San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

PUBLIC NOTICE

AVAILABILITY OF NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

PROJECT INFORMATION

Date:	December 6, 2023
Project Title:	***St. Ignatius Field Lighting Project***
Project Address:	2001 37th Avenue
Case No.:	**2018-012648ENV**
Block/Lot No.:	2094/006
Zoning District(s):	RH-1 (Residential-House, One Family) Use District
	40-X Height and Bulk District
Neighborhood:	Outer Sunset
Project Sponsor:	Ken Stupi, 415.682.5070
	kstupi@siprep.org
EIR Coordinator:	Don Lewis, 628.652.7543
	CPC.SaintIgnatiusLightingEIR@sfgov.org

The San Francisco Planning Department has issued a notice of preparation (NOP) of an environmental impact report (EIR) for the St. Ignatius Field Lighting Project. Next, the department will begin the preparation of an EIR as required by the California Environmental Quality Act. The department welcomes your comments regarding the scope of the EIR. Refer to the Project Description and Purpose of Notice sections below for more information.

Project Description

St. Ignatius College Preparatory School (St. Ignatius) is proposing the St. Ignatius Field Lighting Project (proposed project), which would involve operation of four 90-foot-tall, light-emitting diode (LED) stadium lights at the school's main athletic stadium (J.B. Murphy Field), which were installed in November 2021,[1] and the expanded use of four existing 40-foot-tall LED outdoor lights at the school's upper practice field. Use of both the stadium lights and practice field lights would allow school athletic teams to shift the timing of up to 135 evening practices and up to 15 evening games during the school year, which runs from approximately August 15 to May 31.

J.B. Murphy Field, which was constructed in 1969, is an approximately 3.75-acre stadium located at the southwest corner of the campus, with frontage on 39th Avenue and Rivera Street. The stadium encompasses an artificially turfed football field, a six-lane synthetic track that surrounds the perimeter of the football field, and four 90-foot-

[1] On the northwest 90-foot-tall light standard, Verizon Wireless installed an unmanned macro wireless telecommunication service facility that includes nine antennas and other related equipment. It has been in operation since September 2023.

tall light standards that are situated symmetrically in a rectangular formation surrounding the existing football field (at approximately the 10-yard line).

The proposed project would involve the operation of four existing 90-foot-tall stadium lights surrounding J.B. Murphy Field. The permanent stadium lights are pre-programmed to operate at the following three levels of capacity: 100 percent capacity (50 foot-candles)[2]; 60 percent capacity (30 foot-candles); and40 percent capacity (20 foot-candles). The proposed project would allow stadium lights to be used 150 evenings per year. Of the 150 evenings of proposed usage, lighting during 135 evenings would be activated at dusk and operated at 100 or 60 percent capacity (depending on the practice sport) until 9 p.m., and then dimmed to 40 percent capacity from 9 to 9:30 p.m. to accommodate visitor egress from the stadium. Up to 15 evenings of proposed usage would allow the school an extended hour of stadium light operation, during which lights would be operated at 100 or 60 percent capacity until 10 p.m., and then dimmed to 40 percent capacity from 10 to 10:30 p.m. Approximately 10 of these events would be for high-attendance games (i.e., games where the anticipated attendance is above 1,000) on Friday or Saturday evenings.

The school campus includes a practice field (known as the "upper practice field") that fronts on 37th Avenue. The upper practice field, which is immediately adjacent to the east side of J.B. Murphy Field, is an approximately 0.6-acre, multi-use, artificially turfed field that was constructed in 2000. Four existing permanent practice field lights, each of which produce 30 foot-candles of light, are mounted on 40-foot-tall light poles at the four corners of the field. Currently, the upper practice field lights are used from dusk until 7:30 pm on weekdays during the school year for approximately 150 evenings per year.

The proposed project would involve expanded operation of the upper practice field lights. Consistent with the field lighting and usage plan for J.B. Murphy Field, the proposed project would involve operation of the upper practice field lights for a total of up to 150 evenings per year, with 135 evenings allowed for practice field light operation until 9:30 p.m. to accommodate an additional practice each evening and 15 evenings allowed for light operation until 10:30 p.m. to accommodate safe egress on the same 15 evenings stadium field light use is extended to 10:30 p.m.

Purpose of Notice

The Planning Department has determined that an EIR must be prepared for the proposed project prior to any final decision regarding whether to approve the project. The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project. Preparation of an NOP or EIR does not indicate a decision by the City to approve or to disapprove the project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

You are not required to take any action. If you wish to provide comments on the scope of the EIR, you may do so in either or both of the following ways:

[2] A foot-candle is a measurement of light intensity. One foot-candle is defined as sufficient light to illuminate a one-foot square with one lumen of light. Therefore, a foot-candle relates to the amount of light that is on the ground surface beneath a light source as opposed to the output of the light source itself.

