



# SAN FRANCISCO PLANNING DEPARTMENT

**ENDORSED  
FILED**  
SAN FRANCISCO County Clerk

APR 17, 2018

## Notice of Determination

by: **FALLON LIM**  
Deputy County Clerk

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Approval Date:* April 16, 2018  
*Case No.:* 2015-000058ENV  
*Project Title:* 2500 - 2698 Turk Street & 222 Stanyan Street  
**University of San Francisco**  
*Zoning:* RH-2 (Residential House, Two-Family) District  
 40-X Height and Bulk District  
*Block/Lot:* 1107/008 and 1144/001B  
*Lot Size:* 740,520 square feet (Block 1107/Lot 008) and 84,789 square feet  
 (Block 1144/Lot 001B)  
*Project Sponsor:* Elizabeth Miles, University of San Francisco – (415) 422-5611  
[eemiles@usfca.edu](mailto:eemiles@usfca.edu)  
*Lead Agency:* San Francisco Planning Department  
*Staff Contact:* Alesia Hsiao – (415) 575-9044  
[alesia.hsiao@sfgov.org](mailto:alesia.hsiao@sfgov.org)

APR 17 2018  
POSTED TO

To: County Clerk, City and County of San Francisco      State of California  
 City Hall Room 168      Office of Planning and Research  
 1 Dr. Carlton B. Goodlett Place      PO Box 3044  
 San Francisco, CA 94102      Sacramento, CA 95812-3044

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

*Attached fee:*

\$64 filing fee AND  \$2,280.75 Mitigated Negative Declaration Fee

### PROJECT DESCRIPTION:

The proposed project includes four components: a new student residence hall, renovations to the dining hall/facilities, replacement of the recycling and waste facility, and relocation of the Reserve Officer's Training Corps (ROTC) program. The recycling and waste facility and ROTC program are currently located on the proposed housing site. Each of the components are discussed below.

The proposed student residence hall project would demolish the existing Underhill Building, located on the University of San Francisco (USF) Upper Campus, and construct two new buildings up to 40 feet-tall with 155 dwelling units providing a total of 606 beds (600 beds for students and six beds for resident ministers and resident staff), as well as community common spaces for students and academic program space. The student residence hall would serve the existing student population and would not increase the student population of USF. The student residence hall buildings would total approximately

234,450 square feet, not including the 73,846 square-foot below-ground garage area. The buildings would front Turk Street with vehicular and pedestrian access provided primarily via the Lone Mountain Main Drive.

The proposed renovations to the existing dining hall facilities (Wolf and Kettle Café) would be located in the Lone Mountain Main Building on the Upper Campus. The existing 10,815-square-foot café would be renovated and expanded with a proposed 3,760 square-foot addition to create the dining commons. The proposed dining commons would offer a variety of dining options for the student residence hall residents and the Upper Campus community.


The recycling and waste facility would be relocated next to the Lone Mountain North Residence Hall on the Upper Campus in a 1,600-square foot enclosed facility accessed by Lo Schiavo Drive. The ROTC Program, currently housed in the Underhill Building, would be relocated as an addition to the Koret Health and Recreation Center building. The new two-story 4,030-square-foot ROTC Program Relocation addition would front Negroesco Field, with pedestrian access from Parker Avenue. In total, the proposed project would result in an increase of the on-campus student residential population from 2,138 existing on-campus students to 2,738 proposed on-campus students. The project would require a Conditional Use (CU) authorization from the Planning Commission for the post-secondary educational institutional components of the project: recycling and waste facility, classrooms in the student residence hall, and dining commons and ROTC additions. CU authorization is also required for a Planned Unit Development (PUD) for the student residence hall, including PUD modifications to provisions related to, dwelling unit density, rear yard, off-street loading, and height measurement.

#### **DETERMINATION:**

The City and County of San Francisco decided to approve the project on March 15, 2018. A copy of the document(s) may be examined at Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, and the Central Permit Bureau, 1660 Mission Street, San Francisco, CA, 94103 in file no 2015-000058ENV.

1. A Mitigated Negative Declaration has been prepared pursuant to the provisions of CEQA. It is available to the public and may be examined at the Planning Department at the above address.
2. A determination has been made that the project in its approved form will not have a significant effect on the environment and findings were made pursuant to Section 15091.
3. Mitigation measures were made a condition of project approval.

John Rahaim  
Planning Director

*for*   
By Lisa Gibson  
Environmental Review Officer

cc: Elizabeth Miles, Project Sponsor



State of California - Department of Fish and Wildlife

# 2018 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 01/03/18) Previously DFG 753.5a

Print	StartOver	Finalize&Email
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RECEIPT NUMBER:  
38 — 04172018 — 014

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>SAN FRANCISCO PLANNING DEPARTMENT</b>	LEAD AGENCY EMAIL	DATE <b>04/17/2018</b>
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COUNTY/STATE AGENCY OF FILING <b>San Francisco</b>	DOCUMENT NUMBER <b>650496-97</b>
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PROJECT TITLE  
**2500-2698 TURK ST & 222 STANYAN ST UNIVERSITY OF SAN FRANCISCO**

PROJECT APPLICANT NAME <b>SAN FRANCISCO PLANNING DEPARTMENT</b>	PROJECT APPLICANT EMAIL <b>ALESIA.HSIAO@SFGOV.ORG</b>	PHONE NUMBER <b>(415) 575-9044</b>
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PROJECT APPLICANT ADDRESS <b>1650 MISSION ST., STE 400</b>	CITY <b>SAN FRANCISCO</b>	STATE <b>CA</b>	ZIP CODE <b>94103</b>
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PROJECT APPLICANT (Check appropriate box)

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

**CHECK APPLICABLE FEES:**

- |  |            |    |          |
|--|------------|----|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR)                   | \$3,168.00 | \$ | 0.00     |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,280.75 | \$ | 2,280.75 |
| <input type="checkbox"/> Certified Regulatory Program document (CRP)         | \$1,077.00 | \$ | 0.00     |

- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach) Fee previously paid (attach previously issued cash receipt copy)

- |   |          |    |       |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00  |
| <input checked="" type="checkbox"/> County documentary handling fee   |          | \$ | 64.00 |
| <input type="checkbox"/> Other  |          | \$ |       |

**PAYMENT METHOD:**

- Cash    
  Credit    
  Check    
  Other

**TOTAL RECEIVED \$ 2,344.75**

SIGNATURE <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE <b>FALLON LIM, Deputy County Clerk</b>
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