

**DRAFT**

**ENVIRONMENTAL IMPACT REPORT**

**DEIR**

# St. Ignatius Field Lighting Project

2001 37th Avenue

San Francisco Planning  
Case No. **2018-012648ENV-02**

State Clearinghouse No. 2023120190

<i>Public Draft</i>	Draft EIR Publication Date: May 27, 2026	Written comments should be sent to:  Don Lewis Senior Environmental Planner 49 South Van Ness Ave, Suite 1400 San Francisco, CA 94103 or CPC.SaintIgnatiusLightingEIR@sfgov.org
	Draft EIR Public Hearing Date: June 25, 2026	
	Draft EIR Public Comment Period: May 27, 2026–July 13, 2026	



**San Francisco  
Planning**

*Page Intentionally Blank*

**DRAFT**

**ENVIRONMENTAL IMPACT REPORT**

**DEIR**

# St. Ignatius Field Lighting Project

2001 37th Avenue

San Francisco Planning

Case No. **2018-012648ENV-02**

State Clearinghouse No. 2023120190

<i>Public Draft</i>	Draft EIR Publication Date: May 27, 2026	Written comments should be sent to:  Don Lewis Senior Environmental Planner  49 South Van Ness Ave, Suite 1400 San Francisco, CA 94103 or CPC.SaintIgnatiusLightingEIR@sfgov.org
	Draft EIR Public Hearing Date: June 25, 2026	
	Draft EIR Public Comment Period: May 27, 2026–July 13, 2026	



**San Francisco  
Planning**

*Page Intentionally Blank*

# TABLE OF CONTENTS

<b>Summary.....</b>	<b>S-1</b>
S.1 Introduction.....	S-1
S.2 Project Summary.....	S-1
S.3 Summary of Impacts and Mitigation Measures.....	S-1
S.4 EIR Topics .....	S-2
S.5 Summary of Project Alternatives .....	S-16
S.5.1 No Project Alternative .....	S-16
S.5.2 Reduced Evening Athletic Events Alternative .....	S-17
S.5.3 Superior Court Order Reduced Lighting Hours Alternative .....	S-18
S.5.4 Board of Supervisors Reduced Lighting Hours Alternative .....	S-18
S.6 Environmentally Superior Alternative.....	S-24
S.7 Areas of Known Controversy and Issues to be Resolved .....	S-24
<b>Chapter 1 Introduction .....</b>	<b>1-1</b>
1.A Project Summary.....	1-1
1.B Purpose of the EIR .....	1-2
1.C Type of EIR .....	1-3
1.D Environmental Review Process .....	1-4
1.D.1 Categorical Exemption.....	1-4
1.D.2 Notice of Preparation of an Environmental Impact Report.....	1-5
1.D.3 Comments Received During the NOP Comment Period.....	1-5
1.D.4 Project Changes after the Publication of the NOP .....	1-11
1.D.5 Draft EIR and Initial Study Public Review Process .....	1-11
1.D.6 Final EIR and EIR Certification .....	1-12
1.D.7 Mitigation Monitoring and Reporting Program.....	1-12
1.E Scope of the EIR.....	1-12
1.E.1 Topics Addressed in this EIR .....	1-12
1.E.2 Topics Addressed in the Initial Study .....	1-13
1.F Organization of the Draft EIR .....	1-13
<b>Chapter 2 Project Description .....</b>	<b>2-1</b>
2.A Introduction .....	2-1
2.B Project Background .....	2-2
2.C Project Objectives.....	2-4
2.D Project Location and Site Characteristics.....	2-5
2.E Proposed Project .....	2-13
2.F Project Construction.....	2-17
2.G Project Approvals.....	2-18
<b>Chapter 3 Environmental Setting, Impacts, and Mitigation Measures.....</b>	<b>3-1</b>
3.A Introduction to the Environmental Analysis.....	3.A-1
3.B Aesthetics.....	3.B-1
3.C Noise.....	3.C-1
<b>Chapter 4 Other CEQA Considerations .....</b>	<b>4-1</b>
4.A Growth Inducing Impacts .....	4-1
4.B Significant and Unavoidable Impacts.....	4-2

Table of Contents

4.C Significant Irreversible Environmental Changes ..... 4-2

4.D Areas of Known Controversy and Issues to Be Resolved..... 4-4

**Chapter 5 Alternatives .....5-1**

5.A Introduction ..... 5-1

5.B Summary of Alternatives ..... 5-5

5.C Alternatives Analysis..... 5-15

5.D Environmentally Superior Alternative ..... 5-26

5.E Alternatives Considered but Rejected from Further Analysis ..... 5-26

**Chapter 6 Report Preparers .....6-1**

6.A San Francisco Planning Department ..... 6-1

6.B Environmental Consultants..... 6-11

# APPENDICES

EIR Appendix A Notice of Preparation of an Environmental Impact Report

EIR Appendix B Initial Study

EIR Appendix C Table C-1: 2020 Baseline, Existing and Proposed Athletic Field Operations at J.B. Murphy Field and the Upper Practice Field

EIR Appendix C St. Ignatius Field Lighting Study

EIR Appendix E Noise Technical Memorandum

# FIGURES

Figure 2-1 Project Location Map .....2-6

Figure 2-2 Project Site Map .....2-7

Figure 3.B-1 Photographic Vantage Point Locations for Glare and Light Trespass Analysis ..... 3.B-7

Figure 3.B-2 Light Measurement Locations ..... 3.B-10

Figure 3.C-1 Noise Measurement Locations ..... 3.C-7

# TABLES

Table S-1 Summary of Impacts of the Proposed Project Identified in the EIR..... S-3

Table S-2 Summary of Impacts of the Proposed Project Identified in the Initial Study ..... S-4

Table S-3 Comparison of Proposed Project and Alternatives..... S-20

Table 1-1 Comparison of EIR Project and Categorical Exemption Project.....1-4

Table 1-2 Summary of Comments Received During NOP Comment Period .....1-6

Table 2-1 Annual J.B. Murphy Field Use under Existing and Proposed Conditions.....2-16

Table 2-2 Annual Upper Practice Field Use under Existing and Proposed Conditions.....2-16

Table 3.A-1 Annual J.B. Murphy Field Use under 2020 Baseline and Proposed Conditions ..... 3.A-6

Table 3.A-2 Annual Upper Practice Field Use under 2020 Baseline and Proposed Conditions ..... 3.A-7

Table 3.B-1 Horizontal and Vertical Illuminance Measurements at 39th Avenue and Rivera Street Residential Property Lines and Contributions of Field Lighting..... 3.B-12

Table 3.B-2 Glare Thresholds at 100 Percent Capacity and 60 Percent Capacity ..... 3.B-14

Table 3.B-3 Vantage Points Exceeding Glare Thresholds at 100 Percent and 60 Percent Capacity .... 3.B-15

Table 3.C-1 Representative Environmental Noise Levels..... 3.C-2

Table 3.C-2 Summary of Ambient Noise Level Measurements ..... 3.C-8

Table 3.C-3 Summary of Noise Levels Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety..... 3.C-9

Table 3.C-4 Measured Noise Levels during Athletic Events at J.B. Murphy Field with Amplified Sound/Public Address System Use..... 3.C-17

Table 3.C-5 Comparison of Ambient Noise Levels and Noise Levels during Events at J.B. Murphy Field with Amplified Sound/PA System Use ..... 3.C-21

Table 5-1 Comparison of Proposed Project and Alternatives .....5-7

Table 5-2 Summary of the Ability of the Alternatives to Meet the Project Objectives .....5-11

Table 5-3 Environmental Effects of the Project Alternatives Relative to the Effects of the Proposed Project .....5-13



# LIST OF ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Definition
air district	Bay Area Air Quality Management District
BCDC	San Francisco Bay Conservation Development Commission
California Register	California Register of Historical Resources
CAP	Climate Action Plan
Caltrans	California Department of Transportation
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CIE	International Commission on Illumination
CO	Carbon Monoxide
dB	Decibel
dBA	A weighted decibel
DTSC	California Department of Toxic Substances Control
EIR	environmental impact report
fc	foot-candles
FTA	Federal Transit Administration
fire department	San Francisco Fire Department
GHG	greenhouse gas
health department	San Francisco Department of Public Health
kW	Kilowatt
kWh	Kilowatt hours
LCI	Office of Land Use and Climate Innovation
Ldn	Day-night average sound level
LED	Light Emitting Diodes
Leq	Equivalent sound level
MTC	Metropolitan Transportation Commission
MUNI	San Francisco Municipal Railway
NO <sub>2</sub>	Nitrogen Dioxide
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
PA	Public Address

List of Acronyms and Abbreviations

Acronym/Abbreviation	Definition
PM	Particulate Matter
PG&E	Pacific Gas and Electric
PSD	Pacifica School District
ROG	Reactive Organic Gases
SB	Senate Bill
SFPD	San Francisco Police Department
SFMTA	San Francisco Municipal Transportation Agency
SFPUC	San Francisco Public Utilities Commission
SINA	Saint Ignatius Neighborhood Association
St. Ignatius	Saint Ignatius College Preparatory School
SO <sub>2</sub>	Sulfur Dioxide
St. Ignatius Large Event Management Plan	J.B. Murphy Field Night Game or Large Event Management Plan
TAZ	Traffic Analysis Zone
USEPA	United States Environmental Protection Agency
UST	underground storage tank
VMT	Vehicle Miles Traveled

# SUMMARY

## S.1 Introduction

This document is a draft environmental impact report (draft EIR) for the proposed St. Ignatius Field Lighting Project (proposed project). This chapter of the draft EIR provides a summary of the proposed project, a summary of anticipated environmental impacts of the proposed project, a summary of alternatives including identification of the environmentally superior alternative, and areas of controversy and issues to be resolved.

## S.2 Project Summary

The proposed project is located on the Saint Ignatius College Preparatory School (St. Ignatius) campus at 2001 37th Avenue (Assessor's block 2094, lot 006) in the Outer Sunset neighborhood of western San Francisco. The project site occupies the southern portion of the 11.4-acre St. Ignatius campus and includes J.B. Murphy Field and the upper practice field, totaling approximately 4.35 acres. The campus is 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 residential properties to the south and west; the West Sunset Playground, Sunset Community Garden, and A.P. Giannini Middle School to the north; and Sunset Boulevard, a divided north-south four-lane thoroughfare, to the east.

Four 90-foot-tall light standards were constructed at J.B. Murphy Field in 2021 and are currently in operation. Safety lighting for bleachers and walkways, an updated amplified sound/public address (PA) system, and a Verizon Wireless unmanned macro wireless telecommunications services facility mounted on the northwest light standard have also been installed and are operational. The proposed project additionally includes expanded use of the four existing 40-foot-tall light standards at the upper practice field.

The proposed field use and lighting program for J.B. Murphy Field and the upper practice field would allow field lighting on up to 150 evenings during the school year (August 15 through May 31) to accommodate a programmatic shift in scheduled practices and games aligned with the school's daily academic schedule (9 a.m. to 2:50 p.m.). Morning practices would shift from early mornings to later mornings, afternoons, and evenings during the school week. Scheduled weekday games would also move to later start times and, for the football program, from Saturday mornings and afternoons to Friday afternoons and evenings.

On up to 135 evenings annually, field lighting at J.B. Murphy Field and the upper practice field would operate from dusk until 9:30 p.m., with egress lighting turned off by 10 p.m. On up to 15 evenings annually, field lighting would operate from dusk until 10 p.m., with egress lighting turned off by 10:45 p.m.

