3.0 PROJECT DESCRIPTION

A. PURPOSE

The purpose of the Project Description is to describe the project in a way that will be meaningful to the public, reviewing agencies, and decisionmakers. CEQA Guidelines Section 15124 requires that a project description contain the following information: 1) a statement of objectives sought by the proposed project (the underlying purpose should be included); 2) the precise location and boundaries of the proposed project shown on a detailed map; 3) a general description of the project’s technical, economic, and environmental characteristics; and 4) a statement briefly describing the intended uses of the EIR, including a list of the agencies that are expected to use the EIR in their decisionmaking, a list of the permits and other approvals required to implement the project, and a list of related environmental review and consultation requirements from federal, state, or local laws, regulations, or policies. According to the CEQA Guidelines, an adequate project description need not be exhaustive, but should supply the details necessary for project evaluation.

B. PROJECT OBJECTIVES

The City College of San Francisco (CCSF) Master Plan presents plans and recommendations for the long-term development of the campuses of City College of San Francisco. An Institutional Master Plan is required from certain institutions by the City and County of San Francisco every 10 years. In addition, City College is facing a variety of factors that will affect its campuses and which will benefit from a systematic analysis and planning approach. First among these is the 2001 bond measure that will finance a number of new facilities for the College. At the same time, however, enrollment growth, access and traffic concerns, aging facilities, and recent State budget cuts present additional challenges.

To address these challenges, the CCSF Master Plan provides a comprehensive strategy for the development of grounds and facilities to meet the College’s needs through the year 2015. This strategy evaluates existing campus conditions relative to institutional needs, and recommends projects necessary to meet these needs.1 The overall objectives of the Master Plan include (among others):

- Provide for the long-term development of the campuses of City College through the year 2015;
- Provide sufficient facilities, including classrooms, faculty offices, and support space to meet the enrollment projections for the City College campuses;

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1 City College of San Francisco, Master Plan (Draft), November 19, 2003, p. 2.
3.0 Project Description

• Accommodate the projected increase in City College student enrollment at the Ocean Avenue, Chinatown/North Beach and Mission campuses;

• Provide safe, aesthetically appealing, up-to-date space and facilities for City College’s educational programs; and

• Increase connections and interaction between City College campuses and the community.

Other objectives can be found throughout the Master Plan document, as well as in the City College of San Francisco Strategic Plan 2003-2008, adopted in February 2003.

C. PROJECT LOCATION

City College of San Francisco (CCSF), a public two-year college, was established in 1935 as part of the San Francisco Unified School District. In 1970, the College was separated from the School District and was included in the California Community Colleges system. The College is operated by the San Francisco Community College District, and offers programs and services at 12 campuses throughout the City. (See Figure 3.0-1, Regional Location and CCSF Campuses.) (All figures are included at the back of this section.) The College also offers classes at over 100 other sites, on the CCSF cable channel, and at worksites. Over 95,000 people enroll each year in CCSF’s credit programs.

The CCSF Ocean Avenue (Main) Campus is located in the south-central area of the City. The campus is bounded to the north by Judson Avenue; on the east by Interstate 280 (I-280); on the south by Ocean Avenue; and currently on the west by Phelan Avenue. See Figure 3.0-2, Project Site Location and Figure 3.0-3, Existing Campus Facilities.

Residential uses are adjacent to the campus across Ocean Avenue, Judson Avenue, and Havelock Street. The South and North Balboa Reservoirs (see discussion below) separate the campus from residential uses to the west. Balboa Park is immediately east of I-280. There are commercial uses along Ocean Avenue west of Phelan Avenue, and two private high schools (Lick Wilmerding and Bishop Riordan) are immediately adjacent to the campus.

Local access is currently provided from Ocean Avenue, Phelan Avenue, and Judson Avenue, as well as from Marston Avenue and Havelock Street. Local transit service is provided by the San Francisco Municipal Railway (MUNI), which operates eight bus lines and three light rail lines within walking distance of campus. Regional motor vehicle access is provided from I-280. Regional transit access is

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2 Information on the California Community Colleges system can be found on the web site www.cccco.edu/faq_colleges.htm.

3 City College of San Francisco Facilities Master Plan Update, March 2001, pp. 3, 4, 10-11.
3.0 Project Description

provided from the Balboa Park Bay Area Rapid Transit (BART) station, at the intersection of Ocean and Geneva Avenues and I-280 (about one-quarter mile from the campus). Major pedestrian entries to the campus include Ocean Avenue at Howth Street, Phelan Avenue at Cloud Circle, the Phelan Loop (a MUNI turnaround south of the Balboa Reservoir), Judson Avenue near Gennessee Street, and the extension of Havelock Street.

The Balboa Reservoir, just west of the Main Campus, was constructed in 1957. The 25-acre reservoir consists of the North Reservoir and the South Reservoir, two basins that are lined with asphalt and separated from the surrounding land uses (and each other) by a series of berms. The San Francisco Public Utilities Commission (SFPUC) has not used the reservoirs for water storage, and in 1991, the College District traded its 17th and Folsom Streets property to the SFPUC for the South Reservoir. In the transfer agreement, the College District also gained the air rights over the North Reservoir for limited use. The South Balboa Reservoir is bounded on the north by the North Balboa Reservoir; on the south by the Phelan Loop and commercial properties on Ocean Avenue; on the east by Phelan Avenue; and on the west by the rear property line of homes on Plymouth Avenue.

The campus (CCSF-owned land) encompasses approximately 67.4 acres; the South Reservoir is about 10.9 acres. The Assessor’s Block and Lot Number for the campus is 3179 010, and for the Balboa Reservoir, 3180 001. The San Francisco Recreation and Park Department owns two triangular parcels in the northeast and southeast corners of the campus; the northeast parcel is used for tennis courts and the southeast parcel is vacant. Both parcels are maintained by CCSF.

Topographic elevations across the campus vary by about 125 feet, from the eastern edge of the campus to the prominent hilltop at Cloud Hall and the Science Building. The topography can be described as falling within three broad zones: (1) the hilltop (about 350 feet above mean sea level, or msl), (2) the mid level (about 295 to 350 feet above msl), structured around Cloud Circle, and (3) the lower levels (240 to 260 feet above msl) along the campus periphery. Steep slopes tend to separate these areas.

The general types of vegetation on campus include tree cover, shrubs, lawn areas, mulch, horticultural gardens, and naturalized (unmaintained) trees and grasses. Areas of tree cover include the south and east borders of the campus. The naturalized area is east of the Horticulture gardens. Dominant tree species include Monterey Pine, Monterey Cypress, and Eucalyptus.

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5 San Francisco Planning Department, Balboa Park Station Area Plan, draft report, October 2002, p. 20.
6 City College of San Francisco, Master Plan (Draft), November 19, 2003, pp. 6 and 18.
7 From the City and County of San Francisco web site (sfgov), SF Prospector.
8 City College of San Francisco, Master Plan (Draft), November 19, 2003, “Open Space and Landscape” graphic.
Existing buildings are distributed throughout the campus. The building names and sizes (shown in assignable square feet and gross square feet) are summarized in Table 3.0-1, Existing Building Inventory, City College of San Francisco (Main Campus). As shown, space in the existing Main Campus buildings totals about 613,490 assignable square feet, or approximately 943,560 gross square feet.

