

## CHAPTER 2 INTRODUCTION

---

The California Environmental Quality Act (CEQA) serves as the main framework of environmental law and policy in California. CEQA emphasizes the need for public disclosure and identifying and preventing environmental damage associated with proposed projects. Unless the project is deemed categorically exempt, CEQA is applicable to any project that must be approved by a public agency in order to be processed and established. The Creative Arts and Holloway Mixed-Use Project (Project) does not fall under any of the statutory or categorical exemptions listed in the 2013 CEQA Statute and Guidelines (California Public Resources Code, Section 21000 et seq.; 14 California Code of Regulations (CCR) 15000 et seq.), and, therefore, must meet CEQA requirements.

### 2.1 TIERING TO CMP EIR

As the CEQA lead agency, the Board of Trustees of the California State University (Trustees of the California State University)<sup>1</sup> certified the San Francisco State University (SF State) Campus Master Plan Environmental Impact Report (CMP EIR) (SCH No. 2006102050) in 2007. The 2007 CMP is a comprehensive document that addresses all aspects of future physical development and land use on the SF State campus to accommodate the increased enrollment ceiling of 25,000 full-time-equivalent students. The 2007 CMP is guiding change to the campus over the long term, and will ultimately give physical form to the SF State's strategic vision and values. The purpose of the 2007 CMP is to address acquisition of property, older facilities, changing student demographics, and the need for additional academic building space and other support space to accommodate the growth in enrollment anticipated to occur through the planning horizon (2020).

The Project conforms to the CMP building program and, therefore, the CEQA analysis for the Project is tiered to the 2007 CMP EIR. Tiering refers to using the analysis of general matters contained in a broader EIR, such as the CMP EIR, with later EIRs or Negative Declarations on narrower projects, incorporating by reference the general discussions from the broader EIR, and concentrating the later EIR or Negative Declaration solely on the issues specific to the relevant activities/project (14 CCR 15152(a)). A later EIR is required when the Initial Study or other analysis finds that the later project may cause a significant effect on the environment that was not adequately addressed in the prior EIR (14 CCR 15152(f)).

---

<sup>1</sup> The Board of Trustees of the California State University is responsible for the oversight of the California State University system, including the San Francisco State University (SF State) campus. They adopt rules, regulations, and policies governing SF State. They have authority over curricular development, use of property, development of facilities, and fiscal and human resources management. As such, the Trustees of the California State University are the lead agency under CEQA and are responsible for review and certification of the EIR for the Project and for consideration of Project approval.

SF State prepared a Notice of Preparation (NOP) and issued a Tiered Initial Study (Tiered IS) on July 6, 2016 (Appendix A) that was tiered to the 2007 CMP EIR. The Tiered IS evaluated potential environmental effects of the Project, identified the issues that were adequately addressed in the 2007 CMP EIR, and identified the issues that would require further analysis. Based on the NOP/Tiered IS and the results of comments received during the scoping process, SF State determined that a Focused Tiered EIR is the appropriate CEQA document to evaluate potential impacts related to aesthetics, air quality, greenhouse gas emissions, historical resources, and transportation.

The 2007 CMP EIR is incorporated by reference and referred to throughout this EIR. The 2007 CMP EIR and related documents (e.g., Board of Trustees Approval, Mitigation Monitoring and Reporting Program, Findings of Fact, Notice of Determination) are available at <http://cpdc.sfsu.edu/plan>. Additional updated and/or site-specific information is also incorporated throughout this EIR.

## **2.2 SCOPE AND PURPOSE OF THE EIR**

The Initial Study concluded that the Project may have potentially significant effects on the environment that were not previously or adequately addressed in the 2007 CMP EIR, or may have environmental effects that are less than significant but have been selected for further analysis and disclosure. This EIR analyzes the potential impacts of the Project related to aesthetics, air quality, greenhouse gas emissions, historical resources, and transportation. This Focused Tiered EIR was prepared to further evaluate the potential for significant impacts or substantially more severe impacts in these topic areas not previously identified in the CMP EIR, and to develop, if necessary, Project-specific mitigation measures.