## S.3 Summary of Impacts and Mitigation Measures

This EIR analyzes the potential environmental effects of the proposed project. The initial study (EIR Appendix B) determined that the proposed project would have no impact on the following environmental resource area topics or that the environmental resource area topics are not applicable:

## Summary

population and housing, recreation, mineral resources, agriculture and forestry resources, and wildfire (see section D, Summary of Environmental Effects, and section E, Evaluation of Environmental Effects, of the initial study). As a result, the initial study does not discuss these environmental resource area topics further, except to briefly describe why the proposed project would have no impact on these environmental resource area topics or why they are not applicable to the proposed project.

The following environmental resource area topics were analyzed in greater detail in the initial study (the corresponding sections for each relevant environmental resource area topic are included):

- Section E.1, Land Use and Planning
- Section E.2, Aesthetics
- Section E.3, Cultural Resources
- Section E.4, Tribal Cultural Resources
- Section E.5, Transportation and Circulation
- Section E.6, Noise
- Section E.7, Air Quality
- Section E.8, Greenhouse Gas Emissions
- Section E.9, Wind
- Section E.10, Shadow
- Section E.11, Utilities and Service Systems
- Section E.12, Public Services
- Section E.13, Biological Resources
- Section E.14, Geology and Soils
- Section E.15, Hydrology and Water Quality
- Section E.16, Hazards and Hazardous Materials
- Section E.17, Energy

Refer to the initial study in EIR Appendix B for a discussion and impact analysis of the proposed project with respect to these environmental resource area topics.

## S.4 EIR Topics

The initial study found that the proposed project may have significant impacts related to aesthetics (lighting and glare) and noise (operations). These environmental resource area topics require further analysis and are therefore discussed in this EIR. The environmental analysis for these environmental resource area topics is presented in chapter 3, Environmental Setting, Impacts and Mitigation Measures, of this EIR. Based on the detailed analysis presented in EIR chapter 3, both aesthetics (lighting and glare) and noise (operations) impacts were determined to be less than significant, and no significant unavoidable impacts would occur.

**Table S-1**, Summary of Impacts of the Proposed Project Identified in the EIR, identifies the impacts for the proposed project that are identified in this EIR. **Table S-2**, Summary of Impacts of the Proposed Project Identified in the Initial Study, p. S-4, identifies the impacts for the proposed project that are identified in the initial study (EIR Appendix B). The information in the tables is organized to correspond with environmental issues discussed in EIR chapter 3 and the initial study (EIR Appendix B). The table is arranged in four columns: (1) impacts; (2) level of significance prior to mitigation measures (if applicable); (3) mitigation measures (if applicable); and (4) level of significance after mitigation (if applicable).

**Table S-1 Summary of Impacts of the Proposed Project Identified in the EIR**

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<b>EIR Section 3.B, Aesthetics</b>			
Impact AE-1: The proposed project would not create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area or that would substantially affect other people or properties.	LTS	No mitigation is required.	NA
Impact C-AE-1: The proposed project, in combination with cumulative projects, would not result in a significant cumulative impact related to lighting and glare.	LTS	No mitigation is required.	NA
<b>EIR Section 3.C, Noise</b>			
Impact NO-1: The proposed project would not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the proposed project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies.	LTS	No mitigation is required.	NA
Impact C-NO-1: Operation of the proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a significant cumulative noise impact.	LTS	No mitigation is required.	NA

**Table S-2 Summary of Impacts of the Proposed Project Identified in the Initial Study**

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<b>Initial Study Section E.1, Land Use and Planning</b>			
Impact LU-1: The proposed project would not physically divide an established community.	LTS	No mitigation is required.	NA
Impact LU-2: The proposed project would not cause a significant physical environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.	LTS	No mitigation is required.	NA
Impact C-LU-1: The proposed project, in combination with cumulative projects, would not result in a significant cumulative impact related to land use and planning.	LTS	No mitigation is required.	NA
<b>Initial Study Section E.2, Aesthetics</b>			
Impact AES-1: The proposed project would not have an adverse effect on a scenic vista.	LTS	No mitigation is required.	NA
Impact AES-2: The proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	LTS	No mitigation is required.	NA
Impact AES-3: The proposed project would not conflict with applicable zoning and other regulations governing scenic quality.	LTS	No mitigation is required.	NA

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact C-AES-1: The proposed project would not in combination with past, present, and reasonably foreseeable future projects in the vicinity, could result in a significant cumulative aesthetics impact on scenic vistas, scenic resources, and the visual character of the site and its surroundings.	LTS	No mitigation is required.	NA
<b>Initial Study Section E.3, Cultural Resources</b>			
Impact CR-1: The proposed project would not cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5, including those resources listed in article 10 or article 11 of the San Francisco Planning Code.	NI	No mitigation is required.	NA
Impact CR-2: The proposed project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5.	LTS	No mitigation is required.	NA
Impact CR-3: The proposed project would not disturb any human remains, including those interred outside of formal cemeteries.	LTS	No mitigation is required.	NA
Impact C-CR-1: The proposed project in combination with cumulative projects would not result in cumulative impacts on architectural resources.	NI	No mitigation is required.	NA
Impact C-CR-2: The proposed project in combination with cumulative projects would not result in significant cumulative impacts on archaeological resources and human remains.	LTS	No mitigation is required.	NA

Summary

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<b>Initial Study Section E.4, Tribal Cultural Resources</b>			
Impact TCR-1: The proposed project would not result in a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code section 21074.	LTS	No mitigation is required.	NA
Impact C-TCR-1: The proposed project, in combination with cumulative projects, would not result in a significant cumulative impact on tribal cultural resources.	LTS	No mitigation is required.	NA
<b>Initial Study Section E.5, Transportation and Circulation</b>			
Impact TR-1: The proposed project would not involve construction that would require a substantially extended duration or intensive activity that would create potentially hazardous conditions, interfere with emergency access or accessibility, or substantially delay public transit.	LTS	No mitigation is required.	NA
Impact TR-2: The proposed project would not create potentially hazardous conditions for people walking, bicycling, or driving or public transit operations.	LTS	No mitigation is required.	NA
Impact TR-3: The proposed project would not interfere with the accessibility of people walking or bicycling to and from the project site, and adjoining areas, or result in inadequate emergency access.	LTS	No mitigation is required.	NA
Impact TR-4: The proposed project would not substantially delay public transit.	LTS	No mitigation is required.	NA

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact TR-5: The proposed project would not cause substantial additional vehicle miles traveled or substantially induce additional automobile travel by increasing physical roadway capacity in congested areas or by adding new roadways to the network.	LTS	No mitigation is required.	NA
Impact TR-6: The proposed project would not result in a loading deficit.	LTS	No mitigation is required.	NA
Impact TR-7: The proposed project would not result in a substantial vehicular parking deficit.	LTS	No mitigation is required.	NA
Impact C-TR-1: The proposed project, in combination with cumulative projects, would not result in a significant cumulative impact on transportation and circulation.	LTS	No mitigation is required.	NA
<b>Initial Study Section E.6, Noise</b>			
Impact NO-1: Construction of the proposed project would not generate a substantial temporary increase in ambient noise levels in excess of the Noise Ordinance standards and would not generate excess groundborne vibration.	LTS	No mitigation is required.	NA
Impact C-NO-1: Construction of the proposed project, in combination with cumulative projects, could result in a significant cumulative impact on noise.	LTS	No mitigation is required.	NA

Summary

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<b>Initial Study Section E.7, Air Quality</b>			
Impact AQ-1: The proposed project would not conflict with or obstruct implementation of the applicable air quality plan.	LTS	No mitigation is required.	NA
Impact AQ-2: The proposed project’s construction activities would not generate fugitive dust and criteria air pollutants and would not result in a cumulatively considerable net increase of non-attainment criteria air pollutants within the air basin.	LTS	No mitigation is required.	NA
Impact AQ-3: During project operations, the proposed project would not result in a cumulatively considerable net increase in non-attainment criteria air pollutants.	LTS	No mitigation is required.	NA
Impact AQ-4: The proposed project’s construction and operational activities would generate toxic air contaminants, including diesel particulate matter, but would not expose sensitive receptors to substantial pollutant concentrations.	LTS	No mitigation is required.	NA
Impact AQ-5: The proposed project would not create objectionable odors that would adversely affect a substantial number of people.	LTS	No mitigation is required.	NA
Impact C-AQ-1. The proposed project, in combination with cumulative projects, would not result in a significant cumulative impact on air quality.	LTS	No mitigation is required.	NA

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<b>Initial Study Section E.8, Greenhouse Gas Emissions</b>			
Impact C-GG-1: The proposed project would generate greenhouse gas emissions, but not at levels that would result in a significant impact on the environment or conflict with any policy, plan, or regulation adopted for the purpose of reducing greenhouse gas emissions.	LTS	No mitigation is required.	NA
<b>Initial Study Section E.9, Wind</b>			
Impact WI-1: The proposed project would not create wind hazards in publicly accessible areas of substantial pedestrian use.	LTS	No mitigation is required.	NA
Impact C-WI-1: The proposed project, combined with cumulative projects, would not result in significant cumulative impacts related to wind.	LTS	No mitigation is required.	NA
<b>Initial Study Section E.10, Shadow</b>			
Impact SH-1: The proposed project would not create new shadow that substantially and adversely affects the use and enjoyment of publicly accessible open spaces.	LTS	No mitigation is required.	NA
Impact C-SH-1: The proposed project, combined with cumulative projects, would not result in significant cumulative impacts related to shadow.	LTS	No mitigation is required.	NA

Summary

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<b>Initial Study Section E.11, Utilities and Service Systems</b>			
Impact UT-1: The proposed project would not require or result in the relocation or construction of new or expanded, water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.	LTS	No mitigation is required.	NA
Impact UT-2: The proposed project would have sufficient water supplies available to serve the proposed project and reasonably foreseeable future development during normal, dry, and multiple dry years.	LTS	No mitigation is required.	NA
Impact UT-3: The proposed project would not result in a determination by the wastewater treatment provider which serves or may serve the proposed project that it has inadequate capacity to serve the proposed project's projected demand in addition to the provider's existing commitments.	NI	No mitigation is required.	NA
Impact UT-4: The proposed project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.	LTS	No mitigation is required.	NA
Impact UT-5: The proposed project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste.	LTS	No mitigation is required.	NA

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact C-UT-1: The proposed project, in combination with cumulative projects, would not result in significant cumulative impacts on utilities and service systems.	LTS	No mitigation is required.	NA
<b>Initial Study Section E.12, Public Services</b>			
Impact PS-1: The proposed project would increase the demand for public services but not to such an extent that construction of new or physically altered facilities would be required.	LTS	No mitigation is required.	NA
Impact C-PS-1: The proposed project, combined with cumulative projects, would not result in significant cumulative impacts on police, fire, and school district services such that new or physically altered facilities, the construction of which could cause significant environmental impacts, would be required in order to maintain acceptable levels of service.	LTS	No mitigation is required.	NA
<b>Initial Study Section E.13, Biological Resources</b>			
Impact BI-1: The proposed project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.	LTS	No mitigation is required.	NA
Impact BI-2: The proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native	LTS	No mitigation is required.	NA