### Table 3.0-1
**Existing Building Inventory, City College of San Francisco (Main Campus)**

<table>
<thead>
<tr>
<th>Building</th>
<th>Building Number</th>
<th>Square Feet (ASF)</th>
<th>Square Feet (Gross)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Children’s Center</td>
<td>1</td>
<td>2,561</td>
<td>3,915</td>
</tr>
<tr>
<td>Batmale Hall</td>
<td>2</td>
<td>63,071</td>
<td>103,888</td>
</tr>
<tr>
<td>Creative Arts</td>
<td>5</td>
<td>38,001</td>
<td>63,623</td>
</tr>
<tr>
<td>Creative Arts Extension</td>
<td>6</td>
<td>20,584</td>
<td>30,697</td>
</tr>
<tr>
<td>Visual Arts</td>
<td>7</td>
<td>21,816</td>
<td>32,616</td>
</tr>
<tr>
<td>Cloud Hall</td>
<td>8</td>
<td>70,463</td>
<td>127,436</td>
</tr>
<tr>
<td>Central Shops</td>
<td>9</td>
<td>12,070</td>
<td>15,778</td>
</tr>
<tr>
<td>PE Dance Studio</td>
<td>10</td>
<td>827</td>
<td>875</td>
</tr>
<tr>
<td>Horticulture Center</td>
<td>11</td>
<td>26,424</td>
<td>27,954</td>
</tr>
<tr>
<td>South Gymnasium</td>
<td>12</td>
<td>30,198</td>
<td>39,456</td>
</tr>
<tr>
<td>PE Field Storage</td>
<td>13</td>
<td>940</td>
<td>1,000</td>
</tr>
<tr>
<td>Science Hall</td>
<td>14</td>
<td>93,414</td>
<td>151,856</td>
</tr>
<tr>
<td>Smith/Statler</td>
<td>15</td>
<td>35,269</td>
<td>56,056</td>
</tr>
<tr>
<td>Student Union</td>
<td>16</td>
<td>9,693</td>
<td>17,998</td>
</tr>
<tr>
<td>Library</td>
<td>17</td>
<td>95,861</td>
<td>144,460</td>
</tr>
<tr>
<td>North Gymnasium</td>
<td>18</td>
<td>17,520</td>
<td>26,124</td>
</tr>
<tr>
<td>Conlan Hall</td>
<td>19</td>
<td>22,074</td>
<td>37,410</td>
</tr>
<tr>
<td>Bookstore Annex</td>
<td>20</td>
<td>2,125</td>
<td>2,500</td>
</tr>
<tr>
<td>Shop Annex</td>
<td>21</td>
<td>1,848</td>
<td>2,040</td>
</tr>
<tr>
<td>Bungalows 201-208</td>
<td>22</td>
<td>6,572</td>
<td>8,028</td>
</tr>
<tr>
<td>Bungalows 209-212</td>
<td>23</td>
<td>3,437</td>
<td>3,600</td>
</tr>
<tr>
<td>Childhood Mentoring (213)</td>
<td>24</td>
<td>1,952</td>
<td>2,640</td>
</tr>
<tr>
<td>Bungalows 214-223</td>
<td>25</td>
<td>8,546</td>
<td>9,000</td>
</tr>
<tr>
<td>Bungalows 300-305</td>
<td>26</td>
<td>4,575</td>
<td>5,796</td>
</tr>
<tr>
<td>Bungalows 306-311</td>
<td>27</td>
<td>5,367</td>
<td>5,712</td>
</tr>
<tr>
<td>Bungalows 312-317</td>
<td>28</td>
<td>5,342</td>
<td>5,712</td>
</tr>
<tr>
<td>Bungalow 400 (EOPS)</td>
<td>29</td>
<td>2,315</td>
<td>3,600</td>
</tr>
<tr>
<td>Bungalow 500</td>
<td>30</td>
<td>1,342</td>
<td>2,160</td>
</tr>
<tr>
<td>Bungalows 601-623</td>
<td>31</td>
<td>9,280</td>
<td>11,630</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td></td>
<td><strong>613,487</strong></td>
<td><strong>943,560</strong></td>
</tr>
</tbody>
</table>

The northern and central areas of the campus are dominated by academic uses. The east side of the campus has mostly athletic and recreation uses, including the stadium (football/track) and the tennis courts. The southwest area, including a bookstore west of Phelan Avenue, is dominated by student services and administration uses. The reservoirs west of Phelan Avenue are solely devoted to parking. The southeast corner contains almost equal percentages of athletic, physical plant, academic support, and parking uses.

See Figure 3.0-3, Existing Campus Facilities for a map of the existing Main Campus facilities. Current enrollment is about 36,900 at the Main Campus; there are currently about 16,000 students enrolled in courses on campus Mondays through Thursdays (fewer on other days). The College does not house students but is used extensively in the evenings.

D. PROJECT CHARACTERISTICS

The project includes approval and implementation of a Master Plan for the long-term development of the CCSF campuses. This EIR focuses on the Main Campus, which is the largest campus and has the majority of the planned and proposed projects. Planned and proposed development at other CCSF campuses is discussed later in this chapter. The draft Master Plan document is available for review at the San Francisco Community College District, 50 Phelan Avenue, San Francisco, at the reference desk of the Main Library, and at all public libraries in the City.

The proposed Ocean Avenue Campus Master Plan includes construction of a Community Health & Wellness Center and related near-term projects, construction of other projects identified in the College’s 2001 bond measure, and possible implementation of other projects identified in a 2015 building program for Main Campus facilities. Implementation of these elements would involve the expansion of campus facilities and modification of campus access and circulation. The components of the Master Plan would include:

- construction of new College buildings;
- expansion of selected existing buildings;
- renovation of most existing buildings;
- demolition of several existing buildings;
- demolition of the berm between the North and South Reservoirs;

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9 Information provided by City College of San Francisco, based on the 2004-2008 Five Year Construction Plan, May 1, 2002; CCSF Draft Master Plan.
3.0 Project Description

- construction of structured parking to provide additional spaces and replace existing surface parking spaces;
- conversion of Cloud Circle to a pedestrian mall with limited parking access;
- improvements to campus entries on Ocean and Phelan Avenues;
- provision of other vehicle, pedestrian and bicycle access and circulation improvements;
- relocation of a recreational field; and
- enhancement of the campus landscaping.

The 2001 bond projects and 2015 building program described in the Master Plan are intended to meet the needs of the Main Campus for the 2015/2016 school year (the target year for official State planning purposes).

As shown in Table 3.0-2, 2001 Bond Projects and Potential 2015 Building Program, there could be up to 668,000 gross square feet of new building space within the 2015 horizon of the Master Plan. The existing Main Campus buildings provide about 943,560 gross square feet of building space; of that total, up to about 128,240 gross square feet would likely be demolished or removed within the time frame of the Plan. Therefore, about 815,320 gross square feet of existing space would remain when potential demolition and building removal are included. When considered with existing space and potential demolition and removal, the proposed Main Campus bond projects and potential building program would result in a total building space of up to 1,483,320 gross square feet, or an increase of up to 539,760 gross square feet over existing conditions.

