Office of Planning and Research (OPR) or from other agencies or individuals. The letter from OPR reported that no state agencies had submitted comments (see Appendix D). The Final IS/MND includes the Mitigation Monitoring and Reporting Program for the project (see Appendix C).

## 1.2 EXISTING CONDITIONS AND SURROUNDING LAND USES

The SF State campus is located in the southwestern corner of the City and County of San Francisco, to the east of Lake Merced and in proximity to the Pacific Ocean. The campus is located in an urban area and has been built out with man-made improvements and intense urban uses. The campus is extensively landscaped with exotic trees, shrubs, and lawn areas. There are no surface water bodies, sensitive habitats, or wetlands on the campus, and no special-status species are known to occupy the campus.

The Recreation Wellness Center project site is triangular and generally bounded by Lake Merced Boulevard and Harding Park on the west, Font Boulevard and developed campus uses on the east, and Arballo Drive and Vidal Drive on the south. The overall site of approximately 6.5 acres was developed in the 1940s as part of the Parkmerced complex. In 2003, the owners of Parkmerced sold the northwest corner of their development at 755 Font Boulevard to SF State, which is the proposed location for the Recreation Wellness Center Project. The project site has a 42-space 1-story on-grade parking garage; a 1-story concrete former field house; four tennis and four basketball courts; six handball courts; a concrete shuffleboard area joined to a sand horseshoe pit area; all originally constructed between 1949 and 1952. In 2003, SF State built a women's softball field with a small outbuilding containing a restroom in the open area originally containing a baseball diamond, although in a different orientation.

The Vidal Drive Apartments are located just south of the site. A mix of other residential uses is located further south of the site. Campus residential and academic uses are located to the north and east of the site. Harding Park Municipal Golf Course and Lake Merced are located to the west of the site.

## 1.3 PROJECT CHARACTERISTICS

Major revisions to the Campus Master Plan are now being considered to allow for the relocation of the Recreation Wellness Center (RWC) and are included as part of the proposed project being evaluated in this IS/MND.

### 1.3.1 Major Campus Master Plan Revision

*Campus Master Plan Background*

The Campus Master Plan, adopted by the CSU Board of Trustees in 2007 (see Figure 3, 2007 Campus Master Plan[1]), addresses all aspects of future physical development and land use on the campus to accommodate the enrollment ceiling of 25,000 FTE students (SF State, 2007). The Campus Master Plan provides a comprehensive framework for the physical development of the SF State campus through 2020. It addresses the acquisition of property, aging facilities, changing student demographics, and the need for additional academic building space and other support space to accommodate the anticipated growth in enrollment. To accommodate the projected growth in enrollment and academic activities, the proposed Campus Master Plan accommodates a building program that envisions the development of 0.9 million gross square feet (gsf) of new and replacement non-residential building space on the campus, and the development or conversion of about 1,198 additional units of housing on campus for faculty, staff, and students.

The existing adopted Campus Master Plan includes a land use map and urban design plan map that locate major uses and buildings to guide the siting of future campus facilities. The land use

[1] The July 2007 Campus Master Plan report can be found at http://www.sfsumasterplan.org/masterplan.html

map maintains the current general configuration of land uses on the campus, which consists of a concentrated academic core surrounded by residential and other campus uses. Most of the growth in facilities would occur through the demolition and replacement of existing buildings, as a number of existing buildings are at or beyond their useful life.

The current Campus Master Plan was recently revised and approved in March 2013. A minor revision to the Campus Master Plan was approved in March 2013 to allow for the location of the RWC on Winston Drive on the site of the former Sutro Library building and Lot 25. Since that time, the campus has determined that a site for this facility closer to the academic core and student housing is key to the success of the facility. Major revisions to the Campus Master Plan are being considered to allow for the relocation of the RWC and are included as part of the proposed project being evaluated in this Initial Study, as further described below.

*Major Revision to SF State Master Plan*

As part of the proposed project, major revisions to the Campus Master Plan are proposed to allow for the location of the RWC on the proposed project site on Font and Lake Merced Boulevards. These revisions are described below, summarized in Table 1, and shown in Figure 4, Existing 2013 Campus Master Plan and Figure 5, Proposed Major Revisions to Campus Master Plan. Figure 4 shows the existing and future facility locations and associated map numbers of the currently approved Campus Master Plan. Figure 5 shows the future facility locations and associated map numbers that would be included in the major revision to the Campus Master Plan, being considered as part of the proposed project.

TABLE 1
SUMMARY OF MAJOR MASTER PLAN REVISIONS RELATED TO RWC PROJECT

| Facility | Current Campus Master Plan (Revised March 2013) | | Proposed Campus Master Plan | |
|---|---|---|---|---|
| | Location | Map # | Location | Map # |
| **Proposed RWC Map Revisions** | | | | |
| Proposed Recreation Wellness Center | Winston Drive | #98 | Relocate to Lot 41; Lake Merced Boulevard and Font Boulevard. Current use of site is for recreational purposes and structures include a softball field, various ball courts, parking structure, etc. | #69 |
| Existing Softball Field | Winston Drive | #70 | Relocate to Lot 41; Lake Merced Boulevard and Font Boulevard and change from temporary to existing permanent facility. | #70 |
| Existing accessory building and garage at Lot 41 | Font Boulevard and Arballo Drive | #71<br>#72 | Delete from Campus Master Plan map. | NA |
| **Other Map Revisions** | | | | |
| Future Mashouf Performing Arts | Lot 41; Lake Merced Boulevard and Font Boulevard. | #75 | Delete current location from Campus Master Plan map. Rename and renumber | See below for |

TABLE 1
SUMMARY OF MAJOR MASTER PLAN REVISIONS RELATED TO RWC PROJECT

| Facility | Current Campus Master Plan (Revised March 2013) | | Proposed Campus Master Plan | |
|---|---|---|---|---|
| | Location | Map # | Location | Map # |
| Center/Creative Arts Replacement Building | | | as four separate future buildings that ultimately would replace the existing Creative Arts Building (#7). | details |
| o Future Creative Arts Replacement Buildings (School of Music & Dance; Broadcast and Electronic Communications Arts) | Lot 41; Lake Merced Boulevard and Font Boulevard. | #75 | Relocate to Block 1 on Tapia Drive. Current use of the site is existing University Park South housing (#78). | #107<br>#108 |
| o Future Creative Arts Replacement Buildings (Auditorium; Theater Arts) | Lot 41; Lake Merced Boulevard and Font Boulevard. | #75 | Relocate to the north side of Font Boulevard on a site currently identified for a future Clinical Sciences Building (#94). Current use of the site includes a temporary recreation field (#95). | #109<br>#110 |
| Future Clinical Sciences Replacement Building | Font Boulevard | #94 | Delete from Campus Master Plan map. | NA |
| Existing University Park South Housing | Block 1 on Tapia Drive (Tapia Triangle) | #78 | Replace in future redevelopment of University Park South. No map change required. | #76<br>#77/77A<br>#79<br>#80 |
| Former Sutro Library Building | Not shown on 2013 map, as it was previously slated for demolition with the prior approved site for the Recreation Wellness Center on Winston Drive | #98 | Remain as a temporary structure and rename Temporary Building X. | #98 |

**Recreation Wellness Center.** The University proposes to relocate the RWC from its currently approved site on Winston Drive, at the former Sutro Library (#98) and Lot 25, to Lot 41 at the corner of Lake Merced and Font Boulevards (#69). The proposed site fulfills the Campus Master Plan vision to locate the RWC as a prominent gateway building for the campus. Moreover, it brings this new center of student activity closer to student housing and the core of campus, where there is the greatest concentration of students, thus ensuring that the RWC would be actively used. In addition, the 70-foot building height would be less than the height limit for the building type identified in the Campus Master Plan. The Campus Master Plan height limit for the proposed project building type is 100 feet. The Campus Master Plan indicated that a 100-foot limit applies only to high-volume spaces in the Recreation Wellness Center and Creative Arts complex. Therefore, the proposed project would not exceed that limit.

**Softball Field**. The University also proposes to relocate the approved and planned softball field from Winston Drive to Lot 41 where it is currently located, and to designate it as an existing rather than temporary facility (#70). The co-location of the RWC with the softball field and a new recreation field creates a nexus of recreational and athletic facilities at the southern edge of campus.

**Creative Arts Replacement Buildings**. In addition, the University proposes to relocate the Mashouf Performing Arts Center (#75), now renamed the Creative Arts Replacement Building, from its current site on Lot 41 to two adjacent sites located closer to the academic core:

- Block 1 at Tapia Drive where there is existing University Park South housing (#78).
- The Font Boulevard property where a future Clinical Sciences Building (#94) is located.

The Creative Arts Replacement Building would be renumbered as four separate future buildings that ultimately would replace the existing Creative Arts Building (#7). The Creative Arts Replacement Building / Broadcast and Electronic Communications Arts (BECA) (#108) and the Creative Arts Replacement Building / School of Music and Dance (#107) would be sited on Block 1 at Tapia Drive, replacing the University Park South housing (#78) in the future. Converting the future use of Block 1 at Tapia Drive from housing to academic would create a contiguous academic zone, reinforcing the Campus Master Plan concept of a compact, walkable academic core with recreational support use at the campus perimeter. The Creative Arts Replacement Building / Theatre Arts (#110) and the Creative Arts Replacement Building / Auditorium (#109) would be located on the Font Boulevard property, in place of the planned future Clinical Sciences Building (#94).

**University Park South Housing**. The University Park South housing (#78) located in Tapia Triangle ultimately would be incorporated into planned future redeveloped blocks of University Park South (#76, #77/77A, #79, and #80). No Campus Master Plan mapping changes are required to accomplish this.

**Clinical Sciences Building**. The future Clinical Sciences Building would be deleted from the Campus Master Plan map.

**Former Sutro Library**. The former Sutro Library building (#98) would remain as a temporary structure and renamed Temporary Building X.

### 1.3.2 New Recreation Wellness Center Facility

The proposed project consists of the construction of a new 118,700 gsf RWC building, which would be a maximum of 70-feet in height (see Figure 6, Recreation Wellness Center Site Plan). The project would include a new recreation wellness building and a recreation field, organized around an existing softball field. The project also would include an internal roadway for fire access, service/delivery/loading area, limited surface parking for the RWC building, and a surface lot to serve the existing housing units fronting Vidal Drive and replace the existing

parking structure that would be demolished as part of the project. Additional information about the RWC facility is provided below.

### *RWC Uses and Facilities*

The RWC would provide a total of approximately 118,700 gsf and 87,200 assignable square feet (asf). The spaces within the RWC building would include (all numbers are approximate):

- Two-court gymnasium with storage 14,050 asf
- Multi-Activity Court (MAC) with storage 8,620 asf
- Elevated jogging track 9,170 asf
- Weight and fitness space with support and storage 16,870 asf
- Three multi-purpose/group fitness studios with storage 5,100 asf
- Two racquetball courts 1,640 asf
- Climbing wall with storage 1,220 asf
- Classroom 690 asf
- Natatorium and support space 14,830 asf, including three pools: a 25-yard-long lap pool, an activity pool, and a raised spa
- Wellness program space 450 asf
- Outdoor recreation resource space 360 asf
- Administrative office suite 2,980 asf
- Lobby, lounge, and support space 4,030 asf
- Locker rooms and support space 5,800 asf

The primary purpose of the RWC is physical recreation, with only very occasional use of the facility for events and programs in the Multi-Activity Court (MAC) gym. Student events and programs, such as a campus awards ceremony, are intended for SF State affiliates and would not be open to the general public.

### *Outdoor Fields*

The existing softball field would remain and a new recreational field would also be constructed southeast of the RWC building. The existing softball field is natural turf; the new recreational field would be synthetic turf. The synthetic turf would be composed of polyethylene fibers supported with a loose granular infill of styrene-butadiene rubber (SBR) or a blend of sand and SBR. The rubber granules are processed from used tires. See Drainage below for additional information.

*Personnel and Staffing*

The RWC would include up to 17 full-time personnel staff. Some of these positions would be filled by current staff members performing similar functions with up to 12 new full-time hires. It is anticipated that the RWC would also employ approximately 100 part-time student staff, who would work four-hour shifts.

*Hours of Operation and Facility Usage*

Upon opening, the RWC hours of operation would typically be 6:00AM through midnight from Monday to Friday. On Saturday the hours of the RWC would be 8:00AM through 9:00PM and on Sunday the hours would be 10:00AM through midnight.

The maximum number of users that would be able to be accommodated by the RWC at one time is approximately 700 people. The peak period of usage is expected to be 4 to 6 PM with a secondary peak from 6 PM to 9 PM. Based on a feasibility and programming study conducted by SF State in 2009, it is estimated that on an average day approximately 2,900 faculty, staff, and students would use the facility. See Appendix A, Transportation Memorandum for additional information about this study and RWC usership.

Membership to the RWC would be available to SF State students, faculty, and staff. Memberships would not be open to the general community.

*Parking*

Overall, the proposed project would result in a net decrease in parking. The project would add six surface parking spaces for the RWC for disabled patrons and loading. Additionally, the site plan (see Figure 6) also includes 2 carpool and 2 zero-emission vehicle stalls; however, for efficiency, SF State may consider relocating these stalls at the campus parking garage. A surface lot with 16 spaces would also be constructed to serve the residences fronting Vidal Drive. This lot would replace the existing 42-space parking structure that would be demolished with the project. Additionally, eight on-street parking spaces would be removed to accommodate new driveway and service access at the RWC site. Approximately 25 additional on-street parking spaces could be removed if the installation of striped bike lanes is pursued on Font Boulevard north and northwest of the project site. Removal of such parking would require coordination with the San Francisco Municipal Transit Agency (SFMTA). All other parking would continue to be accommodated in SF State's existing parking facilities and primarily in the campus garage on South State Drive. Approximately 47 bicycle racks would be provided for bicycle parking on the project site. See Section 3.17, Transportation/Traffic and Appendix A, Transportation Memorandum for additional information about parking.

*Access and Roadway Improvements*

Vehicle access to the site for deliveries and loading, emergency vehicles, and ADA access would be provided by new curb cuts located along Font Boulevard, Lake Merced Boulevard, and

Arballo Drive. Existing curb cuts that would no longer be used would be removed and replaced with a continuous sidewalk. No more than three new curb cuts are anticipated. A service road/fire lane would be provided to access the softball field and service yard.

The sidewalk along Font Boulevard and a portion of existing sidewalk along Lake Merced Boulevard would be replaced and widened to City standards. Four new crosswalks would be added; three along Font Boulevard and one on Arballo Drive.

*Lighting*

All events would be internal campus functions, and only indoor events would utilize PA systems. To allow for nighttime activities, the outdoor fields would be equipped with lighting, which would conform with the Campus Master Plan requirement that exterior lighting adhere to LEED-NC guidelines for light pollution reduction and energy efficiency. The field lighting would be located on poles that would be 60 to 80 feet tall, but the campus would seek to use the lowest pole height possible while maintaining safe nighttime conditions for recreational activities. Security lighting on paths would be provided on poles that are 15 feet, similar to the rest of the campus. Both playfield and security lighting would be directed downward with side shields to minimize light spillage. The playfields would be used during the day and at nighttime until 10 PM. Timers, keycard operation and/or photocell combinations would be used to ensure playfield lighting would be used only during allowed times.

Street lighting would also be added along Lake Merced Boulevard and Font Boulevard adjacent the project site, in accordance with the City of San Francisco Administrative Code Chapter 25: Street Lighting.

*Drainage*

Since the project would be connected to the City's combined sewer system and would be disturbing more than 5,000 square feet of impervious area, the project would implement stormwater measures to reduce the existing stormwater flow and volume for a two-year storm event. The impervious area consists of the existing athletic courts, former field house, parking structure, and other features. The post-project site would either match or reduce by 25 percent the storm flow discharge for up to a 2-year, 24-hour event, as compared to the pre-project conditions, depending upon the percentage increase in impervious surfacing over existing conditions. By adhering to these design criteria there would be no net increase in storm flow discharge from the site to the combined sewer system. The stormwater management plan for the proposed project would be designed consistent with LEED credit SS 6.1 (as described by the United States Green Building Council) and the City's Stormwater Design Guidelines.

This would be accomplished through the implementation of Low-Impact Design approaches and Best Management Practices. While the actual design of the stormwater management system would be developed as the design process proceeds, it is expected that the following types of features would be incorporated into the design to achieve the above criteria:

- Infiltration zones/dry wells
- Use of permeable materials for walking surfaces
- Bio-retention zones
- Reduction in overall impervious surfacing as compared to existing conditions

Additionally, the San Francisco Public Utilities Commission (SFPUC) Water Enterprise's guidelines provided by staff regarding the use of synthetic turf fields in the area of San Francisco overlying the Westside Groundwater Basin indicate that:

> "Synthetic turf fields located within the boundary of the Westside Groundwater Basin in San Francisco should be designed and monitored to protect groundwater quality. Water, including rainfall and stormwater runoff, penetrating through the synthetic turf system must meet drinking water standards before being allowed to percolate downward to recharge the aquifer in the Westside Basin."

Given the above guidelines, SF State intends to install an impermeable layer under the synthetic turf recreation field and direct the rainfall and stormwater runoff from the field to the combined sewer system. Consequently, the stormwater design criteria identified above would be achieved on the remainder of the project site. See Appendix B, Sewer System Discharge Memorandum for additional information.

*Utilities and Energy Usage*

Campus utilities would be extended to the RWC site including but not limited to: insulated heating hot water supply and return lines; domestic water; electrical power; and telecommunications and data line(s). An existing sewer line on the project site would need to be removed. New lateral lines would connect the existing softball field storm drains and restroom to the main sewer line located at the perimeter of the site.

The project would conform to the SF State Climate Action Plan (CAP), as it would achieve a minimum of LEED Gold and would exceed Title 24 Energy Efficiency Standards by 20 percent. The only emergency generator planned is required by the California Building Code to power the elevators and emergency lighting in case of a power outage. No optional standby power is planned for the project.

*Landscape*

The new RWC landscape would promote the development of ecological zones outlined in the Campus Master Plan and would reflect the specific function and character of adjacent uses and landscapes. The western edge of the site would be characterized by "upland forest" species reflecting Harding Park across Lake Merced Boulevard and the Lake Merced landscape beyond. The Font Boulevard edge would promote an active, "social" landscape with ample gathering and seating opportunities and enhanced connections to campus – both to the undergrad

housing and towards the academic core along Tapia. This landscape would be more structured and formal to reflect the more direct relationships to campus. In low areas and natural collection points, stormwater management zones would capture, convey and detain stormwater runoff within vegetated bio-detention "meadow" landscape elements. Throughout, vegetated slopes would utilize a native mix of "valley scrub" species, re-establishing ecological function, habitat and reducing the need for irrigation. Figure 6, Recreation Wellness Center Site Plan provides a conceptual illustration of the proposed landscape.

*Water Usage*

The proposed project would incorporate a water-efficient landscape and irrigation system. The selection of plant species that require zero or minimal irrigation after plant has been established. The RWC building would be plumbed for recycled water service for water closets and urinals, and the irrigation system will be designed to use recycled water once it is available. The use of non-potable water during construction for soil compaction and dust control would also be considered for the project, if feasible.

### 1.3.3 Demolition and Construction

Most of the Lot 41 site would be cleared to make way for the Recreation Wellness Center project. The existing softball field, foul poles, perimeter fencing and gates to the field, the dugouts, and restroom outhouse would remain; batting cage, score board, and bleachers would be relocated. The softball field backstop/fence would be replaced with a taller fence.

Demolition would include the following: existing vacant fieldhouse building and adjacent free-standing concrete walls on Font Boulevard; 1-story parking garage on Arballo Drive; all fencing except the perimeter softball field fence; tennis courts; basketball courts; handball courts and back walls; sand box; concrete paved play areas; asphalt paving; benches; drinking fountains; abandoned above-ground utilities; recreational equipment; and landscape trees around the perimeter.

The existing 8-foot-high, free-standing concrete wall separating the existing 2-story housing units along Vidal Drive from the softball field would remain with the proposed project.

Design of the RWC began in late July 2012. The project would open in approximately 2018. Construction activities would occur over a 2-year period. Construction debris from the demolition would be recycled and reused. Asbestos materials would be taken to the local hazardous materials processing center as hazardous waste.

## 1.4 REQUIRED APPROVALS

The following approvals will be required for the proposed RWC project:

- **California State University (CSU).** CSU Board of Trustees approval is required for the proposed major master plan revision and Recreation Wellness Center schematic design plans.

- **Regional Water Quality Control Board.** As the proposed project will result in demolition and construction activity on over one acre of land it will be subject to the permitting requirements of the National Pollution Discharge Elimination System *(NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities* (Construction General Permit) (Order No. 2009-0009-DWQ, NPDES No. CAS000002). The SWRCB established the Construction General Permit program to regulate stormwater discharges from construction sites. The Construction General Permit requires preparation and implementation of a stormwater pollution prevention plan (SWPPP), which will provide BMPs to minimize potential short-term increases in transport of sediment and other pollutants caused by construction.

- **City and County of San Francisco.** As the project proposes some improvements in the City's public right-of-way, including curb cuts for new driveways, replacement of sidewalks to City standards, street lighting, and restriping of on-street parking, SF State will coordinate with appropriate City agencies regarding permitting. Since the driveway on Lake Merced Boulevard will require retaining walls greater than four feet in height, SF State will submit an application for a Major Encroachment Permit from the City and County of San Francisco.

- **Bay Area Air Quality Management (BAAQMD).** The BAAQMD regulates the demolition and renovation of buildings and structures which may contain asbestos and asbestos-containing materials. The provisions that cover these operations are found in District Regulation 11, Rule 2. Specifically, District Regulation 11-2-401.3 requires that a notification must be made to the BAAQMD at least 10 working days prior to commencement of demolition/renovation for removal of asbestos materials over a certain size. When removing any Regulated Asbestos Containing Material, District regulations must always be followed.

  The BAAQMD also regulates the construction, alteration, replacement, and operation of stationary sources of air contaminant emissions through the issuance of air permits. An Authority to Construct permit and a Permit to Operate will be required for the construction and operation of the proposed project due to the emergency generator that will be installed with the proposed project.

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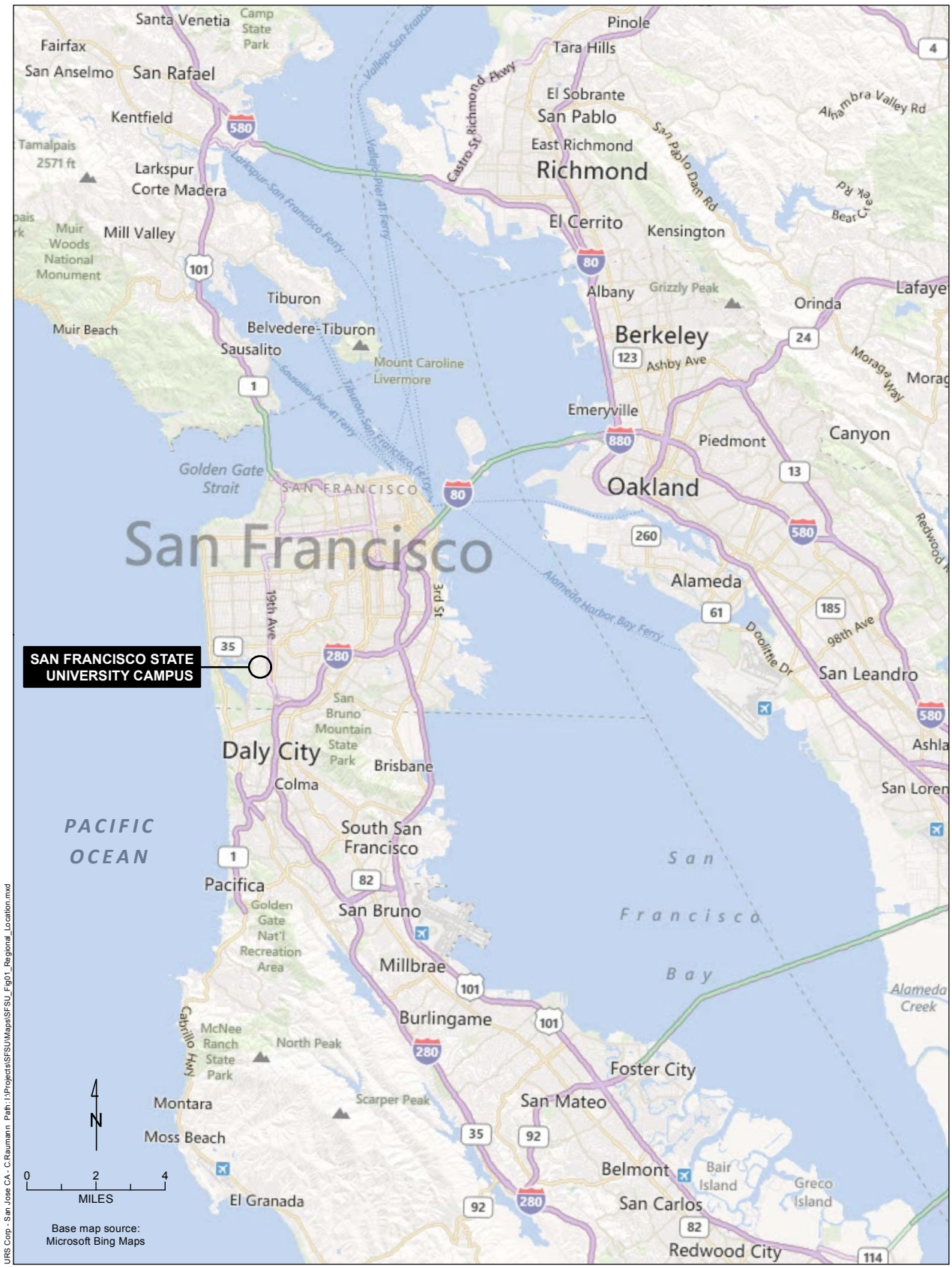


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San Francisco State University
Recreation Wellness Center

**FIGURE 1**
REGIONAL MAP

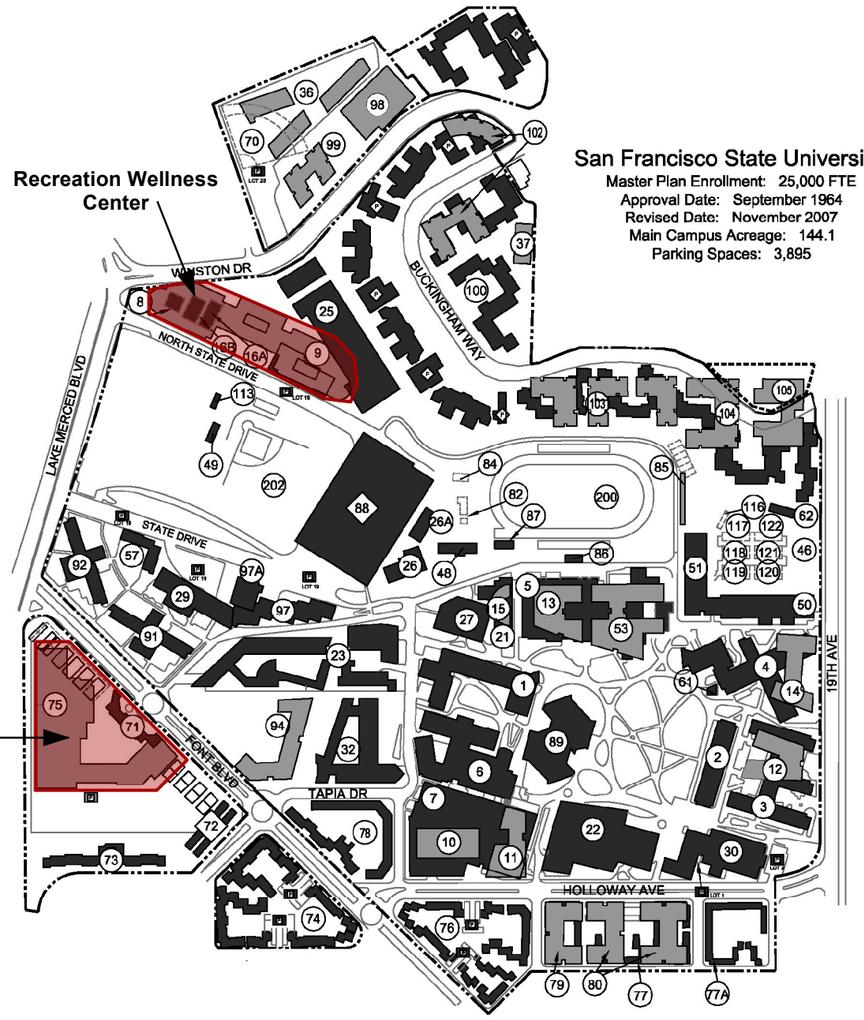

URS Corp - San Jose CA - E:\Pgpuch Path: L:\Projects\SFSU_Wellness_Center\02_Maps\02_Map_Production_and_Reports\SFSU_Fig02_Vicinity_Map.mxd