WRITTEN COMMENTS

Planner: **Don Lewis, Senior Environmental Planner**
Via Mail: San Francisco Planning Department
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103
Via Email: CPC.SaintIgnatiusLightingEIR@sfgov.org

From December 6, 2023, to 5 p.m. on January 9, 2024

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. We will also need the name of the contact person for your agency. If you have questions concerning environmental review of the proposed project, please contact the planner listed above. Environmental review focuses on the *physical environmental effects* of the project. Comments regarding your like or dislike of the project or if you think officials should approve or disapprove the project will not be addressed in the environmental review document. Instead, we encourage you to provide these comments to the planner assigned to review the project for *planning code and general plan compliance*. The current planner for this project is Jeffrey Horn, Jeffrey.Horn@sfgov.org or 628-652-7366.

The notice of preparation is available for public review on the San Francisco Planning Department's website at sfplanning.org/sfceqadocs and at the San Francisco Permit Center, 49 South Van Ness Avenue, 2nd Floor, San Francisco, CA 94103. Referenced materials are available through the following Planning Department's web pages: sfplanning.org/sfceqadocs and sfplanning.org/resource/permits-my-neighborhood.

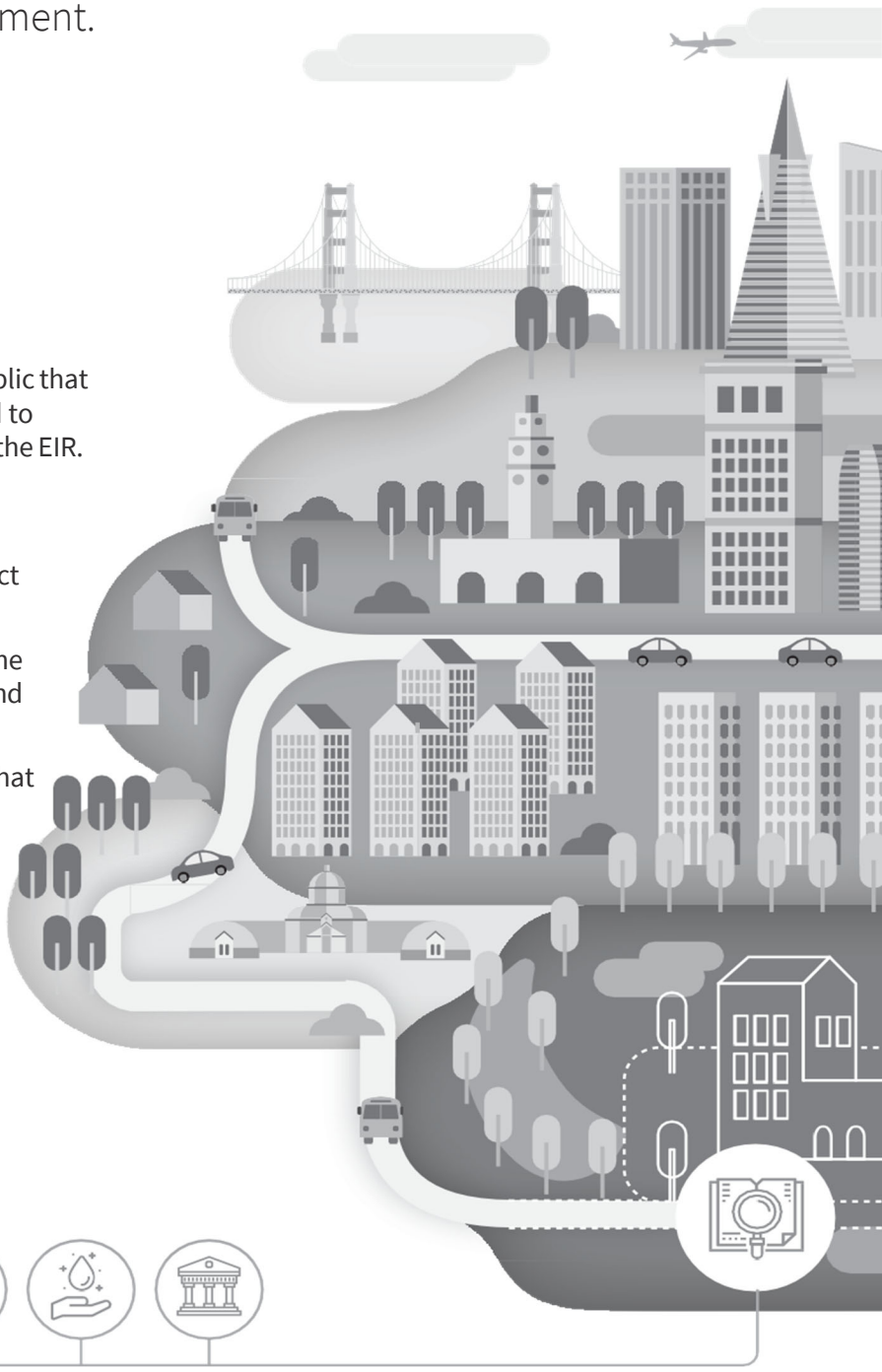
General Information about Procedures

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the department's website or in other public documents.

EIR

WHAT IS AN EIR?

An environmental impact report (EIR) is a study required for a project that may have a significant effect on the environment.



THE BASIC PARTS OF AN EIR ARE:

1. **Notice of Preparation:** a notice to inform the public that the City is preparing an EIR. The public is invited to comment on the scope of and topics analyzed in the EIR.