There are several maps in the Main Campus Master Plan that identify the possible locations of future buildings. These maps include:

- A Land Use Plan, which identifies the general arrangement of uses by land use type;
- A Potential Building Sites map, which identifies sites on campus that are suited to accommodate new facilities; and
- A 2015 Illustrative Plan, which indicates a recommended pattern of buildout for the projects that are likely to be implemented within the Master Plan timeframe.

The 2015 Illustrative Plan is used as the basis of the analysis in this EIR. (See Figure 3.0-4, 2015 Illustrative Plan, Main Campus.) Although campus development is unlikely to occur exactly as illustrated in the Illustrative Plan, the Illustrative Plan reflects the land use, transportation and open space principles expressed in the Master Plan.
Table 3.0-2
2001 Bond Projects and Potential 2015 Building Program

<table>
<thead>
<tr>
<th>Name</th>
<th>Square Feet$^1$</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2001 Bond Projects</strong></td>
<td></td>
</tr>
<tr>
<td>Community Health &amp; Wellness Center</td>
<td>140,000</td>
</tr>
<tr>
<td>Student Health Center &amp; Classroom Building (Health Center)</td>
<td>23,000</td>
</tr>
<tr>
<td>Academic Facility (Joint Use)</td>
<td>107,500</td>
</tr>
<tr>
<td>Child Development Center</td>
<td>9,000</td>
</tr>
<tr>
<td>Arts Center</td>
<td>170,000</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>449,500</strong></td>
</tr>
<tr>
<td><strong>Potential 2015 Building Program</strong></td>
<td></td>
</tr>
<tr>
<td>Advanced Technology Learning Center</td>
<td>32,000-50,000</td>
</tr>
<tr>
<td>Student Services Center Renovation/Upgrade</td>
<td>88,500$^2$</td>
</tr>
<tr>
<td>Administration Building</td>
<td>80,000</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>200,500-218,500</strong></td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>650,000-668,000</strong></td>
</tr>
<tr>
<td><strong>Total Existing Building Space to Remain</strong></td>
<td><strong>815,320</strong></td>
</tr>
<tr>
<td><strong>Building Total at Master Plan Buildout</strong></td>
<td><strong>1,465,320-1,483,320</strong></td>
</tr>
</tbody>
</table>

Note:
1. Building sizes are shown in gross square feet. The sizes of buildings are approximate and subject to program changes.
2. Net increase in space. Total space in the Student Center would be about 200,000 gsf.

Source: San Francisco Community College District, June 2003.

The 2015 Illustrative Plan indicates the construction of new buildings around and adjacent to Cloud Circle and on the Balboa Reservoir site. Proposed and potential development would emphasize uses close to the southern end of the campus, i.e., near the Balboa Park BART station. Most of the new buildings would be two to four stories high, similar to the existing buildings, which are one to four stories high. Parking would be accommodated in structures beneath new development on the reservoir site and east of the existing stadium.

The buildings shown on the 2015 Illustrative Plan are described below. Except for the proposed Community Health & Wellness Center and Student Health Center & Classroom Building (Health Center), these components have only been conceptually identified and located. As a result, the specifics of the individual projects are not all known at this time. All building sizes noted below are approximate.
D1. 2001 Bond Projects

*Community Health & Wellness Center*

CCSF’s existing physical education program is conducted in the North and South Gymnasiums, which were constructed in 1935 and were intended to accommodate an enrollment of 4,500 students. The buildings are considered to have seismic safety problems and outdated systems, and are inadequate to accommodate current use. In addition, the College must use the San Francisco Recreation and Park swimming pool at Balboa Park, and it is not long enough for competitive swimming events.

The project includes replacement of these facilities with a Community Health & Wellness Center. The proposed Community Health & Wellness Center would be north of Ocean Avenue and east of the student services buildings, on the site of the existing practice field and Parking Lot B. (See Figure 3.0-5, *Preliminary Site Plan, Community Health & Wellness Center.*) The building would have about 140,000 gross square feet and would be three stories tall. The facility would include a multi-purpose gymnasium, an indoor pool, training rooms, locker rooms, classrooms and studios, faculty offices, and support facilities. The facilities would be available for public use during certain times (working around the College teaching schedule).

Design of the Community Health & Wellness Center is currently in progress. According to the schematic plans, the Community Health & Wellness Center would have a pad elevation of 254 to 268 feet above mean sea level (msl) and a parapet level of 319 feet above msl, or up to 65 feet in height from the proposed grade to top of the parapet, not including rooftop mechanical equipment. (The first floor building pad would be set at roughly the existing site grade.) The proposed building would have a modern design, using metal panels, translucent panels, and ceramic tile. (See Figures 3.0-6a and 3.0-6b, *Preliminary Elevations, Community Health & Wellness Center.*)

When fully occupied, the Community Health & Wellness Center would employ about 62 full-time faculty and about 13 part-time faculty. Generally, these people would be shifted to the Community Health & Wellness Center from existing programs on the Main Campus.

The preliminary site plan indicates that a piazza and amphitheatre would be constructed northwest of the Community Health & Wellness Center structure (between the Student Union and the Library). The piazza would be a paved area constructed at an elevation of about 283 feet msl. The amphitheatre would be a set of landscaped sod terraces, separated by low (18-inch) retaining walls, ranging from

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about 283 feet msl to about 307 feet msl. The piazza and amphitheatre are intended as informal gathering spaces for students.\textsuperscript{13}

The proposed circulation system would provide an entrance directly across from Howth Street. The entrance would be 24 feet wide, with one lane in each direction. A parking lot (27 standard spaces) and turnaround would be provided for drop-off, and three disabled spaces would be provided at the west side of the entry road, just north of Ocean Avenue. Beyond the drop-off lot, a 24-foot-wide internal roadway would be constructed that would provide access to the existing Lot J (in front of the Shop and Warehouse) and campus areas to the northeast. (This roadway would eventually connect to a proposed internal campus roadway, described later in this chapter.) Pedestrian walkways would be provided from Howth Street directly to the building entrance and to crosswalks along the entry road.

A service yard at the northeast end of the building would include a cooling tower, waste receptacles, and a transformer. The building would not provide any formal loading docks; loading and unloading would be carried out within the service yard area.\textsuperscript{14}

Grading plans for the Community Health & Wellness Center have not been fully developed; therefore, exact details are not available at this time. For the purposes of this EIR, the grading envelope is assumed to include almost the entire area west of the Shop & Warehouse, east of the Student Union and Statler Wing, south of the Library and Cloud Circle, and north of Ocean Avenue. The trees on the hillside just east of the Statler Wing would be preserved to the extent possible. Existing topography slopes downward from Cloud Circle, Statler Wing, and the Library to the project site; the preliminary architectural elevations show that the building would incorporate some of the existing grade. A retaining wall is proposed along the northern side of the building. The intent is that earthwork would be balanced on site, but if fill is needed, earth from removal of the berm between the north and south reservoirs (discussed in the following paragraph) would be used.\textsuperscript{15} Trucks would need to haul building materials to the project site. No construction staging area has been designated at this time.\textsuperscript{16}

Construction of the Community Health & Wellness Center would result in the loss of Lot B, which currently provides 102 spaces. CCSF proposes to offset the loss of Lot B by removing the center berm between the North and South Reservoirs. The removal of the berm would create approximately 350

\begin{thebibliography}{9}
\bibitem{13} Ellis, Jeff, K2A Architects, personal communication, July 30, 2003.
\bibitem{14} Ellis, Jeff, K2A Architects, personal communication, July 30, 2003.
\bibitem{15} Ellis, Jeff, K2A Architects, and Jim Blomquist, CCSF, personal communication, July 30, 2003.
\bibitem{16} Ellis, Jeff, K2A Architects, personal communication, July 30, 2003.
\end{thebibliography}
parking spaces. Removal of the berm is part of a proposed reservoir reconfiguration that would require City and County of San Francisco approval, as discussed later in this chapter.

