Notice of Determination

by: FALLON LIM
Deputy County Clerk

APR 17, 2018

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
Lead Agency: San Francisco Planning Department
Staff Contact: Alesia Hsiao – (415) 575-9044
alesia.hsiao@sfgov.org

To: County Clerk, City and County of San Francisco
City Hall Room 168
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102
State of California
Office of Planning and Research
PO Box 3044
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:
X $64 filing fee AND X $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

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Revised 7/5/17
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 frontNEGOCESCO 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

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

RECEIPT NUMBER: 38 — 04172018 — 014

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY LEAD AGENCY EMAIL DATE
SAN FRANCISCO PLANNING DEPARTMENTalesia hsiao@sfgov.org 04/17/2018

COUNTY/STATE AGENCY OF FILING DOCUMENT NUMBER
San Francisco 650496-97

PROJECT TITLE
2500-2698 TURK ST & 222 STANYAN ST UNIVERSITY OF SAN FRANCISCO

PROJECT APPLICANT NAME PROJECT APPLICANT EMAIL PHONE NUMBER
SAN FRANCISCO PLANNING DEPARTMENTalesia hsiao@sfgov.org (415) 575-9044

PROJECT APPLICANT ADDRESS CITY STATE ZIP CODE
1650 MISSION ST., STE 400 SAN FRANCISCO CA 94103

PROJECT APPLICANT (Check appropriate box)
✓ Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:
☐ Environmental Impact Report (EIR) $3,168.00 $ 0.00
☐ Mitigated/Negative Declaration (MND)(ND) $2,280.75 $ 2,280.75
☐ 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)
☐ Water Right Application or Petition Fee (State Water Resources Control Board only) $850.00 $ 0.00
☐ County documentary handling fee $ 64.00
☐ Other

PAYMENT METHOD:
☐ Cash ☐ Credit ☐ Check ☐ Other TOTAL RECEIVED $ 2,344.75

SIGNATURE AGENCY OF FILING PRINTED NAME AND TITLE
X FALLON LIM, Deputy County Clerk

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5a (Rev. 2015/12/15)