2. **Draft EIR** includes:
   - Description of the project, including the project goals (called objectives).
   - Environmental impact analysis, focusing on the project's significant environmental impacts and mitigation measures to reduce its impacts.
   - A range of other options (called alternatives) that meet project goals and reduce its significant impacts.
   - May include an initial study, which is a preliminary analysis prepared to determine the relative environmental impacts of the project.

   Public comments on the accuracy of the draft EIR are accepted in writing and at a public hearing.

3. **Responses to Comments:**
   A document formally responding to comments received on the draft EIR.

THE PURPOSE OF AN EIR IS:

To inform decision makers and the public about the potential significant environment impacts of a proposed project. Mitigation measures identify the ways that the environmental damage can be avoided or reduced.

The EIR analysis includes alternatives to the project that would avoid or substantially lessen the proposed project's impacts. The alternatives must meet most of the basic project objectives.

San Francisco Planning

中文詢問請電 Para información en Español llamar al Para sa impormasyon sa Filipino tumawag sa 628.652.7550

EIR STEPS

1 SCOPING

Determines the scope of the EIR in consultation with agencies, the public, and the applicant proposing the project. The EIR notice of preparation describes the project and EIR process. This notice may include the initial study.

2 DRAFT EIR

Incorporates prior public comment, and includes project description, environmental impact analysis, and alternatives. This may include an initial study, if not previously published.

3 PUBLIC COMMENT PERIOD

a. Draft EIR public hearing

b. Written public comments accepted

4 RESPONSES TO COMMENTS

Responds to comments on the draft EIR and makes revisions to draft EIR, as needed.

5 EIR CERTIFICATION

The Planning Commission certifies the final EIR (the draft EIR and the Responses to Comments document) if it is adequate, accurate, and complete. It is not a project approval.

PROJECT APPROVAL

After the final EIR is complete, the City determines whether to approve the project or an alternative to the project.

HOW CAN I PARTICIPATE?

SCOPING PERIOD - 30 DAYS

Written comments accepted throughout the 30 day period. Some projects have public meetings called scoping meetings, which anyone can attend to learn about the project and make comments on the environmental analysis topics, methods, or potential alternatives.

DRAFT EIR PUBLIC COMMENT PERIOD

Once the draft EIR is published, written comments are accepted during the comment period, which is generally 45 days. Spoken comments are also accepted at the Planning Commission draft EIR hearing.

For some projects, the Historic Preservation Commission comments on the draft EIR.

DRAFT EIR HEARING AT PLANNING COMMISSION

The Planning Commission comments on the draft EIR during one of their regularly scheduled hearings. During this hearing, the public also can provide spoken comments on the draft EIR either by calling in or attending the hearing in person.

Public participation is encouraged throughout the process. Each icon above represents a different way to share your thoughts. You can always contact Planning Department staff on any questions too.

- Written comments are accepted as part of the formal EIR record
- Spoken comments are accepted as part of the formal EIR record
- Comment period

What is an environmental effect? EIRs consider how a project may affect a wide range of topics as part of the "physical environment." Topics range from air quality and noise to transportation and historic resources.

What is a mitigation measure? Mitigation measures identify the ways that the environmental damage can be avoided or reduced.

MORE QUESTIONS ON THIS PARTICULAR PROJECT?

Contact the assigned environmental planner

WHERE CAN I FIND MORE INFORMATION?

To learn more, please visit:
sfplanning.org/environmental-review

To view all published EIR documents:
sfplanning.org/sfceqadocs

To learn more about CEQA:
sfplanning.org/whatisCEQA

San Francisco Planning

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Date: **12/6/2023**

The San Francisco Planning Department is studying a project's potential environmental effects and welcomes your comments. The enclosed notice concerns a project located at **2001 37th Avenue (2018-012648ENV)**. The other side of this page describes the environmental review process under state law. You may provide comments by **1/9/2024** or request future project updates from the staff contact indicated in the attached notice.

To obtain information about this notice in Spanish, Chinese, or Filipino, please call **628.652.7550.** Please be advised that the Planning Department will require at least one business day to respond to any call.

三藩市規劃局 (San Francisco Planning Department) 正在研究一項專案的潛在環境影響，歡迎大家踴躍提出意見。本函所附的通知書涉及位於 **2001 37th Avenue (2018-012648ENV)** 的專案。本頁背面對加州法律規定的環境影響審核流程做了詳細說明。請於 **1/9/2024** 日之前針對本案提出評論，或者向本函所附通知書中指定的聯絡人提出要求，繼續瞭解專案的最新發展。
請致電 **628.652.7550**以索取通知書中文版本資訊。請注意，規劃局需要至少一個工作天才能回電。

El Departamento de Planificación está estudiando los posibles efectos medioambientales de un proyecto y desea saber su opinión. El aviso incluido concierne a un proyecto ubicado en **2001 37th Avenue (2018-012648ENV).** Al reverso de esta página se describe el proceso de análisis medioambiental según la ley estatal. Usted puede entregar sus opiniones y comentarios a más tardar el **1/9/2024** o solicitar futuras actualizaciones sobre el proyecto al contacto indicado en el aviso adjunto.