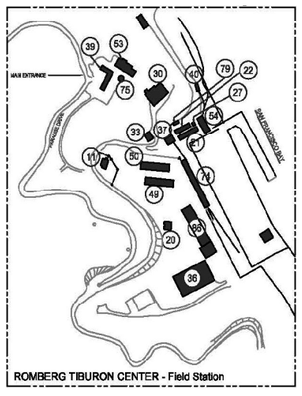
San Francisco State University
Recreation Wellness Center

**FIGURE 2**
VICINITY MAP

# San Francisco State University

Master Plan Enrollment: 25,000 FTE
Approval Date: September 1964
Revised Date: November 2007
Main Campus Acreage: 144.1
Parking Spaces: 3,895




## San Francisco State University — 2007

**Master Plan Enrollment: 25,000 FTE**

Master Plan approved by the Board of Trustees: September 1964

Master Plan Revision approved by the Board of Trustees: June 1965, January 1966, September 1970, February 1971, November 1978, January 1981, March 1982, May 1985, July 1987, March 1988, March 1999, November 2004, January 2005, May 2006, March 2007, November 2007

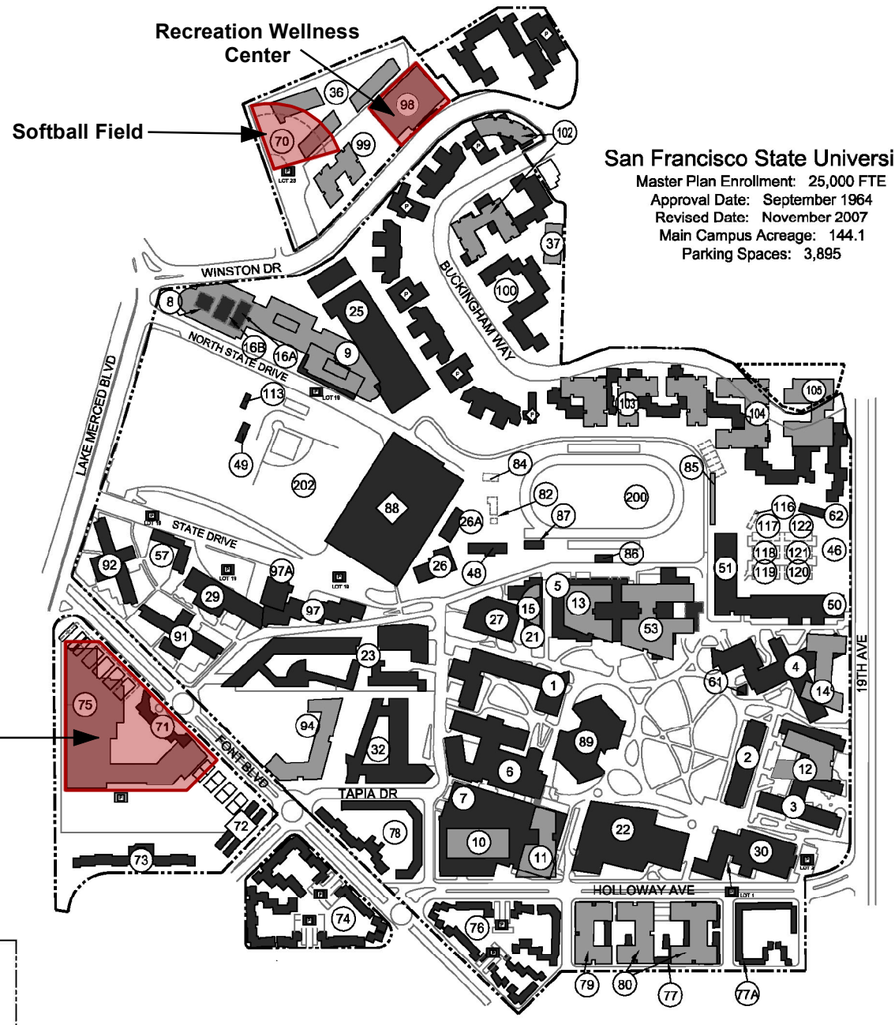
1. Burk Hall
2. Business Building
3. HSS Building
4. Science Building
5. Gymnasium
6. Fine Arts Building
7. Creative Arts Building
8. Children's Campus
9. *Gymnasium/Recreation Wellness Center*
10. *BSS Classroom Replacement Building*
11. *HHS Classroom Replacement Building*
12. *Business Building*
13. *Ethnic Studies and Psychology Replacement Building*
14. *Academic Building*
15. *Academic Building / University Club*
16. Temporary Library Building (Buildings 16a-16b)
21. Ethnic Studies and Psychology Building
22. J. Paul Leonard Library
23. The Village at Centennial Square (Buildings 23a-23d)
25. Corporation Yard
26. Central Plant
26A. Waste Management
27. Student Health Center
29. Residence Dining Center
30. Administration Building
32. Humanities Building
36. *Facilities Building and Corporation Yard*
37. *Satellite Power Plant*
46. Florence Hale Stephenson Field
48. Field House No. 1
49. Field House No. 2
50. Hensill Hall
51. Thornton Hall
53. *Science Replacement Building*
57. Children's Center
61. Greenhouse
62. Greenhouse No.2
70. Softball Field
71. Accessory Building
72. Parking Garage
73. University Park South
74. University Park South
75. *Mashouf Performing Arts Center*
76. University Park South
77. University Park South
78. University Park South
79. *University Park South (Housing)*
80. *University Park South (Housing)*
82. Warehouse #1
84. Warehouse #3
85. *Pedestrian Bridge*
86. Press Box
87. Stadium Restroom Building
88. Parking Structure
89. Cesar Chavez Student Center
91. Mary Ward Hall
92. Mary Park Hall
94. *Clinical Sciences Building*
97. The Towers at Centennial Square
97A. Science and Technology Theme Community
98. Sutro Library
100. University Park North
101. Temporary Building A
102. *University Park North (Housing)*
103. *University Park North (Housing)*
104. *University Park North (Housing)*
105. *University Conference Center*
106. Modular Building G
113. Restrooms
114. Modular Building H
115. Modular Building J
116. Modular Building K
117. Modular Building N
118. Modular Building O
119. Modular Building P
120. Modular Building Q
121. Modular Building R
122. Modular Building S
200. Cox Stadium
202. Maloney Field

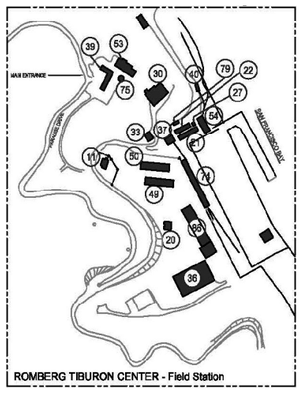
**Romberg Tiburon Center – Field Station**

11. Residence
20. Tiburon Building 20
21. Marine Support
22. Blacksmith Shop
27. Arc Welding
30. Administration
33. Rockfish
36. Tiburon Building 36
37. Dispensary
39. Tiburon Building 39
40. Storage Shed
49. Tiburon Building 49
50. Tiburon Building 50
53. Tiburon Building 53
54. Physiology
74. Storage Shed
75. Water Tower
79. Utility
86. Warehouse

LEGEND:
Existing Facility / *Proposed Facility*

NOTE: Existing building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB)




## San Francisco State University — Existing

**Master Plan Enrollment: 25,000 FTE**

Master Plan approved by the Board of Trustees: September 1964

Master Plan Revision approved by the Board of Trustees: June 1965, January 1966, September 1970, February 1971, November 1978, January 1981, March 1982, May 1985, July 1987, March 1988, March 1999, November 2004, January 2005, May 2006, March 2007, November 2007, March 2013

1. Burk Hall
2. Business Building
3. HSS Building
4. Science Building
5. Gymnasium
6. Fine Arts Building
7. Creative Arts Building
8. Children's Campus
9. *Gymnasium*
10. *BSS Classroom Replacement Building*
11. *HHS Classroom Replacement Building*
12. *Business Building*
13. *Ethnic Studies and Psychology Replacement Building*
14. *Academic Building*
15. *Academic Building / University Club*
16. Temporary Annex Building (Buildings 16a-16b)
21. Ethnic Studies and Psychology Building
22. J. Paul Leonard Library
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26. Central Plant
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49. Field House No. 2
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51. Thornton Hall
53. *Science Replacement Building*
57. Children's Center
61. Greenhouse No.1
62. Greenhouse No.2
70. Softball Field
71. Accessory Building
72. Parking Garage
73. University Park South
74. University Park South
75. *Mashouf Performing Arts Center*
76. University Park South
77. University Park South
77A. University Park South
78. University Park South
79. *University Park South (Housing)*
80. *University Park South (Housing)*
82. Warehouse #1
84. Warehouse #3
85. *Pedestrian Bridge*
86. Press Box
87. Stadium Restroom Building
88. Parking Structure
89. Cesar Chavez Student Center
91. Mary Ward Hall
92. Mary Park Hall
94. *Clinical Sciences Building*
97. The Towers at Centennial Square
97A. The Towers at Centennial Square
98. *Recreation Wellness Center*
99. *University Park North (Housing)*
100. University Park North
102. *University Park North (Housing)*
103. *University Park North (Housing)*
104. *University Park North (Housing)*
105. *University Conference Center*
113. Restrooms
116. Modular Building K
117. Modular Building N
118. Modular Building O
119. Modular Building P
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121. Modular Building R
122. Modular Building S
200. Cox Stadium
202. Maloney Field

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LEGEND:
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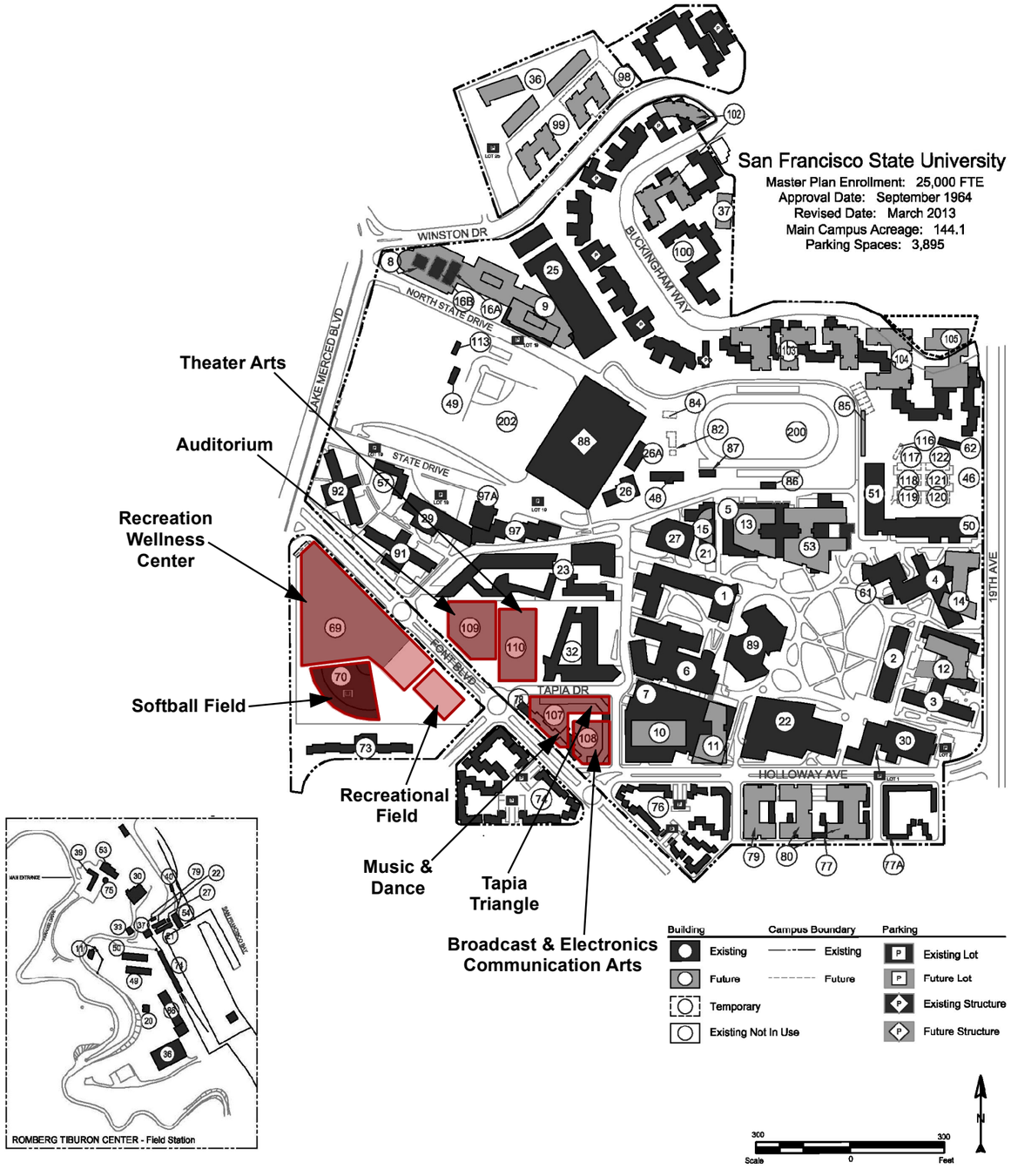





## San Francisco State University — Proposed

**Master Plan Enrollment: 25,000 FTE**

Master Plan approved by the Board of Trustees: September 1964

Master Plan Revision approved by the Board of Trustees: June 1965, January 1966, September 1970, February 1971, November 1978, January 1981, March 1982, May 1985, July 1987, March 1988, March 1999, November 2004, January 2005, May 2006, March 2007, November 2007, March 2013

1. Burk Hall
2. Business Building
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11. *HHS Classroom Replacement Building*
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57. Children's Center
61. Greenhouse No.1
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69. *Recreation Wellness Center*
70. Softball Field
71. Accessory Building
72. Parking Garage
73. University Park South
74. University Park South
75. *Mashouf Performing Arts Center*
76. University Park South
77. University Park South
77A. University Park South
78. University Park South
79. *University Park South (Housing)*
80. *University Park South (Housing)*
82. Warehouse #1
84. Warehouse #3
85. *Pedestrian Bridge*
86. Press Box
87. Stadium Restroom Building
88. Parking Structure
89. Cesar Chavez Student Center
91. Mary Ward Hall
92. Mary Park Hall
94. *Clinical Sciences Building*
97. The Towers at Centennial Square
97A. The Towers at Centennial Square
98. *Modular Building X*
99. *University Park North (Housing)*
100. University Park North
102. *University Park North (Housing)*
103. *University Park North (Housing)*
104. *University Park North (Housing)*
105. *University Conference Center*
107. *Creative Arts Replacement Building/ School of Music & Dance*
108. *Creative Arts Replacement Building/BECA*
109. *Creative Arts Replacement Building/ Auditorium*
110. *Creative Arts Replacement Building/ Theater Arts*
113. Restrooms
116. Modular Building K
117. Modular Building N
118. Modular Building O
119. Modular Building P
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**Romberg Tiburon Center – Field Station**

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LEGEND:
Existing Facility / *Proposed Facility*

NOTE: Existing building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB)


0 100 200
Feet
1 inch = 100 feet

User: Eli Pagsuyoin | Map location: L:\Projects\SFSU_Wellness_Center\02_Maps\02_Map_Production_and_Reports\SFSU_Fig06_Project_desRev.mxd

URS San Francisco State University
Recreation Wellness Center

**FIGURE 6**
RECREATION WELLNESS CENTER SITE PLAN

## 2.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The evaluation of potential environmental impacts provided in Section 3 of this Initial Study determined that the proposed project will not result in new or increased environmental impacts over and above those identified in the 2007 Campus Master Plan EIR (SCH#2006102050), for the topics that are denoted with a "*". Environmental impacts of the topics that are denoted by a "•" were determined to have less-than-significant new or increased impacts. New or increased environmental impacts of the topics that are denoted with a "✓" can be reduced to less than significant with the implementation of mitigation measures that are identified by this Initial Study. The proposed project will not result in any potentially significant new or increased impacts.

| | | | | | |
|---|---|---|---|---|---|
| * | Aesthetics | * | Agriculture Resources | * | Air Quality |
| * | Biological Resources | * | Cultural Resources | • | Geology/Soils |
| • | Greenhouse Gas Emissions | * | Hazards & Hazardous Materials | * | Hydrology/Water Quality |
| * | Land Use/Planning | * | Mineral Resources | * | Noise |
| * | Population/Housing | * | Public Services | * | Recreation |
| • | Transportation/Traffic | * | Utilities/Service Systems | * | Mandatory Findings |

* No new or increased impact
• Less-than-significant new or increased impact
✓ Less-than-significant new or increased impact with mitigation incorporated

### Determination

On the basis of this initial evaluation:

☐ 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 above and beyond those previously identified in the Program EIR 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 an additional significant effect on the environment above and beyond those previously identified in the Program EIR, and a subsequent ENVIRONMENTAL IMPACT REPORT is required.

☐ 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 the Program EIR 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 (e.g., Program 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, nothing further is required.

S Y Lam

Simon Y. Lam
Associate Vice President
Capital Planning, Design, and Construction

1.29.2014
Date

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## 3.1 TIERED EVALUATION OF ENVIRONMENTAL IMPACTS

1) The purpose of the evaluation of the project's potential environmental impacts is to determine whether the project could result in new significant impacts not identified in the 2007 Campus Master Plan EIR (SCH#2006102050), or a substantial increase in the impacts identified in the EIR. In particular, where the project would result in a significant unavoidable impact that was already identified in the EIR, no additional environmental evaluation is needed or required and the "No New Impact" box is checked in the following Environmental Checklist. Where the project would result in a significant impact that was already identified in the prior EIR and where mitigation identified in the EIR will still be implemented as part of the project, no additional environmental evaluation is needed or required, and the "No New Impact" box is checked in the Environmental Checklist. However, it should be noted that some explanation is typically provided so that it is clear to the reader why "No New Impacts" would be anticipated for the proposed project. The Checklist issues not evaluated in the prior EIR are evaluated herein.

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant New or Increased Impact" is appropriate if there is new substantial evidence that a new effect may be significant. If there are one or more "Potentially Significant New or Increased Impact" entries when the determination is made, a subsequent or supplemental EIR is required.

4) "Negative Declaration: Less Than Significant New or Increased Impact With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant New or Increased Impact" to a "Less Than Significant New or Increased Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5) An earlier analysis is used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (see item #1 above). Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

    a) Earlier Analysis Used. Identify and state where they are available for review.

    b) Impacts Adequately Addressed. Identify which effects from the Checklist were within the scope of and adequately analyzed in an earlier document pursuant to

applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c) Mitigation Measures. Describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

a) The significance criteria or threshold, if any, used to evaluate each question; and

b) The mitigation measure identified, if any, to reduce the impact to less than significance.

## 3.2 AESTHETICS

| Will the project: | Potentially Significant New or Increased Impact | Less Than Significant New or Increased Impact With Mitigation Incorporated | Less Than Significant New or Increased Impact | No New or Increased Impact |
|---|---|---|---|---|
| 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 which will adversely affect day or nighttime views in the area? | | | | ✓ |

### DISCUSSION:

The Campus Master Plan and Campus Master Plan EIR contemplated the proposed RWC, along with a combined Gymnasium building, at the southeast corner of Winston Drive and North State Drive. The proposed project would locate and construct the RWC portion of that project to a site on Lake Merced Boulevard and Font Boulevard. The currently proposed RWC project site was originally the proposed location for the Creative Arts Replacement Building.

The proposed major master plan revision required to construct the RWC on the proposed project site would require the relocation of the future Creative Arts Replacement Building to the north side of Font Boulevard and in the Tapia Triangle as four separate buildings; the deletion of the future Clinical Sciences Replacement Building; and ultimate replacement of existing housing in the Tapia Triangle in the future redevelopment of University Park South. The major master plan revision would not result in aesthetics impacts over those previously described in the Campus Master Plan EIR. Project-level analysis of each of the projects would be conducted at the time that these future projects are proposed for development.

The evaluation below reflects the campus-wide aesthetics analysis provided in the Campus Master Plan EIR. See Section 4.1 of the Campus Master Plan Draft EIR and Section 3.5 of the Final EIR for the analysis of aesthetic impacts. The evaluation below also reflects project-specific conditions associated with locating the RWC on the project site located on Lake Merced and Font Boulevards, as relevant.

**a)** **No new or increased impact.** According to Campus Master Plan EIR, there are no scenic views or vistas of or from the campus. Views of the Pacific Ocean are not available from

the campus or the project site. Project-specific review of the RWC project site did not result in the identification of scenic views or vistas associated with the site or surroundings. Therefore, no new or increased impacts to scenic views or vistas would occur as a result of the proposed project.

**b)** **No new or increased impact.** According to Campus Master Plan EIR Impact AES-1 the small groves of Monterey Cypress and Monterey Pine located in and around the Quad constitute scenic resources on the campus, as they play an important role in creating the park-like character of the campus. Moreover, they constitute the only surviving pre-campus vegetation that formerly stood amid agricultural fields. No other trees on campus were identified as scenic resources in the Campus Master Plan EIR. Project-specific review of the trees on the RWC project site and surroundings did not result in the identification of any additional scenic resources. Therefore, no new or increased impacts to scenic resources would occur as a result of the proposed project.

**c)** **No new or increased impact.** According to Campus Master Plan EIR Impacts AES-2 and AES-3, development of the Campus Master Plan would not substantially degrade the existing visual character of the existing SF State campus and surroundings along the western edge of the campus. Specifically, the proposed Campus Master Plan would not substantially degrade the existing visual character of the adjacent area west of the campus along Lake Merced Boulevard and the Harding Park Municipal Golf Course. The impact related to visual character in the western portion of the campus was determined to be less than significant. A potentially significant impact that could be reduced to less than significant was identified along the southern edge of the campus, but only related to the future redevelopment of housing in University Park South.

While the project site for the RWC would be relocated as part of the proposed project, visual impacts due to the removal/demolition of most of the existing structures on the site and construction of a new building on the proposed project site have been analyzed in the Campus Master Plan EIR Impacts AES-2 and AES-3. While the Campus Master Plan EIR analysis assumed a 100-foot height limit associated with the previously planned Creative Arts facility at this location, the 70-foot height limit associated with the proposed RWC would not change the overall assessment of impacts related to visual character. The 70-foot height limit is consistent with and/or less than the existing University Park South development to the south. The proposed RWC building would not block any identified scenic views or vistas, as indicated in item (a) above. The proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings.

**d)** **No new or increased impact.** According to Campus Master Plan EIR Impact AES-4, new lighting on the SF State campus would not substantially change nighttime views. Impact AES-4 was determined to be less than significant and the proposed project would result in no new or increased impact. Development of the new RWC facility and associated

facilities would result in field and security lighting that would create a new source of night lighting in the project vicinity. In particular, the outdoor fields would be equipped with lighting.

The proposed project would conform with the Campus Master Plan EIR requirement that exterior lighting adhere to LEED-NC guidelines for light pollution reduction and energy efficiency (Campus Master Plan EIR Mitigation AES-4A). This mitigation measure was identified in the Campus Master Plan EIR to minimize light trespass from outdoor areas. The LEED-NC guidelines include directional and other lighting methods be used to minimize light trespass from outdoor areas. As indicated in Section 1, Introduction and Project Description, the field lighting would be located on poles that would be 60 to 80 feet tall, but the campus would seek to use the lowest pole height possible while maintaining safe nighttime conditions for recreational activities. Security lighting on paths would be provided on poles that are 15 feet, similar to the rest of the campus. Both playfield and security lighting would be directed downward with side shields to minimize light spillage. The playfields would be used during the day and at nighttime until 10 PM. Timers, keycard operation and/or photocell combinations would be used to ensure playfield lighting would be used only during allowed times.

The proposed project would be located in an area with surrounding urban development and associated night lighting. The closest residences to the project site are located in the University Park South campus housing to the south and southeast of the project site. Off-campus residential uses are located further south in Parkmerced, which is beyond University Park South. The other adjacent land uses include the Harding Park Municipal Golf Course to the west, and campus buildings and uses to the north and northwest, including Mary Ward Hall, Mary Park Hall, and the West Campus Green. The West Campus Green is the recreational field located on the former School of the Arts site.

There is existing night lighting adjacent to the project site from nearby buildings, street lights, and traffic. The existing stationary light sources in the immediate project vicinity include City street lights (25 feet in height) in the center of Lake Merced Boulevard, Font Boulevard, Vidal Drive, Arballo Drive, Tapia Drive, and Holloway Avenue; security lighting (15 feet in height) on Font Boulevard and throughout the campus academic core; and West Campus Green lighting. West Campus Green, a landscaped student gathering space and recreation field, is located directly across Font Boulevard from the project site; night lighting of the recreation field is provided on 60-foot poles.

Impacts due to project lighting would be less than significant, as concluded in the Campus Master Plan EIR, given that existing adjacent uses are located on the SF State campus and existing adjacent sources of night lighting in the project area are already fairly substantial. In addition, the outdoor field lighting would be turned off after 10:00 PM and Campus Master Plan EIR Mitigation Measure AES-4A would be implemented, and therefore the effect of outdoor field lighting on nighttime views would be minimized.

According to Campus Master Plan EIR Impact AES-4, impacts associated with new sources of glare were determined to be less than significant. However, Campus Master Plan EIR Mitigations AES-4A was identified to minimize effects. Campus Master Plan EIR Mitigation AES-4B has already been implemented by the campus. This measure required that the then proposed Campus Master Plan be revised to indicate that reflective metal, mirrored glass, or any other reflective building materials shall not be used as primary building materials. The measure was implemented in the Final Campus Master Plan and the proposed project would comply with the Final Campus Master Plan.

**Mitigation Measures.** The Campus Master Plan EIR mitigation measure incorporated into this document to minimize the potential for light-related effects from the proposed project is identified below. No new project-specific mitigation measures are included or warranted.

> Campus Master Plan EIR Mitigation AES-4A: New campus lighting would be consistent with the most recent LEED-NC guidelines for light pollution reduction. These guidelines require that directional and other lighting methods be used to minimize light trespass from buildings and outdoor areas. Available methods include but are not limited to: directional and design methods to reduce spillage, automatically controlled turn off of interior spaces during non-business hours, lighting exterior areas only for safety and comfort, and using lower intensity lights.