Removal of the center berm would involve the demolition of existing concrete and asphalt, excavation, loading and removal of the soil, and the repaving of the area. The asphalt and concrete would be saw cut, broken up and hauled off site. The area would be graded and compacted for the placement of new paving, and an exit ramp would be graded to provide access to Phelan Avenue. (Part of the southern reservoir berm would be removed and graded to provide construction truck access to the site from Ocean Avenue.) It is estimated that about 85,100 cubic yards of material would be removed from the site. The earth removed from the berm would be used if needed for construction of the Community Health & Wellness Center or relocation of the practice field (discussed below), or would be hauled off site. A destination for off-site hauling has not been identified at this time.

A segment of an existing water line crosses the Community Health & Wellness Center site in an east-west alignment. The line is a 36-inch main that requires access for maintenance. As part of the project, this segment would be relocated by CCSF under the supervision of the SFPUC. CCSF and the SFPUC are working on an acceptable routing; the most likely alignment would follow the internal road near the southeastern campus boundary south to Ocean Avenue.

Construction of the proposed Community Health & Wellness Center would require relocation of the existing practice field. The field would be relocated to a site just north of the existing stadium. Grading plans for the field have not been fully developed; therefore, exact details are not available at this time. However, it is expected that the existing grade would be raised slightly, and that a retaining wall would be constructed along the north side of the field.

Relocation of the practice field would require removal (demolition) of Bungalows 301 through 312 and the existing Child Care Center. A replacement Child Development Center would be constructed as described below.

**Student Health Center & Classroom Building (Health Center)**

The proposed Health Center would be in the northwest corner of the campus, just north of the Creative Arts Extension (where Parking Lot E and several bungalows are located now). The Center would replace the existing Campus Health Center, which is considered inadequate for the provision of quality student

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health care service, and would contain additional programs (to be determined). The building would have about 23,000 gross square feet and would be two stories tall (32 feet in general, and 34 feet 8 inches at the southeast corner). The facility would include medical and psychiatric services on the first floor and general classrooms on the second floor.

Design of the Health Center is currently in progress. As shown on Figure 3.0-7, Student Health Center Site Plan, the building would be rectangular and oriented on a north-south axis. The main entry and waiting area would be at the southeastern corner of the building. A second entry would be provided near the southwest corner of the building, and a circular drive would be constructed to allow access from Phelan Avenue. A paved plaza would be constructed along the east side of the building. Proposed building materials would include concrete masonry unit veneer at the base, metal panels for the upper building, and storefront windows. Given the relatively flat and developed nature of the proposed site, it is expected that minimal grading would be required.

Construction of the Health Center would require removal (demolition) of Bungalows 201 through 213 and the existing Lot E (which provides 32 parking spaces for faculty and staff). The loss of parking would be offset by the additional parking spaces provided by the removal of the berm between the reservoirs.

**Child Development Center**

The proposed Child Development Center would be in the northwest corner of the campus, just northeast of the Health Center (where Parking Lot F is now). The Center would replace the existing Child Development Center, which would be displaced by the relocation of the practice field. The Center would serve the CCSF campus community and would have about 9,000 gross square feet. The building would be one story tall. Given the relatively flat and developed nature of the proposed site, it is expected that minimal grading would be required.

Construction of the Child Development Center would require removal of the existing Lot F (which provides 90 parking spaces for faculty and staff). The loss of parking would be offset by the additional parking spaces provided by the removal of the berm between the reservoirs.

**Academic Facility (Joint Use)**

The proposed Academic Facility (Joint Use) would be west of Phelan Avenue, on the northeastern part of the reconfigured Balboa Reservoir (see discussion later in this section). The building would have about 107,500 gross square feet and would be two to four stories tall (with an average of three stories). The facility is intended for joint use by City College of San Francisco and San Francisco State
University, which is the primary destination for students transferring from City College. The facility would provide classroom space, teaching labs, and computer labs for courses taught by faculty from both institutions, as well as a library, offices, and support services. Construction of this facility would depend in part on the provision of funding from San Francisco State University.

**Classroom/Lab Complex for Theater, Music & Media Arts Programs (Arts Center)**

The proposed Arts Center would be at the southeast end of the reconfigured Balboa Reservoir site. The Center would have about 170,000 gross square feet and would be up to four stories tall (with an average of three stories). The Center would include a performing arts auditorium, public amenities, a rehearsal hall(s), electronic media/sound labs, practice rooms, classrooms, and office and administrative space. The facility would house the Film, Music, and Theater Arts Departments as well as the Broadcast Electronic Media Arts Department and the Dance and Multimedia programs. The meeting and auditorium space could be used by the entire college and the community.

**D2. Potential 2015 Building Program**

The following project elements would be considered in the future, potentially within the timeframe of this Master Plan.

**Advanced Technology Learning Center**

The proposed Advanced Technology Learning Center would be built at the northeastern part of the reconfigured Balboa Reservoir site. The building would have 32,000 to 50,000 gross square feet and would be three stories tall. The facility would provide consolidated computer and technology facilities to serve all campus departments. Assumed uses include lecture, lab, and office space, a library, and audio-visual facilities.

**Student Services Center**

The existing student services facilities (in Conlan Hall, the Bookstore, Smith Hall, the Statler Wing, and the Student Union) would be renovated and upgraded to address existing deficiencies. The Student Center could house Student Services functions, student activities, food services, the bookstore, lounge and recreational space. These changes would result in a net increase of about 88,500 gross square feet. During the period of the Master Plan implementation, it is assumed that improvements to the existing buildings would be limited to interior renovations.
**Administration Building**

The District offices are currently located at 33 Gough Street. It may be desirable to locate these functions at the Main Campus to provide easier access. The administrative functions could then be consolidated with related services like the Student Administrative Services Center, as well as other administrative functions currently on the Main Campus. If constructed, the building would be located on the reconfigured Balboa Reservoir site. The building would be about 80,000 gross square feet and would be three stories tall.