Para obtener información sobre este aviso en español, llame al **628.652.7550**. Le informamos que el Departamento de Planificación necesitará por lo menos un día hábil para responder cualquier llamada.

Pinag-aaralan ng Kagawaran ng Pagpaplano ng San Francisco ang mga potensyal na epekto sa kapaligiran ng isang proyekto at tinatanggap ang iyong mga komento. Ang nakapaloob na paunawa ay patungkol sa isang proyekto na matatagpuan sa **2001 37th Avenue (2018-012648ENV).** Inilalarawan ng kabilang panig ng pahinang ito ang proseso ng pagsusuri sa kapaligiran sa ilalim ng batas ng estado. Maaari kang magbigay ng mga komento sa **1/9/2024** o humiling ng mga bagong kaalaman sa proyekto sa hinaharap mula sa pagkontak sa kawani na nakalagay sa kalakip na abiso.

Upang makakuha ng impormasyon tungkol sa paunawang ito sa Filipino, mangyaring tumawag sa **628.652.7550**. Mangyaring maabisuhan na ang Kagawaran ng Pagpaplano ay mangangailangan ng kahit isang araw ng may trabaho o pasok upang tumugon sa anumang tawag.

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PUBLIC NOTICE

NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

Date:	December 6, 2023
Case No.:	**2018-012648ENV**
Project Title:	**St. Ignatius Field Lighting Project**
Project Address:	2001 37th Avenue
Zoning:	RH-1 (Residential-House, One Family) Use District 40-X Height and Bulk District
Block/Lot:	Assessor's Block 2094/Lot 006
Site Area:	4.35 acres (189,486 square feet)
Project Sponsor:	Ken Stupi, Vice President of Finance and Administration St. Ignatius College Preparatory School 415.682.5070, kstupi@siprep.org
Lead Agency:	San Francisco Planning Department
Staff Contact:	Don Lewis, 628.652.7543 CPC.SaintIgnatiusLightingEIR@sfgov.org

Introduction

The San Francisco Planning Department (planning department) has prepared this notice of preparation (NOP) of an environmental impact report (EIR) for the St. Ignatius Field Lighting Project. The purpose of the EIR is to provide information about the potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the project's significant adverse effects, and to describe and analyze possible alternatives to the proposed project. The planning department is issuing this NOP to inform the public and responsible and interested agencies about the proposed project and the intent to prepare an EIR and to solicit comments on the scope of the EIR. The comments received during the public scoping process will be considered during preparation of the EIR for this project.

This notice is available for public review on the San Francisco Planning Department's website at sfplanning.org/sfceqadocs, and at the San Francisco Permit Center's document viewing room on the second floor of 49 South Van Ness Avenue, San Francisco, CA 94103.

Project Overview

St. Ignatius College Preparatory School (St. Ignatius) is proposing the St. Ignatius Field Lighting Project (proposed project), which would involve operation of four 90-foot-tall, light-emitting diode (LED) stadium lights at the school's main athletic stadium (J.B. Murphy Field), which were installed in November 2021, and the expanded use of four existing 40-foot-tall LED outdoor lights at the school's upper practice field.[1] Use of both the stadium and upper practice field lights would allow school athletic teams to shift the timing of early morning practices to evening practices on up to 135 evenings and shift the timing of up to 15 games from Saturday morning and afternoon to Thursday and Friday evenings during the school year, which runs from approximately August 15 to May 31.

Project Sponsor's Objectives

Objectives of the proposed project include the following:

- Allow early evening practices for various school athletic teams (e.g., football, soccer, lacrosse, rugby, field hockey, and track and field), St. Ignatius student- and coach-affiliated teams[2], and non-profit entities such as other schools currently lacking access to athletic facilities.
- Allow the school to maintain its existing academic schedule to start school later (and allow students to obtain more sleep) by offering later athletic team practices schedules, thereby enhancing both the academic and athletic experience for students.[3]
- Accommodate hosting of football games at the stadium on Friday nights (as opposed to Saturday afternoons), thereby reducing traffic and parking congestion associated with existing Saturday athletic events at the neighboring West Sunset Soccer Fields.
- Enhance safety for egress of all students and faculty by providing improved nighttime visibility on campus.
- Improve the campus's energy efficiency and reduce noise and air pollution by replacing diesel generator-powered, temporary portable lights with current LED lighting technology.
- Create increased access to athletic fields in San Francisco for local non-profit athletic and youth-oriented organizations.

Project Background

On September 14, 2018, St. Ignatius filed a project application and a conditional use application with the planning department to install and operate four 90-foot-tall light standards around St. Ignatius J.B. Murphy Field athletic stadium with a Verizon Wireless unmanned macro wireless telecommunications service facility located on the northwest light standard.

[1] On the northwest 90-foot-tall light standard, Verizon Wireless installed an unmanned macro wireless telecommunication service facility that includes nine antennas and other related equipment. The facility was installed in September 2023.
[2] Includes club athletic teams with participating St. Ignatius students and non-St. Ignatius youth teams coached by St. Ignatius coaches and faculty.
[3] Research has shown that teenagers perform better academically and have better mental health if they have adequate sleep. https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7177233/, accessed on November 17, 2023.