Summary

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.			
Impact BI-3: The proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	NI	No mitigation is required.	NA
Impact C-BI-1: The proposed project, in combination with cumulative projects, would not result in significant cumulative impacts on biological resources.	LTS	No mitigation is required.	NA
<b>Initial Study Section E.14, Geology and Soils</b>			
Impact GE-1: The proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving fault rupture, strong seismic ground shaking, seismically induced ground failure, Including liquefaction, or landslides.	LTS	No mitigation is required.	NA
Impact GE-2: The proposed project would not result in substantial erosion or loss of topsoil.	LTS	No mitigation is required.	NA
Impact GE-3: The proposed project would not result in on- or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse by being located on a geologic unit or soil that is unstable, or that could become unstable.	LTS	No mitigation is required.	NA
Impact GE-4: The proposed project would not create substantial risks to life or property by being located on expansive soils.	LTS	No mitigation is required.	NA

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact GE-5: The proposed project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	LTS	No mitigation is required.	NA
Impact C-GE-1: The proposed project, in combination with cumulative projects, would not result in significant cumulative impacts on geology, soils, or paleontological resources.	LTS	No mitigation is required.	NA
<b>Initial Study Section E.15, Hydrology and Water Quality</b>			
Impact HY-1: The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.	LTS	No mitigation is required.	NA
Impact HY-2: The proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the proposed project may impede sustainable groundwater management of the basin.	LTS	No mitigation is required.	NA
Impact HY-3: The proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would result in substantial erosion, siltation, or flooding on or offsite; that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or that would impede or redirect flood flows.	LTS	No mitigation is required.	NA

Summary

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact HY-4: The proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.	LTS	No mitigation is required.	NA
Impact C-HY-1: The proposed project, in combination with cumulative projects, would not result in a significant cumulative impact on hydrology and water quality.	LTS	No mitigation is required.	NA
<b>Initial Study Section E.16, Hazards and Hazardous Materials</b>			
Impact HZ-1: The proposed project would not create a significant hazard through the routine transport, use, or disposal of hazardous materials.	LTS	No mitigation is required.	NA
Impact HZ-2: The proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	LTS	No mitigation is required.	NA
Impact HZ-3: The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	LTS	No mitigation is required.	NA
Impact HZ-4: The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	LTS	No mitigation is required.	NA
Impact C-HZ-1: The proposed project, in combination with cumulative projects, would not result in a significant	LTS	No mitigation is required.	NA

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
cumulative impact related to hazards and hazardous materials.			
<b>Initial Study Section E.17, Energy</b>			
Impact EN-1: The proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation.	LTS	No mitigation is required.	NA
Impact EN-2: The proposed project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.	LTS	No mitigation is required.	NA
Impact C-EN-1: The proposed project, in combination with cumulative projects, would not result in significant cumulative impacts related to the wasteful, inefficient, or unnecessary consumption of energy resources or conflict with or obstruct a state or local plan for renewable energy or energy efficiency.	LTS	No mitigation is required.	NA

## S.5 Summary of Project Alternatives

CEQA Guidelines section 15126.6(a) states that an EIR must describe and evaluate a reasonable range of alternatives to a project that would feasibly attain most of the project's basic objectives but avoid or substantially lessen any identified significant adverse environmental effects of the project. An EIR is not required to consider every conceivable alternative to a project or alternatives that are infeasible. Rather, it must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation.

EIR chapter 5, Alternatives, presents the alternatives analysis as required by CEQA for the proposed project. The following alternatives were selected for detailed analysis in this draft EIR:

- No Project Alternative
- Reduced Evening Athletic Events Alternative
- Superior Court Order Reduced Lighting Hours Alternative
- Board of Supervisors Reduced Lighting Hours Alternative

These alternatives represent a reasonable range of potentially feasible alternatives to the proposed project that would avoid or lessen the impacts related to aesthetics (light and glare effects) and noise from athletic events using the updated amplified sound/PA system. **Table S-3**, Comparison of Proposed Project and Alternatives, p. S-20, presents summaries and comparisons of the characteristics of the proposed project with those of each project alternative.

### S.5.1 No Project Alternative

#### ALTERNATIVE DESCRIPTION

Under the No Project Alternative, the 90-foot light standards, updated amplified sound/public address (PA) system, wireless telecommunications services facility, and associated safety/egress lighting previously installed in 2021 would be removed. Field programming and lighting operations would revert to 2020 baseline conditions. Practices would occur before school (6–7:45 a.m.) and in the afternoons until dusk. Six portable diesel generator-powered lights used for practices on J.B. Murphy Field until 8 p.m. on up to 50 evenings annually would return. Football games would continue to be played on Saturdays and would overlap with athletic events at the adjacent West Sunset Soccer Fields. The amplified sound/PA system would be used for up to 118 events per year ending by 7:30 p.m. The upper practice field would continue to operate under its existing conditional use permit, with lighting allowed until 7:30 p.m. on up to 150 evenings per year.

#### SUMMARY OF IMPACTS

Under the No Project Alternative, light and glare from the J.B. Murphy Field lights would be avoided, and operational noise during evening events would not occur. Instead, 2020 baseline conditions for nighttime lighting and noise patterns would return, including early morning practices beginning at 6 a.m., which occur during a noise-sensitive period, and use of portable diesel generator-powered lighting for up to 50 practices annually at J.B. Murphy Field ending at 8 p.m. Noise levels would reflect 2020 baseline conditions and remain less than significant, although portable lighting and early morning activity would continue to cause intermittent disturbances. Continued use of portable lighting on up to 50 evenings annually would also result in localized air pollutant and greenhouse gas emissions, as well as a less energy-efficient lighting

program to address high field demand periods. Traffic and parking congestion associated with Saturday football games overlapping with events at West Sunset Soccer Fields would also continue to be managed in accordance with the St. Ignatius J.B. Murphy Field Night Game or Large Event Management Plan (St. Ignatius Large Event Management Plan)<sup>1</sup> to limit the effects of game-related traffic for games and events with more than 1,000 spectators. Overall, this alternative would avoid the less-than-significant impacts of the proposed project but would not achieve any of the project objectives.

## S.5.2 Reduced Evening Athletic Events Alternative

### ALTERNATIVE DESCRIPTION

Under the Reduced Evening Athletic Events Alternative, use of the J.B. Murphy Field lights would be reduced from 150 to 144 evenings per year; a four percent reduction compared to the proposed project. Most games would end by 8 p.m. and most practices would end by 9 p.m., with egress lighting until 9:30 p.m. On up to nine evenings annually, including Friday evening football games, use of field lights would extend to 10 p.m. with egress lights operating until 10:45 p.m. Late evening events would be reduced by 40 percent compared to the proposed project (from 15 to nine). Amplified sound/PA system use would be reduced by four percent to 141 spectator-attended events annually with use ending by 8 p.m. for 132 events and by 10 p.m. for nine events. Use of the upper practice field lights would also be limited to 144 evenings, but evening use would expand to match J.B. Murphy Field lighting operations.

### SUMMARY OF IMPACTS

This alternative would incrementally reduce the frequency of nighttime lighting and noise compared to the proposed project. Lighting levels would remain the same as the proposed project with light trespass, glare, and skyglow continuing to occur during evening practices and games, but with fewer lighted evenings (144 instead of 150) and fewer late evening events (nine instead of 15). Thus, temporary light and glare impacts would be incrementally reduced compared to proposed project. Noise from amplified sound/PA system use would be reduced because there would be fewer events overall and fewer late evening events until 10 p.m.; however, peak noise impacts during Friday evening football games would remain. Aesthetic and operational-noise impacts would remain less than significant. Traffic and parking congestion associated with Saturday football games overlapping with events at West Sunset Soccer Fields would be resolved with the shift to Friday evenings, and high-attendance events would continue to be managed in accordance with St. Ignatius's Large Event Management Plan, as updated,<sup>2</sup> for night games and events with more than 1,000 spectators to limit the effects of game-related traffic. This alternative would partially meet project objectives, including accommodating Friday evening football games, but would limit the ability to shift early morning practices to later times in the day and afternoon games to later start times.

<sup>1</sup> St. Ignatius College Preparatory, J.B. Murphy Field Night Game or Large Event Management Plan, June 2020. Available at: [Case File No. 2018-012648ENV-02](#) for 2001 37th Avenue on the San Francisco Property Information Map and Database under Planning Applications (opened 3/28/2023) and Related Documents. Accessed January 2026.

<sup>2</sup> St. Ignatius College Preparatory, J.B. Murphy Field Night Game or Large Event Management Plan, June 2020. Also see the St. Ignatius College Preparatory Management Plan for Night Games and Large Events at J.B. Murphy Field, September 2024. Available at: <https://resources.finalsite.net/images/v1725462872/siprep/etl8m9rdxfzcecrfjdsW/SILargeEventPlan.pdf>. Accessed December 2025.

### **S.5.3 Superior Court Order Reduced Lighting Hours Alternative**

#### **ALTERNATIVE DESCRIPTION**

This alternative reflects operational conditions required by the Superior Court Order. Practices and games would end by 8 p.m. on 145 evenings, with J.B. Murphy Field lights operated at 30 foot-candles until 8 p.m. and egress lighting on until 8:30 p.m. For up to five evenings annually (including up to two playoff football games), lights would be operated at 80 percent capacity (40 foot-candles)<sup>3</sup> until 9:30 p.m. and egress lights would be operated until 10 p.m. The amplified sound/PA system use would be used at 147 spectator-attended events annually with two or three games on scheduled game days. Use at 142 spectator-attended events would end by 7:30 p.m. with up to five spectator-attended evening events annually (usually Friday evening football games) when amplified sound/PA system use would end by 9:30 p.m.

#### **SUMMARY OF IMPACTS**

This alternative would incrementally reduce the frequency of nighttime lighting and noise compared to the proposed project. Nighttime lighting and amplified sound/PA system use would occur less frequently during late evening hours due to earlier stop times. Practices would end earlier on 145 of the 150 evenings compared to proposed project (at 8 p.m. rather than 9:30 p.m.). In addition, there would be fewer late evening events (five instead of 15), and the late evening events would end 30 minutes earlier (at 9:30 p.m. rather than 10 p.m.). Noise impacts would be reduced because most amplified sound/PA system use would stop by 7:30 p.m., though limited Friday evening football games would still occur when use would extend to 9:30 p.m. The earlier shut-off times for field lights and amplified sound/PA system use would marginally decrease glare and skyglow and operational noise, and aesthetics and noise impacts would remain less than significant. Traffic and parking congestion associated with Saturday football games overlapping with events at West Sunset Soccer Fields would be partially resolved with the shift to Friday evenings, and high-attendance events would continue to be managed in accordance with the St. Ignatius Large Event Management Plan to limit the effects of game-related traffic. This alternative would only partially achieve project objectives, since only five of the eight annual varsity football games (including playoffs) could occur on Friday evenings, and no lacrosse playoff or tournament games could be accommodated, limiting the ability to shift early morning practices and reducing flexibility for evening athletic scheduling.

### **S.5.4 Board of Supervisors Reduced Lighting Hours Alternative**

#### **ALTERNATIVE DESCRIPTION**

This alternative reflects the Board of Supervisors' October 2020 approval with additional conditions. Most practices and games would end by 8 p.m. on 135 evenings, with J.B. Murphy Field lights operated at 30 foot-candles until 8 p.m. and dimmed to 20 foot-candles as part of egress lighting until 8:30 p.m. On up to 15 evenings annually, events could extend to 9:30 p.m. with lights operated at 40 foot-candles until 9:30 p.m. and dimmed to 20 foot-candles as part of egress lighting until 10 p.m. The amplified sound/PA system use would be used at 147 spectator-attended events annually with two or three games on scheduled game days. Use at 132 spectator-attended events would end by 7:30 p.m. with up to 15 spectator-attended evening

---

<sup>3</sup> St. St. Based on a good faith evaluation by the school, if the 30 foot-candle and 40 foot-candle levels prove inadequate to preserve 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 the neighborhood association.

events annually (usually Friday evening football games) when amplified sound/PA system use would end by 9:30 p.m.