## 3.3 AGRICULTURE AND FORESTRY RESOURCES

| | | | | |
|---|---|---|---|---|
| In determining whether impacts to 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 Dept. 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. Will the project: | **Potentially Significant New or Increased Impact** | **Less Than Significant New or Increased Impact With Mitigation Incorporated** | **Less Than Significant New or Increased Impact** | **No New or Increased Impact** |

| | | | | | |
|---|---|---|---|---|---|
| a) | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), 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)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | | | | ✓ |
| 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 conversion of forest land to non-forest use? | | | | ✓ |

### DISCUSSION:

The evaluation below reflects the agricultural analysis provided in the Campus Master Plan EIR. See Section 4.13 of the Campus Master Plan Draft EIR for the analysis of agricultural impacts associated with the Campus Master Plan.

**a-e)** **No new or increased impact.** The campus, which includes the proposed project site for the RWC is in a highly developed urban setting. There are no Williamson Act contracts or land zoned for agricultural purposes on the SF State campus. Additionally, there is no prime farmland or other agricultural land of importance on the SF State campus. No agricultural land, forest, or timber lands are present in the vicinity of the SF State campus. Therefore, no impacts were identified in the Campus Master Plan EIR and no new or increased impacts are anticipated with the proposed project.

## 3.4 AIR QUALITY

| Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Will the project: | **Potentially Significant New or Increased Impact** | **Less Than Significant New or Increased Impact With Mitigation Incorporated** | **Less Than Significant New or Increased Impact** | **No New or Increased Impact** |
|---|---|---|---|---|

| Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Will the project: | **Potentially Significant New or Increased Impact** | **Less Than Significant New or Increased Impact With Mitigation Incorporated** | **Less Than Significant New or Increased Impact** | **No New or Increased Impact** |
|---|---|---|---|---|
| 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 in non-attainment under an applicable federal or state 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? | | | | ✓ |

## DISCUSSION:

The Campus Master Plan and EIR include the construction and operation of the RWC building and related facilities. The project-level evaluation of the air quality impacts of the proposed RWC project reflects the campus-wide air quality analysis provided in the Campus Master Plan EIR. See Section 4.2 of the Campus Master Plan Draft EIR and Section 3.6 of the Campus Master Plan Final EIR for the analysis of air quality impacts associated with the Campus Master Plan. The evaluation below also reflects changed conditions that may be relevant to the implementation of the proposed project. In particular, since the certification of the Campus Master Plan EIR in 2007 the Bay Area Air Quality Management District (BAAQMD) has updated its 2000 Clean Air Plan and 1999 CEQA Guidelines, as further described in the analysis below.

The major master plan revision described in Section 1, resulting in the relocation of other future planned Campus Master Plan projects to nearby campus locations, would not result in air quality impacts over those previously described in the Campus Master Plan EIR. Project-level analysis of each of the projects would be conducted at the time that these future projects are proposed for development.

**a-c)** **No new or increased impact.** Items a-c above address the consistency of a project with the applicable air quality plan as well as project impacts on the attainment of ambient air quality standards. Consistency with the BAAQMD's 2000 Clean Air Plan was evaluated in the 2007 Campus Master Plan EIR Impact AIR-2. Consistency with the 2000 Clean Air

Plan was evaluated based upon the following criteria: (1) the Campus Master Plan's consistency with the Clean Air Plan population and vehicle use projections; (2) the extent to which the Campus Master Plan implements the 2000 Clean Air Plan transportation control measures; and (3) whether the Campus Master Plan provides buffer zones around sources of odors and toxics. The Campus Master Plan EIR concluded that implementation of the Campus Master Plan would not hinder the attainment of the 2000 Clean Air Plan with implementation of mitigation measures. Therefore, with mitigation the impact was determined to be less than significant. Consistency of the proposed RWC project with the most current 2010 Clean Air Plan is described below.

The 2010 BAAQMD CEQA Guidelines indicate that a proposed project could be determined to be consistent with the 2010 Clean Air Plan if the project:

1. *Supports the primary goals of the 2010 Clean Air Plan.* The primary goals of the plan are to: (1) attain air quality standards; (2) reduce population exposure and protect public health in the Bay Area; and (3) reduce GHG emissions and protect the climate.

2. *Includes applicable control measures from the Clean Air Plan.* The 2010 Clean Air Plan includes 55 control measures aimed at reducing air pollution in the Bay Area. Control measures include stationary, area, mobile source and transportation control, land use, and energy and climate measures.

3. *Does not disrupt or hinder implementation of any Clean Air Plan control measure.* Provided examples of where control measures would be hindered include inhibiting the extension of a transit line or bike path, or proposing excessive parking (BAAQMD, 2010).

The consistency of the proposed project with the 2010 Clean Air Plan is evaluated below, based on the above criteria, as relevant. This analysis includes an assessment of whether the proposed project could affect the attainment of air quality standards.

**Attainment of Air Quality Standards.** The Bay Area is currently designated as non-attainment for both the 1-hour and 8-hour state ozone standards and is designated as non-attainment for the national 24-hour fine particulate matter ($PM_{2.5}$) standard. Emissions from the RWC project are further evaluated below to determine whether or not the proposed project could impact the attainment of air quality standards.

Construction Criteria Emissions. Construction activities would emit construction-related emissions during the 2-year construction period especially during the initial site grading and excavation activities. The Campus Master Plan EIR quantified emissions of criteria pollutants from site grading and excavation activities as these activities would generate the most air pollutants and emissions over other phases of construction (e.g., building construction) and provided an estimate of the worst-case construction air quality emissions,

which assumed three campus construction projects could occur simultaneously (see Campus Master Plan EIR Table 4.2-6). Construction-related particulate emissions ($PM_{10}$ and $PM_{2.5}$) under the Campus Master Plan building program were determined to be potentially significant, but would be reduced to less than significant with the implementation of Campus Master Plan EIR Mitigation AIR-1. This mitigation measure was consistent with the 1999 BAAQMD CEQA Guidelines construction mitigation recommendations.

More recently, the BAAQMD has developed screening tables that indicate which projects, depending on land-use and size, would have less-than-significant impacts (see Table 3-1 of the 2010 BAAQMD CEQA Guidelines). The BAAQMD screening table indicates that for "Racquetball/health," the screening square footage is 277,000 for construction criteria pollutants. Given that the proposed project would have 118,700 gsf, it would not exceed the screening square footage identified by the BAAQMD; however, project excavation would exceed the screening criteria for excavation, as it would generate more than 10,000 cubic yards of material. Therefore, construction emissions for the project were modeled using CalEEMod2013.2.2. CalEEMod default construction equipment, activity, and phasing were used for a 118,700 square foot facility on a 6.5 acre site (see Table 2 below). The project was assumed to be similar to the CalEEMod land use type for "Health Club." Construction was assumed to begin in 2014. The analysis also calculated emissions from hauling activities associated with 15,000 cubic yards of off-haul. The analysis used CalEEMod defaults for the number of hauling trips required and hauling trip length. CalEEMod calculated 320 days of construction which was subsequently used to determine average daily emissions for comparison with the thresholds. Table 2 indicates that the BAAQMD thresholds of significance would not be exceeded. The BAAQMD states that implementation of best management practices (BMPs), as described below, reduces fugitive particulate emissions to less than significant.

**Table 2. Construction Emissions**

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total |
|---|---|---|---|---|---|---|---|---|---|---|
| Total Construction Emissions (tons) | 1.3 | 5.7 | 4.5 | 0.0 | 0.2 | 0.3 | 0.6 | 0.1 | 0.3 | 0.4 |
| Average Daily Emissions (lbs/day) | 8.1 | 35.9 | 28.2 | 0.0 | 1.5 | 2.2 | 3.7 | 0.7 | 2.0 | 2.7 |
| BAAQMD Thresholds (lbs/day) | 54 | 54 | -- | -- | BMPs | 82 | -- | BMPs | 54 | -- |
| Exceeds thresholds? | No | No | -- | -- | No | No | -- | No | No | -- |

The BAAQMD's recommended construction mitigation measures have been updated since the 1999 CEQA Guidelines. Therefore, the proposed RWC project would include measures

to reduce construction emissions associated with this project through the implementation of a new project specific mitigation measure (Project-Specific Mitigation RWC-1) consistent with the BAAQMD's current recommendations. This mitigation measure updates Campus Master Plan EIR Mitigation AIR-1 to conform with the most current BAAQMD CEQA Guidelines. The measure is also generally consistent with the City's Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008). The new mitigation measure provides a comprehensive program for minimizing dust generation and vehicle and equipment exhaust emissions during construction. With the implementation of the above mitigation measure, best management practices would be implemented, and therefore the temporary and short-term construction emissions would be reduced to less than significant. Therefore, construction emissions from the proposed project would not be expected to affect the attainment of air quality standards, as was concluded in the Campus Master Plan EIR. No new or increased impacts would occur related to construction emissions of criteria pollutants.

Operational Emissions. According to the Campus Master Plan EIR Impact AIR-2, operational emissions from stationary and mobile sources would incrementally increase as the population and building space increases on campus (see Campus Master Plan EIR Table 4.2-7). Impact AIR-2 indicated that the vast majority of emissions of criteria pollutants associated with the implementation of the Campus Master Plan would involve expansion of the campus power generation system and new vehicle trips. The proposed project does involve the operation of a new building and associated heating, cooling, and use of an emergency generator. However, as it does not include new academic space or the hiring of substantial new employees, the proposed project would not result in a substantial increase in the campus population or new vehicle trips (see Section 3.17, Transportation/Traffic and Appendix A, Transportation Memorandum for additional information). Campus-related vehicle trips have actually decreased since 2008 and therefore mobile emissions from campus-related vehicle trips have decreased as well, as demonstrated in the 2011 Transportation Survey (Nelson\Nygaard, 2011). Additionally, the proposed project would also not require the expansion of the power generation system on campus. The only emergency generator planned is required by the California Building Code to power the elevators and emergency lighting in case of a power outage. No optional standby power is planned for the project. Overall, emissions of criteria pollutants from the proposed project would not exceed the estimate of criteria pollutants from growth anticipated under the entire Campus Master Plan.

As noted above for "Construction Emissions," the BAAQMD has developed screening tables that indicate which projects, depending on land-use and size, would have less-than-significant criteria pollutant impacts (BAAQMD, 2010). The BAAQMD screening table indicates that for "Racquetball/health", the screening square footage for criteria pollutants is 128,000 for operation. Given that the proposed project would have 118,700 gsf, it would not exceed the screening square footage identified by the BAAQMD. As a result, operational emissions of criteria pollutants would be less than significant. Therefore,

operational emissions from the proposed project would not be expected to affect the attainment of air quality standards, as was concluded in the Campus Master Plan EIR. No new or increased impacts would occur related to operational emissions of criteria pollutants.

**Clean Air Plan Control Measures.** The project includes applicable transportation and energy control measures from the 2010 Clean Air Plan, as indicated in Table 3, Clean Air Plan Control Measures. Additionally, the project also would not disrupt or otherwise interfere with the implementation of such control measures.

**Table 3. Clean Air Plan Control Measures**

| Measure # | Measure Description | Project Implementation | Campus-Wide Implementation |
|---|---|---|---|
| TCM C-1 | Voluntary employer-based trip reduction programs | NA | SF State has prepared and is implementing a comprehensive Transportation Demand Management Plan (Nelson\Nygaard, 2009). |
| TCM C-2 | Safe routes to schools and safe routes to transit programs | The proposed RWC project would make sidewalk improvements to conform to City standards. Additionally four cross walks would be added on Font Boulevard and Arballo Drive to ensure safe crossing of these roadways to the main part of the campus, to the north and northwest. | The Campus Master Plan seeks to implement this measure by improving pedestrian and bicycle facilities and programs on the campus. |
| TCM D-1 | Bicycle access and facilities improvements | The proposed project would provide bicycle parking facilities on site with the inclusion of approximately 47 bike racks. | The Campus Master Plan seeks to implement this measure by improving bicycle facilities and programs on the campus. |
| TCM D-2 | Pedestrian access and facilities improvements | The proposed project would provide for improved pedestrian access to the site and the rest of the campus via sidewalk improvements and cross walks. | The Campus Master Plan seeks to implement this measure by improving pedestrian facilities and programs on the campus. |
| TCM E-2 | Promote parking policies to reduce motor vehicle travel | The proposed project would result in a net decrease in parking on campus which could encourage SF State students, faculty and staff to use public and alternative transportation, consistent with the City's Transit First policy (San Francisco City Charter, 8A.115). | The intent of the Campus Master Plan is that additions and subtractions of parking are evenly matched over time. |
| ECM-1 | Energy efficiency | The proposed project would be designed to attain LEED Gold certification and would exceed Title 24 Energy Efficiency Standards by 20 percent, in conformance with the SF State Climate Action Plan (CAP). | SF State is implementing its adopted CAP, which will improve energy efficiency campus wide. |

**Table 3. Clean Air Plan Control Measures**

| Measure # | Measure Description | Project Implementation | Campus-Wide Implementation |
|---|---|---|---|
| ECM-3 | Urban heat island mitigation | The proposed project would include a cool roof membrane. | The SF State CAP calls for the development of design guidelines that would require energy-efficient materials and assemblies, including cool roof membranes and other features. |

Source: Control measures are from BAAQMD, 2010.

**Clean Air Plan Consistency.** Overall, it is anticipated that construction and operation of the proposed project would not conflict with the 2010 Clean Air Plan, as it would not conflict with the primary goals of the plan, as described above. Further, it would implement applicable control measures and would not hinder the implementation of such control measures. As the proposed project would not conflict with the 2010 Clean Air Plan and would not affect the attainment of air quality standards, the proposed RWC project would have a less-than-significant impact related to criteria air pollutants, as was concluded in the Campus Master Plan EIR. No new or increased impacts would occur related to criteria air pollutants. See Section 3.8, Greenhouse Gas Emissions for additional information about GHG emissions and climate change effects.

**Mitigation Measures.** A new project-specific mitigation measure is provided below to address project-related construction emissions. This mitigation measure updates Campus Master Plan EIR Mitigation AIR-1 to conform with the most current BAAQMD CEQA Guidelines.

> Project-Specific Mitigation RWC-1: The Campus shall apply the following additional feasible control measures as required by the BAAQMD based upon the updated 2012 BAAQMD CEQA Guidelines:
>
> *Basic Control Measures – For all construction sites:*
> - All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
> - All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
> - All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
> - All vehicle speeds on unpaved roads shall be limited to15 miles per hour (mph)
> - All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless

seeding or soil binders are used.

- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes. Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

**d)** **No new or increased impact.** Sensitive receptors located adjacent to the project site include the University Park South housing to the south, and other campus related uses to the north and northeast. Construction activities could expose these sensitive receptors to substantial pollutant concentrations. Mobile-source diesel particulate matter (DPM) emissions are the main pollutant of concern from most construction sites. As explained in the BAAQMD's CEQA Air Quality Guidelines:

> "Construction-related activities could result in the generation of TACs, specifically diesel PM, from on-road haul trucks and off-road equipment exhaust emissions. Due to the variable nature of construction activity, the generation of TAC emissions in most cases would be temporary, especially considering the short amount of time such equipment is typically within an influential distance that would result in the exposure of sensitive receptors to substantial concentrations. Concentrations of mobile-source diesel PM emissions are typically reduced by 70 percent at a distance of approximately 500 feet (ARB 2005). In addition, current models and methodologies for conducting health risk assessments are associated with longer-term exposure periods of 9, 40, and 70 years, which do not correlate well with the temporary and highly variable nature of construction activities."

Additionally, the RWC project site is not located within an Air Pollutant Exposure Zone, as mapped by the City for the proposed ordinance to amend Article 38 of the Health Code (San Francisco Planning Department, 2014). Therefore, the project would not contribute DPM emissions to an area already adversely affected by poor air quality. Due to the short duration of project construction, as well as the mitigation measure listed above, construction of the proposed project would not expose nearby sensitive receptors to substantial pollutant concentrations, as was concluded in the Campus Master Plan. Operation of the proposed project would not expose nearby sensitive receptors to substantial pollutant concentrations. No new or increased impacts would occur related to exposure to substantial pollutant concentrations.

**e)** **No new or increased impact.** No activities conducted within the proposed RWC project would result in odor.

## 3.5 BIOLOGICAL RESOURCES

| Will the project: | Potentially Significant New or Increased Impact | Less Than Significant New or Increased Impact With Mitigation Incorporated | Less Than Significant New or Increased Impact | No New or Increased Impact |
|---|---|---|---|---|
| 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 Game 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, or regulations, or by the California Department of Fish and Game 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? | | | | ✓ |

### DISCUSSION:

The Campus Master Plan and EIR considered building and related facility construction on the proposed RWC project site. The project-level evaluation of biological resource impacts of the

proposed RWC project reflects the campus-wide biological resources analysis provided in the Campus Master Plan EIR. See Section 4.3 of the Campus Master Plan Draft EIR and Section 3.7 of the Final EIR for the analysis of biological impacts associated with the Campus Master Plan. At the time the Campus Master Plan EIR was prepared, potential impacts to biological resources on the SF State campus were evaluated based on a review of the available literature regarding the status and known distribution of the special-status species or their habitats on the campus and in the surrounding areas. Additionally, a qualified biologist conducted a survey of the entire campus in 2006 and no special-status species or sensitive habitats were found.

The proposed relocation of the RWC to the currently proposed project site in and of itself would not have any substantial effect on the evaluation of biological resources provided previously in the Campus Master Plan EIR, given that development on the proposed RWC site was contemplated under the plan.

The major master plan revision described in Section 1, resulting in the relocation of other future planned Campus Master Plan projects to nearby campus locations, would not result in biological resource impacts over those previously described in the Campus Master Plan EIR. Project-level analysis of each of the projects would be conducted at the time that these future projects are proposed for development.

**a)** **No new or increased impact.** Based on the results of the literature review and biological survey of the campus conducted in 2006, development anticipated under the Campus Master Plan EIR, which included development on the proposed RWC project site, was not expected to result in impacts to special-status plants. The project site is entirely developed with a few structures and landscaped trees. No special-status plant species or their habitats were present on the SF State campus in 2006. Given the developed nature of the project site, no special-status plant species or their habitats exist on the site. Therefore, no impacts to special-status plant species would occur as a result of the proposed RWC project, as was concluded in the Campus Master Plan EIR. No new or increased impacts on special-status plants would occur.

Based on the results of the literature review and biological survey of the campus conducted in 2006, there were no known occurrences of special-status birds and wildlife species and no evidence of bird nests or nesting activities were observed on the campus. However, Impact BIO-2 in the Campus Master Plan EIR indicated that there is low potential that the landscaped habitats on campus provide suitable nesting habitat for special-status birds and therefore such nesting may be occurring on the campus, or may occur in the future. Accordingly, development under the proposed Campus Master Plan could potentially result in the loss or abandonment of active nests of special-status birds as a result of tree removal or construction-related noise and disturbance, a potentially significant impact. Campus Master Plan Mitigation BIO-2A would be incorporated into and implemented in conjunction with the proposed RWC project, which requires preconstruction nesting bird surveys and other measures, if construction occurs during the typical avian nesting season.

Implementation of this mitigation measure would reduce this potentially significant impact related to construction activities to less than significant, as was concluded in the Campus Master Plan EIR. Therefore, no new or increased impacts on special-status wildlife would occur as a result of the proposed project.

**Mitigation Measures.** The Campus Master Plan EIR mitigation measure incorporated into this document to address the potential presence of nesting special-status birds on the project site is identified below.

> Campus Master Plan EIR Mitigation BIO-2A: If project construction on campus is scheduled during the typical avian nesting season (February 15 to July 31), each work site (including access routes) and the areas within 150 feet of the work site shall be surveyed by a qualified biologist for the presence of migratory and/or special-status nesting birds. Surveys shall be conducted at each work site within two weeks prior to the commencement of ground disturbing activities. Work sites include tree-removal areas and/or any construction sites on campus. If nesting birds were found to be present, a 150-foot buffer zone shall be established around the perimeter of the nest substrate (tree, shrub, herb, etc.) and clearly marked with "environmentally sensitive area" fencing. Construction or any related activities shall not be conducted within those areas until all observed nesting activities are completed. A qualified biologist shall determine nesting status. Pre-construction surveys would not be required if project construction is scheduled outside the typical avian nesting season (August 1 – February 15).

**b-d)** **No new or increased impact.** As indicated in Impact BIO-1 of the Campus Master Plan EIR, there were no sensitive habitats or wetlands present on the campus, based on the 2006 biological survey done in support of that EIR. Therefore, development on campus under the proposed Campus Master Plan would not result in any impacts on wetlands or other sensitive habitats. The project site is developed and the only vegetation consists of landscape trees. Further, there is no evidence of any wetland features on the site, including wetland hydrology or other vegetation typical of wetland features. Therefore, the project site does not contain wetlands or other sensitive habitats under Federal or State regulations, as was concluded in the Campus Master Plan EIR. No new or increased impacts to sensitive habitats or wetlands would occur as a result of the proposed project.

**e)** **No new or increased impact.** There are no local ordinances or policies of the City and County of San Francisco that would apply to projects on the SF State campus, as the City does not have jurisdiction over campus lands. While the City and County of San Francisco does have tree protection legislation (CCSF, 2012), it would not apply to the state-owned property on the SF State campus. Therefore, the proposed project would not conflict with policies contained in that legislation. While construction of the RWC would likely include the removal of all existing onsite trees, the proposed project would replace some trees and provide other planting on the site, using native and drought-tolerant species consistent with

the larger Lake Merced ecosystem. Therefore, no new or increased impacts related to local policies for the protection of biological resources would occur as a result of the proposed project.

**f)** **No new or increased impact.** According to the Campus Master Plan EIR Impact BIO-3, the implementation of the plan would not conflict with the provisions of an adopted Habitat Conservation Plan (HCP), National Community Conservation Plan, or other applicable HCP. The campus does not fall within the boundaries of an HCP or NCCP, nor is it adjacent to any properties that have an adopted plan. Therefore, no new or increased impact related to conflicts with an adopted plan would occur as a result of the proposed project.

## 3.6 CULTURAL RESOURCES

| Will the project: | Potentially Significant New or Increased Impact | Less Than Significant New or Increased Impact With Mitigation Incorporated | Less Than Significant New or Increased Impact | No New or Increased Impact |
|---|---|---|---|---|
| a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? | | | | ✓ |
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section15064.5? | | | | ✓ |
| c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | | | ✓ |
| d. Disturb any human remains, including those interred outside of formal cemeteries? | | | | ✓ |

### DISCUSSION:

The Campus Master Plan and EIR considered building and related facility construction on the proposed RWC project site. The project-level evaluation of cultural resource impacts of the proposed RWC project reflects the campus-wide cultural resources analysis provided in the Campus Master Plan EIR. See Section 4.4 of the Campus Master Plan Draft EIR and Section 3.8 of the Final EIR for the analysis of cultural impacts associated with the Campus Master Plan. Additionally, the analysis reflects a historical resources report prepared by JRP Historical Consulting, LLC prepared in 2008 as part of the prior proposal to build the Creative Arts Center Project on the site now being considered for the RWC project (JRP Consulting LLC, 2008). This report was incorporated into Addendum No. 1 to the Campus Master Plan EIR prepared in April 2009.

The proposed relocation of the RWC to the currently proposed project site in and of itself would not have any substantial effect on the evaluation of cultural resources provided previously in the Campus Master Plan EIR, given that development on the currently proposed RWC site was contemplated under the plan.

The major master plan revision described in Section 1, resulting in the relocation of other future planned Campus Master Plan projects to nearby campus locations, would not result in cultural resource impacts over those previously described in the Campus Master Plan EIR. Project-level analysis of each of the projects would be conducted at the time that these future projects are proposed for development.

**a)** **No new or increased impact.** Overall lot coverage of the RWC project would be similar to that contemplated for Lot 41 in the Campus Master Plan and the project would not result in any new significant historic resource impacts or an increase in the severity of the impacts previously identified, as described below.

**Campus Master Plan EIR.** The Campus Master Plan EIR provided a description of the historic architectural context on the SF State campus including the then recent acquisitions along the northern edge of the Parkmerced neighborhood that lies to the south of the campus. The three blocks of University Park South (UPS), the Tapia Triangle, and Lot 41 (the proposed project site) were originally part of the larger Parkmerced complex that lies to the south of the campus. The buildings in the UPS property and development further south, including approximately 200 acres of land, constitute the original Parkmerced complex.

The Campus Master Plan EIR included the results of a records search conducted at the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) to identify previously recorded archaeological sites and historic built environment features. The search area included the Parkmerced neighborhood. The search indicated that there were no listed sites on the California Office of Historic Preservation Property Directory, or California Inventory of Historical Resources within the Parkmerced area, including the properties now owned by the campus. Further, a review of the City of San Francisco List of Designated Landmarks indicated that Parkmerced was not designated as a landmark by the City. Subsequent records searches in 2008 and 2012 also did not reveal any listed sites on these inventories.

However, the Campus Master Plan EIR assumed that certain buildings that are or would be at least 50 years of age during the planning horizon of the proposed Campus Master Plan are considered to be potentially eligible for listing on the California Register of Historical Resources (California Register) and are considered historical resources for purposes of the impact analysis. This included the entirety of UPS, including the proposed RWC project site. The EIR further indicated that until definitive study determines that a resource lacks integrity or otherwise does not meet the criteria that define a historical resource, those

resources are assumed to be eligible for listing on the California Register, and impacts to these resources are considered to be potentially significant.

The Campus Master Plan EIR concluded that even with the implementation of the identified mitigation measures (see below), documentation of some historical resources as per Campus Master Plan EIR Mitigation CULT-2C would not fully mitigate the effects of demolition of those resources to less than significant. In such cases, Campus Master Plan EIR Mitigation CULT-2C would reduce the impact to the extent feasible; however, the impact nonetheless would be significant and unavoidable. As part of the CSU Board of Trustees certification of the Campus Master Plan EIR in November 2007, Findings of Fact were adopted that provide a statement of overriding considerations for this impact as required under CEQA.

**Addendum No. 1 to Campus Master Plan EIR.** Addendum No. 1 to the Campus Master Plan EIR documented the historical resource characteristics of the Parkmerced area, including the proposed project site, based on a historic resource evaluation of Parkmerced completed by Page & Turnbull for the current Parkmerced property owners, and a historic resource evaluation of the proposed project site completed by JRP Historical Consulting, LLC for SF State. The latter was prepared as part of implementing Campus Master Plan EIR Mitigations CULT-2A through -2C requiring historic resource evaluation and mitigation for the then proposed Creative Arts Center Project.

The evaluation of the Parkmerced complex completed by Page & Turnbull, concludes that the complex is eligible for listing in the California Register under Criterion 1, "association with events or trends significant in the broad patterns of our history," and Criterion 3, "a property that embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, or that possesses high artistic values." The Page & Turnbull report did not specifically mention buildings, structures and objects located within the project site boundary now under consideration for the RWC project (within Block 41 of Parkmerced) as contributing elements of the recommended district. Therefore, SF State has taken the most conservative approach, and considers that the project site and its buildings and structures, with the exception of the modern softball field, qualify as a historical resource for the purposes of CEQA because they would be contributors to the district recommended by Page & Turnbull. The historical resources evaluation prepared by JRP Historical Consulting is summarized below.

Historical Overview. In 1939, Frederick H. Ecker, Chairman of the Board of Metropolitan Life, sought approval to build the "Model City of the Future" in the City of San Francisco. Two years later Metropolitan Life acquired a golf course of approximately 200 acres located to the east of Lake Merced, and sought permission to build the Parkmerced project. Metropolitan's plan stated that 18% of the complex's area would have buildings, while 82% would be set aside for recreation areas and gardens designed by famous landscape architect Thomas D. Church.