On June 3, 2020, the department determined that the project was categorically exempt under CEQA Guidelines section 15301 (Class 1: existing facilities) and section 15303 (Class 3: new construction or conversion of small structures).

On July 23, 2020, the planning commission approved the proposed project by granting conditional use authorization.

On August 21, 2020 and August 24, 2020, Michael Graf of Michael W. Graf Law Offices, on behalf of Saint Ignatius Neighborhood Association (SINA), filed an appeal of the planning commission's conditional use authorization and the planning department's CEQA determination.

On October 6, 2020, the San Francisco Board of Supervisors rejected the CEQA appeal and affirmed the planning department's CEQA determination.

On October 20, 2020, the San Francisco Board of Supervisors disapproved the Planning Commission's decision to approve the conditional use authorization and approved a new conditional use authorization with modified conditions of approval.

On December 15, 2020, SINA filed a petition for writ of mandate alleging that the city erred in exempting the project from CEQA review and that the city's approval of the conditional use authorization was inconsistent with the city's planning code and its general plan.

On October 22, 2021, the San Francisco Superior Court denied SINA's petition. St. Ignatius subsequently installed the four light poles at the stadium in November 2021.

On February 22, 2022, SINA filed a notice of appeal to the California Courts of Appeal.

On November 18, 2022, the California Courts of Appeal ruled that the four 90-foot-tall light poles did not qualify for either a Class 1 or Class 3 categorical exemption and reversed the Superior Court's judgment. The Superior Court entered judgment. On September 12, 2023, the Superior Court issued its final judgment granting a writ of mandate.

The Superior Court's final judgment memorialized an agreement between St. Ignatius and SINA, whereby until CEQA review is completed, St. Ignatius would be permitted to use the four 90-foot-tall light poles on a limited basis. Lighted sports activities at the stadium field may occur no later than 8:00 p.m. with lights turned off by 8:30 p.m., with the exception of up to three nights during the 2023-2024 and, if necessary, 2024-2025 sports seasons, (plus up to two additional nights per season if necessary for home playoff games) where lighted sports activities may occur no later than 9:30 p.m. with lights turned off by 10:00 p.m. For games and practices lasting until 8:00 p.m., lights for events will be set at 30 foot-candles[4]. In the event that the 30-foot-candle level proves inadequate, based on a good faith evaluation by the school, to preserve

[4] A foot-candle is a measurement of light intensity. One foot-candle is defined as sufficient light to illuminate a one-foot square with one lumen of light. Therefore, a foot-candle relates to the amount of light that is on the ground surface beneath a light source as opposed to the output of the light source itself.

safety and health during a particular activity, the school may modify the lighting level to the minimum extent necessary to preserve safety and health after meeting and conferring with SINA. For the events lasting until 9:30 p.m., lights may be set up to 40 foot-candles.

In response to the court's ruling, the planning department is preparing an EIR for the proposed project.

Project Location and Site Characteristics

Project Location

The project site consists of an athletic stadium (J.B. Murphy Field) and an upper practice field at a private high school campus at 2001 37th Avenue in the Outer Sunset neighborhood of western San Francisco. The athletic stadium and upper practice field are bounded by 37th Avenue to the east, 39th Avenue to the west, Rivera Street to the south, and the West Sunset Soccer Fields to the north. Adjacent land uses include residences to the south and west, a public recreational park and a community garden to the north, and Sunset Boulevard to the east (see Figure 1). Sunset Boulevard is a divided north-south boulevard that is planted on both sides with trees and grass.

The predominant use in the immediate area of the school campus consists of two-story, single-family residences, although other uses and taller heights of structures exist in the neighborhood. The nearest residential buildings to the existing athletic stadium are along the west side of 39th Avenue (approximately 100 feet away) and the south side of Rivera Street (approximately 180 feet away). The nearest residential buildings to the upper practice field are approximately 220 feet to the south along Rivera Street.