### **SUMMARY OF IMPACTS**

This alternative would incrementally reduce nighttime lighting and noise compared to the proposed project. Nighttime lighting and amplified sound/PA system use would occur less frequently during late evening hours due to earlier stop times. Practices would end earlier on 135 of the 150 evenings compared to proposed project (at 8 p.m. rather than 9:30 p.m.). In addition, the late evening events would end 30 minutes earlier (at 9:30 p.m. rather than 10 p.m.). Noise impacts would be reduced because most amplified sound/PA system use would stop by 7:30 p.m. (rather than 8 p.m.) and Friday evening football games would stop by 9:30 p.m. The earlier shut-off times for field lights and amplified sound/PA system use would marginally decrease glare and skyglow and operational noise, and aesthetic and noise impacts would remain less than significant. Traffic and parking congestion associated with Saturday football games overlapping with events at West Sunset Soccer Fields would be resolved with the shift to Friday evenings, and high-attendance events would continue to be managed in accordance with the St. Ignatius Large Event Management Plan to limit the effects of game-related traffic. This alternative would achieve more of the project objectives than the Superior Court Order Reduced Hours alternative, including the shifting of varsity football games to Friday evening, but would still limit flexibility in practice and game scheduling.

**Table S-3**, Comparison of Proposed Project and Alternatives, p S-20, presents a summary of the ability of each alternative to meet the project's objectives and a comparison of the impacts of the proposed project and the alternatives analyzed.

*REMAINDER OF PAGE INTENTIONALLY BLANK*

**Table S-3 Comparison of Proposed Project and Alternatives**

Project Characteristics	Proposed Project	Alternative A: No Project	Alternative B: Reduced Evening Athletic Events
<b>Description</b>			
<ol style="list-style-type: none"> <li>1. Four 90-foot-tall light standards with LED light fixtures and field use and lighting program for J.B. Murphy Field and upper practice field</li> <li>2. Safety lighting at bleachers and internal St. Ignatius campus paths</li> <li>3. Updated amplified sound/PA system</li> <li>4. Wireless telecommunications services facility, ancillary equipment, and fenced equipment area for the wireless telecommunications services facility with controlled entry</li> </ol>	<ol style="list-style-type: none"> <li>1. J.B. Murphy Field and upper practice field lighting operations would be limited to no more than 150 evenings per year on any day of the week except Sunday for games and practices. For 135 of the 150 evenings, lights would be operated at 100 percent capacity (50 foot-candles<sup>4</sup>) or 60 percent capacity (30 foot-candles), according to the needs of the sports event, until 9:30 p.m. and egress lights would operate from 9:30 p.m. to 10 p.m. for safe exit and cleanup. For up to 15 evenings annually, lights would be operated at 100 percent capacity until 10 p.m., and egress lights would be in operation from 10 p.m. to 10:45 p.m. for safe exit and cleanup.  Field lighting for the upper practice field would match the lighting schedule at J.B. Murphy Field but would not exceed 30 foot-candles at any time.  All physical components already constructed would remain.</li> </ol>	<ol style="list-style-type: none"> <li>1. J.B. Murphy Field lighting operations would reflect 2020 baseline conditions which would include the use of six diesel generator-powered portable light systems to extend practices until 8 p.m. up to 50 evenings annually. The field use and lighting program for the upper practice field would also reflect 2020 baseline conditions. Light usage would be allowed 150 evenings per year for practices at 30 foot-candles with lights off at 7:30 p.m. The 90-foot-tall light standards and updated amplified sound/PA system, and the wireless telecommunications services facility and ancillary equipment would be removed.</li> <li>2. Safety lighting at bleachers and along St. Ignatius campus paths would not be installed.</li> <li>3. The former blowhorn amplified sound/PA system would be used at up to 118 spectator-attended events until 7:30 p.m.</li> </ol>	<ol style="list-style-type: none"> <li>1. J.B. Murphy Field lighting operations would be limited to no more than 144 evenings per year. For 135 of the 144 evenings lights would be operated at 100 percent capacity or 60 percent capacity depending on the sport until 9 p.m., and egress lights would be in operation from 9 to 9:30 p.m. for safe exit and cleanup. For up to nine evenings annually (including up to three playoff football games), lights would be operated at 100 percent capacity until 10 p.m. Egress lights would be in operation until 10:45 p.m. for safe exit and cleanup. Total use of the lighted upper practice field would be limited to no more than 144 evenings per year on any day of week except Sunday. Field lighting for the upper practice field would match the lighting schedule at J.B. Murphy Field but would not exceed 30 foot-candles at any time. All physical components already constructed would remain.</li> <li>2. Operation of the existing safety lighting at bleachers and St. Ignatius campus paths would match the egress lighting plan to accommodate safe exit and cleanup.</li> <li>3. The amplified sound/PA system would be retained and would be used for up to</li> </ol>

<sup>4</sup> 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.

Project Characteristics	Proposed Project	Alternative A: No Project	Alternative B: Reduced Evening Athletic Events
<b>Description</b>			
	<ul style="list-style-type: none"> <li>2. Operation of the existing safety lighting at bleachers and St. Ignatius campus paths would match the egress lighting plan to accommodate safe exit and cleanup.</li> <li>3. The amplified sound/PA system would be retained and would be used at up to 147 spectator-attended events on weekday and weekend evenings.                             <ul style="list-style-type: none"> <li>a. For 132 events it would not be used past 8 p.m.</li> <li>b. For 15 events it would not be used past 10 p.m.</li> </ul> </li> <li>4. The existing wireless telecommunications services facility and associated equipment would be retained and would continue to operate.</li> </ul>	<ul style="list-style-type: none"> <li>4. The wireless telecommunications services facility and associated equipment would not be installed.</li> </ul>	<ul style="list-style-type: none"> <li>141 spectator-attended events on weekday and weekend evenings.                             <ul style="list-style-type: none"> <li>a. For 132 events it would not be used past 8 p.m.</li> <li>b. For nine events it would not be used past 10 p.m.</li> </ul> </li> <li>4. The existing wireless telecommunications services facility and associated equipment would be retained and would continue to operate.</li> </ul>

*Table S-3 continued on next page.*

Summary

Project Characteristics	Proposed Project	Alternative C: Superior Court Order Reduced Lighting Hours	Alternative D: Board of Supervisors Reduced Lighting Hours
<b>Description</b>			
<ol style="list-style-type: none"> <li>1. Four 90-foot-tall light standards with LED light fixtures and field use and lighting program for J.B. Murphy Field and upper practice field</li> <li>2. Safety lighting at bleachers and internal St. Ignatius campus paths</li> <li>3. Updated amplified sound/PA system</li> <li>4. Wireless telecommunications services facility, ancillary equipment, and fenced equipment area for the wireless telecommunications services facility with controlled entry</li> </ol>	<ol style="list-style-type: none"> <li>1. J.B. Murphy Field and upper practice field lighting operations would be limited to no more than 150 evenings per year on any day of the week except Sunday for games and practices. For 135 of the 150 evenings, lights would be operated at 100 percent capacity (50 foot-candles<sup>5</sup>) or 60 percent capacity (30 foot-candles), according to the needs of the sports event, until 9:30 p.m. and egress lights would operate from 9:30 p.m. to 10 p.m. for safe exit and cleanup. For up to 15 evenings annually, lights would be operated at 100 percent capacity until 10 p.m., and egress lights would operate from 10 p.m. to 10:45 p.m. for safe exit and cleanup.  Field lighting for the upper practice field would match the lighting schedule at J.B. Murphy Field but would not exceed 30 foot-candles at any time.  All physical components already constructed would remain.</li> <li>2. Operation of the existing safety lighting at bleachers and internal</li> </ol>	<ol style="list-style-type: none"> <li>1. J.B. Murphy Field lighting operations would be limited to no more than 150 evenings per year as identified in the St. Ignatius and St. Ignatius Neighborhood Association (SINA) agreement pursuant to the Superior Court Order. For 145 of the 150 evenings, lights would be operated at 60 percent capacity (30 foot-candles)<sup>6</sup> until 8 p.m., and egress lights would be operated until 8:30 p.m. for safe exit and cleanup. For up to five evenings annually (including up to two playoff football games), lights would be operated at 80 percent capacity (40 foot-candles)<sup>6</sup> until 9:30 p.m., and egress lights would operate until 10 p.m. for safe exit and cleanup.  Total use of the lighted upper practice field would be limited to no more than 150 evenings per year. Field lighting for the upper practice field would match the lighting schedule at J.B. Murphy Field but would not exceed 30 foot-candles at any time.</li> </ol>	<ol style="list-style-type: none"> <li>1. J.B. Murphy Field lighting operations would be limited to no more than 150 evenings per year as identified in the Board of Supervisors’ response to appeal and upholding of the categorical exemption determination (July 23, 2020) including additional conditions (October 20, 2020). For 135 of the 150 evenings, lights would be operated at 60 percent capacity (30 foot-candles)<sup>6</sup> until 8 p.m., and egress lights would operate until 8:30 p.m. for safe exit and cleanup. For up to 15 evenings annually, lights would be operated at 80 percent capacity (40 foot-candles)<sup>6</sup> until 9:30 p.m., and egress lights would operate from 9:30 p.m. to 10 p.m. for safe exit and cleanup.  Total use of the lighted upper practice field would be limited to no more than 150 evenings per year. Field lighting for the upper practice field would match the lighting schedule at J.B. Murphy Field but would not exceed 30 foot-candles at any time.  All physical components already constructed would remain.</li> </ol>

<sup>5</sup> 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.

<sup>6</sup> Based on a good faith evaluation by the school, if the 30 foot-candle and 40 foot-candle levels prove inadequate to preserve 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.

Project Characteristics	Proposed Project	Alternative C: Superior Court Order Reduced Lighting Hours	Alternative D: Board of Supervisors Reduced Lighting Hours
<b>Description</b>			
	<p>St. Ignatius campus paths would match the egress lighting plan to accommodate safe exit and cleanup.</p> <p>3. The amplified sound/PA system would be retained and would be used for up to 147 spectator-attended events on weekday and weekend evenings.</p> <p>a. For 132 events it would not be used past 8 p.m.</p> <p>b. For 15 events it would not be used past 10 p.m.</p> <p>4. The existing wireless telecommunications services facility and associated equipment would be retained and would continue to operate.</p>	<p>All physical components already constructed would remain.</p> <p>2. Operation of the existing safety lighting at bleachers and internal St. Ignatius campus paths would match the egress lighting plan to accommodate safe exit and cleanup.</p> <p>3. The amplified sound/PA system would be retained and would be used for up to 147 spectator-attended events on weekday and weekend evenings.</p> <p>a. For 142 events it would not be used past 7:30 p.m.</p> <p>b. For five events it would not be used past 9:30 p.m.</p> <p>4. The existing wireless telecommunications services facility and associated equipment would be retained and would continue to operate.</p>	<p>2. Operation of the existing safety lighting at bleachers and internal St. Ignatius campus paths would match the egress lighting plan to accommodate safe exit and cleanup.</p> <p>3. The amplified sound/PA system would be retained and would be used for up to 147 spectator-attended events on weekday and weekend evenings.</p> <p>a. For 132 events it would not be used for past 7:30 p.m.</p> <p>b. For 15 events it would not be used past 9:30 p.m.</p> <p>4. The existing wireless telecommunications services facility and associated equipment would be retained and would continue to operate.</p>

## S.6 Environmentally Superior Alternative

CEQA Guidelines section 15126.6(e) requires an EIR to identify the alternative to the proposed project that would have the least adverse environmental impacts, or the “environmentally superior alternative.” Based on the analysis and comparison of the impacts of the alternatives presented in EIR chapter 5, Alternative A: No Project would be the environmentally superior alternative because it would avoid the less-than-significant aesthetic (light and glare) and operational noise impacts of the proposed project by reverting to 2020 baseline conditions. However, the No Project Alternative would not meet any of the project objectives, including improved energy efficiency, enhanced campus safety, or the ability to host Friday evening football games. Therefore, CEQA Guidelines section 15126.6(e)(2) provides that if the No Project Alternative is identified as the environmentally superior alternative, the EIR must also identify an environmentally superior alternative among the other project alternatives.