In the spring of 1944 Parkmerced opened its first phase with 1,687 apartments. By 1950, 1,683 additional apartments were completed and the company moved forward with a second construction phase at the Parkmerced site which they called the "Western Addition District." The plan provided for a recreation field and several smaller recreation areas with tennis courts, baseball fields and children's playgrounds. The recreation field, courts, and former field house on the SF State parcel that are subjects of this study were part of this period of construction. The company completed its Western Addition District by 1950, along with three large garages that helped accommodate parking for the new tower and two-story apartments.

In 2003 the owners of Parkmerced sold the northwest corner of their development, at 755 Font Boulevard, to SF State, the location of the RWC project site. The project site includes a 42-space parking garage, a multi-room former field house; four each tennis and basketball courts, six handball courts, a concrete shuffleboard area joined to a sand horseshoe pit area, all originally constructed between 1949 and 1952. In 2003 SF State built a women's softball field with a small outbuilding in the open area originally containing a baseball diamond, although in a different orientation.

Evaluation & Impact Analysis. All buildings and structures in the project area at the 755 Font Boulevard location that are 50 years-old or older received evaluation by JRP. None appears to meet the criteria for listing in the California Register individually, but the demolition of the buildings and structures on that parcel could affect the Parkmerced historic district recommended by Page & Turnbull, owing to the loss of contributing structures. As such, the buildings and structures on the project site are considered to be historical resources under CEQA. The loss of buildings and structures on the project site in and of themselves would be unlikely to render the district ineligible for listing in the California Register.[2]

The demolition of the buildings has the potential to cause a substantial adverse change to them as contributors to a historic-eligible district, which would be a significant impact, and thus requires appropriate mitigation in conformance with Campus Master Plan EIR Mitigation CULT-2C. However, the proposed project-specific mitigation measures below would not reduce these direct impacts to less than significant under CEQA.

[2] It should be noted that the Parkmerced complex not owned by SF State will be redeveloped. The site has been approved for a mixed-use development to be completed over the next three decades. The City Board of Supervisors approved the Parkmerced project on May 24, 2011. The Parkmerced EIR (State Clearinghouse #2009052073) indicated that the proposed demolition would render the complex as ineligible for the California Register even with the implementation of identified mitigation measures. The impact was identified as significant and unavoidable and findings of overriding considerations were adopted as part of the Parkmerced project approval.

Given the significance of the impact and in accordance with Campus Master Plan EIR Mitigation CULT-2B(ii) and Mitigation CULT-2C(iv), the campus considered measures that would enable the project to avoid impacts to the structures on the project site. These measures included: (1) the potential for preserving the structures located on the margin of the project site (i.e., the garage and the fieldhouse), (2) project relocation, and (3) project abandonment. The feasibility of these measures are further discussed below.

Preservation of the structures along the margins of the project site would limit physical and visual access into the proposed RWC and also would substantially limit the amount of site area available for the RWC and the adjacent outdoor recreation field, which are key components of the project and resolution to the issue of inadequate recreational fields on campus. For these reasons, preservation of the structures along the margin of the project site was not considered to be feasible by SF State.

In terms of project relocation, there are limited sites on the SF State campus where the RWC project could be located. The original site contemplated in the Campus Master Plan identified for this use on North State Drive is no longer available, since it is now the site of two annex buildings constructed as surge space to house library operations during the recent renovation and expansion of the J. Paul Leonard Library, which reopened in spring 2012. Given the continued useful life of the annex buildings, this site is no longer an option.

The former Sutro Library site on Winston Drive was contemplated in 2012-2013 for the RWC project. However, after exploring design of the project on the Winston Drive site, where there is significant topographic change and distance from the center of campus, the University concluded that Lot 41 provides a safer and more convenient location for students given its ease of access and proximity to student housing and the academic core. Locating the RWC on Winston Drive would require construction of a pedestrian tunnel beneath the street and elevators to provide an accessible route from the core of campus, given the significant grade change between the campus on the south side of Winston Drive and the project site on the north side. Moreover, locating the RWC and a new outdoor recreation field on Lot 41 provides synergy with the existing softball field, which can remain in place. In addition, the Campus Master Plan designates the Winston Drive site for future housing.

The future Creative Arts Replacement Building, originally planned for Lot 41 and currently shown on the Campus Master Plan, would be relocated across Font Boulevard to Lot 1 (Tapia Triangle) and the West Campus Green sites, where it would be constructed as four separate projects, starting on Lot 1. Using Lot 1 as an academic building site allows for a contiguous, compact academic core, with recreation and athletics appropriately located on the campus perimeter.

Lot 41 currently is underutilized apart from the existing softball field, and it is immediately available for development of the RWC project. In 2010, in anticipation of the Creative Arts Center project, the University relocated a City sewer line and easement that bisected the site to the perimeter, thereby freeing the site for development of a future building. In addition, as part of the same project, the University installed conduit below Font Boulevard to extend campus utilities to Lot 41 to ready the site for development. Importantly, the 6.5-acre site is of sufficient size to contain the RWC, whose high-volume spaces such as the pools and gyms, are most cost-effectively located at ground level rather than stacked. Lot 41 also has sufficient room for an outdoor recreation field. In contrast, the West Campus Green and Lot 1 are smaller sites —2.5 and 1.6 acres, respectively—and are currently developed and more suitable in size and location for future planned academic uses. In addition to the other factors mentioned, the respective timeframes of the RWC and Creative Arts replacement buildings make Lot 41 the appropriate site for the RWC.

Project abandonment is also not a feasible option related to the RWC project. Recreation centers are common features and important centers of social activity on college and university campuses nationwide and are key to student recruitment and retention. SF State is one of the last campuses of its size within the California State University system to build a recreation center. Currently, the University's only indoor recreation facility is its antiquated Gym building, which also serves athletics and kinesiology, offering limited hours of access for recreation. The RWC would be an important addition to campus life, enhancing the health and wellbeing of residential and commuter students alike.

Given that the project cannot avoid demolition of the contributing structures, the campus shall implement the mitigation measures identified in the Campus Master Plan EIR and in the historic resources evaluation, consistent with Campus Master Plan EIR Mitigation CULT-2C. All of these measures are provided below. Even with the implementation of all feasible mitigation measures, the impacts would not be reduced to less than significant and the impact would remain significant and unavoidable, as concluded in the Campus Master Plan EIR. As indicated above, the Campus Master Plan EIR concluded that documentation of some historical resources as per Campus Master Plan EIR Mitigation CULT-2C would not mitigate the effects of demolition of those resources to less than significant and therefore the impact would be significant and unavoidable. The Findings of Fact and associated statement of overriding considerations previously adopted by the CSU BOT, as part of their certification of the Campus Master Plan EIR in November 2007, account for this impact related to the RWC project. Given this impact conclusion and prior findings, no new or increased impacts are anticipated with the proposed project.

**Mitigation Measures.** SF State has already implemented Campus Master Plan EIR Mitigations CULT-2A and -2B requiring historic resource evaluation. Additionally, in conformance with Mitigation CULT-2C, a project-specific mitigation measure (RWC-2) is provided below to more specifically address the implementation of this measure. All of these mitigation measures are provided below.

Campus Master Plan EIR Mitigation CULT-2A: The campus shall identify all buildings and structures within the project's area of potential effect that would be 50 years of age or older at the time of project construction. If potentially historic structures are present, Mitigation CULT-2B shall be implemented.

Campus Master Plan EIR Mitigation CULT-2B: Potential historic structures present within the project's area of potential effect would be evaluated as follows:

(i). Before altering or otherwise affecting a building or structure 50 years old or older, the campus shall retain a qualified architectural historian to record it based on professional standards, and assess its significance under CEQA Guidelines Section 15064.5. The evaluation process shall include the development of appropriate historical background research as context for the assessment of the significance of the structure in the history of the California State University system, the campus, and/or the region. For historic buildings, structures or features that do not meet the CEQA criteria for a historical resource, no further mitigation is required.

(ii). For a building or structure that qualifies as a historic resource, the architectural historian and the campus shall consider measures that would enable the project to avoid direct or indirect impacts to the building or structure. These measures could include preserving a building on the margin of the project site, using it "as is," or other measures that would not alter the building. If the project cannot avoid modifications to a significant building or structure, the campus shall implement Mitigation CULT-2C.

Campus Master Plan EIR Mitigation CULT-2C: For a structure or building that has been determined by a qualified architectural historian to qualify as a historical resource, and where avoidance is not feasible, documentation and treatment shall be carried out as described below:

(i) If the building or structure can be preserved on site, but remodeling, renovation or other alterations are required, this work shall be conducted in compliance with the "Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings" (Weeks and Grimmer 1995).

(ii) If a significant historic building or structure is proposed for major alteration or renovation, or to be moved and/or demolished, the campus shall ensure that a qualified architectural historian thoroughly documents the building and associated landscaping and setting. Documentation shall include still and video photography and a written documentary record of the building to the standards of the Historic American Building Survey (HABS) or Historic American Engineering Record (HAER), including accurate scaled mapping, architectural descriptions, and scaled architectural plans, if available. A copy of the record shall be deposited with the SF

State Library. The record shall be accompanied by a report containing site-specific history and appropriate contextual information. This information shall be gathered through site specific and comparative archival research, and oral history collection as appropriate.

(iii) If preservation and reuse at the site are not feasible, the historical building shall be documented as described in item (ii) and, when physically and financially feasible, be moved and preserved or reused.

(iv) If, in the opinion of the qualified architectural historian, the nature and significance of the building is such that its demolition or destruction cannot be fully mitigated through documentation, the campus shall reconsider project plans in light of the high value of the resource, and implement more substantial modifications to the proposed project that would allow the structure to be preserved intact. These could include project redesign, relocation or abandonment.

Project-Specific Mitigation RWC-2: The measures below address the substantial adverse impacts to the project site and conform to Campus Master Plan EIR Mitigation CULT-2C. The measures include the following:

(i). *Professional Standards.* All activities regarding historical architectural resources and historic preservation carried out as part of this project will be carried out by, or under the direct supervision of, persons meeting the Secretary of the Interior's professional qualifications standards (48 FR 44738-9) in these disciplines.

(ii). *Monitoring.* The following mitigation measures further elaborate on the implementation of Campus Master Plan EIR Mitigation CULT-2C related to the Recreation Wellness Center project. They will be included in the Recreation Wellness Center Mitigation Monitoring and Reporting Plan (MMRP) that will be prepared for the project. The format and content of the MMRP will be determined by the Lead Agency.

(iii). *Recordation to Historic American Buildings Survey (HABS) Standards to Level II.* Prior to the start of any project work, SF State will ensure that both the parking garage and former field house, its surrounding terraced landscaping, and the tennis, basketball and handball structures were recorded and documented in accordance with the Level II recordation standards of the Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER) program. This level of recordation will include:

- Archival reproduction of any existing historic images of the resources;
- Archival reproduction of any existing maps, sketches, or drawings of the resources;

- Production of measured architectural plans and drawings of the resources, if original drawings are not available;
- Production of large-format photographs of exterior and interior views of the resources, and views of the setting of the resources, including relationship to landscape features and adjacent buildings not directly affected by the project; and
- Preparation of a narrative history and description of the property based on the narrative included in the evaluation of the property, and City and County of San Francisco survey(s) of similar properties, if any.

The original archival set of recordation documents and photographic prints will be submitted to the SF State's J. Paul Leonard Library and will be made available to library users. SF State will ensure that this recordation documentation is prepared prior to carrying out any other treatment and will make the content of the document available for other mitigation measures, such as the preparation of interpretive material.

(iv). *Mitigation Activities Based on HABS/HAER Recordation.* SF State will produce and install permanent or temporary exhibits describing the history of Parkmerced and the historic landscape layout that could include one or more of the following:

- Trifold brochure - with pictures and text - will be placed on a stand or other holder, and kept filled for a specified period of time (set by the university). The brochures should be located in the vicinity of the RWC.
- Permanent informational marker and/or plaque in an appropriate location designated by SF State.
- A copy of JRP historical resource evaluation and an electronic version of the HABS report will be hosted on the Capital Planning, Design & Construction website for a specified period.
- The university will collect materials related to Parkmerced into a research file housed at the J. Paul Leonard Library containing the JRP report, and Page and Turnbull's report, in addition to anything Parkmerced would like to donate. These resources will be made available for public educational and interpretive programs and projects.

**b, d) <u>No new or increased impact</u>.** The proposed project includes demolition of several facilities on Lot 41, and the construction of a new RWC building, outdoor field, and related facilities. Demolition and construction activities will occur on land that has been mostly previously disturbed in some fashion. Although the project site is primarily disturbed, the area under the footprint of the RWC building is only partially disturbed. Impacts to

archaeological resources and human remains most often occur as the result of excavation or grading on undisturbed land and native soils. Traffic, erosion, vibration, and other activities can also affect the physical integrity of archaeological deposits. Demolition and construction activities will be located mostly on previously disturbed land; however grading and excavation has some potential for extending into undisturbed native soils. Therefore, there is some potential that such activities could result in the inadvertent discovery of archaeological resources and human remains. Campus Master Plan EIR Mitigation CULT-1A and CULT-1B, and CULT-3A through 3D will be implemented to ensure that impacts related to inadvertent discovery of archaeological resources and human remains will be reduced to less than significant (see Campus Master Plan EIR Impacts CULT-1 and CULT-3), as was concluded in the Campus Master Plan EIR. Therefore, no new or increased impacts are anticipated with the proposed project.

**Mitigation Measures.** The Campus Master Plan EIR mitigation measures incorporated into this document to address the inadvertent discovery of archaeological resources and human remains associated with the proposed project are identified below. No new project-specific mitigation measures are included or warranted.

Campus Master Plan EIR Mitigation CULT-1A: During the planning and environmental review of specific development projects under the proposed Campus Master Plan, the campus shall follow the following protocol:

- If the project site is within 200 feet of archaeological site P-38-000025/CA-SFR-25, the campus shall have a qualified archaeologist conduct subsurface testing in order to determine whether buried archaeological materials are present and if so the extent of the deposit relative to the project's area of disturbance. In the event that an archaeological resource is encountered during subsurface testing, the campus shall implement Mitigation CULT-1B. At the completion of the archaeological testing program, the archaeologist will prepare written findings. No surveys or subsurface testing is necessary at project sites in the rest of the campus.

- The campus shall include a standard inadvertent discovery clause in every construction contract, which requires that in the event that an archaeological resource is discovered during construction (whether or not an archaeologist is present), all soil disturbing work within 100 feet of the find shall cease, and the campus shall implement Mitigation CULT-1B below.

Campus Master Plan EIR Mitigation CULT-1B: For an archaeological site that is encountered during the subsurface testing or during construction, the campus shall:

- Retain a qualified archaeologist to determine whether the resource qualifies as a historical resource or a unique archaeological resource.

- If the resource is determined to be a historical resource or a unique archaeological resource, the qualified archaeologist, in consultation with the campus, shall prepare a research design and archaeological data recovery plan for the recovery that will capture those categories of data for which the site is significant, and implement the data recovery plan prior to or during development of the site. The archaeologist shall also perform appropriate technical analyses, prepare a full written report and file it with the appropriate information center, and provide for the permanent curation of recovered materials.

Campus Master Plan EIR Mitigation CULT-3A: The campus shall implement Mitigation CULT-1 to minimize the potential for disturbance or destruction of human remains in an archaeological context and to preserve them in place, if feasible.

Campus Master Plan EIR Mitigation CULT-3B: The campus shall provide a representative of the local Native American community an opportunity to monitor any excavation (including archaeological excavation) within the boundaries of a known Native American archaeological site.

Campus Master Plan EIR Mitigation CULT-3C: In the event of a discovery on campus of human bone, suspected human bone, or a burial, all excavation in the vicinity will halt immediately and the area of the find will be protected until a qualified archaeologist determines whether the bone is human. If the qualified archaeologist determines the bone is human, or if a qualified archaeologist is not present, the campus will notify the County of San Francisco Medical Examiner of the find before additional disturbance occurs. Consistent with California Health and Safety Code § 7050.5(b), which prohibits disturbance of human remains uncovered by excavation until the Coroner has made a finding relative to PRC 5097 procedures, the campus will ensure that the remains and vicinity of the find are protected against further disturbance. If it is determined that the find is of Native American origin, the campus will comply with the provisions of PRC § 5097.98 regarding identification and involvement of the Native American Most Likely Descendant (MLD).

Campus Master Plan EIR Mitigation CULT-3D: If human remains cannot be left in place, the campus shall ensure that the qualified archaeologist and the MLD are provided an opportunity to confer on archaeological treatment of human remains, and that appropriate studies, as identified through this consultation, are carried out prior to reinternment. The campus shall provide results of all such studies to the local Native American community, and shall provide an opportunity of local Native American involvement in any interpretative reporting. As stipulated by the provisions of the California Native American Graves Protection and Repatriation Act, the campus shall ensure that human remains and associated artifacts recovered from campus projects on state lands are repatriated to the appropriate local tribal group if requested.

**c)** **No new or increased impact.** As indicated above, the proposed project will result in demolition of several facilities on Lot 41, and the excavation of potentially undisturbed sediments during construction of the new RWC building and related facilities. As a result, the project could result in adverse impacts to paleontological resources (see Campus Master Plan EIR Impact CULT-4). Although the project site is primarily disturbed, the area under the footprint of the RWC building is only partially disturbed. Potential paleontological resources could exist in the Colma Foundation that underlies the SF State campus. The Colma Foundation underlies the proposed RWC project site, according to the geotechnical investigation for the proposed project (AMEC Geomatrix, 2008). Implementation of Campus Master Plan EIR Mitigation CULT-4A through -4C will ensure that any excavation in undisturbed sediments of the Colma Foundation is adequately monitored and that any discovery of fossils is appropriately evaluated, documented, and curated. Incorporation of these measures will reduce potential impacts to less than significant, as was concluded in the Campus Master Plan EIR. Therefore, there will be no new or increased impacts related to paleontological resources.

The campus does not contain unique geologic resources, according to Campus Master Plan EIR and therefore the project will not impact such resources. Therefore, there will be no new or increased impacts related to unique geologic resources.

**Mitigation Measures.** The Campus Master Plan EIR mitigation measures incorporated into this document to address the discovery of paleontological resources associated with the proposed project are identified below. No new project-specific mitigation measures are included or warranted.

> Campus Master Plan EIR Mitigation CULT-4A: Prior to construction, a qualified paleontologist shall be consulted regarding the likelihood of encountering significant fossils on a given construction site. If the paleontologist determines fossils may be present, a paleontologic monitor shall be present at each excavation that penetrates potentially fossiliferous undisturbed native soil of the Colma Formation that has been identified by the paleontologist as moderately to highly sensitive.
>
> Campus Master Plan EIR Mitigation CULT-4B: If a monitor is not required, contractors shall be notified that they are required to watch for potential paleontological resources and must notify the campus if paleontological resources are found.
>
> Campus Master Plan EIR Mitigation CULT-4C: If paleontological resources are discovered, all soil disturbing work shall cease within 100 feet of the location. The resources shall be evaluated by a qualified paleontologist who will determine the resource's potential scientific significance. If the find is determined to be significant, or potentially significant, a qualified paleontologist shall design and carry out data recovery consistent with the Standards of the Society of Vertebrate Paleontologists.

Adequate recordation and recovery will include, at a minimum, the following:

- Development of site-specific environment and contextual information regarding the particular resource.
- Archival research and review of other studies in the area.
- Accurate recordation and excavation of the noted resources.
- In the event that a major significant find is uncovered, prior to excavating the significant resource, the campus shall ensure that an appropriate museum or scientific repository selected for curation of the recovered materials.

## 3.7 GEOLOGY AND SOILS

| Will the project: | Potentially Significant New or Increased Impact | Less Than Significant New or Increased Impact With Mitigation Incorporated | Less Than Significant New or Increased Impact | No New or Increased Impact |
|---|---|---|---|---|
| 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 Pub. 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 a geologic unit or soil that is unstable, or that will 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 (1994), creating substantial risks to life or property? | | | ✓ | |

| Will the project: | Potentially Significant New or Increased Impact | Less Than Significant New or Increased Impact With Mitigation Incorporated | Less Than Significant New or Increased Impact | No New or Increased Impact |
|---|---|---|---|---|
| e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | | | | ✓ |

## DISCUSSION:

The Campus Master Plan and EIR considered building and related facility construction on the proposed RWC project site. The project-level evaluation of geology and soils impacts of the proposed RWC project reflects the campus-wide geology and soils analysis provided in the Campus Master Plan EIR. See Section 4.5 of the Campus Master Plan Draft EIR for the analysis of geology and soils impacts associated with the Campus Master Plan. The evaluation below also reflects site-specific conditions on the proposed RWC project site, based on a preliminary site characterization study prepared by Geomatrix Consultants, Inc., in 2003, and a preliminary geotechnical investigation by AMEC Geomatrix, Inc., in 2008, for the (then) proposed Creative Arts Center. AMEC is currently updating their report based on the structural design of the current RWC project, however the updated report was not available at the time of this document's preparation.

The proposed relocation of the RWC to the currently proposed project site in and of itself will not have any substantial effect on the evaluation of cultural resources provided previously in the Campus Master Plan EIR, given that development on the currently proposed RWC site was contemplated under the plan.

The major master plan revision described in Section 1, resulting in the relocation of other future planned Campus Master Plan projects to nearby campus locations, would not result in geology and soils impacts over those previously described in the Campus Master Plan EIR. Project-level analysis of each of the projects would be conducted at the time that these future projects are proposed for development.

**a-i)** **No new or increased impact.** Based upon the analysis presented in the Campus Master Plan EIR and the 2008 preliminary geotechnical investigation, there are no active or potentially active faults identified on or near the SF State campus or on the proposed project site. The potential for fault rupture on the campus and project site is very low. There is no potential for adverse effects related to fault rupture on the campus or RWC project site, as was concluded in the Campus Master Plan EIR. Therefore, no new or increased impacts related to fault rupture would result with the proposed project.

**a-ii, a-iv, c) <u>No new or increased impact.</u>** According to the Campus Master Plan EIR and the 2008 preliminary geotechnical investigation, severe seismic ground shaking and related ground failure is a possibility on the campus and on the project site. The proximity to the San Andreas and Hayward faults subjects the project site to strong ground shaking from moderate to large earthquakes. Therefore the potential for strong ground shaking is high.

The 2008 preliminary geotechnical investigation reviewed liquefaction susceptibility ratings for various types of soil deposits, and found that the Colma Formation sands underlying the project site have low to very low liquefaction susceptibility, but that the loose to medium dense fill materials which also underlie the project site would be considered highly susceptible to liquefaction, if saturated. However, because groundwater at the site is estimated to be more than 60 feet below the ground surface, and there is no evidence of historical liquefaction and/or associated effects during past earthquakes, the report concluded that hazards due to potential soil liquefaction at the project site is very low to negligible. The authors were also of the opinion that hazard due to differential compaction/settlement at the project site is similarly very low to negligible.

To address these types of concerns, the SF State campus routinely performs geotechnical investigations, such as the investigation described above, to evaluate the potential for liquefaction, settlement, and other types of ground failure at each building site. These reports include recommendations applicable to foundation design, earthwork, and site preparation to minimize or avoid the potential for building damage and injury. The preparation of RWC site-specific geotechnical investigations is in accordance with Campus Master Plan Mitigation GEO-1. As previously noted, implementation of this measure has already been initiated by updating the geotechnical investigation to reflect the structural design of the proposed project, and would continue to do so in implementing the recommendations of the investigation during design and construction of the proposed project. Moreover, the design of the RWC and all future projects would comply with the California Building Code, which includes specific provisions for structural seismic safety. The RWC project and all projects on CSU campuses would also be subject to review by the CSU Seismic Review Board. With the continued implementation of Mitigation GEO-1, impacts related to seismic hazards are anticipated to be less than significant, as concluded in the Campus Master Plan EIR. Therefore, no new or increased impacts would occur.

**Mitigation Measures.** The Campus Master Plan EIR mitigation measure incorporated into this document to address seismic and geologic hazards associated with the proposed project is identified below. No new project-specific mitigation measures are included or warranted.

> <u>Campus Master Plan EIR Mitigation GEO-1:</u> Where existing geotechnical information is not adequate, detailed geotechnical investigations shall be performed for areas that will support buildings or foundations. Such investigations for building or foundation projects located in the valley portion of the SF State campus will

comply with the California Geological Survey's *Guidelines for Evaluating and Mitigating Seismic Hazards in California* (Special Publication 117), which specifically address the mitigation of liquefaction and landslide hazards in designated Seismic Hazard Zones (CGS, 1997). All recommendations of the geotechnical investigations will be incorporated into project designs.

**b)** **No new or increased impact.** Based upon the Campus Master Plan EIR Impact GEO-2 analysis, development under the Campus Master Plan would not result in substantial erosion of soils during construction. Activities that would increase erosion include cut and fill, grading, trenching, boring, and removal of trees or other vegetation. Demolition of the existing structures on site includes grading and removal of trees and other vegetation. The project proposes the construction of the RWC and associated recreational field. Construction of the proposed project would result in short-term soil-disturbing activities that could lead to increased erosion including cut and fill, grading, trenching, boring, and the removal of trees and other vegetation. However, the proposed project would be subject to the NPDES requirements for construction site storm water discharges as the project is greater than 1 acre in size, and would comply with those requirements. A SWPPP is required to be prepared and implemented under these requirements, which includes appropriate erosion-control and water quality-control measures be implemented during site preparation, grading, and construction. The implementation of the SWPPP for the proposed RWC project would minimize short-term erosion impacts. Long-term impacts of the proposed project would not result in substantial erosion as the soils would be covered by buildings, pavement, vegetation, and landscaping. Overall, the proposed RWC project would result in less-than-significant impacts related to soil erosion, as concluded in the Campus Master Plan EIR. Therefore, no new or increased impacts are anticipated with the proposed project.

**d)** **Less Than Significant New or Increased Impact.** Expansive soils are those that possess "shrink-swell" characteristics and are usually fine-grained clay sediments that expand and contract due to moisture and desiccation. Based upon the Campus Master Plan EIR, the soils beneath the SF State campus are well-drained loams and sandy loams formed on soft sandstone. These types of soils are typically not expansive. This finding was confirmed by the site-specific 2008 preliminary geotechnical investigation, which found that site soils are predominantly fine-to-medium sands which are generally non-expansive and not prone to significant volume changes (shrink-swell) with seasonal fluctuations in soil moisture. The investigation further found that the potential for hazards related to expansive soils is low. Given this, the impact is considered less than significant. As the Campus Master Plan EIR did not identify or categorize impacts related to expansive soils, this is considered to be a less-than-significant new or increased impact.

**e)** **No new or increased impact.** The proposed project would not include the installation of septic tanks, as the RWC would connect to the main sewer line located at the perimeter of

the site. Therefore, the capability of the soils to support the operation of such tanks does not need to be evaluated.

## 3.8 GREENHOUSE GAS EMISSIONS

| Will the project: | Potentially Significant New or Increased Impact | Less Than Significant New or Increased Impact With Mitigation Incorporated | Less Than Significant New or Increased Impact | No New or Increased Impact |
|---|---|---|---|---|
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | | | ✓ | |
| b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | | | ✓ | |

### DISCUSSION:

The Campus Master Plan EIR approved in 2007 did not analyze potential campus-wide impacts related to greenhouse gas (GHG) emissions as Appendix G of the CEQA Guidelines at that time did not address GHG emissions or provide established thresholds. The evaluation below reflects campus-wide and project-specific information related to this topic.

**a)** **Less Than Significant New or Increased Impact** The proposed project would not result in significant impacts related to GHGs and therefore no new significant impacts would occur that were not previously contemplated in the Campus Master Plan EIR. The proposed project would generate GHG emissions directly through the use of construction and demolition equipment. Construction-related GHG emissions are short-term and would be restricted to the demolition and construction period. BAAQMD does not have an adopted threshold of significance for construction-related GHG emissions (BAAQMD, 2010, 2011). Construction GHG impacts would be less than significant because their short-term nature and inherently small emissions would not impede meeting AB 32 GHG reduction goals. The BAAQMD encourages lead agencies to incorporate BMPs to reduce construction-related GHGs, which may include, but are not limited to: using alternative fuel for construction equipment, using local building materials, and recycling or reusing construction waste or demolition materials (BAAQMD, 2012). As indicated in Section 1, Introduction and Project Description, the concrete removed from the project site would be recycled and reused.