Site Characteristics and Existing Uses

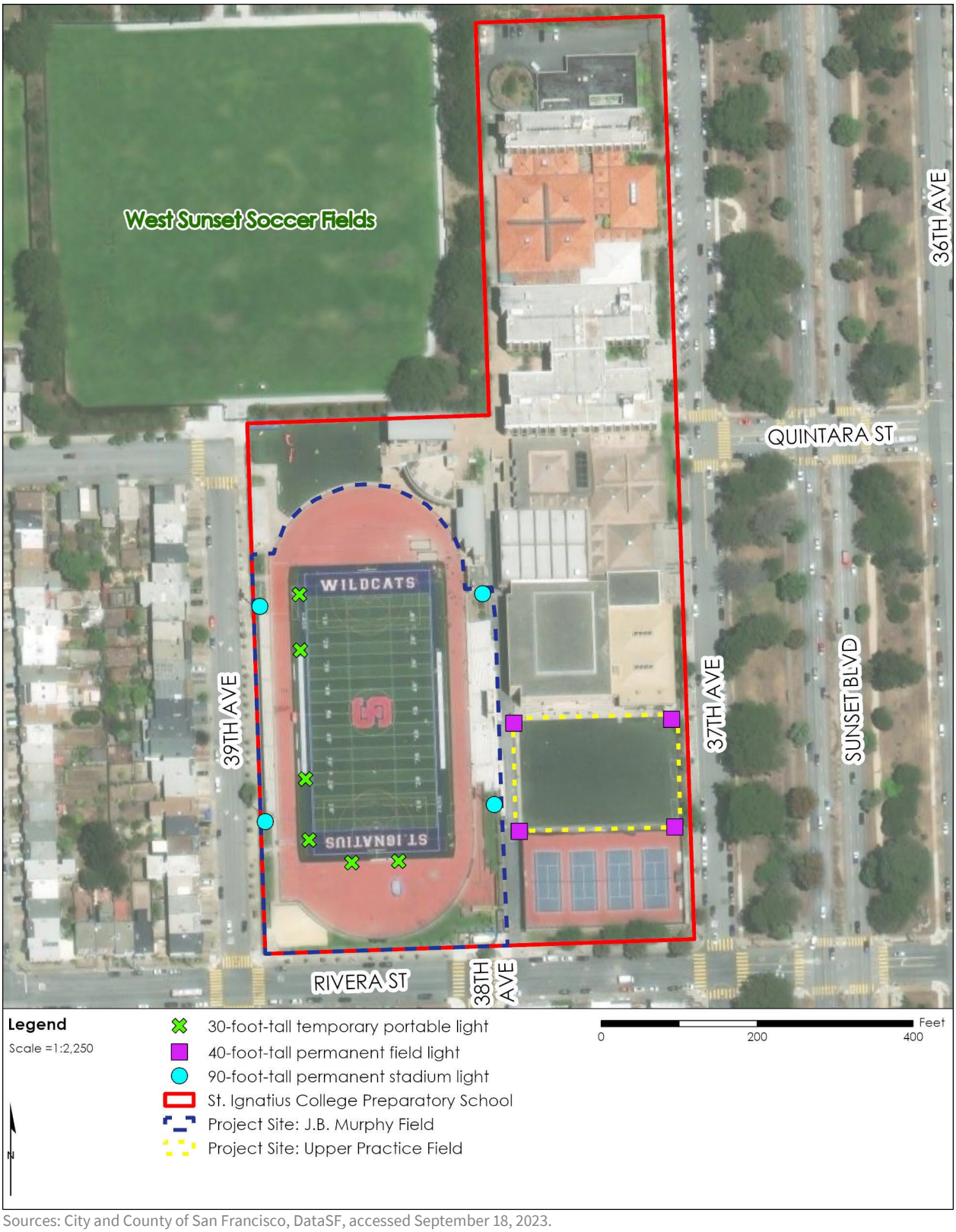
The school campus, which has been occupied by St. Ignatius since 1969, occupies a 495,470-square-foot parcel (block 2094, lot 6) and is developed with approximately 308,242 square feet of secondary school facilities. The campus encompasses a mix of academic buildings and administrative offices in the northeast portion of the site and various athletic facilities, including J.B. Murphy Field, the upper practice field, and tennis courts in the southwest portion of campus. The project site consists of the J.B. Murphy Field and the upper practice field (see Figure 2).

The school campus has a total of 107 parking spaces. The parking garage at the south end of campus has 86 spaces, 16 of which have electric car chargers, the parking lot at the north end of the campus has 13 spaces, and the garage at the north end of campus has eight spaces. On-street parking is also available on both sides of the roadways surrounding the school as well as adjacent streets. Designated passenger loading zones are located on 37th Avenue and 39th Avenue between Quintara Street and Rivera Street to facilitate student pick-up and drop-off during school hours.

FIGURE 1 **PROJECT LOCATION MAP**

Sources: City and County of San Francisco, DataSF, accessed September 18, 2023.

FIGURE 2 PROJECT SITE MAP



Sources: City and County of San Francisco, DataSF, accessed September 18, 2023.

J.B. MURPHY FIELD

J.B. Murphy Field, which was constructed in 1969, is an approximately 3.75-acre athletic stadium located at the southwest corner of the campus, with frontage on 39th Avenue and Rivera Street. The stadium encompasses an artificially turfed football field, a six-lane synthetic track that surrounds the perimeter of the football field, and four 90-foot-tall light standards that are situated symmetrically in a rectangular formation surrounding the existing football field (at approximately the 10-yard line). On the northwest light standard, there is a Verizon Wireless unmanned macro wireless telecommunication service facility that includes nine antennas and other related equipment. Verizon Wireless ancillary equipment is located within a 12-foot by 28-foot, 336-square-foot, fenced compound located on the ground adjacent to the north side of the light standard. The wireless facility was constructed in September 2023.

The stadium provides a seating capacity of up to 2,008 persons, including a home bleacher section with press box that can accommodate up to 1,234 spectators and a visitors' section that can seat up to 774 spectators flanking the eastern and western sides of the stadium, respectively. The field is currently used Monday through Sunday on an annual basis for approximately 110 games (including pre-season), up to 20 playoff games, 750 practices, and 50 events for outside non-profit groups such as other schools, with multiple practices or events occurring in a single day.