As described in EIR chapter 5.D, Alternative C: Superior Court Order Reduced Lighting Hours would qualify as the environmentally superior alternative because it would incrementally reduce the total hours of light and amplified sound/PA system use as well as the overall number of lighted sports activities that would generate incremental nighttime contributions to light trespass, glare, and skyglow.

As shown in **Table S-3**, p. S-20, Alternative C: Superior Court Ordered Reduced Lighting Hours would have impacts similar to those of the proposed project. However, due to the reduced number of lighted late evening events and the earlier stop times for games and practices, the Superior Court Ordered Reduced Lighting Hours Alternative would incrementally reduce the less-than-significant aesthetics impacts related to nighttime light and glare and skyglow. The Superior Court Order Reduced Lighting Hours Alternative would also result in a reduction in the number of late evening events with amplified sound/PA system use and earlier stop times for all events with amplified sound/PA system use thereby incrementally reducing the less-than significant operational noise impact identified for the proposed project.

Although the Superior Court Order Reduced Lighting Hours Alternative would meet some, but not all, project objectives, when compared to the proposed project, it would reduce impacts related to light and glare as well as operational noise impacts more substantially than the other alternatives. For this reason, the Superior Court Order Reduced Lighting Hours Alternative is identified as the environmentally superior alternative among the development alternatives.

## S.7 Areas of Known Controversy and Issues to be Resolved

Based on comments received on the Notice of Preparation of an EIR (Appendix A), potential areas of controversy for the St. Ignatius Field Lighting Project include:

- Nighttime light trespass, glare, and skyglow effects on nearby residences
- Potential effects of artificial light on birds and other wildlife, including special-status species
- Noise from the amplified sound/PA system, whistles, cheering, and crowd activity during evening events
- Increased traffic congestion, circulation conflicts, and parking demand during evening events
- Community compatibility and quality-of-life concerns, including nuisance issues (litter, vandalism, careless driving, neighborhood relations)
- Installation and operation of the Verizon wireless telecommunications services facility, including visual effects, potential health concerns, and questions about consistency with prior approvals

# CHAPTER 1

## INTRODUCTION

### 1.A Project Summary

Saint Ignatius College Preparatory School (St. Ignatius, or project sponsor) filed a project application with the San Francisco Planning Department (planning department) in September 2018 to construct and operate the 90-foot-tall light standards at J.B. Murphy Field located at 2001 37th Avenue; install safety lighting at the J.B. Murphy Field bleachers and walkways; and install an unmanned Verizon Wireless macro wireless telecommunications services facility on the northwest light standard with associated ground-level equipment. The planning department issued a class 1 and class 3 categorical exemption from the California Environmental Quality Act in June 2020. The four 90-foot-tall light standards were constructed in November 2021 and began operation in the 2022-2023 school year. Following legal challenges, the California Courts of Appeal determined in November 2022 that the project did not qualify for either categorical exemption type. Since the 2023-2024 school year, use of the J.B. Murphy Field lighting system has been allowed under an agreement between St. Ignatius and the St. Ignatius Neighborhood Association in accordance with the Superior Court's September 12, 2023 final judgment.

In response to the Superior Court's ruling, the department decided to prepare an environmental impact report (EIR) for the Saint Ignatius Field Lighting Project (proposed project). Existing lighting operations will remain in place until certification of the EIR and approval of the conditional use authorization by the San Francisco Planning Commission (planning commission). This EIR analyzes the potential environmental effects associated with the proposed project. St. Ignatius proposes to operate the existing 90-foot-tall light standards at J.B. Murphy Field; expand the operation of existing lighting at the upper practice field; continue the use of the safety lighting at the J.B. Murphy Field bleachers and walkways; continue the use of the updated amplified sound/public address (PA) system; modify athletic event scheduling to accommodate more practices and games on the St. Ignatius campus fields as part of the growth of its athletic program; and continue operations of the wireless telecommunications services facility.

The proposed project would be implemented on the southern portion of the 11.4-acre St. Ignatius campus. The 4.35-acre project site consists of J.B. Murphy Field and the upper practice field, two distinct athletic facilities located on the southern portion of the campus. The J.B. Murphy Field lighting system consists of four 90-foot-tall light standards installed at the 10-yard lines on each side of the field. Each light standard is equipped with light-emitting diode (LED) field lights mounted at the top, LED egress lights mounted between 58 and 65 feet, and LED Ball Tracker lights mounted at approximately 15 feet. The northwest light standard also includes the telecommunications equipment, e.g., antennas, and associated ground-level equipment.

Under proposed conditions the J.B. Murphy Field lighting system would continue to operate on up to 150 evenings during the school year (August 15 through May 31) for games and practices. However, J.B. Murphy Field lights would operate until 9:30 p.m. for 135 evenings annually, with egress lights turned off by 10 p.m., and until 10 p.m. on 15 exception evenings, with egress lights turned off by 10:45 p.m. In addition,

lighting operations at the upper practice field, which have been in place since 2004 for up to 150 evenings annually, would expand beyond its existing 7:30 p.m. limit to match the proposed lighting operations at J.B. Murphy Field. These improvements would continue the project sponsor's efforts to facilitate a shift in practices from early morning and daytime hours to later in the morning, afternoon, and evening periods to better align with the daily school schedule (9 a.m.-2:50 p.m.).

Under proposed conditions, weekday games would continue to start later in the afternoon, and junior varsity and varsity football games would continue to be played on Friday afternoons and evenings, respectively; however, first-year football games would be shifted from Friday afternoons to Saturday mornings. Under proposed conditions the number of games (including playoffs) at J.B. Murphy Field, including games with updated amplified sound/PA system use, would not increase compared to existing conditions.

As described in EIR chapter 3, Environmental Setting, Impacts, and Mitigation Measures, this EIR evaluates the proposed field use and lighting program against baseline conditions defined as St. Ignatius' athletic program and practice and game schedule in 2020 prior to the installation of the J.B. Murphy Field lights.

### **1.B Purpose of the EIR**

This EIR was prepared in accordance with all criteria, standards, and procedures of the California Environmental Quality Act (CEQA), as amended (California Public Resources Code section 21000 et seq.); the CEQA Guidelines (California Code of Regulations title 14, section 15000 et seq.); and San Francisco Administrative Code chapter 31. In accordance with CEQA section 21067 and CEQA Guidelines sections 15367 and 15050–15053, the City and County of San Francisco (city) is the lead agency, under whose authority this document has been prepared.

As described by CEQA and the CEQA Guidelines, public agencies are charged with a duty to avoid or substantially lessen significant environmental effects, where feasible. In undertaking this duty, a public agency has an obligation to balance a project's significant effects on the environment with its benefits, including economic, social, technological, legal, and other non-environmental characteristics.

As defined in CEQA Guidelines section 15382, a "significant effect on the environment" is:

"... a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant."

CEQA requires an EIR to be prepared before a discretionary decision is made to approve a project that may cause a significant effect on the environment that cannot be mitigated. The EIR is a public information document for use by governmental agencies and the public to identify and evaluate potential environmental impacts of a project, identify mitigation measures to lessen or eliminate significant adverse impacts, and examine feasible alternatives to the project.

The City must consider the information in this EIR and make certain findings with respect to each significant effect identified. The decision-makers will review and consider the information in this EIR, along with other

information available through the public review processes, before they decide to approve, disapprove, or modify the proposed project or adopt an alternative to the proposed project.

## 1.C Type of EIR

This document is a project-level EIR, pursuant to CEQA Guidelines section 15161. A project-level EIR focuses on changes in the environment that would result from construction and operation of a specific project. Furthermore, this EIR is also a focused EIR, pursuant to CEQA Guidelines section 15063(c)(3). An initial study was prepared for the proposed project in accordance with sections 15062 and 15082 (refer to EIR Appendix B). The initial study is being published concurrently with the EIR, and comments will be accepted on the initial study during the public review period for the EIR.<sup>1</sup> The initial study identifies the topics for which the proposed project does not require further analysis in this EIR because the proposed project would result in no impacts or less-than-significant impacts. There were no impacts identified in the initial study that required mitigation measures to reduce impacts to less-than-significant levels. Thus, this EIR focuses the environmental analysis on the topics identified in the initial study with the potential to have significant environmental impacts (i.e., aesthetics [light and glare] and noise [operations]).

An EIR is an informational document used by a lead agency (in this case, the City) when considering approval of a project. The purpose of an EIR is to provide public agencies and members of the public with detailed information regarding the environmental effects of implementing a proposed project. An EIR should analyze a project's environmental consequences, identify ways to reduce or avoid a project's potential environmental effects, and identify alternatives to a project that can avoid or reduce impacts. This EIR provides information to be used in the planning and decision-making process regarding the environmental impacts of the proposed project. It is not the purpose of an EIR to recommend approval or denial of a project.

Before it can approve the project, the City, as the lead agency and decision-making entity, must certify that this EIR was completed in compliance with CEQA, that the information in the EIR was considered, and that the EIR reflects the City's independent judgment. CEQA requires decision-makers to balance the benefits of a project against its unavoidable environmental consequences. If environmental impacts are identified as significant and unavoidable, the City may still approve the project if it finds that social, economic, or other benefits outweigh the unavoidable impacts of the project. The City would then be required to state in writing the specific reasons for approving the project, based on information in the EIR and other information sources in the administrative record. This reasoning is called a "statement of overriding considerations" (Public Resources Code section 21081; CEQA Guidelines section 15093). In addition, the City must adopt a mitigation monitoring and reporting program describing the measures that were made a condition of project approval to avoid or lessen significant effects on the environment (Public Resources Code section 21081.6; CEQA Guidelines section 15097). The mitigation monitoring and reporting program, which is adopted at the time of project approval, is designed to ensure compliance with the project description and EIR mitigation measures during and after project implementation. If the City decides to approve the project, it will be responsible for verifying that the mitigation monitoring and reporting program for this project is

---

<sup>1</sup> Under CEQA Guidelines section 15128, the EIR must contain a brief statement indicating the reasons why certain effects were determined not to be significant and, thus, are not studied in detail in the EIR. CEQA Guidelines are available online at [https://www.califaep.org/docs/2024\\_CEQA\\_Statute\\_and\\_Guidelines\\_Handbook.pdf](https://www.califaep.org/docs/2024_CEQA_Statute_and_Guidelines_Handbook.pdf). Accessed September 23, 2025.

implemented. The EIR will be used primarily by the City during approval of future discretionary actions and permits required for the proposed project.