Once the proposed project is operating, it would result in a project-related increase in GHG emissions of 815 metric tons of $CO_2$ (see Table 4, Project-Related GHG Emissions below). The GHG emissions would be generated through electrical energy consumption, natural gas usage, and water use associated with building and site operations. Mobile sources are

not included given that the proposed project would not be expected to generate substantial new vehicle trips, as described in Section 3.17, Transportation/Traffic. The BAAQMD has several GHG thresholds of significance. One of these thresholds is the operational threshold of 1,100 tons of carbon dioxide equivalents (CO2e) per year (BAAQMD, 2010 and 2011). As project operations would result in less than 1,100 tons CO2e per year (see Table 4), the project would result in a less-than-significant new impact related to GHG emissions.

**Table 4. Project-Related GHG Emissions**

| GHG Source | Unit | Projected Annual Usage | $CO_2$ Conversion Factor | Metric Tons of $CO_2$ |
|---|---|---|---|---|
| RWC PROJECT EMISSIONS | | | | |
| Electricity | Kilowatt hours (kWh) | 1,227,273 | 0.0003655 | 449 |
| Natural Gas | Therms | 68,182 | 0.0052945 | 361 |
| Water | Hundred cubic feet (CCF) | 3,864 | 0.0013685 | 5 |
| RWC Project Total | | | | 815 |
| CAMPUS-WIDE EMISSIONS | | | | |
| 1990 Campus GHG Emissions | | | | 56,315 |
| 2008 Campus Emissions | | | | 51,770 |
| PROJECT + CAMPUS EMISSIONS | | | | |
| Total Campus Emissions with Project (2008 emissions + Project emissions) | | | | 52,585 |
| GHG Emissions Reduction Needed to Reach 1990 Levels | | | | 0* |

Source: Clean Air-Cool Planet's Campus Carbon Calculator, 2008.

* With the proposed project, the SF State campus remains below 1990 levels. Therefore, no GHG emissions reduction is needed to meet AB 32 emission reduction goals.

**b)** **Less Than Significant New or Increased Impact.** While the proposed project would result in an increase in GHG emissions, the project, in conjunction with campus-wide emissions would not affect the state's ability to comply with AB 32. AB 32, the Global Warming Solutions Act of 2006, requires that statewide GHG emissions be reduced to 1990 levels by 2020. As indicated in Table 4 above, the campus has already achieved that objective as it is already well below 1990 campus-wide GHG emission levels. Additionally, according to the SF State's Campus Carbon Calculator, projected GHG emissions in 2020 and 2030 would continue to remain substantially less than 1990 emissions levels (Clean Air-Cool Planet's Campus Carbon Calculator, 2008). The Campus Carbon Calculator includes existing and projected sources of GHG emissions based on projections of campus growth and development over time. Campus emissions through 2020, the planning horizon for the Campus Master Plan, are well below 1990 levels.

San Francisco State adopted a Climate Action Plan in May 2010 that commits the campus to reducing GHGs below 1990 levels: 25% by 2020 and 40% by 2030 (SF State, 2010). Current campus GHG emissions already fall well below 1990 levels and the campus is on track for achieving the CAPs more aggressive GHG reduction objectives. The project would also conform to the SF State CAP, as it would achieve a minimum of LEED Gold and exceed Title 24 Energy Efficiency Standards by 20 percent. Given the above, the increase in GHGs associated with the proposed RWC project would not interfere with the state's ability to meet AB 32 GHG reduction goals or conflict with the SF State CAP. Therefore, impacts would be less than significant new impact, as the project would not conflict with an applicable GHG plan, policy, or regulation.

## 3.9 HAZARDS AND HAZARDOUS MATERIALS

| Will the project: | Potentially Significant New or Increased Impact | Less Than Significant New or Increased Impact With Mitigation Incorporated | Less Than Significant New or Increased Impact | No New or Increased Impact |
|---|---|---|---|---|
| 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 Section 65962.5 and, as a result, will 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 2 miles of a public airport or public use airport, will the project 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, will the project result in a safety hazard for people residing or working in the project area? | | | | ✓ |

| Will the project: | Potentially Significant New or Increased Impact | Less Than Significant New or Increased Impact With Mitigation Incorporated | Less Than Significant New or Increased Impact | No New or Increased Impact |
|---|---|---|---|---|
| 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 wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | | | | ✓ |

## DISCUSSION:

The Campus Master Plan and EIR considered building and related facility construction on the proposed RWC project site. The project-level evaluation below reflects the campus-wide hazards and hazardous materials analysis provided in the Campus Master Plan EIR. See Section 4.6 of the Campus Master Plan Draft EIR and Section 3.9 of the Campus Master Plan Final EIR for the analysis of hazards and hazardous materials impacts associated with the Campus Master Plan. The evaluation below also reflects updated conditions on the campus and proposed RWC project site, based on a 2002 Phase I Environmental Site Assessment prepared for the proposed RWC project site, a 2011 Environmental Data Resources (EDR) Radius Map Report prepared for an adjacent site (700 Font Boulevard), and current review of the Department of Toxic Substance Control (DTSC) Envirostor and State Water Recourses Control Board (SWRCB) Geotracker online databases.

The proposed relocation of the RWC to the currently proposed project site in and of itself would not have any substantial effect on the evaluation of hazards and hazardous materials provided previously in the Campus Master Plan EIR, given that development on the proposed RWC site was contemplated under the plan.

The major master plan revision described in Section 1, resulting in the relocation of other future planned Campus Master Plan projects to nearby campus locations, would not result in hazards or hazardous materials impacts over those previously described in the Campus Master Plan EIR. Project-level analysis of each of the projects would be conducted at the time that these future projects are proposed for development.

**a-d)** **No new or increased impact.** Based on the Campus Master Plan EIR, the proposed project would not increase the routine use of hazardous materials, generation of hazardous wastes, and transport of such materials. This impact would be less than significant, as was concluded in the Campus Master Plan EIR. Therefore, the project would not create any

new or increased hazards to the public, adjacent schools, or the environment (see Campus Master Plan EIR Impact HAZ-2).

The Phase I ESA, EDR Radius Map Report and database review identified the following listings beyond those previously identified within the Campus Master Plan EIR:

- **San Francisco State University, 700 Font Boulevard:** The 2011 EDR report identified three HAZNET database listings at this site, which is the proposed site for the future Creative Arts Replacement Buildings (Auditorium; Theatre Arts), and is directly across Font Boulevard from the proposed RWC site. Inclusion on the HAZNET list indicates that solid/semi-solid hazardous waste has been shipped from the site, and is not an indicator of environmental problems. The DTSC and SWRCB databases do not list these sites as having leaked or abandoned hazardous waste. The shipping of hazardous wastes from sites on campus was evaluated in the Campus Master Plan EIR; therefore no new or increased impacts are anticipated.

- **Parkmerced Apartments, 310 and 350 Arballo Drive:** The 2011 EDR report identified each of these sites as operating an active underground storage tank. No other information was presented, and the DTSC and SWRCB databases do not list these sites as having leaked or abandoned hazardous waste. The sites are approximately 200 and 500 feet south of the proposed RWC site, respectively, and are considered to be hydraulically cross-gradient from the site (groundwater is expected to flow west-southwest towards Lake Merced). Due to the lack of evidence regarding leaks, and the cross-gradient location, no new or increased impacts from these sites are anticipated.

- **Parkmerced Apartments, 355 and 450 Serrano Drive:** The 2011 EDR report identified each of these sites as operating an underground storage tank. The UST at 355 Serrano Drive appears to have been closed in 1995; the UST at 450 Serrano Drive was reported as active. No other information was presented, and the DTSC and SWRCB databases do not list these sites as having leaked or abandoned hazardous waste. The sites are approximately 1,100 feet southeast of the proposed RWC site, and are considered to be hydraulically cross-gradient from the site (groundwater is expected to flow west-southwest towards Lake Merced). Due to the lack of evidence regarding leaks, and the cross-gradient location, no new or increased impacts from these sites are anticipated.

- **Higuera Street Garage/Star Co, 19 Higuera Avenue:** The SWRCB Geotracker database indicates that a historical gasoline leak may have impacted groundwater at this site, which is approximately 1,300 feet south of the proposed RWC site (hydraulically cross-gradient). From the information provided in the EDR report, it appears that the leak was discovered in 1989, and that contaminated soil was excavated and disposed of at an approved site. The LUST case for this site was

closed in 1996. Due to the closed status and the cross-gradient location, no new or increased impacts from this site are anticipated.

The campus is not located on a site that is on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and there is no other evidence of soil or groundwater contamination, per the above discussion. The site is also not identified on the "Expanded Maher Area" map dated October 2013, which is prepared and updated under Article 22A of the San Francisco Health Code (the Maher Ordinance[3]). As a result of the above, the project would not expose construction workers and campus occupants to contaminated soil or groundwater and the impact would be less than significant, as was concluded in the Campus Master Plan EIR. Therefore, the project would not create any new or increased hazards related to soil or groundwater contamination (see Campus Master Plan EIR Impact HAZ-3).

The project proposes the demolition of several facilities on the Lot 41 site, none of which are or have been used as a laboratory (see Campus Master Plan EIR Impact HAZ-4). However, some of the site structures (parking garage; former field house building, now known as the fieldhouse building; and paint coatings on the basketball and tennis courts) contain asbestos building materials, lead-based paint, and/or other regulated materials such as fluorescent lights and electrical ballasts (Millenium Consulting Associates, 2008). As indicated in the Campus Master Plan EIR, the removal of asbestos-containing building materials is subject to the limitations of the BAAQMD Regulation 11, Rule 2: Hazardous Materials; Asbestos Demolition, Renovation and Manufacturing. Additionally, Section 1.4, Required Approvals, of this document also acknowledges the requirements under this Rule.

As indicated in the Campus Master Plan EIR, the Cal/OSHA lead standard for construction activities is implemented under Title 8 Code of California Regulations. The standard applies to any construction activity that may release lead dust or fumes, including, but not limited to, manual scraping, manual sanding, heat gun applications, power tool cleaning, rivet busting, abrasive blasting, welding, cutting, or torch burning of lead-based coatings. Additionally, under California law, fluorescent lamps cannot be disposed of as municipal waste. Fluorescent tubes and bulbs may be managed as universal wastes under Title 22, Chapter 23 of the California Code of Regulations and are typically recycled. The campus would be required to conform with all applicable regulations related to the removal of asbestos-containing building materials, lead-based paint, and fluorescent lamps. With the implementation of these regulations, impacts would be less than significant, as was concluded in the Campus Master Plan EIR. Therefore, no new or increased impacts related

[3] The Maher Ordinance covers areas with current or historical industrial use or zoning, areas within 100 feet of current or historical underground tanks or filled former Bay or creek areas and areas within 150 feet of a current or former elevated highway. Sites and areas covered per the Maher Ordinance are shown as shaded areas on the map at this location: http://www.sf-planning.org/ftp/files/publications_reports/library_of_cartography/Maher%20Map.pdf

to the removal and disposal of these materials would occur as a result of the proposed project.

**e-f)** **No new or increased impact.** The campus, which includes the proposed RWC project site, is not located within 2 miles or within the vicinity of an airport. Therefore, the proposed project would not result in safety hazards for people residing or working in the project area.

**g)** **No new or increased impact.** According to the Campus Master Plan EIR, the proposed project could impact implementation of the campus's Emergency Operations Plan (EOP). The EOP provides guidance for campus activities in case of an emergency. Under current campus policy, contractors must complete work with the least possible obstruction to traffic, and must keep fire hydrants accessible at all times. To ensure that the demolition of structures and facilities on Lot 41 and RWC construction would not interfere physically with the campus' EOP, the project would be required to implement Campus Master Plan EIR Mitigation HAZ-5A**.** Additionally, to ensure that the new RWC building and associated facilities have an adequate EOP, the project would be required to implement Campus Master Plan EIR Mitigation HAZ-5B. The implementation of these mitigations would reduce impacts related to interference with emergency response plans to less than significant, as concluded in the Campus Master Plan EIR. Therefore, no new or increased impacts are anticipated with the proposed project.

**Mitigation Measures.** The Campus Master Plan EIR mitigation measures incorporated into this document to address impacts related to interference with emergency response plans associated with the proposed project are identified below. No new project-specific mitigation measures are included or warranted.

Campus Master Plan EIR Mitigation HAZ-5A: The campus shall continue to include the following requirements in its standards established by Capital Planning and implement them under the proposed Campus Master Plan:

- Construction work shall be conducted so as to ensure the least possible obstruction to traffic.
- Contractors shall notify the SF State's Representative at least two weeks before any road closure.
- When paths, lanes, or roadways are blocked, detour signs must be installed to clearly designate an alternate route.
- Fire hydrants shall be kept accessible to fire-fighting equipment at all times.
- To ensure adequate access for emergency vehicles when construction projects would result in temporary lane or roadway closures, campus police and dispatchers must be notified of the closures and alternative travel routes.

Campus Master Plan EIR Mitigation HAZ-5B: New building and/or department-specific EOPs shall be developed for any new development project.

**h)** **No new or increased impact.** The SF State campus, including the RWC project site, is not on or adjacent to wildlands. Therefore, no impacts are anticipated related to exposure to wildland fire hazards.

## 3.10 HYDROLOGY AND WATER QUALITY

| Will the project: | Potentially Significant New or Increased Impact | Less Than Significant New or Increased Impact With Mitigation Incorporated | Less Than Significant New or Increased Impact | No New or Increased Impact |
|---|---|---|---|---|
| a. Violate any water quality standards or waste discharge requirements? | | | | ✓ |
| b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there will 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 will drop to a level which will 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 which will 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 which will result in flooding on or off-site? | | | | ✓ |
| e. Create or contribute runoff water which will 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 flood hazard delineation map? | | | | ✓ |
| h. Place within a 100-year flood hazard area structures which will impede or redirect flood flows? | | | | ✓ |

| Will the project: | Potentially Significant New or Increased Impact | Less Than Significant New or Increased Impact With Mitigation Incorporated | Less Than Significant New or Increased Impact | No New or Increased Impact |
|---|---|---|---|---|
| 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. Inundation by seiche, tsunami, or mudflow? | | | | ✓ |

## DISCUSSION:

The Campus Master Plan and EIR considered building and related facility construction on the proposed RWC project site. The evaluation below reflects the campus-wide hydrology and water quality analysis provided in the Campus Master Plan EIR. See Section 4.7 of the Campus Master Plan Draft EIR and Section 3.10 of the Campus Master Plan Final EIR for the analysis of hydrology and water quality impacts associated with the Campus Master Plan. The evaluation below also reflects site-specific conditions on the proposed RWC project site.

The proposed relocation of the RWC to the currently proposed project site in and of itself would not have any substantial effect on the evaluation of hydrology and water quality provided previously in the Campus Master Plan EIR, given that development on the proposed RWC site was contemplated under the plan.

The major master plan revision described in Section 1, resulting in the relocation of other future planned Campus Master Plan projects to nearby campus locations, would not result in hydrology and water quality impacts over those previously described in the Campus Master Plan EIR. Project-level analysis of each of the projects would be conducted at the time that these future projects are proposed for development.

**a)** **No new or increased impact.** The proposed project would result in an increase in the discharge of wastewater from on-site restrooms, locker rooms and the pools, but would not have an effect on wastewater quality. Therefore, project-related wastewater flows would not have an adverse effect on the City's Wastewater Treatment Facility (WWTF) or the waste discharge requirements under which the City's WWTF currently operates, as was concluded in the Campus Master Plan EIR (Impact HYDRO-3). Therefore, no new or increased impacts are anticipated with the proposed project.

**b)** **No new or increased impact.** According to Campus Master Plan EIR Impact HYDRO-2, development under the proposed Campus Master Plan would not adversely affect groundwater. There are no operating or abandoned groundwater wells on campus. The campus does not directly draw groundwater from the Westside Groundwater Basin and

does not plan to in the future. Therefore, the proposed project would not affect the groundwater basin through withdrawal of groundwater.

The San Francisco Public Utilities Commission (SFPUC) is proposing the San Francisco Groundwater Supply Project to provide an average of up to 4 million gallons per day (mgd) of groundwater to augment San Francisco's municipal water supply. The project involves construction of six groundwater production well facilities and related facilities in two phases. One of the proposed well sites is the Lake Merced Well Facility Site to be constructed in Phase 1, which is expected to begin in fall 2014 and conclude in spring 2016, approximately 19.5 months. The proposed well site is in proximity to the SF State campus.

The San Francisco Public Utilities Commission (SFPUC) Water Enterprise's guidelines provided by staff regarding the use of synthetic turf fields in the area of San Francisco overlying the Westside Groundwater Basin indicate that:

> "Synthetic turf fields located within the boundary of the Westside Groundwater Basin in San Francisco should be designed and monitored to protect groundwater quality. Water, including rainfall and stormwater runoff, penetrating through the synthetic turf system must meet drinking water standards before being allowed to percolate downward to recharge the aquifer in the Westside Basin."

Given the above guidelines intended to protect groundwater quality, SF State intends to install an impermeable layer under the synthetic turf recreation field and direct the rainfall and stormwater runoff from the field to the combined sewer system. However, elsewhere on the site the project would include pervious surfaces and infiltration zones/dry wells, use of permeable materials for walking surfaces, and bio-retention zones, as described in Section 1, Introduction and Project Description. Therefore, the proposed project would not deplete groundwater supplies or cause a net deficit in aquifer volume and the impact is less than significant, as concluded in the Campus Master Plan. Additionally, the project is also not intended to otherwise degrade groundwater quality, given the design of the synthetic turf. Therefore, no new or increased impacts are anticipated with the proposed project.

**c-f)** **No new or increased impact.** As the campus contains no surface water bodies, the proposed Campus Master Plan, including the proposed RWC project, would not have the potential to directly alter or otherwise affect any surface water features in the project area and therefore the project would not result in erosion, siltation, flooding, or exceedance of storm drainage capacity associated with such alterations (Impacts HYDRO-1 and HYDRO-3).

**Construction.** As indicated in Section 3.7, Geology and Soils (Item b), construction of the proposed project would result in short-term soil-disturbing activities that could lead to increased erosion. However, the proposed project would comply with the NPDES requirements for construction site storm water discharges as the project is greater than 1

acre in size. A SWPPP is required to be prepared and implemented under these requirements, which includes appropriate erosion-control and water quality-control measures be implemented during site preparation, grading, and construction. The implementation of the SWPPP for the proposed RWC project would minimize short-term erosion and related impacts on water quality would be less than significant, as was concluded in the Campus Master Plan. Therefore, no new or increased impacts would occur with the proposed project.

**Operation.** The SFPUC wastewater collection system collects both sewage and storm water runoff in a combined system. At the time that the Campus Master Plan EIR was prepared, the City indicated that while sewer lines adjacent to the campus may be able to accommodate the proposed Campus Master Plan increase in dry weather flows, these sewer lines may not be able to accommodate potential increases in wet weather flows, which could cause flooding of the combined system on campus or in nearby neighborhoods (URS, 2007). To assess the potential for impacts on the combined system as a result of the proposed project, site-specific stormwater and sewer discharge were evaluated, as further described below.

Since the project would be connected to the City's combined sewer system and would be disturbing more than 5,000 square feet of impervious area, the project would implement stormwater measures to reduce the existing stormwater flow and volume for a two-year storm event. The impervious area consists of the existing athletic courts, former field house building, parking structure, and other features. The post-project site would either match or reduce by 25 percent the storm flow discharge for up to a 2-year, 24-hour event, as compared to the pre-project conditions, depending upon the percentage increase in impervious surfacing over existing conditions. By adhering to these design criteria there would be no net increase or a reduction in storm flow discharge from the site to the combined sewer system. The stormwater management plan for the proposed project would be designed consistent with LEED credit SS 6.1 (as described by the United States Green Building Council) and the City's Stormwater Design Guidelines.

As indicated in Section 1, this would be accomplished through the implementation of Low-Impact Design approaches and Best Management Practices. While the actual design of the stormwater management system would be developed as the design process proceeds, it is expected that the following types of features would be incorporated into the design to achieve the above design criteria:

- Infiltration zones/dry wells
- Use of permeable materials for walking surfaces
- Bio-retention zones
- Reduction in overall impervious surfacing as compared to existing conditions

In general the City's combined sewer lines are sized based upon storm water runoff because these flows greatly exceed that of the sanitary waste flows. The project site discharges to an existing 24-inch SFPUC combined sewer line that has a total capacity of approximately 6,650 gallons per minute (gpm). The increase in average daily sewer discharge for the RWC project would be approximately 36,740 gallons per day (gpd). The increase in peak sewer discharge for the project is approximately 350 gpm. This increase is approximately 5 percent of the total capacity of the existing line. See Appendix B, Sewer Discharge Memorandum for additional information.

Based on stormwater discharge either matching or being reduced as compared to existing conditions and minimal increase in sanitary sewer discharge, the proposed project would not have a significant impact on the capacity of the City's combined sewer system (see Appendix B). The impact is therefore less than significant, as concluded in the Campus Master Plan EIR. Therefore, no new or increased impacts would occur with the proposed project. It should also be noted that the Parkmerced Project EIR concluded that with all the cumulative projects considered in that document, including the SF State Master Plan, impacts related to wastewater conveyance and treatment were determined to be less than significant (Turnstone Consulting, 2010).

Additionally, given the use of LID approaches in the design of the stormwater management system and the anticipated increased infiltration, operation of the proposed project is not expected to substantially degrade water quality.

**g-j)** **No new or increased impact.** The proposed project is located in an area that is not within a 100-year flood zone or in an area that would be inundated in the event of a dam failure. The campus is also located outside the area that is projected to experience inundation during a tsunami event (see Campus Master Plan EIR Impact HYDRO-3). No impacts are anticipated, as concluded in the Campus Master Plan.

## 3.11 LAND USE AND PLANNING

| Will the project: | Potentially Significant New or Increased Impact | Less Than Significant New or Increased Impact With Mitigation Incorporated | Less Than Significant New or Increased Impact | No New or Increased Impact |
|---|---|---|---|---|
| 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. Conflict with any applicable habitat conservation plan or natural community conservation plan? | | | | ✓ |

### DISCUSSION:

The Campus Master Plan and EIR considered building and related facility construction on the proposed RWC project site. The project-level evaluation below reflects the campus-wide land use and planning analysis provided in the Campus Master Plan EIR. See Section 4.8 of the Campus Master Plan Draft EIR and Section 3.11 of the Campus Master Plan Final EIR for the analysis of land use impacts associated with the Campus Master Plan. The evaluation below also reflects site-specific conditions on the proposed RWC project site.

The proposed relocation of the RWC to the currently proposed project site in and of itself would not have any substantial effect on the evaluation of land use and planning provided previously in the Campus Master Plan EIR, given that development on the proposed RWC site was contemplated under the plan.

The major master plan revision described in Section 1, resulting in the relocation of other future planned Campus Master Plan projects to nearby campus locations, would not result in land use and planning impacts over those previously described in the Campus Master Plan EIR. Project-level analysis of each of the projects would be conducted at the time that these future projects are proposed for development.

**a)** **No new or increased impact.** Based on the Campus Master Plan EIR Impact LU-1, implementation of the Campus Master Plan would not physically divide an established community as planned growth and development proposed would occur on the existing campus that is already developed. The proposed RWC project, located on existing campus lands, would not physically divide an established community and the impact would be less

than significant, as concluded in the Campus Master Plan EIR. No new or increased impact would occur with the proposed project.

**b-c)** **No new or increased impact.** The CSU System is the only agency with land use jurisdiction over campus projects and campus development. The adopted Campus Master Plan is the applicable campus land use plan. Thus, campus development that is consistent with the adopted Campus Master Plan would not have land use impacts (see Campus Master Plan EIR Impact LU-2). The project proposes a revision to the adopted Campus Master Plan which would relocate the construction of the RWC to a site at the intersection of Font Boulevard and Lake Merced Boulevard (the proposed project site). The proposed site and master plan revision fulfills the Campus Master Plan vision to locate the RWC as a prominent gateway building for the campus. Moreover, it brings this new center of student activity closer to student housing and the core of campus, where there is the greatest concentration of students. Upon consideration and approval of the proposed project by the CSU Board of Trustees (BOT) and the approval of the major revisions by the BOT, the proposed project would fully conform with the adopted Campus Master Plan. Additionally, there are no habitat conservation plans that apply to the campus or the project site. Therefore, no new or increased impacts related to conflicts with adopted plans and policies would occur.

## 3.12 MINERAL RESOURCES

| Will the project: | Potentially Significant New or Increased Impact | Less Than Significant New or Increased Impact With Mitigation Incorporated | Less Than Significant New or Increased Impact | No New or Increased Impact |
|---|---|---|---|---|
| a. Result in the loss of availability of a known mineral resource that will 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? | | | | ✓ |

### DISCUSSION:

The evaluation below reflects the mineral resources analysis provided in the Campus Master Plan EIR. See Section 4.13 of the Campus Master Plan Draft EIR for the analysis of mineral resources impacts associated with the Campus Master Plan.

**a-b)** **No new or increased impact.** The proposed RWC project would not result in the loss of availability of mineral resources because Campus Master Plan development, including the

proposed project, would occur within a developed urban area. There are no available mineral resources in the project area. No new or increased impacts are anticipated.

## 3.13 NOISE

| Will the project result in: | Potentially Significant New or Increased Impact | Less Than Significant New or Increased Impact With Mitigation Incorporated | Less Than Significant New or Increased Impact | No New or Increased Impact |
|---|---|---|---|---|
| a. 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. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels? | | | | ✓ |
| c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | | | | ✓ |
| d. 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 or, where such a plan has not been adopted, within two miles of a public airport or public use airport, will the project expose people residing or working in the project area to excessive noise levels? | | | | ✓ |
| f. For a project located within the vicinity or a private airstrip, will the project expose people residing or working in the project area to excessive noise levels? | | | | ✓ |

### DISCUSSION:

The Campus Master Plan and EIR considered building and related facility construction on the proposed RWC project site. The evaluation below reflects the campus-wide noise analysis provided in the Campus Master Plan EIR. See Section 4.9 of the Campus Master Plan Draft EIR for the analysis of noise impacts associated with the Campus Master Plan. The evaluation below also reflects site-specific conditions on and adjacent to the proposed RWC project site.

The proposed relocation of the RWC to the currently proposed project site in and of itself would not have any substantial effect on the evaluation of noise provided previously in the Campus Master Plan EIR, given that development on the proposed RWC site was contemplated under the plan.

The major master plan revision described in Section 1, resulting in the relocation of other future planned Campus Master Plan projects to nearby campus locations, would not result in noise impacts over those previously described in the Campus Master Plan EIR. Project-level analysis of each of the projects would be conducted at the time that these future projects are proposed for development.

**a, c)** **No new or increased impact.** The Campus Master Plan EIR concluded that the increase in vehicular traffic due to campus growth would not result in a noticeable increase in permanent ambient noise levels (Impact NOIS-2). Once construction is completed, the operation of the proposed RWC project and outdoor fields would not result in a substantial permanent increase in ambient noise levels in the project vicinity. The operation of the RWC facility is not expected to substantially increase campus-related traffic and therefore would not be expected to result in a substantial permanent increase in ambient noise along vicinity roadways. The operation of the RWC would result in typical noise levels associated with routine activities such as use of landscape maintenance equipment, infrastructure mechanical equipment, recreational activities, and parking lot activities. Most of these activities currently exist on the project site associated with the current site uses. Outdoor playfields and associated recreational activities would be more extensive with the proposed project, but would be similar to those existing on the site and elsewhere on campus. Occasional special events involving indoor Public Address (PA) systems would be temporary and short-term in nature and would be held inside the RWC building. This type of indoor noise is anticipated to be attenuated within the RWC building. No outdoor PA systems would be included with the proposed project. Overall, operational noise would not result in a substantial permanent increase in ambient noise levels. The impact is less than significant, as concluded in the Campus Master Plan EIR. Therefore, no new or increased impacts would occur with the proposed project.