The attendance for football games at the stadium typically ranges between 500 to 2,000 spectators. Up to three times per year, attendance for football games approaches 2,000 spectators with the remaining football games at the stadium typically drawing fewer than 1,000 spectators.[5] Soccer game attendance ranges between 50 to 200; girls' flag football attendance ranges from 50 to 200; rugby game attendance ranges from 50 to 200; lacrosse game attendance ranges between 100 to 250; and track meet attendance ranges between 100 to 400.

Morning practices generally take place from 6:30 a.m. to 7:45 a.m. and from 3:30 p.m. to dusk. However, for approximately 40 to 50 nights per year, six temporary, 30-foot-tall, diesel generator-powered lights are operated at J.B. Murphy Field from dusk until 7:30 p.m. to 8:00 p.m. to provide lighting for athletic practices and events.

The existing stadium sound system is an amplified blowhorn speaker comprised of four speakers and four amplifiers.

UPPER PRACTICE FIELD

The school campus includes a practice field (known as the "upper practice field") that fronts on 37th Avenue. The upper practice field, which is immediately adjacent to the east side of J.B. Murphy Field, is an approximately 0.64-acre, multi-use, artificially turfed field that was constructed in 2000. The nearest residential buildings are approximately 220 feet to the south along Rivera Street. Four existing permanent practice field lights, each of which produce 30 foot-candles of light, are mounted on 40-foot-tall light poles at the four corners of the field (see Figure 2, p. 6). Currently, the permanent upper practice field lights are used from dusk until 7:30 pm on weekdays during the school year for approximately 150 nights per year, during which approximately 450 practices are held, with multiple practices occurring on a given day.

[5] The stadium may accommodate up to 2,800 standing-only spectators; however, this maximum capacity has only been reached during two events since the stadium was constructed in 1969 and is not anticipated to occur again.

Project Characteristics

The proposed project would allow for the use of existing permanent stadium lighting at J.B. Murphy Field, as well as expand the school's use of existing lighting at the upper practice field.[6] Use of both the stadium and upper practice field lights would allow school athletic teams to shift the timing of early morning practices to evening practices on up to 135 evenings and shift the timing of up to 15 games from Saturday morning and afternoon to Thursday and Friday evening during the school year, which runs from approximately August 15 to May 31. Lights would not be used on Sunday. The project would not modify the existing onsite parking, adjacent on-street parking, loading, or circulation.

Additional proposed project information is presented below by athletic field.

J.B. MURPHY FIELD

The proposed project would involve operation of four existing 90-foot-tall stadium lights surrounding J.B. Murphy Field (see Figure 2, p. 6). The use of the proposed permanent stadium lighting would replace the use of diesel generator-powered, temporary portable lights. The permanent stadium lights are pre-programmed to operate at the following three levels of capacity:

- 100 percent capacity (50 foot-candles)
- 60 percent capacity (30 foot-candles)
- 40 percent capacity (20 foot-candles)

The proposed project would allow stadium lights to be used 150 nights per year. Of the 150 nights of proposed usage, lighting during 135 nights would be activated at dusk and operated at 100 or 60 percent capacity (depending on the practice sport) until 9 p.m., and then dimmed to 40 percent capacity from 9 to 9:30 p.m. to accommodate safe egress from the stadium.

Up to 15 evenings per year, the school would be permitted an extended hour of stadium light operation, during which lights would be operated at 100 or 60 percent capacity until 10 p.m., and then dimmed to 40 percent capacity from 10 to 10:30 p.m. to accommodate safe egress from the stadium. Approximately 10 of these events would be for high-attendance games (i.e., games where the anticipated attendance is above 1,000) on Friday or Saturday evenings. The majority of light usage would be at 60 percent capacity.

The proposed use of the permanent 90-foot-tall stadium lighting would shift the timing of field use from early mornings on weekdays to early evenings on weekdays. In addition, approximately five to eight football games that are currently held on Saturday afternoons would be moved to Friday evenings. **Table 1** provides a summary of the existing and proposed uses of the stadium annually.

The proposed project does not involve the replacement of or modifications to the existing stadium sound system.

[6] St. Ignatius is also currently proposing a building expansion project involving the demolition of five buildings that are grouped together at the northern portion of the campus and construction of a 182,850-square-foot addition to the existing main academic building (Case No. 2022-012254ENV). The building expansion project has independent utility from the proposed project and has received separate CEQA review. The CEQA determination was issued on October 25, 2023, and the planning commission subsequently approved the building expansion project on November 2, 2023.

Table 1: Annual J.B. Murphy Field Use

Activity	Existing		Proposed		Change	
	Daytime	Evening	Daytime	Evening	Daytime	Evening
Athletic Teams	29	0	14	15	-15	+15
Athletic Games/Meets[1]	110	0	80	30	-30	+30
Team Practices (approximate)[2]	750	0	430	320	-320	+320
Saturday Daytime Football Games (Freshman, Junior Varsity, and Varsity)	12	0	6	0	-6	0
Friday Afternoon Football Games (Freshman or Junior Varsity)	5	0	5	0	0	0
Friday Evening Football Games (Varsity)[3]	0	0	0	7	0	+7

Table Notes:

1. Approximately 17 of the 30-game increase will be soccer games with limited attendance to end before 8:00 p.m.
2. Includes morning practices
3. Includes one potential playoff game

UPPER PRACTICE FIELD

The proposed project would involve expanded operation of the existing permanent upper practice field lights located on four 40-foot-tall light poles. Consistent with the field lighting and usage plan for J.B. Murphy Field, the proposed project would involve operation of practice field lights for a total of up to 150 evenings per year, with 135 evenings allowed for practice field light operation until 9:30 p.m. The extended use of the permanent lights at the upper practice field during these 135 evenings would allow the school to accommodate an additional practice each evening the lights are in operation. For the remaining 15 evenings, upper practice field light operation would be allowed until 10:30 p.m. to accommodate safe egress. These 15 evenings would be the same as those described above during which an extended hour of stadium light operation would be allowed (until 10:30 p.m.).