**D3. Other Development**

**I-280 Ramps Remnant Site**

Caltrans owns the right of way for I-280 and its on- and off-ramps. In the draft *Balboa Park Station Area Plan* (a plan being developed by the City as part of its Better Neighborhoods Program), reconfiguration of the off-ramp immediately adjacent to the southeast corner of the campus has been proposed. If this reconfiguration were to happen, CCSF might acquire the remnant site adjacent to the southeast corner of the campus and use it for campus expansion. The reconfiguration of the off-ramp is intended to draw the campus toward the BART/MUNI station and improve Ocean Avenue for pedestrians and cyclists. The reconfiguration is not an approved Caltrans project and is not funded. Therefore, the potential campus expansion that might be allowed as a result of the reconfiguration is not proposed as part of the Master Plan and is not analyzed in this EIR. Any such expansion would be subject to future environmental review.

**Long-Term Campus Development**

The proposed Master Plan anticipates the potential for demand after 2015 by identifying future development sites. No projects have been identified for these sites, and accurate forecasts of campus population cannot be made beyond the scope of this Master Plan (i.e., beyond the scope of the California Department of Finance forecasts). Therefore, this EIR does not address development beyond the assumptions made for the 2015 Illustrative Plan. Any such development would be subject to future environmental review.

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21 City College of San Francisco, Master Plan (Draft), November 19, 2003, p. 18.
D4. Balboa Reservoir Reconfiguration and Development

A Memorandum of Understanding (MOU) is in place and negotiations are in progress between CCSF and SFPUC to exchange the eastern half of the North Reservoir for the western half of the South Reservoir. The current north-south split would be changed to an east-west split, with the College owning the eastern part of the reservoir. The new CCSF property (approximately 11 acres in area) would extend 400 feet to the west of the existing Phelan Avenue right-of-way. The current proposal would call for the following:

- Removal of the center berm between the two existing reservoirs; and
- Removal of the interior slopes of the existing north and west berms of the North Reservoir and the existing south and west berms of the South Reservoir to allow SFPUC to construct vertical walls at these locations.

The proposed parking garage on the eastern half of the site would include a wall that would separate the eastern and western halves. This proposal is being pursued by CCSF and SFPUC. The transfer in ownership and improvements noted above are addressed in this EIR.

The MOU also discusses the potential for CCSF to acquire the property known as the “Cal Bookstore Parcel” in exchange for giving SFPUC a new pump station site (approximately 0.37 acre in area) located on CCSF’s eastern reservoir land. This proposal is not a definite component of the reservoir configuration. The 2015 Illustrative Plan shows a new building pad on the Cal Bookstore parcel; if the land exchange does not occur, it is assumed that the existing building would stay on the site.

CCSF would use the eastern half of the reservoir for new campus facilities (as described earlier), with the proposed uses at about street grade. The difference between the existing street grade of Phelan Avenue and the depressed basin floor would be used to construct parking below street level. The external slopes of the southern reservoir berm would be removed as part of the development of the proposed Arts Center.
The future uses of the western part of the reservoir would be under the control of the SFPUC, and are not known at this time. The SFPUC could, at some future point in time, use its western half of the reconfigured site for a covered water storage reservoir. Any improvements would not occur for at least 13 to 15 years, and are too speculative to be analyzed in this EIR. During at least some of the Master Plan project construction, it is assumed that the western part of the reservoir would be available for surface parking.22

The draft Balboa Park Station Area Plan proposes that public open space be developed on top of the western part of the Balboa Reservoir if the SFPUC uses it for water storage. Should the SFPUC determine that the reservoir is not needed or too expensive to be feasible for water storage, the draft Balboa Park Station Area Plan proposes that housing and open space be developed.23 The Station Area Plan has not been approved by the City, and the anticipated date of approval is not known (due to lack of funding).24 In addition, the MOU between CCSF and the SFPUC states that the PUC does not currently intend to allow any use or activity on top of the reservoir (but reserves the right to do so in the future). Although not part of the Master Plan project, for the purposes of the cumulative impact analysis of this EIR, it is assumed that the western portion of the reservoir could be developed as public open space or housing and open space.

Although the proposed project is based on the assumed reconfiguration of the reservoir, this EIR also considers (in a general sense) the possibility that the reservoir is not reconfigured, and the proposed uses and parking would be constructed in the southern basin only. The campus has limited air rights over the North Balboa Reservoir, which could be exercised if the SFPUC uses the reservoir for water storage. (The SFPUC would be required to build a deck over the reservoir, and CCSF could use the deck surface.)25 For this EIR, it is assumed that if the reconfiguration does not occur, the North Reservoir would continue to be used for surface parking. The center berm between the reservoirs would still be removed, but as part of the Master Plan instead of the reconfiguration.

### D5. Existing Buildings

**Buildings Proposed for Demolition or Removal**

The buildings proposed for removal fall into two main categories: (1) temporary buildings, in many cases trailers (called bungalows) that have been located on campus to fulfill a short-term need for

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23 City College of San Francisco, Master Plan (Draft), November 19, 2003, p. 20.
25 City College of San Francisco, Master Plan (Draft), November 19, 2003, p. 18.
space, and (2) larger buildings or groups of buildings that are considered to have significant structural or systems deficiencies. The following buildings are likely to be demolished or removed during the time frame of the Master Plan (building names and gross square footages are shown in the tabulation on the next page).

There would be a total of up to 128,240 gross square feet of existing building space demolished or removed. As buildings are demolished or removed, the uses would be relocated to proposed buildings or absorbed within existing space.

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Size (GSF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Gym</td>
<td>39,460</td>
</tr>
<tr>
<td>North Gym</td>
<td>26,120</td>
</tr>
<tr>
<td>Bungalows 201-208</td>
<td>8,030</td>
</tr>
<tr>
<td>Bungalows 209-213</td>
<td>3,600</td>
</tr>
<tr>
<td>Bungalows 214-223</td>
<td>9,000</td>
</tr>
<tr>
<td>Bungalows 301-305</td>
<td>5,800</td>
</tr>
<tr>
<td>Bungalows 306-311</td>
<td>5,710</td>
</tr>
<tr>
<td>Bungalows 311-317</td>
<td>5,710</td>
</tr>
<tr>
<td>Bungalows 401-404</td>
<td>3,600</td>
</tr>
<tr>
<td>Bungalows 500</td>
<td>2,160</td>
</tr>
<tr>
<td>Bungalows 601-623D</td>
<td>11,630</td>
</tr>
<tr>
<td>Child Care</td>
<td>3,920</td>
</tr>
<tr>
<td>PE Field Storage</td>
<td>1,000</td>
</tr>
<tr>
<td>California Bookstore</td>
<td>2,500</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>128,240</strong></td>
</tr>
</tbody>
</table>

Note: Square footage numbers rounded to nearest ten.

**Proposed Renovations**

Most buildings would remain in their current location and would continue to be used for the same functions; some of the existing buildings would be renovated. In general, renovations would include upgrades or modifications to the telecommunications, electrical, lighting, HVAC, and fire alarm systems; upgrades to elevators and restrooms to comply with the Americans with Disabilities Act; and replacement of floor coverings, painting, ceiling repair and window replacement. The primary building for which major renovations are proposed within the Master Plan horizon is the Creative and Visual Arts complex (as part of the Pan American Studies Center project).
D6. Access, Circulation and Parking

Transportation Demand Management Programs

The Master Plan recommends that future increases in trips to and from campus due to increased enrollment be accommodated primarily by implementation of transportation demand management (TDM) programs that discourage driving to campus, provide incentives to increase transit ridership, and encourage carpooling and bicycling.