**b)** **No new or increased impact.** According to the Campus Master Plan EIR Impact NOIS-1, normal construction activities using conventional construction techniques and equipment would not generate excessive ground vibration and groundborne noise. Pile driving, blasting, and other special construction techniques which typically cause ground vibration and groundborne noise would not be used for demolition or construction of facilities identified under the Campus Master Plan. Impacts related to ground vibration and groundborne noise during construction are anticipated to be less than significant, as concluded in the Campus Master Plan EIR. Therefore, no new or increased impacts would occur.

**d)** **No new or increased impact.** According to Impact NOIS-1, construction of campus facilities under the Campus Master Plan could expose nearby sensitive receptors to substantial noise. At distances of 100 feet or more from the construction activity, noise from on-campus construction is predicted to be below the identified significance criteria of 80 dBA $L_{max}$ daytime (between 7:00 AM and 8:00 PM). However, if a construction site

were less than 100 feet from a nearby receptor, the noise levels from certain construction activities would exceed the identified significance criteria.

There are sensitive receptors located within 100 feet to the north, east, and south of the RWC project, the distance at which construction noise could be potentially significant. These receptors include on-campus academic buildings to the east and northeast; and campus residential uses to the south and southeast in University Park South.

Implementation of Campus Master Plan EIR Mitigation NOIS-1 would control construction noise and would reduce the potential impacts to less than significant at most locations. To ensure that construction-related noise impacts are reduced to less than significant at adjacent sensitive receptors near the RWC project site, a new project-specific mitigation measure (Project-Specific Mitigation RWC-3) is included below that would require the construction contractor to implement additional measures, including the implementation of a noise attenuation plan, controls for impact tools, and provisions for providing notification of allowed construction schedule and procedures for handling noise complaints. It is expected that Campus Master Plan Mitigation NOIS-1 and Project-Specific Mitigation RWC-3 would reduce construction-related noise impacts to less than significant and no new or increased impacts would occur.

**Mitigation Measures.** The Campus Master Plan EIR mitigation measure incorporated into this document to address impacts related to construction noise associated with the proposed project is identified below. A new project-specific mitigation measures (RWC-3) is also included below.

> Campus Master Plan EIR Mitigation NOIS-1: The campus shall include the following noise control measures in all construction contracts for construction projects that are within 100 feet of a sensitive receptor:
>
> - Construction equipment used on campus is properly maintained and has been outfitted with feasible noise-reduction devices to minimize construction-generated noise.
> - Stationary noise sources such as generators or pumps are located at least 100 feet away from noise-sensitive land uses as feasible.
> - Laydown and construction vehicle staging areas are located at least 100 feet away from noise-sensitive land uses.
> - Whenever possible, academic, administrative, and residential areas that will be subject to construction noise will be informed in writing at least a week before the start of each construction project.
> - Loud construction activity (i.e., construction activity such as jackhammering, concrete sawing, asphalt removal, and large-scale grading operations) within 100

feet of a residential or academic building shall not be scheduled during finals week.

- Loud construction activity as described above within 100 feet of an academic use shall, to the extent feasible, be scheduled during weekends, holidays, Thanksgiving break, Christmas break, Spring break, or Summer break.
- Loud construction activity within 500 feet of a residential building shall be restricted to the hours between 7:30 AM and 7:30 PM, Monday through Saturday.

Project-Specific Mitigation RWC-3: The campus shall include the following additional noise control measures in the construction contract for the RWC project:

- Prior to construction of proposed project facilities, the contractor shall develop and implement a construction noise attenuation plan to reduce noise-related impacts at nearby sensitive receptors to the degree feasible.
- Impact tools (e.g., jackhammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed-air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed-air exhaust shall be used; such as mufflers can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible, which could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.
- Signs shall be posted at the construction site that include permitted construction days and hours and a contact number for noise complaints.

**e-f)** **No new or increased impact.** The SF State campus is not located within an airport land use plan or within 2 miles of a public airport or private air strip. No impact would occur.

## 3.14 POPULATION AND HOUSING

| Will the project: | Potentially Significant New or Increased Impact | Less Than Significant New or Increased Impact With Mitigation Incorporated | Less Than Significant New or Increased Impact | No New or Increased Impact |
|---|---|---|---|---|
| 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 amounts of existing housing, necessitating the construction of replacement housing elsewhere? | | | | ✓ |
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | | | | ✓ |

### DISCUSSION:

The evaluation below reflects the population analysis provided in the Campus Master Plan EIR. See Section 4.10 of the Campus Master Plan Draft EIR and Section 3.12 of the Campus Master Plan Final EIR for the analysis of population and housing impacts associated with the Campus Master Plan.

**a)** **No new or increased impact.** The proposed project would not directly or indirectly induce substantial population growth, as it does not include new academic space or the hiring of substantial new employees (see Campus Master Plan EIR Impact POP-1). The impact is less than significant, as concluded in the Campus Master Plan EIR. Therefore, no new or increased impacts would occur with the proposed project.

**b-c)** **No new or increased impact.** The project site is currently uninhabited and not used for residential housing. Demolition of several facilities on Lot 41 would not displace any existing housing or people (see Campus Master Plan EIR Impact POP-4). The impact is less than significant, as concluded in the Campus Master Plan EIR. Therefore, no new or increased impacts would occur with the proposed project.

## 3.15 PUBLIC SERVICES

| a) Will the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 of the following public services: | **Potentially Significant New or Increased Impact** | **Less Than Significant New or Increased Impact With Mitigation Incorporated** | **Less Than Significant New or Increased Impact** | **No New or Increased Impact** |
|---|---|---|---|---|
| i. Fire Protection? | | | | ✓ |
| ii. Police Protection? | | | | ✓ |
| iii. Schools? | | | | ✓ |
| iv. Parks? | | | | ✓ |
| v. Other public facilities? | | | | ✓ |

### DISCUSSION:

The Campus Master Plan and EIR considered building and related facility construction on the proposed RWC project site. The evaluation below reflects the public services analysis provided in the Campus Master Plan EIR. See Section 4.12 of the Campus Master Plan Draft EIR for the analysis of public services impacts associated with the Campus Master Plan. The evaluation also reflects site-specific conditions on and adjacent to the proposed RWC project site, as relevant.

The proposed relocation of the RWC to the currently proposed project site in and of itself would not have any substantial effect on the evaluation of public services provided previously in the Campus Master Plan EIR, given that development on the proposed RWC site was contemplated under the plan.

The major master plan revision described in Section 1, resulting in the relocation of other future planned Campus Master Plan projects to nearby campus locations, would not result in public services impacts over those previously described in the Campus Master Plan EIR. Project-level analysis of each of the projects would be conducted at the time that these future projects are proposed for development.

**a)** **No new or increased impact.** The Campus Master Plan and EIR did not identify any significant impacts related to public services associated with growth and development of the campus. According to Campus Master Plan EIR Impact UTL-4, the construction of new or physically altered police or fire protection facilities would not be required. The proposed project would not result in substantial school, parks, or other public facilities impacts (see Campus Master Plan EIR Impact UTL-5). There are no site-specific or project-specific conditions that would modify these conclusions. Therefore, no new or increased impacts are anticipated.

## 3.16 RECREATION

| | Potentially Significant New or Increased Impact | Less Than Significant New or Increased Impact With Mitigation Incorporated | Less Than Significant New or Increased Impact | No New or Increased Impact |
|---|---|---|---|---|
| a. Will the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities will occur or be accelerated? | | | | ✓ |
| b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | | | | ✓ |

### DISCUSSION:

The Campus Master Plan and EIR considered building and related facility construction on the proposed RWC project site. The evaluation below reflects the recreation analysis provided in the Campus Master Plan EIR. See Section 4.12 of the Campus Master Plan Draft EIR for the analysis of recreational services impacts associated with the Campus Master Plan. The evaluation below also reflects site-specific conditions on and adjacent to the proposed RWC project site, as relevant.

The proposed relocation of the RWC to the currently proposed project site in and of itself would not have any substantial effect on the evaluation of recreation provided previously in the Campus Master Plan EIR, given that development on the proposed RWC site was contemplated under the plan.

The major master plan revision described in Section 1, resulting in the relocation of other future planned Campus Master Plan projects to nearby campus locations, would not result in recreation impacts over those previously described in the Campus Master Plan EIR. Project-level analysis of each of the projects would be conducted at the time that these future projects are proposed for development.

**a-b)** **No new or increased impact.** The proposed project was contemplated in the Campus Master Plan and evaluated in the EIR. Implementation of the Campus Master Plan would not result in a significant use of off-campus parks or recreational facilities given the presence of existing and planned recreational facilities on campus (see Campus Master Plan EIR Impact UTL-5). The proposed RWC project is one of the planned recreational facilities on campus anticipated in the Campus Master Plan. The use of the proposed project for recreational uses would also minimize the potential use of off-campus parks or

recreational facilities. Thus, no new or increased impacts on off-campus parks and recreational facilities are anticipated with the proposed project

## 3.17 TRANSPORTATION/TRAFFIC

| Will the project: | Potentially Significant New or Increased Impact | Less Than Significant New or Increased Impact With Mitigation Incorporated | Less Than Significant New or Increased Impact | No New or Increased Impact |
|---|---|---|---|---|
| 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.g., farm equipment)? | | | | ✓ |
| 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? | | | | ✓ |

### DISCUSSION:

The Campus Master Plan and EIR considered building and related facility construction on the proposed RWC project site. The evaluation below reflects the campus-wide transportation analysis provided in the Campus Master Plan EIR. See Section 4.11 of the Campus Master Plan Draft EIR and Section 3.13 of the Campus Master Plan Final EIR for the analysis of traffic, circulation and parking impacts associated with the Campus Master Plan. The evaluation below

also reflects a project-specific transportation analysis prepared for the proposed RWC project by Nelson/Nygaard in 2014 (see Appendix A, Transportation Memorandum).

The proposed relocation of the RWC to the currently proposed project site in and of itself would not have any substantial effect on the evaluation of recreation provided previously in the Campus Master Plan EIR, given that development on the proposed RWC site was contemplated under the plan.

The major master plan revision described in Section 1, resulting in the relocation of other future planned Campus Master Plan projects to nearby campus locations, would not result in transportation impacts over those previously described in the Campus Master Plan EIR. Project-level analysis of each of the projects would be conducted at the time that these future projects are proposed for development.

**a-b) Less-than-significant new or increased impact (Construction Traffic Only)**

**Traffic Impacts.** The 2007 Campus Master Plan and the subsequent adopted Transportation Demand Management Program (Nelson\Nygaard, 2009) indicates that it is the campus's objective to continue to grow and develop, as proposed under the Campus Master Plan, while minimizing the transportation impacts of the increase in enrolled students and number of employees. More specifically, the TDM plan outlines a program that would minimize the daily AM and PM peak period vehicle trips to the campus. The Campus Master Plan EIR indicated that the combined effect of the baseline TDM programs, parking, transit, and housing programs of the Campus Master Plan would likely be to maintain campus-related auto traffic levels at their current (2006) rates through 2020. The Campus Master Plan EIR considered this no-net-increase in vehicle trips scenario in a traffic analysis that also provided a more conservative traffic scenario that estimated trip generation from proposed campus growth more traditionally. The more conservative analysis indicated that campus growth could potentially result in significant traffic-related impacts on vicinity roadways. To address these impacts, the campus is already implementing Campus Master Plan EIR Mitigation TRA-1, which required the campus to conduct a new baseline cordon survey, completed in 2008. Subsequent cordon surveys are required every three years and no later than the addition of each 1,000 students in head count enrollment. If vehicle trips increase over the base year, various measures, including increasing the frequency of cordon surveys and increasing TDM programs are called for. The most recent cordon survey was conducted in 2011 revealed that daily and peak hour campus-related vehicle trips have decreased since the 2008 base year (Nelson/Nygaard, 2011).

To evaluate the potential increase in vehicle trip generation and associated potential for traffic with the proposed RWC project, Nelson/Nygaard provided an evaluation of vehicle trip generation (see Appendix A, Transportation Memorandum). Based on that evaluation,

it is estimated that on an average day 2,900 SF State faculty, staff, and students would use the RWC facility.

The vast majority of the vehicle trips related to RWC staff and users are not new vehicle trips, as shown in Table 5. That is, these vehicle trips would have been made independent of and prior to the construction of the facility as the vast majority of RWC users and staff persons are existing students, staff, and faculty who currently drive to campus for other purposes. Existing students that are hired as staff are also not expected to result in a net increase in vehicle trips given the shift length (4 hours) anticipated for these students. Overall, approximately 10 vehicle trips associated with the new permanent staff are expected to be new daily trips. The basis for this estimate if further described below.

To determine the number of daily vehicle trips generated by RWC staff and users, the number of users in each group was multiplied by the drive alone rate for that group to determine the number of RWC staff and users who would drive to campus. Mode split for all modes of travel is based on the 2011 cordon survey noted above. The analysis found that a total of 675 daily vehicle trips would be related to RWC staff and users. To determine the net new trips that would actually be generated as a result of the proposed project, each population category was reviewed and assessed to determine the net new trips that would likely result from each category (see Table 5, RWC Daily Vehicle Trip Generation).

**Table 5. RWC Daily Vehicle Trip Generation**

| Group | Number of RWC Staff/Users | Number of RWC Staff/Users Driving | Total Daily Vehicle Trips Related to RWC Staff/Users | Net New Daily Vehicle Trips Associated with RWC Staff/Users |
|---|---|---|---|---|
| Staff (existing) | 5 | 2 | 4 | 0 |
| Staff (new) | 12 | 5 | 10 | 10 |
| Student Employees (existing) | 100 | 20 | 40 | 0 |
| Daily users (existing) | 2,868 | | | |
| Students (existing) | 2,527 | 517 | 1,035 | 0 |
| Faculty/Staff (existing) | 341 | 130 | 262 | 0 |
| Total | 2,985 | 675 | 1,351 | 10 |

Note: Numbers may not add up due to rounding.

The proposed project is also not expected to increase the drive-alone rate for students or staff or change the vehicle trip distribution and assignment of roadways in the immediate vicinity of the SF State campus. The project would result in a net loss of parking (see

Parking-Related Impacts below). It should also be noted that drive-alone rates have declined between SF State's 2008 transportation survey and the 2011 survey. In 2008, 23% of students and 45% of faculty/staff drove alone to campus. In 2011 these numbers had dropped to 20% and 38%, respectively.

For the above reasons, the proposed RWC project would not result in traffic congestion. A detailed traffic study is not warranted to further evaluate the potential effects of the proposed RWC project on vicinity roadways given the minor increase in project-related vehicle trips and other factors noted above. The traffic impacts of the proposed RWC project are less than significant. No new or increased impacts would result with the proposed project.

**Transit Impacts.** The proposed RWC project would not result in transit demand above and beyond that anticipated in the Campus Master Plan EIR (see Campus Master Plan EIR Impact TRA-2). As indicated above, the vast majority of RWC staff and users would be existing SF State faculty, staff, and students. Given the location of the proposed RWC, the closest Muni M line and 28/28L stop is located at 19th Avenue and Holloway. This stop is located at the main entrance to campus and is the primary M line and 28/28L stop for those riders coming to and from the SF State campus. Given these usage patterns, it is not expected that the location of the RWC would have any noticeable impact on M line and 28/28L boardings or alightings. Therefore the proposed project would not result in new or increased impacts on transit capacity.

**Parking-Related Impacts**. As indicated above, the construction of the RWC would result in the removal of a 42-space parking structure that serves the residences fronting Vidal Drive. A surface lot with 16 spaces would be constructed to serve these residences. In addition, 6 to 10 surface parking spaces would be constructed for the RWC to serve disabled patrons and loading, and potentially carpool and zero emission vehicles. Approximately 25 on-street parking spaces could be removed if the installation of striped bike lanes is pursued on Font Boulevard north and northwest of the project site, which would require coordination with the San Francisco Municipal Transit Agency (SFMTA).

To evaluate the potential physical impacts of parking loss, such as increased congestion and associated air quality and noise effects, Nelson/Nygaard provided a parking evaluation (see Appendix A, Transportation Memorandum). Based on that evaluation, it is estimated that there is parking available in other parts of the campus in the main parking garage as well as on-street parking (see Appendix A for additional detail). There is sufficient occupancy to absorb the five additional drivers that are expected to be generated by the new RWC.

Additionally, the absence of available parking spaces, in conjunction with available alternatives to vehicular travel (e.g., transit, bicycling or walking) and a dense pattern of urban development, induces many drivers to seek out other modes of travel or change their

overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's ″Transit First″ policy. The City's Transit First Policy (City's Charter Section 16.102) provides that ″parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation.″

The project site is well served by numerous Muni and transit lines. There is also substantial existing parking available on campus and in on-street parking surrounding the campus. Overall, the proposed project would not result in secondary physical effects on the environment due to the removal of parking on the RWC project site. No new or increased impacts would occur.

**Construction Impacts.** Construction of the proposed project would occur over a 2-year period. Construction material staging and storage, and parking for construction workers, would occur onsite, within the project site boundaries identified in Figure 6. During the 2-year construction period, there may be times when construction trucks and/or worker vehicles cause or contribute to intermittent transportation impacts along Font Boulevard, Lake Merced Boulevard and nearby roadways. Overall, construction activities associated with the proposed project are not anticipated to result in substantial impacts on the City's transportation network. While the impact is less than significant, it is recommended that SF State meet with applicable City departments, as identified in Project-Specific Mitigation RWC-4, to determine measures to reduce traffic congestion, including effects on the transit systems and pedestrian and bicycle circulation during construction of the proposed project. Given that the Campus Master Plan EIR did not evaluate construction impacts, this is considered to be a less-than-significant new impact.

**Mitigation Measures.** The Campus Master Plan EIR mitigation measure incorporated into this document to address impacts related to construction traffic and emergency access is included above Section 3.9, Hazards and Hazardous Materials. A new project-specific mitigation measures (RWC-4) is also included below to address any additional intermittent construction-phase transportation effects.

> Project-Specific Mitigation RWC-4: SF State and/or its construction contractor shall prepare a Construction Traffic Control Plan to address potential lane closures, construction vehicle access routes and parking, hours of construction, etc. As part of development of the plan, SF State and/or the construction contractor shall meet with applicable City agencies to determine feasible measures for maintaining vehicle, transit, pedestrian, and bicycle access along Font Boulevard and Arballo Drive. The Traffic Control Plan would comply with the City's Encroachment Permit and/or Construction Permit requirements, if applicable.

**c)** **No new or increased impact.** The Campus Master Plan has no potential to affect air traffic patterns, as the main campus and the RWC project site are not within an air safety

zone that would require restrictions on development. Therefore, no new or increased impacts on air traffic patterns are anticipated with the proposed RWC project.

**d)** **No new or increased impact.** The proposed RWC project would not include design features that would increase hazards or incompatible uses. No new or increased impacts would occur.

**e)** **No new or increased impact.** Potential impacts with respect to emergency access are addressed in Section 3.9, Hazards and Hazardous Materials, above.

**f)** **No new or increased impact.** The Campus Master Plan would not conflict with applicable plans, ordinances, policies, or congestion management programs (see Campus Master Plan EIR Impact TRA-6), which was identified as a less-than-significant impact. The proposed project would not adversely affect conditions for pedestrians or otherwise interfere with pedestrian accessibility or affect conditions for bicyclists (see Campus Master Plan EIR Impact TRA-3 and TRA-4). The proposed project would provide improved pedestrian and bicycle access to the site and surroundings by widening the existing sidewalk on the southwestern side of Font Boulevard to City standards, providing four new crosswalks along Font Boulevard and Arballo Drive, and new street lighting. Given the proximity of the RWC to campus residences and the campus core, an increase in pedestrian crossing volumes along Font Boulevard is expected. Additionally, the installation of striped bike lanes north and northwest of the project site on Font Boulevard is feasible (see Appendix A) and would be considered by SF State in consultation with the SFMTA. The impact is less than significant, as concluded in the Campus Master Plan EIR. Therefore, no new or increased impacts would occur.

## 3.18 UTILITIES AND SERVICE SYSTEMS

| Will the project: | Potentially Significant New or Increased Impact | Less Than Significant New or Increased Impact With Mitigation Incorporated | Less Than Significant New or Increased Impact | No New or Increased Impact |
|---|---|---|---|---|
| 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? | | | | ✓ |

| Will the project: | Potentially Significant New or Increased Impact | Less Than Significant New or Increased Impact With Mitigation Incorporated | Less Than Significant New or Increased Impact | No New or Increased Impact |
|---|---|---|---|---|
| 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 supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | | | | ✓ |
| e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate 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? | | | | ✓ |

## DISCUSSION:

The Campus Master Plan and EIR considered building and related facility construction on the proposed RWC project site. The evaluation below reflects the campus-wide utilities analysis provided in the Campus Master Plan EIR. See Section 4.12 of the Campus Master Plan Draft EIR for the analysis of utilities and impacts associated with the Campus Master Plan. The evaluation below also reflects site-specific conditions where relevant.

The proposed relocation of the RWC to the currently proposed project site in and of itself would not have any substantial effect on the evaluation of utilities provided previously in the Campus Master Plan EIR, given that development on the proposed RWC site was contemplated under the plan.

The major master plan revision described in Section 1, resulting in the relocation of other future planned Campus Master Plan projects to nearby campus locations, would not result in utilities impacts over those previously described in the Campus Master Plan EIR. Project-level analysis of each of the projects would be conducted at the time that these future projects are proposed for development.

**a)** **No new or increased impact.** Refer to Section 3.10, Hydrology and Water Quality.

**b-e)** **No new or increased impact.** The Campus Master Plan and EIR contemplated the development of the proposed RWC project. The proposed RWC project would not result in any new significant utility impacts (see Campus Master Plan EIR Impact UTL-1 and Campus Master Plan EIR Impact UTL-2). The increase in demand for water supply and generation of wastewater would not be substantial. The uses proposed on the site could incrementally increase the campus's demand for water and generation of wastewater. The potential use of natural turf would require irrigation and the bathrooms and locker rooms would require water and would generate wastewater. These uses are not expected to result in the need for off-campus water supply distribution system improvements or new water entitlements. The proposed project would not require off-campus improvements to the combined sewer system (see Section 3.10, Hydrology and Water Quality for additional information). The impacts would be less than significant, as concluded in the Campus Master Plan. Therefore, no new or increased impacts would occur.

**f-g)** **No new or increased impact.** The Campus Master Plan and EIR contemplated the construction of the RWC and the demolition of existing buildings that are at or beyond their useful life. The Campus Master Plan EIR Impact UTL-5 concluded that the demolition of existing structures would not result in solid waste impacts. According to Impact UTL-5, solid waste from the campus would be directed to a landfill that has remaining capacity beyond the planning horizon for the Campus Master Plan and the impact was identified as less than significant. Therefore, as the proposed project would comply with applicable regulations related to solid waste and would be served by a landfill with sufficient remaining capacity, the proposed project would result in less-than-significant impacts related to solid waste, as concluded in the Campus Master Plan. Further, as indicated in Section 1, Introduction and Project Description, the residual concrete from the demolition would be recycled to minimize solid waste directed to the landfill from the proposed project. Therefore no new or increased impacts are anticipated with the proposed project.

## 3.19 MANDATORY FINDINGS OF SIGNIFICANCE

| | Potentially Significant New or Increased Impact | Less Than Significant New or Increased Impact With Mitigation Incorporated | Less Than Significant New or Increased Impact | No New or Increased Impact |
|---|---|---|---|---|
| a. Does the project 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 wildlife community, reduce the number or restrict the range of an endangered, rare or threatened plant or wildlife, or eliminate important examples of the major periods of California history or prehistory? | | | | ✓ |
| b. Does the project have impacts that are 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. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | | | | ✓ |

DISCUSSION:

**a)** **No new or increased impact.** The proposed RWC project would not degrade the quality of the environment. The proposed project would not substantially reduce habitat of fish or wildlife species or other special-status species as the SF State campus constitutes a built environment. There are no sensitive habitats or wetlands located on campus and no special-status species are known to occupy the campus. However, special-status birds could potentially nest is trees on campus. As some or all the trees would be removed, the proposed project would implement Campus Master Plan EIR Mitigation BIO-2A, which requires preconstruction nesting bird surveys and other measures, if demolition or construction occurs during the typical avian nesting season (see Campus Master Plan EIR Impact BIO-2). Implementation of this measure would reduce the potential impact on nesting habitats of special-status birds to less than significant, as concluded in the Campus Master Plan EIR. Therefore, not new or increased impact would occur.

The proposed project would not eliminate important examples of the major periods of California history. However, the impacts associated with the demolition of contributing

structures on the RWC project site would result in significant impacts under CEQA. The campus shall implement the mitigation measures identified in the Campus Master Plan EIR and in the historic resources evaluation prepared by the JRP Consulting LLC, consistent with Campus Master Plan EIR Mitigation CULT-2C. Even with the implementation of all feasible mitigation measures, the impacts would not be reduced to less than significant and the impact would remain significant and unavoidable, as concluded in the Campus Master Plan EIR. Given this impact conclusion and prior findings, no new or increased impacts are anticipated with the proposed project (see Section 3.6 for additional information).

Additionally, while it is not anticipated that new archaeological resources or human remains would be encountered, Mitigation Measures CULT-1A and -1B and CULT-3A through -3D would be implemented to ensure that impacts related to inadvertent discovery of archaeological resources and human remains would be reduced to less than significant, as concluded in the Campus Master Plan EIR. Therefore, not new or increased impact related to archaeological resources would occur.

**b)** **No new or increased impact.** The Campus Master Plan EIR evaluated the cumulative effects associated with growth and development contemplated under the Campus Master Plan. See Chapter 4, Environmental Setting, Impacts, and Mitigation Measures of the Campus Master Plan EIR for the evaluation of cumulative impacts. The cumulative effects associated with the proposed RWC project have already been analyzed and assessed as part of the Campus Master Plan EIR. Therefore, no new or increased impacts are anticipated with the proposed project.

**c)** **No new or increased impact.** The proposed RWC project does not have environmental effects which would cause substantial indirect or direct adverse effects on humans. Therefore, no new or increased impacts are anticipated with the proposed project.

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# APPENDIX A
# TRANSPORTATION MEMORANDUM

NELSON
NYGAARD

# MEMORANDUM

To: Ann Sansevero, URS

From: Jessica Alba and Francesca Napolitan, Nelson/Nygaard

Date: January 17, 2014

Subject: San Francisco State University RWC Transportation Analysis

## INTRODUCTION

San Francisco State University (SF State) is planning on constructing a 118, 700-square foot Recreation Wellness Center (RWC) on a 6.5 acre site (Lot 41) in the southwestern quadrant of the campus at the intersection of Lake Merced Boulevard and Font Boulevard. Lot 41 currently houses a softball field and a parking facility.

The project will include a new recreation wellness building and recreation field organized around an existing softball field, as well as a roadway, service/delivery area, and limited surface parking. Additional pedestrian improvements, including new crosswalks on Font Boulevard and a widened sidewalk on the southwest side of Font Boulevard, will provide enhanced pedestrian access from the academic core and adjacent student housing to the RWC.