The proposed expanded use of the permanent lights would also allow use of the existing permanent lights during the seven high-attendance games at J.B. Murphy Stadium to facilitate safe spectators' entry and exit, thereby eliminating the need for the school to use temporary portable lighting during these games. **Table 2** provides a summary of the existing and proposed uses of the upper practice field annually.

Table 2: Annual Upper Practice Field Use

Activity	Existing		Proposed		Change	
	Daytime	Evening	Daytime	Evening	Daytime	Evening
Athletic Teams	7	10	7	10	0	0
Games[1]	0	0	0	7	0	+7
Total Practices	225	450	225	570	0	+120

Table Notes

1. The upper practice field light usage during games held at J.B. Murphy Stadium is to facilitate safe spectator entry into and exit from campus.

Project Construction

The proposed project would not involve construction or physical modification of any new or existing school facilities or infrastructure, as the stadium lights and practice field lights proposed for use were installed previously and are currently in operational condition.

Required Project Approvals

The proposed project is subject to review and approval by local agencies. Certification of the final EIR by the San Francisco Planning Commission, which would be appealable to the San Francisco Board of Supervisors, is required before issuance of any other discretionary approval or permits. The proposed project would require the following approval:

SAN FRANCISCO PLANNING COMMISSION

- Approval of a conditional use authorization to amend an existing planned unit development pursuant to Planning Code sections 209.1, 303, and 304 with a rear yard modification to allow the expansion of a private secondary school (St. Ignatius College Preparatory) for use of the existing 90-foot-tall J.B. Murphy Field stadium lights, extended use of the upper practice field lights, and operation of the existing macro wireless telecommunications facility (which includes nine antennas and other related equipment on the northwest light standard).

Summary of Potential Environmental Issues

The department will prepare an initial study and draft EIR in accordance with CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code. As required by CEQA, the main body of the EIR will examine those topics for which there is potential for a significant physical environmental effect or may be topics of significant controversy, identify mitigation measures, analyze whether the mitigation measures would reduce the environmental effects to a less-than-significant level, and identify feasible alternatives that would reduce such impacts. The initial study will be published as an appendix to the draft EIR and is part of the EIR. The initial study and EIR will address all environmental topics in the department's CEQA environmental checklist, including the following environmental topics:

Land Use and Planning	Recreation
Aesthetics*	Utilities and Service Systems
Population and Housing	Public Services
Cultural Resources	Biological Resources
Tribal Cultural Resources	Geology and Soils
Transportation and Circulation*	Hydrology and Water Quality
Noise*	Hazards and Hazardous Materials
Air Quality	Mineral Resources
Greenhouse Gas Emissions	Energy
Wind	Agricultural and Forestry Resources
Shadow	Wildfire
Note: Environmental resource topics denoted with an asterisk (*) indicates those anticipated to warrant analysis in the DEIR.	

Environmental Review Process

An EIR will be prepared. This preparation is based upon the criteria of the State of California Environmental Quality Act (CEQA) Guidelines sections 15064 (Determining Significant Effect) and 15065 (Mandatory Findings of Significance). The purpose of the EIR is to provide information about the potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project. Alternatives to be considered include the no project alternative, which considers reasonably foreseeable conditions at the project site if the proposed project is not implemented. Other alternatives will be evaluated, as necessary. The EIR will be prepared in compliance with CEQA (California Public Resources Code section 21000 et seq.), the CEQA Guidelines, and San Francisco Administrative Code chapter 31. The EIR is an informational document for use by governmental agencies and the public to aid in the planning and decision-making process.

Preparation of an NOP or EIR does not indicate a decision by the City to approve or disapprove the project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

Public Scoping Comments

The department welcomes your comments concerning the potential environmental effects of this project. Written comments will be accepted until **5 p.m.** on **January 9, 2024**. Written comments should be sent to Don Lewis, San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103, or emailed to CPC.SaintIgnatiusLightingEIR@sfgov.org and should reference the project title and case number on the front of this notice.

State Agencies: If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency regarding the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. Please include the name of a contact person in your agency. If you have questions concerning environmental review of the proposed project, please contact **Don Lewis** at **628.652.7543** or CPC.SaintIgnatiusLightingEIR@sfgov.org.

Members of the public are not required to provide personal identifying information when they communicate with the planning commission or the planning department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the department's website or in other public documents.

Recipients of this notice are encouraged to pass on this information to others who may have an interest in the project.

12/6/2023
Date

Lisa Gibson
Environmental Review Officer