An EIR is an informational document that is required to (1) identify the potentially significant environmental effects of a project on the environment, (2) indicate the manner in which those significant effects can be avoided or significantly lessened via the implementation of potentially feasible mitigation measures, (3) identify a reasonable range of potentially feasible alternatives to a project that would eliminate or substantially lessen any significant environmental effects, and (4) identify any significant and unavoidable adverse impacts that cannot be mitigated or otherwise reduced. According to the CEQA Guidelines, “feasible” means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors. This EIR provides information about the potential effects of the Project on the local and regional environment for the lead agency, responsible and trustee agencies, and the public.

## 2.3 ENVIRONMENTAL REVIEW AND APPROVAL PROCESS

### 2.3.1 Scoping

Under CEQA, the lead agency for a project is the public agency with primary responsibility for carrying out or approving the project, and for implementing the requirements of CEQA. CEQA Guidelines Section 15083 authorizes and encourages an early consultation or scoping process to help identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed and considered in an EIR, and to help resolve the concerns of affected regulatory agencies, organizations, and the public. Scoping is designed to explore issues for environmental evaluation, ensuring that important considerations are not overlooked and uncovering concerns that might otherwise go unrecognized.

On July 6, 2016, an NOP/Tiered IS was published for the Project to determine the scope and extent of environmental issues to be addressed in this EIR. The NOP was circulated for a 30-day comment period from July 6, 2016 to August 8, 2016. An EIR scoping meeting was held on July 26, 2016, at the J. Paul Leonard Library at SF State to solicit input from interested agencies, individuals, and organizations. The NOP/Tiered IS is provided in Appendix A. All comments received on the NOP are provided in Appendix B. A summary of pertinent comments received on the NOP is included in each resource section in Chapter 4, Environmental Setting, Impacts, and Mitigation Measures, and in Chapter 6, Alternatives. This Focused Tiered EIR addresses pertinent scoping comments. The Tiered IS has also been revised in underline/strikeout to address scoping and EIR public review comments received (see Appendix A).

### 2.3.2 Public Review of Draft EIR

The Draft EIR ~~will be~~ was distributed for a 45-day public review period from September 27, 2016 to November 11, 2016. During this public review period, written comments on the adequacy of the Draft EIR ~~can~~ could be submitted by all interested public agencies, organizations, community groups, and individuals to Wendy Bloom, Director of Campus Planning, Office of Capital Planning, Design & Construction, San Francisco State University, 1600 Holloway Avenue, San Francisco, California, 94132.

The Draft EIR ~~will be~~ was available for public review during the comment period at the following locations:

- Reference Desk of the J. Paul Leonard Library, on the SF State campus
- Merced Branch Library and Ocean View Branch Library
- Online at <http://cpdc.sfsu.edu/plan>

A public meeting ~~will be~~ was held on the SF State campus at the J. Paul Leonard Library, Room 121, on October 18, 2016, at 6:30 p.m., to receive public comment on the adequacy of the information presented in the Draft EIR. SF State encouraged public agencies, organizations, community groups, and all other interested persons to provide written comments on the Draft EIR prior to the end of the 45-day public review period. If any agency, organization, group, or person wishes to make a legal challenge to the Trustees of the California State University's final decision on the Project, that agency or person may be limited to addressing only those environmental issues that they or someone else raised during the 45-day public review period for the Draft EIR.

### 2.3.3 Final EIR/Project Approval

Following the close of the public and agency comment period on the Draft EIR, responses ~~will be~~ have been prepared for all comments received during the public review period that raise CEQA-related environmental issues regarding the Project. This Final EIR has also been revised in underline/strikeout to address public review comments received on the Draft EIR and to make other required changes. The responses ~~will be~~ are published in this Final EIR.

As required by CEQA, written responses to comments submitted by public agencies will be provided to those agencies for review at least 10 days prior to the Trustees of the California State University's consideration of certification of the EIR. The EIR will be considered by the Trustees of the California State University in a public meeting likely to be held in ~~March~~ May 2017, and will be certified if it is determined to be in compliance with CEQA. Upon certification of the EIR, the Trustees of the California State University will consider the Project for approval during the same or subsequent public meeting.