The planned hours of operation for the RWC are Monday through Friday from 6 AM to midnight and Saturday and Sunday from 8 AM to 10 PM. The RWC will be open to students whose fees are funding the project as well as faculty and staff. No community memberships are anticipated.

The proposed location for the RWC is different than the location identified in the Campus Master Plan due to the fact that the original site now houses two annex buildings which are still being utilized by SF State. However, the findings of analysis presented in the memorandum indicate that the relocation of the RWC from the original site to Lot 41 will not have any impacts on the transportation findings and conclusions of the Campus Master Plan and EIR.

SF State is currently in the initial stages of preparing an Initial Study/Mitigated Negative Declaration (IS/MND) for this project. This memorandum discusses the findings of a trip generation analysis and an evaluation of parking, bicycle facilities, and special events needs. The findings described in this memorandum will be utilized in the preparation of the IS/MND.

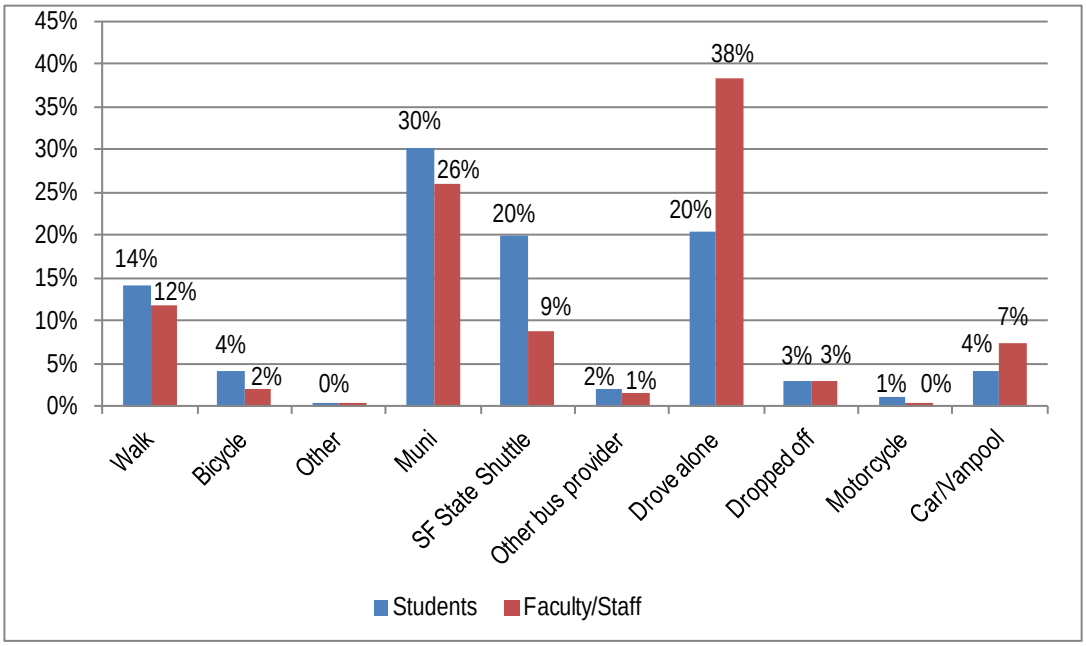
## ANALYSIS

### Mode Split

In October 2007, the City and County of San Francisco and SF State entered into a Memorandum of Understanding (MOU) regarding the implementation of SF State's Campus Master Plan. The MOU identifies a number of measures that SF State must implement, including the establishment of a traffic monitoring and mitigation program. As part of the requirements stated in the MOU,

SF State conducted an online survey in April 2008 and in April 2011 that asked SF State affiliates how they travelled to and from campus on a specific day of the week of the survey. A total of 3,599 SF State affiliates responded to the 2011 survey, of which approximately 2,764 persons stated that they were on campus on the day of the survey. As illustrated in Figure 1, only 20% of all students and 38% of staff drive alone to campus. The remainder access SF State by other modes of transportation.

Figure 1 SF State 2011 Mode Split




## Vehicle Trip Generation

An assessment of the potential number of vehicle trips generated by the proposed project was conducted. Key data points regarding staffing, user volumes, employee, and student mode split that were used in this analysis are listed below:

- Approximately 100 students will be employed by the RWC on a part-time basis
- Student shifts will typically be four hours long
- The RWC will have 17 full-time staff persons, 12 of whom will be newly hired staff and 5 of whom are existing staff persons that will be reassigned to the RWC
- The maximum number of users that can be accommodated by the facility at one time is 691
- Peak period of usage is 4 to 6 PM with a secondary peak from 6 PM to 9 PM
- Approximately 20% of students drive alone to campus and 38% of staff and faculty drive alone to campus, based on the SF State 2011 Transportation Survey (Nelson/Nygaard, 2011)
- The average daily on-campus population is 88% students and 12% faculty or staff[1]

[1] Provided by SF State for the 2011 Transportation Survey.

In the summer of 2009, SF State conducted a feasibility and programming study which looked in part at the demand generated by students for various types of recreational facilities and how that demand is spread out over the day. Utilizing information from this study and the building capacity limit of 691 persons, the total number of daily users for the facility was calculated. It is estimated that on an average day 2,868 faculty, staff, and students will use the facility. It is important to note that this is a conservative estimate as it assumes that the facility reaches capacity during the peak period of demand, 4 PM to 6 PM.

In order to determine the number of daily vehicle trips generated by RWC staff and users, the number of users in each group was multiplied by the drive alone rate for that group to determine the number of RWC staff and users who would drive to campus. The analysis found that a total of 675 RWC staff and users would drive, which translates to 1,351 daily trips[2]. To determine the net new trips that would actually be generated as a result of the proposed project, each population category was reviewed and assessed to determine the net new trips that would likely result from each category (Figure 2).

Figure 2 RWC Daily Vehicle Trip Generation

| Group | Number of RWC Staff/Users | Number of RWC Staff/Users Driving | Total Daily Vehicle Trips Related to RWC Staff/Users | Net New Daily Vehicle Trips Associated with RWC Staff/Users |
|---|---|---|---|---|
| Staff (existing) | 5 | 2 | 4 | 0 |
| Staff (new) | 12 | 5 | 10 | 10 |
| Student Employees (existing) | 100 | 20 | 40 | 0 |
| Daily users[3] | 2,868 | | | |
| Students (existing) | 2,527 | 517 | 1,035 | 0 |
| Faculty/Staff (existing) | 341 | 131 | 262 | 0 |
| Total | 2,985 | 675 | 1,351 | 10 |

Note: Numbers may not add up due to rounding.

As is shown in Figure 2, the vast majority of the vehicle trips related to RWC staff and users are not new vehicle trips. That is, these vehicle trips would have been made prior to the construction of the facility as most RWC users and staff persons are existing students, staff, and faculty who currently access the campus. Existing students that are hired as staff are also not expected to result in a net increase in vehicle trips given the shift length (4 hours) anticipated for these students. Overall, approximately 10 vehicle trips associated with the new permanent staff are expected to be new daily trips.

The proposed project is also not expected to increase the drive-alone rate for students or staff or change the vehicle trip distribution and assignment of roadways in the immediate vicinity of the SF State campus. Only a few (6) parking spaces will be provided on-site for disabled patrons and loading. Additionally, the current site plan also includes 2 carpool and 2 zero emission vehicle

[2] A total of two trips are attributed to each person to account for the trip to the RWC and the trip from the RWC.

[3] The breakdown of total users between students and facility/staff was calculated using the average on-campus daily population for these groups.

stalls; however, for efficiency, the campus may consider relocating these stalls at the parking garage. All other parking will continue to occur in SF State's existing parking facilities and primarily in the campus garage on South State Drive though some RWC users may choose to park on-street on Font Boulevard or Lake Merced Drive. No student or staff parking will be provided at the RWC.

It should also be noted that drive-alone rates have declined between SF State's 2008 transportation survey and the 2011 survey. In 2008, 23% of students and 45% of faculty/staff drove alone to campus. As mentioned above, in 2011 these numbers had dropped to 20% and 38%, respectively.

For the above reasons, the proposed RWC project would not result in traffic impacts not already contemplated in the Campus Master Plan EIR. A detailed traffic study is not warranted to further evaluate the potential effects of the proposed project on vicinity roadways given the minor increase in project-related vehicle trips and the other factors noted above.

## Parking Evaluation

The construction of the RWC will result in the removal of a 42-space parking structure that serves the residences fronting Vidal Drive. A surface lot with 16 spaces will be constructed to serve these residences. In addition, 6 to 10surface parking spaces will be constructed for the RWC to serve disabled patrons and loading, and potentially carpool and zero emission vehicles.

The closest parking structure open to students, faculty, and staff is the main parking garage which is located at State Drive. The 5-story garage has a total of 2,082 parking spaces. Data collected in 2012 as part of a parking utilization study of facilities located in the northwestern portion of the campus found that during the peak parking demand period[4] the garage was 75% occupied, meaning that 1,562 spaces are still available. It should be noted that demand varies by garage level due to the fact that some levels are restricted to students and some are restricted to faculty and staff. However, even when the occupancy rates for each level are independently examined there is sufficient occupancy to absorb the five additional drivers that are expected to be generated by the new RWC.

There is unrestricted on-street parking located on the southwest side of Font Boulevard. On-street parking located on the northwest side of Font Boulevard is unrestricted between Lake Merced Boulevard and the traffic circle located adjacent to campus residences and is restricted to 2 hours unless the vehicle has a residential parking permit between Font Boulevard and Arballo Drive. Approximately five on-street spaces on the southwest side of Font Boulevard will need be removed and 3 on Lake Merced Boulevard in order to accommodate new driveway and service access to the RWC site.

Data collected as part of the 2011 Transportation Survey show that parking along Font Boulevard and Lake Merced Boulevard is currently being utilized by campus affiliates. Given that this parking is free and adjacent to the RWC it is likely that this parking will continue to be used by campus affiliates, including those that may use the RWC.

Under CEQA, the loss of parking is considered to be a social effect, rather than an impact on the physical environment. A project's social effects need not be treated as significant impacts on the physical environment based on the CEQA Guidelines. Secondary physical impacts that could be

[4] The Parking Utilization Study found that weekday parking demand peaks at 1:00 pm.

triggered by a social effect do require evaluation. In the case of loss of parking or parking deficits, increased traffic congestion and associated air quality and noise effects may theoretically result from having to search for limited parking spaces. In San Francisco, however, the absence of available parking spaces, in conjunction with available alternatives to vehicular travel (e.g., transit, bicycling or walking) and a dense pattern of urban development, induces many drivers to seek out other modes of travel or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy. The City's Transit First Policy (City's Charter Section 16.102) provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

In addition, since on-street parking is under the purview of the San Francisco Municipal Transit Agency (SFMTA), SF State will need to coordinate the proposed removal of on-street parking spaces on Font Boulevard with the SFMTA. This coordination may also include the restriping of parking spaces due to the placement of new driveways.

Should the campus and the City of San Francisco pursue the installation of bicycle lanes on Font Boulevard between Lake Merced Boulevard and Holloway Avenue approximately 25 on-street parking spaces would be removed. Given that there is currently available parking on-campus the removal of these spaces would have minimal if any impact.

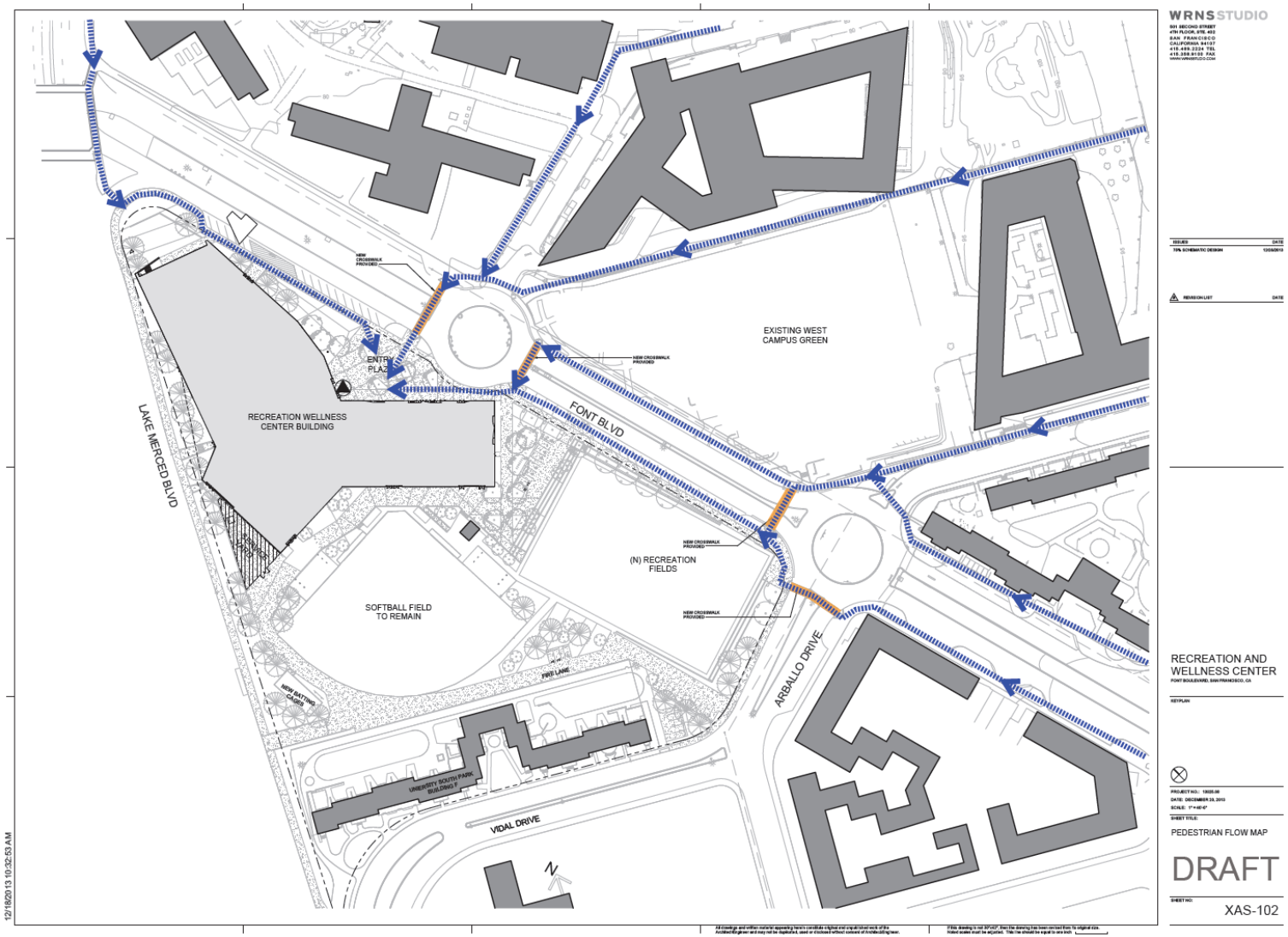
The project site is well served by numerous Muni and transit lines, as shown in Figure 4. There is also substantial existing parking available on campus and in on-street parking surrounding the campus. Overall, the proposed project would not result in secondary physical effects on the environment due to the removal of parking on the RWC project site.

## Pedestrian and Bicycle Evaluation

The RWC will result in an improved pedestrian environment by widening the existing sidewalk on the southwestern side of Font Boulevard and providing four new crosswalks along Font Boulevard. Given the proximity of the RWC to campus residences and the campus core, an increase in pedestrian crossing volumes along Font Boulevard is expected.

Figure 3 shows how pedestrian traffic will flow from the main campus to the RWC. In order to accommodate additional pedestrian volumes and likely paths of travel, SF State will add crosswalks at Arballo Drive and Font Boulevard and across Font Boulevard adjacent to campus residences and the West Campus Green. These new crosswalks are highlighted in orange in Figure 3. Given that these crossings along Font Boulevard are unsignalized, SF State should consider using highly reflective paint and striping to increase the visibility of pedestrians. In addition pedestrian crossing signage could be considered. SF State will also add additional street lighting along Font Boulevard to improve pedestrian safety and visibility, which is important given the RWC will be open early in the morning and late in the evening.

Figure 3 Pedestrian Flows to the RWC



In regard to bicycle facilities, short-term bicycle parking for approximately 47 bikes will be provided at bicycle racks located outside of the RWC. No indoor bicycle parking will be provided. The existing Bike Barn will provide an option for secure long-term bicycle parking. The capacity of the Bike Barn is 375 spaces and typically 275 to 300 spaces are used daily. On sunny days, however, it is typically full by noon. Given this, SF State should consider the feasibility of providing secure long-term parking at the RWC, particularly for staff who will be on-site for longer periods of time than RWC users.

Applying the current student and staff bicycle mode share of 4.1% and 2.0% respectively to the number of users and staff that will be coming to the RWC during the peak period of 4 PM to 6 PM, a minimum of 28 bicycle parking spaces are recommended to support the project. This is a conservative estimate as some cyclists may have their bikes already parked elsewhere on campus and may choose to walk to the RWC. Given the current bicycle mode share the short-term parking supply proposed for the RWC will meet the projected demand for bicycle parking.

With regard to bicycle access to the facility, Figure 4 below shows existing bicycle facilities that serve the SF State campus. The RWC is accessible via the bicycle route on Font Boulevard, which connects to the bicycle path on Lake Merced Boulevard and the bicycle lane on Holloway Avenue. On the southwestern side of Font Boulevard between Lake Merced Boulevard and Arballo Drive the travel lane is 22 feet wide, providing an opportunity to reduce the width of the travel lane to incorporate a bike lane. The existing travel lane could be reduced to 11 feet which would enable the creation of a 6-foot bike lane and a 3-foot striped buffer between vehicular traffic and cyclists and a 2-foot buffer between the parking lane and bike lane. From Arballo Drive to Holloway Avenue the width of the travel lane is 16 feet with an 8-foot parallel parking lane. If parallel on-street parking were removed there would be adequate space to provide both a bike lane and buffer. This would require the removal of approximately four parking spaces.

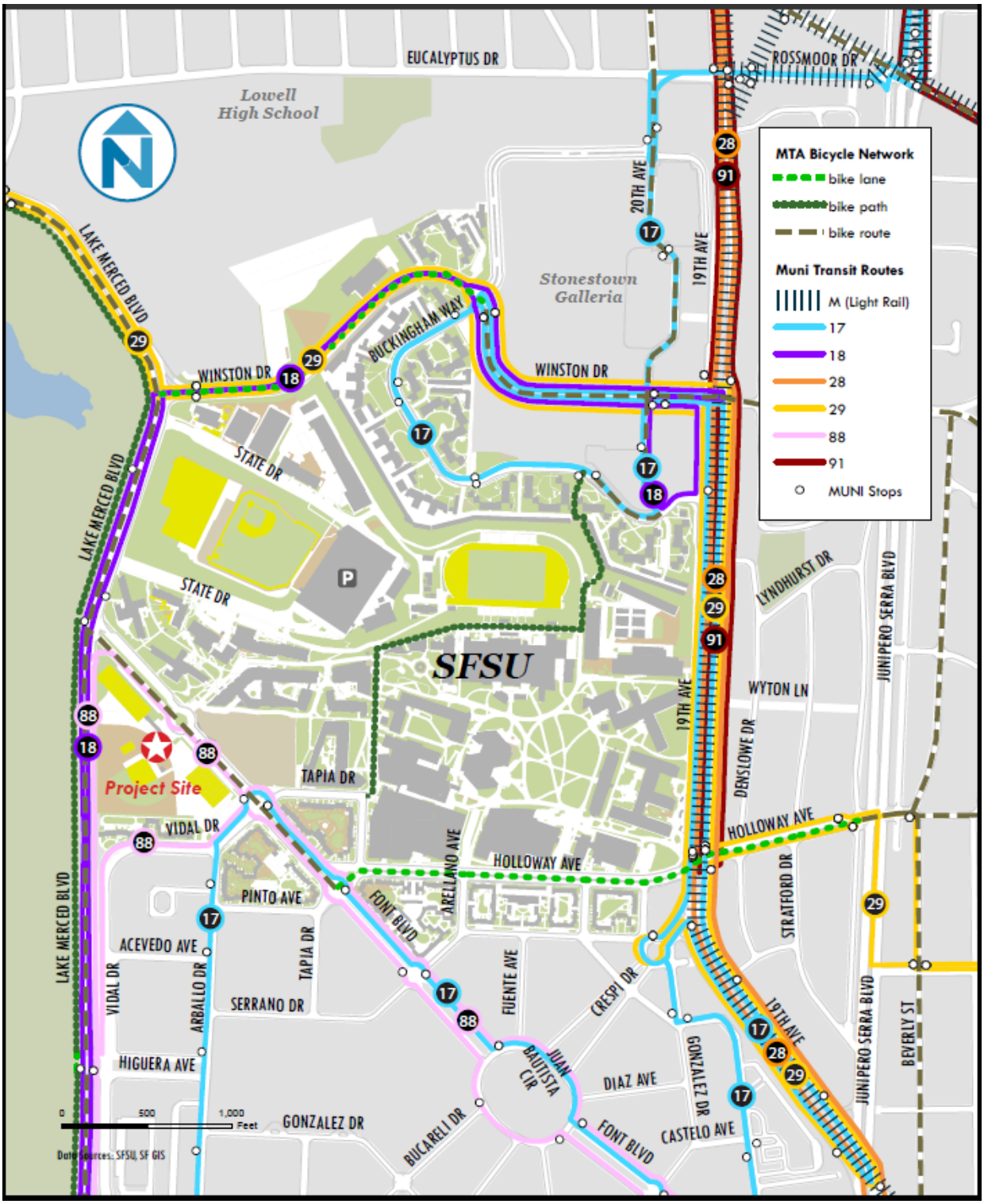
On the northwest side of Font Boulevard, the roadway width is 22 feet between Lake Merced Boulevard and the traffic circle next to campus residences and the West Campus Green. This segment could be reconfigured with an 11-foot travel lane, 6-foot bike lane, and a 3-foot striped buffer between vehicular traffic and cyclists and a 2-foot buffer between the parking lane and bike lane. From the traffic circle to Arballo Drive, the travel lane is 16 feet wide with an 8-foot parallel parking lane. In order to accommodate a bicycle lane on this segment, on-street parking would need to be removed. This would require the removal of approximately 20 parking spaces. From Arballo Drive to Holloway Avenue the total roadway width is 22 feet. If the one parallel parking space were removed, there would be adequate space to provide both a bike lane and buffer.

Given that angled parking is present on both sides of this section of Font Boulevard it is recommended that the current front-in angled parking be changed to back-in angled parking to reduce the potential for conflict between vehicles and cyclists. The conversion from front-in angled parking to back-in angled parking will not result in a loss of parking.

Overall, the installation of striped bike lanes in the areas noted above is feasible and will be considered by the campus as project design progresses, in conjunction with the San Francisco Municipal Transportation Agency and other City agencies as relevant. However, it is not part of the current project design.

Based on this evaluation, the proposed project and the recommended pedestrian and bicycle facility improvements will not conflict with any adopted policies, plans, or programs or decrease the performance or safety of the existing facilities.

Figure 4 Existing Bicycle and Transit Access to SF State



## Transit Evaluation

The SF State campus is well served by numerous Muni and transit lines and facilities. The most heavily used Muni lines by campus affiliates are the M line light rail and 28/28L bus routes. Given the location of the proposed RWC, the closest Muni M line and 28/28L stop is located at 19th Avenue and Holloway. This stop is located at the main entrance to campus and is the primary M line and 28/28L stop for those riders coming to and from the SF State campus. Given these usage patterns, it is not expected that the location of the RWC will have any noticeable impact on M line and 28/28L boardings or alightings.

## Evaluation of Special Event Needs

The primary purpose of the RWC is physical recreation, with only very occasional use of the facility for campus-related special events. Special events and programs will be held in the Multi-Activity Court (MAC) portion of the RWC. The MAC can accommodate approximately 800 seats for recreation-related and other student-focused activities and events. All events would be internal campus functions that are not open to the general public. It is expected that the majority of these events will occur outside regular school and work hours.

Given the infrequency of special events, the time of day and week when events would occur, and that the RWC facilities would not be open to the general public, the impacts of these events on traffic, transit, and parking should not be significant. However, SF State should continue to encourage campus affiliates to bike, walk, and take transit to the campus in order to minimize vehicular traffic and reduce parking demand. This is accomplished on an on-going basis via the implementation of SF State's adopted TDM Program, which provides a wide range of programs and measures for encouraging campus affiliates to use alternative modes of travel (Nelson\Nygaard, 2009).

# REFERENCES

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San Francisco Municipal Transportation Agency (2011) *Transit Effectiveness Project*.

# APPENDIX B
# SEWER DISCHARGE MEMORANDUM

SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS

January 17, 2014
Project No. 613077

Wendy Bloom
Capital Planning, Design and Construction
San Francisco State University
1600 Holloway Avenue
San Francisco, CA 94132
Tel: 415.338.3838

**RE: SFSU RECREATION AND WELLNESS CENTER**
**SEWER SYSTEM DISCHARGE**
**SAN FRANCISCO, CA**

Dear Wendy,

The campus is currently in the process of preparing an Initial Study / Mitigated Negative Declaration for the proposed Recreation and Wellness center to be located at the corner of Font Boulevard and Lake Merced Boulevard. As part of this process we have been requested to provide the estimated increase/decrease in discharge to the City's combined sewer system as a result of the Recreation and Wellness project.

*Existing Site*
The existing site is predominately covered by a softball field, tennis courts, basketball courts, and paved asphalt surfaces. There is a 4,200 square foot single story building used in the past as a Montessori School and a small restroom outbuilding for the softball field. Given that the buildings are relatively small and lightly used we are assuming they have negligible flow to the sewer system on a regular basis that will be deducted from the proposed flow. This will provide a conservative estimate of the increase in flow.

*Proposed Site*
The proposed project is a multi-story 118,663 gross square foot Recreation and Wellness facility with three indoor swimming pools, exercise equipment, running track, and multipurpose gymnasium. Outdoor facilities will include the existing softball field, a synthetic turf recreation field, parking areas and assorted landscape, pathways and service areas.

The proposed project is located within a combined sanitary sewer and storm drain system. The following is an analysis of the changes in sanitary sewer discharge and the storm water discharge. Each will be reviewed separately as further discussed below. In addition, this project will be either matching existing conditions or decreasing the storm water discharge. Therefore the storm water discharge will not increase the demand on the existing sewer line.

**Sanitary Waste Discharge**
While developing the design for the previous building location we spoke to a SF Public Utilities Commission (SFPUC) representative Kent Eickman and staff at SF Public Works who referenced the SFPUC design guidelines for estimating sanitary flows; however the design guidelines are for residential projects only. Based on discussions with SFPUC and SF Public Works, Hydraulic section, we have used the City of Oakland guidelines, as identified below, to determine the sanitary sewer discharge.

Average daily flow
The average daily sanitary sewer discharge estimate is based on two portions of the project; the building portion and the pool portion. The building portion sewer discharge is based on the City of Oakland sanitary sewer design guidelines. The pool portion sewer discharge is based on the pool volume.

*Building Sewer Discharge*
The Oakland design standards are based on building gross square footage and building type. The project building is classified as a gymnasium which has an average daily flow of 300 gallons per day (gpd) per 1000 gross square feet (gsf). The proposed building has an area of approximately 118,663 gsf. This gives an average daily demand of about 35,520 gpd.

*Pool Sewer Discharge*
For the pool sanitary sewer demands an estimate was based on total pool volume. Pool demands are based on the backwash filter process (assumed to be at least once per week). There are three pools proposed for this project; lap pool, leisure pool, and a spa pool. The total approximate volume is 244,730 gallons. Based on the square footage the pool demand is 8,550 gallons per week. This volume will be discharged incrementally over a week time period, averaging 1,220 gallons per day.