## 1.D Environmental Review Process

This section discusses the environmental review of the project to date, and the future steps of the CEQA process.

### 1.D.1 Categorical Exemption

As summarized in section 1.A, Project Summary, and described in detail in EIR chapter 2, Project Description, St. Ignatius submitted a project application for the project to the planning department on September 14, 2018, initiating the environmental review process. 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). Following subsequent appeals and legal challenges, the California Courts of Appeal determined that the exemption did not apply. On July 26, 2023, the project sponsor submitted a new project application. In response to the Superior Court’s ruling, the planning department decided to prepare an EIR. **Table 1-1** provides a comparison of the physical and operational components of the proposed project as described in the EIR and in the earlier categorical exemption.

**Table 1-1 Comparison of EIR Project and Categorical Exemption Project**

Project Component	EIR Project	Categorical Exemption Project
J.B Murphy Field Lights	Installation and operation of four 90-foot-tall light standards at J.B. Murphy Field.	Same as EIR project
Safety Lighting	Installation of safety lighting for bleachers, walkways, and internal circulation areas.	Same as EIR project
Upper Practice Field Lighting	Continued and expanded use of existing lighting at the upper practice field.	Not proposed
Amplified Sound / PA System	Installation and operation of an amplified sound/public address system mounted on light standards.	Not proposed
Wireless Telecommunications Services Facility	Installation and operation of a wireless telecommunications services facility on the northwest light standard with associated ground-level equipment.	Same as EIR Project
Hours of Operation and Evening Use	Field lighting would be used for up to 150 evenings per year, with most activities concluding by approximately 9:30 p.m., and 15 evenings with light use allowed until 10 p.m.; egress lighting may remain on after athletic events for up to 45 minutes.	Lights turned off no later than 9 p.m. Monday through Thursday, with up to 20 evenings per year extending to 10 p.m.
Other project elements	Expanded athletic programming associated with the lighting system, including the addition of new sports (e.g., flag football and rugby), increased number of games and practices, and greater frequency of evening use.	Not proposed

### 1.D.2 Notice of Preparation of an Environmental Impact Report

Consistent with the requirements of CEQA Guidelines sections 15063 and 15082, the planning department has made a good-faith effort during the preparation of the draft EIR to contact all responsible and trustee agencies; organizations and persons who may have an interest in the proposed project; and all applicable government agencies, including the Governor’s Office of Land Use and Climate Innovation, State Clearinghouse.

This outreach effort included the circulation of a Notice of Availability (NOA) of a Notice of Preparation (NOP) that an EIR would be prepared on December 6, 2023, which began a 30-day comment period that ended on January 9, 2024. The NOA of a NOP requested that agencies and interested parties comment on the scope and content of the environmental information to be included in the draft EIR. The NOA of a NOP and the NOP are included as EIR Appendix A.

### 1.D.3 Comments Received During the NOP Comment Period

The planning department has considered the comments made by the public and agencies in preparation of this EIR, as summarized in **Table 1-2**. Comments on the NOP that relate to environmental issues are addressed and analyzed throughout this EIR and initial study (see EIR Appendix B for the initial study). The scoping comments, as summarized in the table below, also indicate areas of controversy known to the lead agency and issues to be resolved, per CEQA Guidelines section 15123. **Table 1-2** identifies the section of the initial study or EIR where the comments are addressed. A total of 31 comment letters were received during the 30-day comment period, which began on December 6, 2023, and ended on January 9, 2024.

*REMAINDER OF PAGE INTENTIONALLY BLANK*

**Table 1-2 Summary of Comments Received During NOP Comment Period**

Summary of Comment	Draft EIR and/or Initial Study Section
<p>Comments request that the EIR address cumulative impacts to include the expanded hours on both the football field and the upper practice field; the expanded number of days both fields would be in use; expansion of the St. Ignatius sports program; and allowing other organizations to use both fields.</p>	<p><b>EIR Chapter 2</b>, Project Description</p>
<p>Comments express concern that compliance with restrictions on noise, light levels, and times of use of J.B. Murphy Field lighting cannot be properly ensured when organizations other than St. Ignatius are permitted to use the athletic field for events.</p>	<p><b>EIR Chapter 2</b>, Project Description</p>
<p>Comments cite original approval for the J.B. Murphy Field lighting as being justified based on the need of students to avoid early morning practices and thereby be enabled to sleep later, which is necessary for their developmental health, and to alleviate the need for students to travel to practice fields. However, since the J.B. Murphy Field lighting became operational, very early morning practices have occurred, with adverse impacts to residents in the vicinity of the project site.</p>	<p><b>EIR Chapter 2</b>, Project Description</p>
<p>The new proposal shows six games on Saturday during the day and would allow large events on Thursday nights.</p>	<p><b>EIR Chapter 2</b>, Project Description</p>
<p>Comments cite CEQA requirements to identify cumulative projects and describe all feasible mitigation measures to mitigate potentially significant impacts of project, including take avoidance and minimization measures for special-status species, to be incorporated in order to reduce potential impacts to biological resources to less-than-significant levels.</p>	<p><b>EIR Section 3.A.3</b>, Cumulative Impact Analysis</p>
<p>Comments express concern regarding adverse impacts from light pollution impacts to residences in the project site vicinity, including concerns regarding glare, especially under foggy conditions, light trespass, and sleep disruption due to proposed extension of permitted operation of J.B. Murphy Field lights to 9:30 p.m. and 150 evenings per year.</p>	<p><b>EIR Section 3.B</b>, Aesthetics</p>

Summary of Comment	Draft EIR and/or Initial Study Section
Comments express that use of J.B. Murphy Field is a source of both light pollution and noise from use of the amplified sound/PA system, whistles, and cheering crowds, which interfere with relaxation, sleep, and mental well-being for residents in the project site vicinity.	<b>EIR Section 3.B</b> , Aesthetics; <b>EIR Section 3.C</b> , Noise
Comment expresses concerns regarding use of field by groups other than St. Ignatius and lack of accountability in enforcing limits on time, light level, and noise, expressing that St. Ignatius has exceeded noise level limits in the past.	<b>EIR Section 3.B</b> , Aesthetics; <b>EIR Section 3.C</b> , Noise
Comments express opposition to renting field to other schools and raises the concern that the surrounding neighborhood gets no use of St. Ignatius facilities while suffering degradation of general quality of life due to various nuisances resulting from nighttime events, including disturbance from light pollution, noise, and general disturbance caused by event attendees in the vicinity.	<b>EIR Section 3.B</b> , Aesthetics; <b>EIR Section 3.C</b> , Noise; <b>Initial Study Section E.12</b> , Public Services
Comments express concerns regarding early morning practices and disturbances from noise in the early morning.	<b>EIR Section 3.C</b> , Noise
Comment expresses concern that the new PA system generates noise in exceedance of 70 dBa and is used to play music inappropriate for children in the area; concern regarding excessive noise from live bands included in athletic events; concern that new proposal does not limit use of PA system to spectator events but will also allow use during practices; and concern regarding noise from students on the street in the project site vicinity during athletic events at the project site.	<b>EIR Section 3.C</b> , Noise
Comment expresses concern that there is no plan to mitigate adverse effects, including noise and traffic impacts, of the proposed project.	<b>EIR Section 3.C</b> , Noise; <b>Initial Study Section E.5</b> , Transportation
Comments expressed concerns that tall lighting poles and attached cellular antennas degrade visual character for residences in the project site vicinity.	<b>Initial Study Section E.2</b> , Aesthetics
Illegally parked cars of event attendees block the Muni Route 48 bus.	<b>Initial Study Section E.5</b> , Transportation

Chapter 1. Introduction

Summary of Comment	Draft EIR and/or Initial Study Section
<p>Street congestion and reduction of available street parking has resulted from Waymo driverless vehicle use of the parking area near the 5G cellular tower for data transfer.</p>	<p><b>Initial Study Section E.5</b>, Transportation</p>
<p>Comments express that proposed expansion of use of J.B. Murphy Field would worsen traffic. When J.B. Murphy Field is in use, residents in the project site vicinity report an increase in traffic, reduction in available on-street parking, and general nuisance due to influx of event attendees, including noise, litter, vandalism, and careless driving by students.</p>	<p><b>Initial Study Section E.5</b>, Transportation; <b>Initial Study Section E.12</b>, Public Services; <b>EIR Section 3.C</b>, Noise</p>
<p>Comments express concerns regarding potential adverse impacts to sensitive wildlife species from artificial light at night (ALAN) and recommends preparation of isolux diagrams and additional avoidance, minimization or mitigation in coordination with the natural resource agencies, if needed.</p>	<p><b>Initial Study Section E.13</b>, Biological Resources</p>
<p>Comments express concern that increased use of J.B. Murphy Field lighting would have adverse impacts on birds and other wildlife from nighttime light pollution.</p>	<p><b>Initial Study Section E.13</b>, Biological Resources</p>
<p>Comments request that the EIR include habitat descriptions and species profiles that include information from aerial imagery, historical and recent survey data, field reconnaissance, scientific literature and reports, U.S. Fish and Wildlife Service’s (USFWS) Information, Planning, and Consultation System; California Aquatic Resources Inventory; and findings from “positive occurrence” databases such as California Natural Diversity Database (CNDDB) to determine species with potential to occur in the project site vicinity. Prior to project implementation, surveys of the project site vicinity should be conducted for special-status species with potential to occur, including botanical surveys for special-status plant species listed by the California Native Plant Society, following CDFW survey and monitoring protocols.</p>	<p><b>Initial Study Section E.13</b>, Biological Resources</p>
<p>Comments cite requirement to obtain a CESA Incidental Take Permit and for a mandatory findings of significance or Findings of Consideration.</p>	<p><b>Initial Study Section E.13</b>, Biological Resources</p>

Summary of Comment	Draft EIR and/or Initial Study Section
<p>Provide baseline habitat assessments for special-status plants, fish, and wildlife species located and potentially located within the project area and vicinity, including all rare, threatened, and endangered species; EIR should describe all aquatic habitats, wetlands, waters of the U.S. or State, sensitive natural communities, or riparian habitat within or adjacent to the project site and any stream or wetland setback distances the City may require; lists threatened, endangered, candidate, and other special-status species that are known to occur or have the potential to occur, in or near the project site.</p>	<p><b>Initial Study Section E.13</b>, Biological Resources</p>
<p>Comments request that the EIR discuss all direct and indirect impacts, both temporary and permanent, that may occur from both construction and operation of the project, including potential for “take” of special-status species; loss or modification of breeding, nesting, dispersal, and foraging habitat, including vegetation removal, alternation of soils and hydrology, and removal of habitat structural features; permanent and temporary habitat disturbances associated with ground disturbance, noise, lighting, reflection, air pollution, traffic, or human presence; and impacts to bed, channel, bank, and riparian habitat, and the direct and indirect effects to fish, wildlife, and their habitat.</p>	<p><b>Initial Study Section E.13</b>, Biological Resources  <b>Initial Study Section E.14</b>, Geology and Soils  <b>Initial Study Section E.15</b>, Hydrology and Water Quality</p>
<p>Comments express a lack of communication on the part of St. Ignatius, including not providing notification to the neighborhood in advance of use of the field lights, not providing contact information for residents to report use of the field lights outside of permitted times, and not addressing disturbance to residents in the project site vicinity from noise, lights, traffic and trash.</p>	<p>Non-CEQA <sup>2</sup></p>
<p>Comments express concerns related to the regular use of J.B. Murphy Field by club teams from all over the Bay Area at great expense, which financially benefits St. Ignatius to the detriment of the quality of life of the surrounding neighborhood, in conflict with the St. Ignatius “Good Neighbor” policy.</p>	<p>Non-CEQA</p>

<sup>2</sup> Comments identified as “Non-CEQA” do not raise environmental issues as defined by CEQA (Public Resources Code section 21060.5). These comments generally reflect social, economic, or policy considerations; preferences regarding project use or operations; speculative concerns; or statements that do not address the environmental analysis presented in this EIR. Accordingly, these topics are not analyzed as environmental impacts in this EIR.

