



NOTICE OF EXEMPTION

TO: Office of Planning and Research
P.O. Box 3644, Room 212
Sacramento, CA 95812-3044

FROM: San Francisco State University
1600 Holloway Avenue
San Francisco, California 94132

Project Title: San Francisco State University – Affordable Student Housing & Health Center Project

Project Location-Specific:

Address: San Francisco State University campus, 1600 Holloway Ave., San Francisco, California 94132

Cross Streets: Font Boulevard and Tapia Drive

Latitude/Longitude: 37.43224, -122.285610

Project Location-City: San Francisco **Project Location-County:** San Francisco

Description of Nature, Purpose, and Beneficiaries of Project:

San Francisco State University is proposing the West Campus Green Affordable Student Housing & Health Center Project (“Project”). The Project involves the development of a new residential building on an approximately 2.3-acre site that would provide affordable housing to 750 students who meet income eligibility requirements. The Project also involves the development of an amenity building with dining and student health facilities. The Project is intended to advance the educational mission of the California State University and provide both immediate and long-term benefits to the San Francisco campus. The proposed residential building and amenity building would total approximately 128,000 gross square feet (GSF) and 35,000 GSF, respectively. The West Campus Green, which currently serves as a recreation and sports playing field for the campus, would be demolished to allow space for the new buildings. The proposed residential building would be built under the Project’s first construction phase and would be six-stories high with ground level conference, meeting, activity, and study space. The amenity building, which would be built under the Project’s second phase of construction, would be four-stories high. The Project would also include a new courtyard to offer students outdoor dining and gathering spaces; the courtyard would create opportunities for students to participate in independent and recreational activities. The Project would require new water, sewer, and electrical connections to existing services on or near the site. Limited new parking to provide for service and ADA vehicle access is proposed as part of the Project; no general student parking would be provided. A new loading dock would be located on the north side of the project site to provide for deliveries and waste removal.

The Project would be designed to conform to the 2022 CSU Sustainability Policy by meeting at least a LEED Gold equivalent rating, complying with Title 24 Building, Energy and Green Building Standards, at a minimum, and avoiding use of natural gas. The Project construction schedule, which would begin with demolition and end with completion of the amenity building, would span approximately 26 months from approximately December 2022 to February 2025. The Project is subject to and incorporates applicable mitigation measures included in the 2007 Master Plan Environmental Impact Report (State Clearinghouse Number 2006102050) Mitigation Monitoring and Reporting Program, adopted by the CSU Board of Trustees in August 2007.

The Project requires a minor Master Plan revision to relocate future housing planned elsewhere on campus to the Project site and relocate one of the planned future Creative Arts buildings on the Project site to another site. However, the Project is consistent with the overall planned building program presented in the existing adopted Master Plan for the SF State campus, as the Master Plan reflects planned student housing, student health and academic uses.

Name of Public Agency Approving Project: The Board of Trustees of the California State University

Name of Person or Agency Carrying Out Project: San Francisco State University

The project is exempt from CEQA under the following authority:

- Ministerial (CEQA Statute § 21080[b][1]; CEQA Guidelines §15268)
- Declared Emergency (CEQA Statute § 21080[b][3]; CEQA Guidelines §15269[a])
- Emergency Project (CEQA Statute § 21080[b][4]; CEQA Guidelines §15269[c])
- X Categorical Exemption (CEQA Guidelines §15332 State class number: Class 32)
- Statutory Exemptions (CEQA Statute §21080.35)

Reasons why project is exempt:

The Project is categorically exempt under Class 32 (In-Fill Development Projects), having met the conditions set forth in CEQA Guidelines §15332. The Project would fall under Class 32 as it is an in-fill development on an approximately 2.3-acre site on the San Francisco State University campus, which is in the City and County of San Francisco in an urban area. While a minor Master Plan revision is required to relocate future housing planned elsewhere on the campus to the Project site, the Project is consistent with the overall planned building program contemplated in the existing adopted Master Plan for the SF State campus. Therefore, the Project would be consistent with the applicable Master Plan for the campus and associated development anticipated under this plan. The Project site contains no value as habitat for endangered, rare, or threatened species because it is already developed with a synthetic-turf recreation and sports playing field, lighting poles, grass turf lawn, paved walkways and gathering areas, and ornamental shrubs and trees. The Project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by existing utilities with new service connections provided for the new buildings. Additionally, the Project does not meet any of the exceptions for taking a categorical exemption, under CEQA Guidelines §15300.2.

Lead Agency

Contact Person: Maritza Delgadillo

Area Code/Telephone: (415) 338-7242

Signature:  _____

Date: Jan. 25, 2023

Title: Director of Capital Project Management, Capital Planning, Design & Construction

Signed by Lead Agency