Peak Daily Flow
The peak sanitary sewer discharge estimate is based on two portions of the project; the building portion and the pool portion. The building peak discharge flow is based upon the California Plumbing Code which considers the potential flow from all drainage fixtures in the building. The pool peak sewer discharge flow is based on pool volume.

*Building Peak Sewer Discharge*
Based upon the 75% schematic design plans the building will contain 600 drainage fixture units which equates to a peak flow of 160 gallons per minute.

*Pool Peak Sewer Discharge*
For the pool peak discharge, an estimate is based on the total volume of the three pools during the backwash filter process. The filter backwash system will be a controlled system such that the pool sewer discharge rate will be limited to 300 GPM. The backwash filter process will occur during periods where the building is not in high use. During these off peak time periods, the building discharge may be as much as 50 gpm. Therefore the estimated combined peak flow is 350 gpm.

Net Increase in Sanitary Sewer Discharge
Assuming that the Montessori Building sanitary sewer demands are negligible, the increase in average daily sewer discharge for the SFSU Recreation and Wellness project is approximately 36,740 gpd. The peak sewer discharge for the SFSU Recreation and Wellness project occurs during the pool backwash filter process while the building is not in high use, with an increase in total peak sewer discharge of approximately 350 gallons per minute.

The existing 24-inch combined sewer line, which the site discharges to, has a total capacity of approximately 6,650 gpm. The proposed project increase is approximately 5% of the total capacity of the existing line. This appears to have a negligible impact.

**Storm Flow Discharge**
Since the project is connected to the City's combined sewer system and is disturbing more than 5,000 square feet of impervious area the project will implement stormwater mitigation measures to reduce the existing stormwater flow and volume for a two-year storm event. The impervious area consists of the existing athletic courts, school building, parking structure, and other features.The project post development site will either match or reduce by 25% the storm flow discharge for up to a 2 year 24 hour event as compared to the pre-project conditions, depending upon the percentage increase in impervious surfacing over existing conditions. By adhering to these design criteria there will be no net increase in storm flow discharge from the site to the sewer system. The stormwater management plan for the proposed project will be designed consistent with LEED credit SS 6.1 (as described by the United States Green Building Council) and the City's Stormwater Design Guidelines.

This will be accomplished through the implementation of Low-Impact Design approaches and Best Management Practices. While, the actual design of the stormwater management system will be developed in detail as the design process proceeds, it is expected that the following types of features will be incorporated into the design to achieve the above design criteria:

- Infiltration zones/ dry wells
- Use of permeable materials for walking surfaces
- Bio-retention zones
- Reduction in overall impervious surfacing as compared to existing conditions

Additionally, the SFPUC Water Enterprise's guidelines provided by staff regarding the use of synthetic turf fields in the area of San Francisco overlying the Westside Groundwater Basin indicate that:

- "Synthetic turf fields located within the boundary of the Westside Groundwater Basin in San Francisco should be designed and monitored to protect groundwater quality. Water, including rainfall and stormwater runoff, penetrating through the synthetic turf system must meet drinking water standards before being allowed to percolate downward to recharge the aquifer in the Westside Basin."

Given the above guidelines, SF State intends to install an impermeable layer under the artificial-turf recreation field and direct the rainfall and stormwater runoff from the field to the combined sewer system. Consequently, the stormwater design criteria identified above will be achieved on the remainder of the project site.

**Summary**
The average daily sanitary discharge for the SFSU recreation and Wellness project has an increase of 36,750 gpd and an increase of peak flow of 350 gpm compared to existing conditions. Based on a no increase in stormwater discharge and minimal increase in sanitary sewer discharge, the project will not have any negative impacts to the capacity of the existing system.

Please feel free to contact me at 510.590.3415 should you have any questions or concerns.

Regards,

SANDIS

Michael Kuykendall, P.E.
Associate Principal / Project Manager
MAK/nn

CC: Edward Kim, WRNS Architects

# APPENDIX C

# MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring Reporting Program (MMRP) for the SFSU Recreation Wellness Center (RWC) Project is designed to ensure implementation and compliance with mitigation measures during all phases of project implementation, as relevant. The RWC Initial Study/Mitigated Negative Declaration (IS/MND) (SCH#2012102005), prepared in accordance with the California Environmental Quality Act (CEQA), is tiered to the San Francisco State University Campus Master Plan EIR (SCH#2006102050), which was certified as a Program EIR under CEQA Guidelines Section 15168, by the California State University (CSU) Board of Trustees in November 2007. As such, the SFSU RWC IS/MND includes applicable SFSU Campus Master Plan EIR Mitigation Measures, as well as identifies Project Specific Mitigation Measures.

Table C-1, Campus Master Plan EIR Mitigation Measures, identifies all applicable measures that are required to be implemented for the RWC project. These mitigation measures were contained in the original Campus Master Plan EIR Mitigation Monitoring and Reporting Program (MMRP) adopted by the CSU Board of Trustees as part of the prior campus master plan approval in November 2013 and are provided here for information purposes.

Table C-2, Project Specific RWC Mitigation Monitoring and Reporting Program, specifies project-specific measures that must be implemented to ensure that identified impacts are reduced to less than significant. This project specific MMRP will be considered for adoption by the CSU Board of Trustees as part of its approval of the proposed project.

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## Table C-1, Campus Master Plan EIR Mitigation Monitoring and Reporting Program for Measures Applicable to RWC Project

| Mitigation Number | Mitigation Measure | Responsible Party | Mitigation Timing | Implementation Procedures |
|---|---|---|---|---|
| AES-4A | New campus lighting will be consistent with the most recent LEED-NC guidelines for light pollution reduction. These guidelines require that directional and other lighting methods be used to minimize light trespass from buildings and outdoor areas. Available methods, include but are not limited to: directional and design methods to reduce spillage, automatically controlled turn off of interior spaces during non-business hours, lighting exterior areas only for safety and comfort, and using lower intensity lights. | SF State | During project design | Incorporate into design and construction contract specifications.<br>Confirm during design review.<br>Confirm measures are included in bid documents.<br>Document compliance in project file. |
| BIO-2A | If project construction on campus is scheduled during the typical avian nesting season (February 15 to July 31), each work site (including access routes) and the areas within 150 feet of the work site shall be surveyed by a qualified biologist for the presence of migratory and/or special-status nesting birds. Surveys shall be conducted at each work site within two weeks prior to the commencement of ground disturbing activities. Work sites include tree-removal areas and/or any construction sites on campus.<br>If nesting birds were found to be present, a 150-foot buffer zone shall be established around the perimeter of the nest substrate (tree, shrub, herb, etc.) and clearly marked with "environmentally sensitive area" fencing. Construction or any related activities shall not be conducted within those areas until all observed nesting activities are completed. A qualified biologist shall determine nesting status. Pre-construction surveys will not be required if project construction is scheduled outside the typical avian nesting season (August 1 – February 15). | SF State | If project construction is scheduled between February 15 and July 31, conduct survey within two weeks prior to the commencement of ground disturbing activities. | If nesting birds are found, establish buffer zone per measure in consultation with a qualified biologist. |
| CULT-1A | During the planning and environmental review of specific development projects under the proposed Campus Master Plan, the campus shall follow the following protocol: | As specified below | As specified below | As specified below |
| | • If the project site is within 200 feet of archaeological site P-38-000025/CA-SFR-25, the campus shall have a qualified archaeologist conduct subsurface testing in order to determine whether buried archaeological materials are present and if so the extent of the deposit relative to the project's area of disturbance. In the event that an archaeological resource is | SF State | During planning/environmental review | Document compliance in project files.<br>Implement Mitigation CULT-1B, if necessary. |

| Mitigation Number | Mitigation Measure | Responsible Party | Mitigation Timing | Implementation Procedures |
|---|---|---|---|---|
| | encountered during subsurface testing, the campus shall implement Mitigation CULT-1B. At the completion of the archaeological testing program, the archaeologist will prepare written findings. No surveys or subsurface testing is necessary at project sites in the rest of the campus. | | | |
| | • The campus shall include a standard inadvertent discovery clause in every construction contract, which requires that in the event that an archaeological resource is discovered during construction (whether or not an archaeologist is present), all soil disturbing work within 100 feet of the find shall cease, and the campus shall implement Mitigation CULT-1B below. | SF State | Prior to project construction | Include inadvertent discovery clause in construction contracts.<br>Confirm clause included in bid documents.<br>Implement Mitigation CULT-1B, if necessary.<br>Document compliance in project file. |
| CULT-1B | For an archaeological site that is encountered during the subsurface testing or during construction, the campus shall:<br>• Retain a qualified archaeologist to determine whether the resource qualifies as a historical resource or a unique archaeological resource.<br>• If the resource is determined to be a historical resource or a unique archaeological resource, the qualified archaeologist, in consultation with the campus, shall prepare a research design and archaeological data recovery plan for the recovery that will capture those categories of data for which the site is significant, and implement the data recovery plan prior to or during development of the site. The archaeologist shall also perform appropriate technical analyses, prepare a full written report and file it with the appropriate information center, and provide for the permanent curation of recovered materials. | SF State | As per Mitigation CULT-1A above and during construction | As per Mitigation CULT-1A above |
| CULT-2A | The campus shall identify all buildings and structures within the project's area of potential effect that would be 50 years of age or older at the time of project construction. If potentially historic structures are present, Mitigation CULT-2B shall be implemented. | SF State | Prior to design approval | Confirm during plan review. |
| CULT-2B | Potential historic structures present within the project's area of potential effect would be evaluated as follows: | SF State | During project planning | Document project APE including any determination of presence of historic structures. |

| Mitigation Number | Mitigation Measure | Responsible Party | Mitigation Timing | Implementation Procedures |
|---|---|---|---|---|
| | • Before altering or otherwise affecting a building or structure 50 years old or older, the campus shall retain a qualified architectural historian to record it based on professional standards, and assess its significance under CEQA Guidelines Section 15064.5. The evaluation process shall include the development of appropriate historical background research as context for the assessment of the significance of the structure in the history of the California State University system, the campus, and/or the region. For historic buildings, structures or features that do not meet the CEQA criteria for a historical resource, no further mitigation is required.<br>• For a building or structure that qualifies as a historic resource, the architectural historian and the campus shall consider measures that would enable the project to avoid direct or indirect impacts to the building or structure. These measures could include preserving a building on the margin of the project site, using it "as is," or other measures that would not alter the building. If the project cannot avoid modifications to a significant building or structure, the campus shall implement Mitigation CULT-2C. | | | |
| CULT-2C | For a structure or building that has been determined by a qualified architectural historian to qualify as a historical resource, and where avoidance is not feasible, documentation and treatment shall be carried out as described below:<br>• If the building or structure can be preserved on site, but remodeling, renovation or other alterations are required, this work shall be conducted in compliance with the "Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings" (Weeks and Grimmer 1995).<br>• If a significant historic building or structure is proposed for major alteration or renovation, or to be moved and/or demolished, the campus shall ensure that a qualified architectural historian thoroughly documents the building and associated landscaping and setting. Documentation shall include still and video photography and a written documentary record of the building to the standards of the Historic American Building Survey (HABS) or Historic American Engineering Record (HAER), including accurate scaled mapping, architectural descriptions, and scaled architectural plans, if available. A copy of the record shall be deposited with the SF State Library. The record shall | SF State | During project planning | Document results of assessment; include historic documentation in project file. |

| Mitigation Number | Mitigation Measure | Responsible Party | Mitigation Timing | Implementation Procedures |
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| | be accompanied by a report containing site-specific history and appropriate contextual information. This information shall be gathered through site specific and comparative archival research, and oral history collection as appropriate.<br>• If preservation and reuse at the site are not feasible, the historical building shall be documented as described in item (ii) and, when physically and financially feasible, be moved and preserved or reused.<br>• If, in the opinion of the qualified architectural historian, the nature and significance of the building is such that its demolition or destruction cannot be fully mitigated through documentation, the campus shall reconsider project plans in light of the high value of the resource, and implement more substantial modifications to the proposed project that would allow the structure to be preserved intact. These could include project redesign, relocation or abandonment. | | | |
| CULT-3A | The campus shall implement Mitigation CULT-1 to minimize the potential for disturbance or destruction of human remains in an archaeological context and to preserve them in place, if feasible. | SF State | Prior to or during construction | As per Mitigation CULT-1 |
| CULT-3B | The campus shall provide a representative of the local Native American community an opportunity to monitor any excavation (including archaeological excavation) within the boundaries of a known Native American archaeological site. | SF State | Prior to or during construction | As per Mitigations CULT-1 |
| CULT-3C | In the event of a discovery on campus of human bone, suspected human bone, or a burial, all excavation in the vicinity will halt immediately and the area of the find will be protected until a qualified archaeologist determines whether the bone is human. If the qualified archaeologist determines the bone is human, or if a qualified archaeologist is not present, the campus will notify the County of San Francisco Medical Examiner of the find before additional disturbance occurs. Consistent with California Health and Safety Code § 7050.5(b), which prohibits disturbance of human remains uncovered by excavation until the Coroner has made a finding relative to PRC 5097 procedures, the campus will ensure that the remains and vicinity of the find are protected against further disturbance. If it is determined that the find is of Native American origin, the campus will comply with the provisions of PRC § 5097.98 regarding identification and involvement of the | SF State | During construction | As per mitigation |

| Mitigation Number | Mitigation Measure | Responsible Party | Mitigation Timing | Implementation Procedures |
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| | Native American Most Likely Descendant (MLD). | | | |
| CULT-3D | If human remains cannot be left in place, the campus shall ensure that the qualified archaeologist and the MLD are provided an opportunity to confer on archaeological treatment of human remains, and that appropriate studies, as identified through this consultation, are carried out prior to reinternment. The campus shall provide results of all such studies to the local Native American community, and shall provide an opportunity of local Native American involvement in any interpretative reporting. As stipulated by the provisions of the California Native American Graves Protection and Repatriation Act, the campus shall ensure that human remains and associated artifacts recovered from campus projects on state lands are repatriated to the appropriate local tribal group if requested. | SF State | During construction | As per mitigation |
| CULT-4A | Prior to construction, a qualified paleontologist shall be consulted regarding the likelihood of encountering significant fossils on a given construction site. If the paleontologist determines fossils may be present, a paleontologic monitor shall be present at each excavation that penetrates potentially fossiliferous undisturbed native soil of the Colma Formation that has been identified by the paleontologist as moderately to highly sensitive. | SF State | Prior to project construction | As per mitigation measures.<br>Document compliance in project files. |
| CULT-4B | If a monitor is not required, contractors shall be notified that they are required to watch for potential paleontological resources and must notify the campus if paleontological resources are found. | SF State | Throughout construction | Include inadvertent discovery clause in all construction contracts.<br>Confirm clause included in bid documents.<br>Implement Mitigation CULT-4C, if resources found.<br>Document compliance in project file. |
| CULT-4C | If paleontological resources are discovered, all soil disturbing work shall cease within 100 feet of the location. The resources shall be evaluated by a qualified paleontologist who will determine the resource's potential scientific significance. If the find is determined to be significant, or potentially significant, a qualified paleontologist shall design and carry out data recovery consistent with the Standards of the Society of Vertebrate Paleontologists. Adequate recordation and recovery would include, at a minimum, the following: | SF State | Throughout construction | Document results of consultation and include technical and interpretive reports in project file. |

| Mitigation Number | Mitigation Measure | Responsible Party | Mitigation Timing | Implementation Procedures |
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| | • Development of site-specific environment and contextual information regarding the particular resource.<br>• Archival research and review of other studies in the area.<br>• Accurate recordation and excavation of the noted resources.<br>• In the event that a major significant find is uncovered, prior to excavating the significant resource, the campus shall ensure that an appropriate museum or scientific repository is selected for curation of the recovered materials. | | | |
| GEO-1 | Where existing geotechnical information is not adequate, detailed geotechnical investigations shall be performed for areas that will support buildings or foundations. Such investigations for building or foundation projects located in the valley portion of the SF State campus will comply with the California Geological Survey's *Guidelines for Evaluating and Mitigating Seismic Hazards in California* (Special Publication 117), which specifically address the mitigation of liquefaction and landslide hazards in designated Seismic Hazard Zones (CGS, 1997). All recommendations of the geotechnical investigations will be incorporated into project designs. | SF State | During project design | Confirm study has been conducted if required, as per mitigation. Confirm that recommendations are incorporated into design and document in project file. |
| HAZ-5A | The campus shall continue to include the following requirements in its standards established by Capital Planning and implement them under the proposed Campus Master Plan:<br>• Construction work shall be conducted so as to ensure the least possible obstruction to traffic.<br>• Construction work shall be conducted so as to ensure the least possible obstruction to traffic.<br>• Contractors shall notify the SF State's Representative at least two weeks before any road closure.<br>• When paths, lanes, or roadways are blocked, detour signs must be installed to clearly designate an alternate route.<br>• Fire hydrants shall be kept accessible to fire-fighting equipment at all times.<br>• To ensure adequate access for emergency vehicles when construction projects will result in temporary lane or roadway closures, campus police and | SF State | Throughout project construction | Include provisions, as applicable, in all construction contracts. |

| Mitigation Number | Mitigation Measure | Responsible Party | Mitigation Timing | Implementation Procedures |
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| | dispatchers must be notified of the closures and alternative travel routes. | | | |
| HAZ-5B | New building and/or department-specific EOPs shall be developed for any new development project. | SF State | Prior to occupation of new buildings. | As per mitigation. |
| NOIS-1 | The campus shall include the following noise control measures in all construction contracts for construction projects that are within 100 feet of a sensitive receptor:<br>• Construction equipment used on campus is properly maintained and has been outfitted with feasible noise-reduction devices to minimize construction-generated noise.<br>• Stationary noise sources such as generators or pumps are located at least 100 feet away from noise-sensitive land uses as feasible.<br>• Laydown and construction vehicle staging areas are located at least 100 feet away from noise-sensitive land uses.<br>• Whenever possible, academic, administrative, and residential areas that will be subject to construction noise will be informed in writing at least a week before the start of each construction project.<br>• Loud construction activity (i.e., construction activity such as jackhammering, concrete sawing, asphalt removal, and large-scale grading operations) within 100 feet of a residential or academic building shall not be scheduled during finals week.<br>• Loud construction activity as described above within 100 feet of an academic use shall, to the extent feasible, be scheduled during weekends, holidays, Thanksgiving break, Christmas break, Spring break, or Summer break.<br>• Loud construction activity within 500 feet of a residential building shall be restricted to the hours between 7:30 AM and 7:30 PM, Monday through Saturday. | SF State | Throughout construction | Incorporate into construction contract specifications.<br>Confirm measures are included in bid documents.<br>Periodically inspect to ensure that measures are implemented during the entire construction phase.<br>Document compliance in project file. |

## Table C-2, Project Specific RWC Mitigation Monitoring and Reporting Program

| Mitigation Number | Mitigation Measure | Responsible Party | Mitigation Timing | Implementation Procedures |
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| RWC-1 | The Campus shall apply the following additional feasible control measures as required by the BAAQMD based upon the updated 2012 BAAQMD CEQA Guidelines:<br><br>Basic Control Measures – For all construction sites:<br>• All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.<br>• All haul trucks transporting soil, sand, or other loose material off-site shall be covered.<br>• All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.<br>• All vehicle speeds on unpaved roads shall be limited to15 miles per hour (mph)<br>• All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.<br>• Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes. Clear signage shall be provided for construction workers at all access points.<br>• All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.<br>• Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations. | SF State | Throughout construction | Incorporate into construction contract specifications.<br>Confirm measures are included in bid documents.<br>Periodically inspect to ensure that measures are implemented during the entire construction phase.<br>Document compliance in project file. |
| RWC-2 | The measures below address the substantial adverse impacts to the project | SF State | During project | Document results of assessment and recordation; include historic documentation in project file, which has been |

| Mitigation Number | Mitigation Measure | Responsible Party | Mitigation Timing | Implementation Procedures |
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| | site and conform to Campus Master Plan EIR Mitigation CULT-2C. The measures include the following:<br>• Professional Standards. All activities regarding historical architectural resources and historic preservation carried out as part of this project will be carried out by, or under the direct supervision of, persons meeting the Secretary of the Interior's professional qualifications standards (48 FR 44738-9) in these disciplines.<br>• Monitoring. The following mitigation measures further elaborate on the implementation of Campus Master Plan EIR Mitigation CULT-2C related to the Recreation Wellness Center project. They will be included in the Recreation Wellness Center Mitigation Monitoring and Reporting Plan (MMRP) that will be prepared for the project. The format and content of the MMRP will be determined by the Lead Agency.<br>• Recordation to Historic American Buildings Survey (HABS) Standards to Level II. Prior to the start of any project work, SF State will ensure that both the parking garage and former field house, its surrounding terraced landscaping, and the tennis, basketball and handball structures were recorded and documented in accordance with the Level II recordation standards of the Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER) program. This level of recordation will include:<br>o Archival reproduction of any existing historic images of the resources;<br>o Archival reproduction of any existing maps, sketches, or drawings of the resources;<br>o Production of measured architectural plans and drawings of the resources, if original drawings are not available;<br>o Production of large-format photographs of exterior and interior views of the resources, and views of the setting of the resources, including relationship to landscape features and adjacent buildings not directly affected by the project; and<br>o Preparation of a narrative history and description of the property based on the narrative included in the evaluation of the property, and City and County of San Francisco survey(s) of similar | | planning and design | completed with the preparation of the historic resources report prepared by JRP in 2008 and the provision of supplemental large-format photography to SF State. File recordation materials at library prior to project demolition. Prepare exhibit materials prior to project opening. |

| Mitigation Number | Mitigation Measure | Responsible Party | Mitigation Timing | Implementation Procedures |
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| | properties, if any.<br>The original archival set of recordation documents and photographic prints will be submitted to the SF State's J. Paul Leonard Library and will be made available to library users. SF State will ensure that this recordation documentation is prepared prior to carrying out any other treatment and will make the content of the document available for other mitigation measures, such as the preparation of interpretive material.<br>• Mitigation Activities Based on HABS/HAER Recordation. SF State will produce and install permanent or temporary exhibits describing the history of Parkmerced and the historic landscape layout that could include one or more of the following:<br>o Trifold brochure - with pictures and text - will be placed on a stand or other holder, and kept filled for a specified period of time (set by the university). The brochures should be located in the vicinity of the RWC.<br>o Permanent informational marker and/or plaque in an appropriate location designated by SF State.<br>o A copy of JRP historical resource evaluation and an electronic version of the HABS report will be hosted on the Capital Planning, Design & Construction website for a specified period.<br>o The university will collect materials related to Parkmerced into a research file housed at the J. Paul Leonard Library containing the JRP report, and Page and Turnbull's report, in addition to anything Parkmerced would like to donate. These resources will be made available for public educational and interpretive programs and projects. | | | |
| RWC-3 | The campus shall include the following additional noise control measures in the construction contract for the RWC project:<br>• Prior to construction of proposed project facilities, the contractor shall develop and implement a construction noise attenuation plan to reduce noise-related impacts at nearby sensitive receptors to the degree feasible.<br>• Impact tools (e.g., jackhammers, pavement breakers, and rock drills) | SF State | Throughout construction | Prepare and develop construction noise attenuation plan.<br>Incorporate construction noise attenuation plan into construction contract specifications.<br>Post signs at construction site.<br>Confirm noise attenuation plan is included in bid documents. |

| Mitigation Number | Mitigation Measure | Responsible Party | Mitigation Timing | Implementation Procedures |
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| | used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed-air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed-air exhaust shall be used; such as mufflers can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible, which could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.<br>• Signs shall be posted at the construction site that include permitted construction days and hours and a contact number for noise complaints. | | | Periodically inspect to ensure that noise attenuation plan is implemented during the entire construction phase.<br>Document compliance in project file. |
| RWC-4 | SF State and/or its construction contractor shall prepare a Construction Traffic Control Plan to address potential lane closures, construction vehicle access routes and parking, hours of construction, etc. As part of development of the plan, SF State and/or the construction contractor shall meet with applicable City agencies to determine feasible measures for maintaining vehicle, transit, pedestrian, and bicycle access along Font Boulevard and Arballo Drive. The Traffic Control Plan would comply with the City's Encroachment Permit and/or Construction Permit requirements, if applicable. | SF State and/or Construction Contractor | Prior to construction and during construction | Prepare and develop construction traffic control plan<br>Incorporate construction traffic control plan into construction contract specifications.<br>Confirm traffic control plan is included in bid documents.<br>Implement plan during construction.<br>Periodically inspect to ensure that traffic control plan is implemented during the entire construction phase.<br>Document compliance in project file. |

# APPENDIX D
# COMMENTS AND RESPONSES

Pursuant to CEQA Guidelines Section 15105, SF State issued a Notice of Availability and Notice of Intent to Adopt a Mitigated Negative Declaration for the RWC Draft IS/MND. The Draft IS/MND was released for a 30-day public review and comment period from January 31, 2014 through March 3, 2014. During the public review and comment period, no comment letters were received. The attached letter from California Office of Planning and Research acknowledged the close of the public review period and indicated that no state agencies had submitted comments. No response is required for this letter.

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STATE OF CALIFORNIA

# GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT

EDMUND G. BROWN JR.
GOVERNOR

KEN ALEX
DIRECTOR

2014 MAR -5 P 12:42

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S.F.S.U.
CPD&C

March 4, 2014

Wendy Bloom
San Francisco State University
1600 Holloway Avenue
San Francisco, CA 94132

Subject: Recreation Wellness Center Project
SCH#: 2012102005

Dear Wendy Bloom:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on March 3, 2014, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

# Document Details Report
# State Clearinghouse Data Base

**SCH#** 2012102005
**Project Title** Recreation Wellness Center Project
**Lead Agency** University of California, San Francisco

**Type** MND Mitigated Negative Declaration

**Description** Note: SCH# 2006102050

The proposed project would involve the construction of a new 118,700 gsf Recreation Wellness Center building with an existing outdoor softball field and a new outdoor recreation field on a 6.5-acre project site. The proposed project would also include pedestrian street improvements along Front Boulevard. Major revisions to the Campus Master Plan would be required to relocate the planned Recreation Wellness Center from a site on Winston Drive to the proposed project site on Front Boulevard. The project site is located in the southwestern portion of the SF State campus, north of Vidal Drive, east of Lake Merced Boulevard, and south of Front Boulevard.

## Lead Agency Contact


**Name** Wendy Bloom
**Agency** San Francisco State University
**Phone** 415 338 3838 **Fax**
**email**
**Address** 1600 Holloway Avenue
**City** San Francisco **State** CA **Zip** 94132


## Project Location

**County** San Francisco
**City** San Francisco
**Region**
**Lat / Long** 37° 43' 41.53" N / 122° 28' 52.32" W
**Cross Streets** Front Boulevard and Lake Merced Boulevard
**Parcel No.** 7298-008 (Block/Lot)
**Township** 2S **Range** 6W **Section** **Base**

## Proximity to:

**Highways** Hwy 1
**Airports**
**Railways**
**Waterways** Pacific Ocean
**Schools** Lowell HS
**Land Use** State Facility

**Project Issues** Archaeologic-Historic; Biological Resources; Drainage/Absorption; Geologic/Seismic; Noise; Public Services; Schools/Universities; Soil Erosion/Compaction/Grading; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Landuse; Cumulative Effects; Aesthetic/Visual

**Reviewing Agencies** Resources Agency; Department of Fish and Wildlife, Region 3; Department of Parks and Recreation; Department of Water Resources; Resources, Recycling and Recovery; California Highway Patrol; Caltrans, District 4; Air Resources Board; Air Resources Board, Transportation Projects; Regional Water Quality Control Board, Region 2; Department of Toxic Substances Control; Native American Heritage Commission

**Date Received** 01/31/2014 **Start of Review** 01/31/2014 **End of Review** 03/03/2014