Chapter 1. Introduction

Summary of Comment	Draft EIR and/or Initial Study Section
<p>Comments express concern that expanded use of the J.B. Murphy Field lights constitutes an unjust environmental burden on the residents in the project site vicinity and disproportionately impacts the surrounding neighborhood.</p>	<p>Non-CEQA</p>
<p>Comments express objection to the installation of Verizon’s 5G cellular tower in that it conflicts with that original agreement stating that St. Ignatius could not monetize the lighting structures; concern about unknown long-term health and environmental impacts of 5G cellular material; and unsightliness of 5G towers and recommends that it would be better to relocate the 5G cellular tower to a lighting standard closer to school rather than the one adjacent to residences.</p>	<p>Non-CEQA. Concerns regarding potential long-term health effects from radiofrequency (RF) emissions are speculative and not supported by substantial evidence under CEQA. RF emissions from wireless telecommunications services facilities are subject to federal FCC exposure limits governing public safety, and compliance with these standards is reviewed as part of the City’s permitting process, including review by the San Francisco Department of Public Health to confirm applicable FCC compliance.</p>
<p>Comment expresses support for proposed increased use of sports field.</p>	<p>Non-CEQA</p>
<p>Comments cite CEQA requirement for incorporation of information developed for an EIR into a database that can be used to prepare subsequent EIRs and directs applicant to report any findings of special-status species and natural communities during Project surveys to CNDDDB.</p>	<p>Non-CEQA</p>
<p>St. Ignatius’ lack of communication and community building with neighborhood residents, including limiting of Sunday Farmer’s Market on 37th Avenue.</p>	<p>Non-CEQA</p>
<p>Comments express concerns regarding danger and discomfort to neighborhood residents posed by careless driving on the part of attendees of events at the project site.</p>	<p>Non-CEQA</p>

#### 1.D.4 Project Changes after the Publication of the NOP

Subsequent to publication of the NOP, minor refinements to the project description were made and are incorporated into EIR chapter 2, Project Description. The project changed as follows:

- Under proposed conditions, use of the J.B. Murphy Field lights on the 150 evenings of proposed usage, lighting on 135 evenings would be activated at dusk and operated at 100 or 60 percent capacity (depending on the practice sport) until 9:30 p.m. with egress lights in use until 10 p.m. to accommodate safe exit from J.B. Murphy Field. Up to 15 evenings per year, the school would extend lighting operations at 100 or 60 percent capacity by 30 minutes until 10 p.m. After 10 p.m., egress lights would be in use until 10:45 p.m. for safe exit from J.B. Murphy Field.

#### 1.D.5 Draft EIR and Initial Study Public Review Process

The CEQA Guidelines and San Francisco Administrative Code chapter 31 encourage public participation in the planning and environmental review processes. The city will provide opportunities for the public to present comments and concerns regarding this EIR and its CEQA process. These opportunities will occur during the public review and comment period as well as at a public hearing before the planning commission.

The public review period for the draft EIR and initial study is from May 27, 2026 through July 13, 2026. The planning commission will hold a public hearing during the 47-day public review and comment period to solicit public comment on the information presented in this draft EIR. The planning commission public hearing will be held on June 25, 2026, beginning at 12 p.m. or later. Additional information may be found on the planning department's website at <https://sfplanning.org/hearings-cpc-grid>.

The draft EIR, including the initial study and all attachments, is available for public review and comment on the planning department's "Environmental Review Documents" web page (<https://sfplanning.org/environmental-review-documents>). A paper copy of the draft EIR will be mailed upon request. Referenced materials will also be made available for review upon request. Contact the Environmental Coordinator, Don Lewis, at [CPC.SaintIgnatiusLightingEIR@sfgov.org](mailto:CPC.SaintIgnatiusLightingEIR@sfgov.org) or 628.652.7543, to make a request.

Governmental agencies, interested organizations, and other members of the public are invited to submit written comments on the adequacy and accuracy of the draft EIR and initial study during the public review period. Written public comments may be submitted by mail to:

San Francisco Planning Department  
 Attention: Don Lewis, Senior Environmental Planner  
 49 Van Ness Avenue, Suite 1400  
 San Francisco, CA 94103

Or by email to:

[CPC.SaintIgnatiusLightingEIR@sfgov.org](mailto:CPC.SaintIgnatiusLightingEIR@sfgov.org)

Comments on the draft EIR are most helpful when they address the environmental analysis itself or suggest specific alternatives and/or additional measures to mitigate the significant environmental impacts of the proposed project.

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

### **1.D.6 Final EIR and EIR Certification**

Following the close of the public review and comment period for this draft EIR, the City will prepare and publish a document titled “Responses to Comments.” This document will contain all written, email, and recorded oral comments received on this draft EIR and written responses to those comments, along with copies of the letters or emails received, a transcript of the public hearing on the draft EIR, and any necessary revisions to the draft EIR. The draft EIR and the responses to comment document will constitute the final EIR. Not less than 10 days prior to the planning commission hearing to consider certification of the final EIR, the final EIR will be made available to the public and any board(s), commission(s) or department(s) that will carry out or approve the proposed project.

The planning commission, in an advertised public meeting, will consider the documents and, if found adequate, accurate, and objective, certify the final EIR, provided it (1) was completed in compliance with CEQA; (2) was presented to the planning commission and the commission reviewed and considered the information contained in the final EIR prior to taking an approval action on the proposed project; and (3) reflects the lead agency’s independent judgment and analysis. CEQA requires that agencies shall neither approve a project nor implement a project unless the project’s significant environmental impacts have been reduced to a less-than-significant level, thereby essentially eliminating, avoiding, or substantially lessening the potentially significant impacts of the proposed project, except when certain findings are made. If an agency approves a project that would result in the occurrence of significant adverse impacts that cannot feasibly be mitigated to less-than-significant levels (that is, significant and unavoidable impacts), the agency must state the reasons for its action in writing; demonstrate that mitigation is infeasible, based on the EIR or other information in the record; and adopt a statement of overriding considerations.

### **1.D.7 Mitigation Monitoring and Reporting Program**

At the time of project approval, CEQA and the CEQA Guidelines require agencies to adopt a mitigation monitoring and reporting program and to make that program a condition of project approval when mitigation measures are required to mitigate or avoid significant impacts on the environment (CEQA section 21081.6; CEQA Guidelines section 15097). This EIR does not include any mitigation measures; therefore, no mitigation monitoring and reporting program is required.

## **1.E Scope of the EIR**

### **1.E.1 Topics Addressed in this EIR**

Pursuant to CEQA Guidelines section 15143, a lead agency may focus an EIR’s discussion on specific issue areas where significant impacts on the environment may occur: “[e]ffects dismissed in an Initial Study as clearly insignificant and unlikely to occur need not be discussed further in the EIR unless the Lead Agency subsequently receives information inconsistent with the finding in the Initial Study. A copy of the Initial Study may be attached to the EIR to provide the basis for limiting the impacts discussed.” The initial study for the proposed project is included in EIR Appendix B.

Pursuant to CEQA Guidelines section 15063(c)(3), and based on its review of existing information and the initial study completed for the proposed project, the planning department determined that the proposed project would have significant or potentially significant impacts in the following resource areas that require further analysis and are therefore discussed in this draft EIR:

- Aesthetics (Light and Glare)
- Noise (Operational)

The environmental analysis for these topics is presented in chapter 3 of this draft EIR.

### 1.E.2 Topics Addressed in the Initial Study

For all the topics listed below, the information and analysis presented in the initial study provides substantial evidence for the conclusions that 1) CEQA standards triggering preparation of further environmental review do not exist for these topics; and 2) impacts under these topics would be less than significant. Topics addressed in the project's initial study are listed below, in accordance with San Francisco Administrative Code chapter 31, which directs the planning department to identify the environmental effects of a project, using as its base the environmental checklist form set forth in the CEQA Guidelines, Appendix G, as modified by the department. These topics are analyzed in the initial study for full disclosure of the environmental determination. The analysis is included in EIR Appendix B.

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Land Use and Planning</li> <li>• Aesthetics</li> <li>• Cultural Resources</li> <li>• Tribal Cultural Resources</li> <li>• Noise</li> <li>• Air Quality</li> <li>• Greenhouse Gas Emissions</li> <li>• Wind</li> </ul> | <ul style="list-style-type: none"> <li>• Shadow</li> <li>• Utilities and Service Systems</li> <li>• Public Services</li> <li>• Biological Resources</li> <li>• Geology and Soils</li> <li>• Hydrology and Water Quality</li> <li>• Hazards and Hazardous Materials</li> <li>• Energy</li> </ul> |
|--|---|

### 1.F Organization of the Draft EIR

This draft EIR is divided into the following chapters and appendices:

- **Summary.** This chapter summarizes the draft EIR by providing a concise overview of the proposed project, including the project description and requisite approvals; the environmental impacts that would result from implementation of the proposed project; mitigation measures identified to reduce or avoid these impacts; alternatives to the proposed project; and areas of controversy and issues to be resolved.
- **Chapter 1, Introduction.** This chapter includes a discussion of the purpose of this EIR; the environmental review process; the comments received on the scope of the draft EIR; opportunities for public participation in the environmental review process; and the organization of the draft EIR.
- **Chapter 2, Project Description.** This chapter presents a detailed discussion of the location, setting, and characteristics of the project site; the project objectives; the project background; the project features; and environmental review requirements.
- **Chapter 3, Environmental Setting, Impacts, and Mitigation Measures.** This chapter describes the existing environmental setting and regulatory framework; the approach to baseline conditions used

for the impact analysis; and the direct, indirect, and cumulative impacts of the proposed project. Each environmental topic is discussed in a separate section of this chapter.

- EIR section 3.B, Aesthetics (light and glare): This section describes the light and glare impacts of the proposed project.
- EIR section 3.C, Noise (operational): This section describes the operational noise impacts of the proposed project.
- **Chapter 4, Other CEQA Considerations.** This chapter describes the growth-inducing impacts of the proposed project, the significant and unavoidable environmental impacts of each, and the significant irreversible environmental changes that would result from implementation of the project.
- **Chapter 5, Alternatives.** This chapter describes a reasonable range of alternatives to the proposed project; evaluates the extent to which those alternatives could substantially lessen the significant impacts of the proposed project while attaining most of its objectives; and compares the effects of the alternatives to those of the proposed project. This section also identifies the environmentally superior alternative, as required by CEQA. Alternatives evaluated in this chapter include the following:
  - No Project Alternative
  - Reduced Evening Athletic Events Alternative
  - Superior Court Reduced Lighting Hours Alternative
  - Board of Supervisors Reduced Lighting Hours Alternative
- **Chapter 6, Report Preparers.** This chapter presents the persons involved in preparing this document.
- **Appendices.** The following appendices are included in this draft EIR:
  - EIR Appendix A, Notice of Preparation of an Environmental Impact Report
  - EIR Appendix B, Initial Study
  - EIR Appendix C, Table C-1: Baseline, Existing, and Proposed Athletic Field Operations at J.B. Murphy Field and the Upper Practice Field
  - EIR Appendix D, St. Ignatius Field Lighting Study
  - EIR Appendix E, Noise Technical Memorandum

# CHAPTER 2

## PROJECT DESCRIPTION

### 2.A Introduction

The Saint Ignatius College Preparatory School (St. Ignatius) is located at 2001 37th Avenue in San Francisco. The school has occupied the site since 1969. The campus encompasses an approximately 495,470-square-foot parcel (block 2094, lot 6) and is developed with about 308,242 square feet of secondary school facilities. The 11.4-acre campus consists of a mix of academic buildings and administrative offices located in the northeast portion of the site, as well as athletic facilities located primarily on the southern portion of the campus. The athletic facilities include J.B. Murphy Field, the upper practice field, and tennis courts.