TDM measures identified in the plan for implementation or consideration include:

- Encourage the City and County of San Francisco to impose and enforce parking restrictions and permits in the adjacent neighborhood;
- Designate Campus Transportation Coordinator;
- Investigate subsidized or reduced cost transit passes (e.g., MUNI/BART Class Pass);
- Establish carpool match database for CCSF faculty, staff and students;
- Consider vanpool or shuttle bus service from off-campus sites;
- Implement “guaranteed ride home” program;
- Establish car-sharing program;
- Consider options for providing faculty housing on campus or in adjacent future developments;
- Provide additional services on campus;
- Provide a bicycle station or improved provisions for bicyclists on campus;
- Conduct annual monitoring of automobile trips to and from the campus to evaluate the effectiveness of the TDM programs;
- Increase parking fees to recover a portion of the cost of construction and maintenance of structured parking; and
- Use parking revenue to fund implementation of TDM programs.

These measures are described in more detail in Section 4.3, Transportation and Circulation. For this EIR, it is assumed that approval of the Master Plan represents a commitment to pursue implementation
of the measures, but that implementation of all measures is not guaranteed. Therefore, the analysis of project impacts in the EIR (prior to mitigation) does not include implementation of the TDM measures.

**Vehicular Access and Circulation**

The main points of vehicle access to the Main Campus are Cloud Circle, which can be accessed from Phelan Avenue; and Havelock Street, which connects to Circular Avenue (and points across I-280 via Paulding Street). Limited access is provided by the entrances to parking lots along Ocean Avenue, Phelan Avenue, and Judson Avenue. Access to the Balboa Reservoir parking lots is provided from a single uncontrolled driveway on Phelan Avenue.

*Figure 3.0-8, Proposed Vehicular Circulation,* shows the proposed campus roads, restricted access roads, and signalized intersections. Proposed semi-public campus roadways include the entry crescent in front of Science Hall (for drop-off), Havelock Street (for access to the eastern campus road, the parking structure and drop-off), and a road along the eastern campus boundary (from Havelock to Ocean Avenue). Access would be restricted on Cloud Circle and the road connecting the eastern campus entry to Cloud Circle. In addition, direct access to the parking lots would be provided from Phelan Avenue near Cloud Circle North.

Another proposed improvement is to improve the current vehicle access to the campus from Ocean Avenue at Howth Street. The current access is intended as a parking lot entry/exit only, but people drive through the parking lot to reach campus internal roadways. The improvement would provide an access road to proposed parking in the eastern part of the campus, as well as “behind” the campus to Havelock Street and to the northeastern part of campus. This improvement has the potential to further reduce vehicle traffic on Phelan, including drop-off activity and access to parking.

The Master Plan recommends a direct vehicle access to the Balboa Reservoir parking lots from Ocean Avenue, through the Phelan Loop transit turnaround site at the intersection of Ocean Avenue and Lee Avenue. The project design team estimates that use of this access could reduce the volume of traffic on Phelan Avenue by as much as 25 percent. This improvement would involve the City and MUNI, and would be undertaken in coordination with redevelopment of the Phelan Loop area consistent with the *Balboa Station Area Plan.* A process has been initiated to consider a mixed-use residential and retail project at this location. The possible presence of residential and retail uses south of the reservoir will be considered in this EIR but a future direct access to Ocean Avenue is still considered speculative. For the EIR, therefore, it is assumed that the reservoir parking would be accessed via Phelan Avenue only.

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26 City College of San Francisco, Master Plan (Draft), November 19, 2003, p. 74.
Vehicle circulation on Cloud Circle would be limited by restricting access to ADA parking and use of special permits, to provide for the pedestrian improvements described later in this section. The existing connection to the lower campus from Cloud Circle would also be restricted. The Master Plan recommends that the City install signals along Phelan Avenue at both of its intersections with Cloud Circle, primarily to enhance pedestrian safety and regulate pedestrian crossings.

The draft Balboa Park Station Area Plan includes a policy (2.4) calling for the redesign of Phelan Avenue to function more as an internal campus street.\(^\text{27}\) The redesigned street will include one lane of traffic in each direction (reduced from two), Class II bike lanes and a landscaped median with left-turn pockets. This proposal is a funded City project for implementation in the near future and is reflected in the traffic analysis in this EIR.

**Pedestrian Access and Circulation**

**Pedestrian System**

A key element of the pedestrian strategy is enhancing pedestrian access from the adjacent transit station, and from parking located at the periphery of campus, to the campus core. New pedestrian paths would be constructed along the edges of campus and connected to the existing network of pedestrian paths in the center of the campus. The Master Plan recommends that the City provide controlled pedestrian crossings on Phelan Avenue to improve circulation on Phelan and provide pedestrian access to the uses on the reservoir site. In particular, installation of a signalized crosswalk, special paving, better lighting, or “bulb-outs” is recommended at the intersection of Phelan Avenue and Cloud Circle South.

Currently, many students using the BART system to get to the Main Campus cross an active MUNI light rail yard and cross Ocean Avenue at multiple locations, because the primary entrance for the Balboa Park Station is toward the south of the station and away from CCSF. BART is studying the installation of another station access. The Master Plan indicates that BART prefers an access point directly on Ocean Avenue, but has indicated that an entrance midway between the current entrance on Geneva Avenue and Ocean Avenue is more feasible.\(^\text{28}\) The Master Plan encourages this improvement; it is not funded at this time. The Master Plan recommends that the pedestrian connections into campus along Havelock Street be improved. However, no specific improvements are proposed at this time.

\(^{27}\) San Francisco Planning Department, Balboa Park Station Area Plan, draft report, October 2002, p. 37.

\(^{28}\) City College of San Francisco, Master Plan (Draft), November 19, 2003, p. 71.
3.0 Project Description

Cloud Circle

Vehicle access to Cloud Circle would be restricted over time to maintenance vehicles and cars accessing ADA parking spaces. A majority of the existing parking spaces would be relocated to the lower (east) campus. Drop-off activity that currently occurs on Cloud Circle would be relocated to Science Circle and a new access road on the lower (east) campus adjacent to the new Community Health & Wellness Center. The existing sidewalks would be widened and enhanced. Cloud Circle would also be used as a bicycle route.

Bicycle Access and Circulation

Existing bicycle facilities on the Main Campus are limited. The project would include improvements to bike access and parking. Secure bicycle racks would be provided for all new campus buildings, and bicycle “storage rooms,” lockers and showers are being considered. The Master Plan also recommends that City bicycle routes be integrated into the planned campus access routes, specifically to provide access to adjoining neighborhoods, access across I-280, and access to the Ingleside area and San Francisco State University to the west. (The current San Francisco Bicycle Master Plan designates Ocean and Phelan Avenues as bicycle routes. CCSF endorses the use of the potential Lee entrance from Ocean Avenue as a means of avoiding the Ocean/Phelan intersection, specifically for bicyclists accessing a city bicycle route on Holloway.)