### 2.3.4 Adoption of Mitigation Monitoring & Reporting Program

CEQA requires that a program to monitor and report on mitigation measures be adopted by lead agencies as part of the project approval process. CEQA requires that such a program be adopted at the time the agencies determine to carry out a project for which an EIR has been prepared to ensure that mitigation measures identified in the EIR are implemented.

The Trustees of the California State University adopted a mitigation monitoring and reporting program (MMRP) in 2007 as part of the CMP approval that applies to the Project. The measures that are applicable to the Project are considered to be part of the Project and will not be re-adopted. These measures are included in full in Appendix A-1; referred to as part of the Project in Chapter 3, Project Description; and referred to as relevant in Chapter 4, Environmental Setting, Impacts, and Mitigation Measures. Nothing in this Final EIR in any way alters the obligations of SF State to implement the CMP EIR mitigation measures. ~~If~~ As an additional project-specific mitigation measure is ~~s~~ are identified in this Final EIR, a project-

specific MMRP ~~will be~~ has been developed and will be considered for adoption by the Trustees of the California State University as part of the Project approval process. Appendix F provides the Project MMRP.

## 2.4 ORGANIZATION OF THIS EIR

The content and format of this Final EIR are designed to meet the requirements of CEQA and the CEQA Guidelines (Sections 15122 through 15132). This Final EIR is organized into the following chapters so that the reader can easily obtain information about the Project and the specific environmental issues. Figures are placed at the end of each chapter, or in the case of Chapter 4, figures follow each major section (Section 4.1, Section 4.2, etc.).

- **Chapter 1, Summary**, presents an overview of the Project; provides a summary of the impacts of the Project and mitigation measures; provides a summary of the alternatives being considered; includes a discussion of known areas of controversy; and lists the topics not carried forward for further analysis.
- **Chapter 2, Introduction**, explains the CEQA process and tiering to the 2007 CMP EIR; describes the scope and purpose of this Final EIR; provides information on the review and approval process; and outlines the organization of this Final EIR.
- **Chapter 3, Project Description**, provides information about the location, setting, and background for the Project; identifies the CMP and Project-specific objectives; provides a detailed description of the Project characteristics; and lists the likely approvals for the Project.
- **Chapter 4, Environmental Setting, Impacts, and Mitigation Measures**, explains the approach to the environmental analysis for this EIR, and provides environmental setting, impacts, and mitigation measures for the topics under study in this Final EIR.
- **Chapter 5, Other CEQA Considerations**, identifies the growth-inducing impacts; the significant and unavoidable impacts; and the significant and irreversible commitment of resources associated with the Project.
- **Chapter 6, Alternatives**, describes the alternatives to the Project that were considered but eliminated from further consideration; analyzes the environmental impacts of alternatives to the Project and compares them to the Project; and identifies the environmentally superior alternative.
- **Chapter 7, Response to Comment**, provides the comment letters on the Draft EIR and responses to each individual comment. This chapter, in its entirety, is new in the Final EIR. Given that, it is not underlined, but should be considered new text.

- **Chapter 8, List of Preparers**, lists the organizations and individuals who were involved in preparing this Final EIR and the individuals who provided information.
- **Appendices** contain additional information used in preparing this Final EIR. Appendix A contains the NOP and Revised Tiered IS that was revised in response to comments received during the scoping process and during the public review of the Draft EIR. Appendix B contains the comment letters that were submitted in response to the NOP and Tiered IS. Appendix C includes the technical support for the air quality and greenhouse gas emissions calculations. Appendix D is the historical resources technical report. Appendix E is the transportation memorandum. Appendix F is the Project MMRP.

## 2.5 REFERENCES

SF State (San Francisco State University). 2007. Campus Master Plan Environmental Impact Report, San Francisco State University (SCH No. 2006102050). August 2007. Prepared by URS Corporation. <http://cpdc.sfsu.edu/plan>.