Parking

There are currently 2,244 parking spaces on the Main Campus; 1,465 spaces are designated for students in the North and South Basins of the Balboa Reservoir, and 779 spaces east of Phelan Avenue are designated for students (in Lot B), staff, faculty and ADA-accessible use. A substantial amount of student parking spills over into the adjacent residential neighborhoods.

The proposed TDM strategy is intended to reduce the number of vehicles on the Ocean Avenue campus. TDM measures could reduce the vehicle trip generation rate. Therefore, the total supply of parking would be increased by 500 spaces, to about 2,700 spaces by 2015. Figure 3.0-9, Proposed Parking, shows proposed structured and surface parking. As existing parking lots on campus are converted to other uses, replacement and additional parking would be provided in structures at the periphery of campus, primarily beneath proposed uses on the Balboa Reservoir site, and at the current site of the North and South Gymnasiums. The parking at the Balboa Reservoir site would be provided in two- and three-story structures; the parking at the east end of the campus would be provided in a four-story structure. (The parking on the Balboa Reservoir would require development below the existing reservoir grade.)
Surface parking would be provided near the proposed Community Health & Wellness Center, as well as in some existing lots at the north and south ends of campus.

D7. Campus Utilities

Water Distribution
The Main Campus is currently served by connections to the SFPUC system that provide potable, irrigation, and fire protection supply. Master Plan development east of Phelan Avenue would be served by connection to one of the existing campus water mains. Development on the Balboa Reservoir would connect to distribution mains in either Phelan Avenue or Ocean Avenue. According to the draft Master Plan, the City has indicated that the distribution mains in the area of the campus are adequately sized to handle the proposed expansion.

Wastewater and Stormwater Collection
The Main Campus is currently served by connections to the San Francisco Department of Public Works combined wastewater/stormwater collection system. Master Plan development east of Phelan Avenue would be served by connection to one of the existing campus wastewater lines. Separate wastewater and stormwater lines would be installed and connected to the appropriate existing campus lines.

For future development on the Balboa Reservoir, the wastewater/stormwater system connection would probably be made to the 30-inch-diameter sewer in Phelan Avenue. The wastewater collection system for the Balboa Reservoir site would consist of 6-inch, 8-inch and 12-inch-diameter gravity sewer lines. For the buildings on top of the parking structure, the storm drainage collection system would consist of 12-inch and 18-inch diameter gravity storm drain lines. These pipelines would be located in an integrated utility corridor with other utility services for this area. The utility corridor would either suspend utility lines from the ceiling of the parking structure roof or house them in a concrete utility trench provided in the roof slab itself. Once outside the parking structure, the wastewater flows would be combined with the stormwater flows at a new manhole and routed through a combined pipeline (21-inch-diameter or larger) to a new manhole constructed over the existing system in Phelan Avenue. The final sizing of these pipelines would vary depending upon the types of buildings ultimately developed on the reservoir. The sizes given here are conservative estimates. For the parking structure itself, drainage would be conveyed to City wastewater/stormwater lines outside of the structure.
D8. Landscaping

The proposed Landscape Plan builds on the following campus characteristics: a tri-partite campus structure, consisting of three different grade- and use-separated areas; a concentration of “formal,” high water-use landscapes at the center of the campus; and a distinctive and mature community of evergreens at the campus edges.

The proposed Landscape Plan designates areas of lawn, groundcover/garden, and wooded area/buffers. The lawn area would require the highest water use, and would include mainly the area near Cloud Circle and the plaza in the central part of the Balboa Reservoir. Groundcover/garden areas would require moderate water use, and would include mainly the horticultural gardens. Wooded area/buffers would require low water use, and would include the unmaintained area in the northeast corner of campus, as well as much of the eastern and southern campus land.

Tree buffers would be maintained along I-280 and Ocean Avenue and a tree buffer would be provided west of the Reservoir development. The Master Plan states that existing mature trees would be preserved where appropriate, and their use would be reinforced in establishing campus identity and in creating a windscreen and buffer.

D9. Schedule

Preliminary dates for construction of the initial Master Plan projects have been identified, as follows:

- Community Health & Wellness Center: construction to start in the fall of 2004, and to be completed by the summer of 2006;
- Health Center and Child Development Center: construction to start in the spring of 2004, and to be completed by January of 2005; and
- Practice Field Relocation: construction to start in the spring of 2005, and to be completed by the summer of 2005.

Specific construction schedules for the other projects have not been identified at this time. For this EIR, it is assumed that the other projects will be completed by the 2015 horizon of the Master Plan.

D10. Projected Enrollment and Employment

Current Main Campus enrollment is about 36,900; there are currently about 16,000 students enrolled in courses on campus Mondays through Thursdays (fewer on other days). Based on California Department of Finance projections, Main Campus enrollment is projected to increase to about 50,400 students by the
2015/2016 school year, a 36.6 percent increase. This increase would translate into about 21,860 students on campus Mondays through Thursdays.\textsuperscript{29}

City College currently employs about 2,000 people on the Main Campus, including about 900 full-time faculty and classified employees, and about 1,100 part-time faculty and other employees. It is estimated that the number of faculty and staff would increase at a rate similar to the increase in enrollment. Based on the projected enrollment, then, there would be a total of about 1,200 full-time employees and about 1,500 part-time-employees by the year 2015/2016.\textsuperscript{30}

\section*{E. PLANNED IMPROVEMENTS AT OTHER CAMPUSES}

The Master Plan focuses primarily on the Ocean Avenue campus, which is the largest College campus and location of the majority of planned and proposed projects. However, the Master Plan discusses planned changes at all CCSF sites. Most of the CCSF campuses will see only minor changes within the timeframe of the Master Plan, such as the remodeling of space to adequately provide for program requirements. Those campuses for which these types of modifications (or no changes) are planned include the following:

- Administration/Adult Learning (removal of architectural barriers and upgrading to ensure Americans with Disabilities Act compliance);
- Airport Campus (no improvements proposed at this time);
- Alemany Campus (seismic improvements only);
- Evans Campus (no improvements proposed at this time);
- Southeast Campus (no improvements proposed at this time);
- Downtown Campus (internal remodeling only – in progress);
- Fort Mason Campus (no improvements proposed at this time);
- John Adams Campus (seismic improvements only); and
- Castro/Valencia Campus (no improvements proposed at this time).

The Master Plan also includes improvements at two additional campuses that have already been approved and subject to environmental review. The environmental review documents are available for both campuses at the Main Branch of the San Francisco Public Library at 100 Larkin Avenue. At the Chinatown/North Beach campus, the College is building a new facility to consolidate existing campus...
functions (which currently occupy 10 locations) and accommodate some of the projected increase in CCSF enrollment. The site of the consolidated campus encompasses three parcels off of the corner of Washington Street and Columbus Avenue. The existing building on the northernmost lot would be demolished, and a portion of Ils Lane adjacent to the lot would be relocated (to allow for that lot to be contiguous with the two others). The existing building on the southernmost lot, the Colombo Building, is a San Francisco Landmark and would be preserved and renovated. The new construction and renovation require up to 140,000 gross square feet of building space at or above grade, and a garage below grade. The facility would support an estimated 7,500 students. An EIR for the new facility was certified in 1998 and an Addendum approved in 1999; facility design is in progress, and construction is expected to be complete in 2006. No new information, changes to the project or changed circumstances have occurred since approval of the project that would create any new or significant environmental impacts that were not already evaluated in the EIR or that would increase the severity of any previously identified significant impacts.

The Mission Campus currently offers services at its 106 Bartlett Street facility and eight neighborhood sites. The College has been seeking a space to accommodate future growth and existing activities of the Mission Campus. In 1998, the College District certified a Final EIR for development of a campus on Mission Street, between 21st and 22nd Streets. Following controversy over development of that site, the District considered other options for the campus location. The District has conducted the environmental review and approved development of the Mission campus at 110 Bartlett Street, at 22nd Street between Mission and Valencia Streets (about one block south of the previous site). The Bartlett Street site currently contains the Downtown High School and part of the current Mission Campus.

The Mission campus would have three components: (1) continued use of the existing Bartlett Street building, (2) construction of a four-story main building east of the Bartlett Street building, and (3) construction of a four-story tower as an addition to the north side of the Bartlett Street building. The campus would contain about 25 classrooms and 28 learning labs, office and storage space, student and faculty amenities, and other functions. The proposed project would provide about 190,400 gross square feet of institutional uses (including the re-use of the existing building). With development of the project, the District anticipates that total daily student enrollment would increase from about 4,800 students to about 6,400 students.31 The proposed development was processed with an EIR certified in 1998 and an EIR Addendum, approved by the CCSF Board of Trustees in September, 2003. No new information, changes to the project or changed circumstances have occurred since approval of the project

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that would create any new or significant environmental impacts that were not already evaluated in the EIR or that would increase the severity of any previously identified significant impacts.

As stated above, improvements at most of the other campuses would be minor, and the improvements at the Chinatown and Mission campuses have already been addressed in certified environmental review documents (which are incorporated by reference into this EIR).\(^\text{32}\) This EIR will discuss site-specific impacts from development at the Main Campus and, for each environmental impact, will address development at all of the campuses where the combined changes could result in significant impacts.

**F. PROJECT APPROVALS AND USES OF EIR**

**F1. San Francisco Community College District**

As defined by CEQA, a Lead Agency is the public agency with the principal responsibility for approving a project. The San Francisco Community College District is the Lead Agency for consideration and approval of the proposed Master Plan. The College District Governing Board will hold at least one public hearing on the proposed Master Plan before deciding whether to approve it. The Board must certify the Final EIR before making its decision on the proposed Master Plan. The Governing Board will review specific campus development projects for consistency with the Master Plan. The reconfiguration of the Balboa Reservoir is also subject to approval by the Board.

This EIR is considered a “program EIR,” which is an EIR for a series of actions that are related in some way. In this case, the proposed Master Plan includes a series of projects that are related geographically and subject to the principles and guidelines of the Master Plan. If the Master Plan is approved, the projects would be carried out by the San Francisco Community College District, and the projects would have similar environmental effects that could be mitigated in similar ways.

Per Section 15168 of the CEQA Guidelines, specific campus development projects will be “examined in the light of the program EIR to determine whether an additional environmental document must be prepared.” If a specific campus project would have significant environmental impacts that were not examined in this EIR, a new Initial Study would be prepared that would lead to either a focused supplemental EIR or a Negative Declaration. If the specific project has been adequately addressed by

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32 This EIR incorporates the following environmental documents published by the San Francisco Community College District: City College of San Francisco Chinatown/North Beach Campus: Draft Environmental Impact Report, State Clearinghouse Number 98031039, April 23, 1998; City College of San Francisco Chinatown/North Beach Campus: Addendum to the Final EIR, State Clearinghouse Number 98031039, August 17, 1999; City College of San Francisco Mission Campus: Draft Environmental Impact Report, State Clearinghouse No. 98031068, May 12, 1998; and City College of San Francisco Mission Campus: Addendum to the Final Environmental Impact Report, State Clearinghouse No. 98031068, September 4, 2003.
this EIR (considering the characteristics of the project, changes in conditions, and possible new information) or does not result in new or substantial increases in significant environmental impacts, no additional environmental documentation is required.

For the Community Health & Wellness Center, Health Center, Child Development Center, and practice field relocation, this EIR provides detailed project specific information, analysis, and mitigation. It is expected that this EIR will provide the legally required environmental analysis for the approval of the Community Health & Wellness Center project, practice field relocation, Health Center and Child Development Center projects. Thus, supplemental environmental review will occur only as required by CEQA.

F2. City and County of San Francisco

Institutional Master Plan

Per the California Education Code (Section 70900), The California Community Colleges is a post-secondary education system of the State, consisting of community college districts and the Board of Governors. CCSF is part of the California Community Colleges system. Approval of the Master Plan is not within the jurisdiction of the City and County of San Francisco but is subject to approval of the College District Governing Board. As an agency of the State, CCSF is not subject to most local regulations or requirements, and, for classroom uses, may choose to exempt itself from local planning and zoning requirements (California Government Code Section 53094).

Section 304.5 of the San Francisco Planning Code requires that “each...post-secondary educational institution...in the City and County of San Francisco shall have on file with the Department of City Planning a current institutional master plan describing the existing and anticipated future development of that institution...” Among the required elements of the plan is a description of “the development plans of the institution, for a future period of not less than 10 years, and the physical changes in the institution projected to be needed to achieve those plans.” The San Francisco Planning Commission shall hold a public hearing on the plan for the receipt of testimony only; the hearing “shall in no way constitute an approval or disapproval of the institutional master plan... by the City Planning Commission.” (Section 304.5(d)) The public testimony shall become part of the institutional master plan file at the Planning Department and shall be available for public review.

Reservoir Reconfiguration

The property exchange agreement for the reconfiguration of the Balboa Reservoir would be subject to the approval of the SFPUC, Board of Supervisors and Mayor.
F3. Other Approvals

Implementation of various project components may also require approvals or permits by the following public agencies:

- Division of the State Architect (DSA) for buildings, handicap accessibility, fire and life safety;
- Regional Water Quality Control Board for Stormwater Pollution Prevention Plans required during construction;
- Bay Area Air Quality Management District for any new stationary sources of air emissions; and
- City and County of San Francisco, for wastewater and water connections, and fire hydrants/water pressure.
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3.0 Project Description

INSERT FIGURE 3.0-1 Regional Location and CCSF Campuses (p. 29)

INSERT FIGURE 3.0-2 Project Site Location (p. 31)

INSERT FIGURE 3.0-3 Existing Campus Facilities (p. 33)

INSERT FIGURE 3.0-4 2015 Illustrative Plan, Main Campus (p. 35)

INSERT FIGURE 3.0-5 Preliminary Site Plan, Community Health & Wellness Center (p. 37)

INSERT FIGURE 3.0-6a Preliminary Elevations, Community Health & Wellness Center (p. 39)

INSERT FIGURE 3.0-6b Preliminary Elevations, Community Health & Wellness Center (p. 41)

INSERT Figure 3.0-7 Student Health Center Site Plan (p. 43)

INSERT FIGURE 3.0-8 Proposed Vehicular Circulation (p. 45)

INSERT FIGURE 3.0-9 Proposed Parking (p. 47)