St. Ignatius proposes the St. Ignatius Field Lighting Project (proposed project) for J.B. Murphy Field and the upper practice field, which total approximately 4.35 acres on the southern portion of the St. Ignatius campus.<sup>1</sup> Four 90-foot-tall light standards were constructed at J.B. Murphy Field in 2021 and are currently in operation. All other project components—installation of safety lighting for bleachers and walkways at J.B. Murphy Field; replacement of the amplified sound/public address (PA) system at J.B. Murphy Field; and installation of a Verizon Wireless unmanned macro wireless telecommunications services facility—have also been installed and are operating. For the purposes of this EIR, the construction and ongoing operation of these components, including the operation of the J.B. Murphy Field lighting on up to 150 evenings during St. Ignatius’s fall, winter, and spring sports seasons (approximately August 15 through May 31), are evaluated as part of the proposed project.

The proposed project also includes the expanded use of the of the four existing 40-foot-tall light standards at the upper practice field, which has not yet occurred and is evaluated in this EIR.

The four 90-foot-tall light standards at J.B. Murphy Field include twelve light emitting diode (LED) lighting fixtures on each standard: nine fixtures at the top approximately 90 feet above ground level, one bleacher/emergency egress fixture approximately between 58 and 65 feet above ground level, and two BallTracker fixtures located approximately 15 feet above ground level. In total, 48 lighting fixtures were mounted on the four light standards, consisting of 36 Total Light Control (TLC)-LED-1500 downlight luminaires for field lighting, 4 TLC-LED-400 downlight luminaires for bleacher and walkway lighting (egress lights), and 8 TLC-BT-575 BallTracker luminaires designed to illuminate the ball’s path of travel vertically and horizontally. A TLC system manages light capacity and timing and provides dimming capability.

The replaced amplified sound/PA system consists of a bi-directional speaker mounted on each light standard at approximately 17 feet above ground level. The wireless telecommunications services facility is installed on

---

<sup>1</sup> San Francisco Planning Department, Property Information Map and Database, Planning Case No. 2018-012648ENV-02, 2001 37th Avenue, March 28, 2023. Available at: <https://sfplanninggis.org/pim/?search=2001.1203https://commissions.sfplanning.org/cpcpackets/2018-012648CUAc1.pdf>. Accessed March 2026. This document (and all other documents cited in this report, unless otherwise noted), is available for review at the San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, as part of Case File No. 2018-12648ENV-02.

the northwest light standard and includes an associated fenced, ground-level equipment compound at the base of the light standard.

The proposed field use and lighting program for J.B. Murphy Field and the upper practice field would include use of field lighting on up to 150 evenings during the school year (August 15 to May 31) to accommodate a programmatic shift in scheduled practices and games in alignment with the school's daily academic schedule (9 a.m. to 2:50 p.m.). Morning practices would shift from early mornings to later in the morning and to afternoons and evenings during the school week. Scheduled games would also shift to later start times on weekdays and, for the football program, from Saturday mornings and afternoons to Friday afternoons and evenings.

The amplified sound/PA system at J.B. Murphy Field would continue to be used for all football games; for varsity and junior varsity lacrosse, soccer, flag football, and rugby games; and for track-and-field meets. Lights at J.B. Murphy Field and the upper practice field would operate at different lighting intensities depending on the sport. On up to 135 evenings, field lights would be on from dusk until 9:30 p.m., with egress lights turned off by 10 p.m. On up to 15 "exception evenings", field lights would be on from dusk until 10 p.m., with egress lights turned off by 10:45 p.m.

## 2.B Project Background

On September 14, 2018, St. Ignatius filed a project application and conditional use application with the San Francisco Planning Department (planning department) to install and operate four 90-foot-tall light standards around J.B. Murphy Field, enhanced safety lighting for bleachers and walkways, and a wireless telecommunications services facility to be located on the northwest light standard with an associated ground-level fenced compound at the base of the standard for ancillary equipment.<sup>2</sup>

On June 3, 2020, the department determined that the project was categorically exempt under CEQA Guidelines sections 15301 (Class 1: Existing Facilities) and 15303 (Class 3: New Construction or Conversion of Small Structures).

On July 23, 2020, the planning commission approved the 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 the Saint Ignatius Neighborhood Association (neighborhood association), 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 (board) rejected the neighborhood association's CEQA appeal and affirmed the planning department's CEQA determination.

On October 20, 2020, the board disapproved the planning commission's decision to approve the conditional use authorization and approved a new conditional use authorization with modified conditions of approval.

---

<sup>2</sup> On March 31, 2020, Chad Christie of Ridge Communications, representing Verizon Wireless, filed a supplemental Conditional Use Authorization application for a Wireless Telecommunication Services Facility to be attached to the northwest light standard at 2001 37th Avenue (Planning Commission Motion No. 20769) which included Department of Public Health review and monitoring in accordance with the planning department's latest update to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines.

On December 15, 2020, the neighborhood association 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 the neighborhood association's petition. St. Ignatius subsequently installed the four light standards, the enhanced safety lighting for bleachers and walkways, and the amplified sound/PA system at J.B. Murphy Field in November 2021. Construction was completed in approximately three months. Installation of the wireless telecommunications services facility required approximately eight weeks and was completed in August 2023.

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

In August 2022, the lights began operation for the 2022-2023 school year under the 2020 conditional use authorization and associated lighting program.

On November 18, 2022, the California Courts of Appeal ruled that the four 90-foot-tall light standards did not qualify for either a Class 1 or Class 3 categorical exemption and reversed the Superior Court's judgment. On September 12, 2023, the Superior Court issued its final judgment granting a writ of mandate consistent with the Courts of Appeal order. As a result, the conditional use authorization approval was voided pursuant to the court's final judgment and is no longer valid.

The Superior Court's final judgment memorialized an agreement between St. Ignatius and the neighborhood association (St. Ignatius-SINA agreement) whereby, until CEQA review is completed, St. Ignatius would be permitted to use the four 90-foot-tall light standards on a limited basis.<sup>3</sup> Under the agreement, lighted sports activities at J.B. Murphy Field may occur no later than 8 p.m., with lights to be turned off by 8:30 p.m. The agreement includes an exception to the lighting schedule for no more than three evenings annually during the 2023-2024 sports seasons and, if necessary, during the 2024-2025 sports seasons. An additional two evenings per sports season are allowed under the exception, if necessary for home playoff games, for a total of five exception evenings annually. On the five exception evenings, lighted sports activities at J.B. Murphy Field may occur no later than 9:30 p.m. with lights turned off by 10 p.m.

Under the agreement, for games and practices lasting until 8 p.m., with lights off by 8:30 p.m., field lighting may be set to 30 foot-candles (i.e., 60 percent capacity).<sup>4</sup> For the up to five exception evenings with events lasting until 9:30 p.m., with lights turned off by 10 p.m., lighting may be set to up to 40 foot-candles (i.e., 80 percent capacity). If the 30-foot-candle or 40-foot-candle lighting level proves inadequate to maintain safety and health during a particular activity, the school may, based on a good-faith evaluation, adjust the lighting to the minimum level necessary to preserve safety and health, following a meet-and-confer discussion with the neighborhood association. St. Ignatius would continue to manage all large events with more than 1,000 spectators in accordance with the June 2020 J.B. Murphy Night Game or Large Event

<sup>3</sup> St. Ignatius and the Saint Ignatius Neighborhood Association finalized a field use and lighting program in September 2023.

<sup>4</sup> 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. The maximum capacity of the lighting system installed at J.B. Murphy Field is 50 foot-candles.

Management Plan (St. Ignatius Large Event Management Plan) and its September 2024 update.<sup>5, 6</sup> In addition, St. Ignatius staff would maintain a log of dates and times that lights are turned on, dimmed, and turned off; the foot-candle settings when lights are used; and when the amplified sound/PA system is used. This information would be made available to the public on the Good Neighbor page of the St. Ignatius website.<sup>7</sup>

In response to the Superior Court's ruling, the planning department decided to prepare an EIR for the proposed project.

### 2.C Project Objectives

Objectives of the proposed project include the following:

- Allow evening practices for various school athletic teams (e.g., football, soccer, lacrosse, rugby, flag football, and track-and-field), St. Ignatius student- and coach-affiliated teams,<sup>8</sup> 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 practice schedules, thereby enhancing both the academic and athletic experience for students.<sup>9</sup>
- Accommodate hosting of football games at J.B. Murphy Field on Friday evenings (as opposed to Saturday afternoons), thereby reducing traffic and parking congestion associated with concurrent football games and other Saturday athletic events at the neighboring West Sunset Soccer Fields.
- Accommodate evening lacrosse games and practices for St. Ignatius and St. Ignatius-affiliated teams with lighting providing a safe, competitive-level light intensity of approximately 50 foot-candles.<sup>10</sup>
- 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, 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.

---

<sup>5</sup> St. Ignatius College Preparatory, J.B. Murphy Field Night Game or Large Event Management Plan, June 2020. Available at: [Case File No. 2018-012648ENV-02](#) for 2001 37th Avenue on the San Francisco Property Information Map and Database under Planning Applications (opened 3/28/2023) and Related Documents. Accessed January 2026.

<sup>6</sup> St. Ignatius College Preparatory, St. Ignatius College Preparatory Management Plan for Night Games and Large Events at J.B. Murphy Field, September 2024. Available at: <https://resources.finalsite.net/images/v1725462872/siprep/etl8m9rdxfzcecrfjdsw/SILargeEventPlan.pdf>. Accessed January 2026. The St. Ignatius Large Event Management Plan consists of the June 2020 plan and the September 2024 update. The 2024 update supplements and refines the procedures established in the 2020 plan.

<sup>7</sup> Saint Ignatius College Preparatory School, Neighbor Information. Available at: <https://www.siprep.org/good-neighbor>. Accessed March 2026.

<sup>8</sup> Includes non-profit club athletic teams with participating St. Ignatius students and non-St. Ignatius youth teams coached by St. Ignatius coaches and faculty.

<sup>9</sup> Research has shown that teenagers perform better academically and have better mental health if they have adequate sleep. Available at: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7177233/>. Accessed October 1, 2025.

<sup>10</sup> American National Standards Institute and Illumination Engineering Society (ANSI/IES), Recommended Practice: Lighting Sports and Recreational Areas (ANSI/IES RP-6-24), Class of Play (Table 4-1) and Recommended Illuminance Criteria for Outdoor Sports and Recreation Areas (Table 4-A-2). Available at: [Recommended Illuminance Criteria for Outdoor Sports.pdf](#). Accessed May 7, 2026.

## 2.D Project Location and Site Characteristics

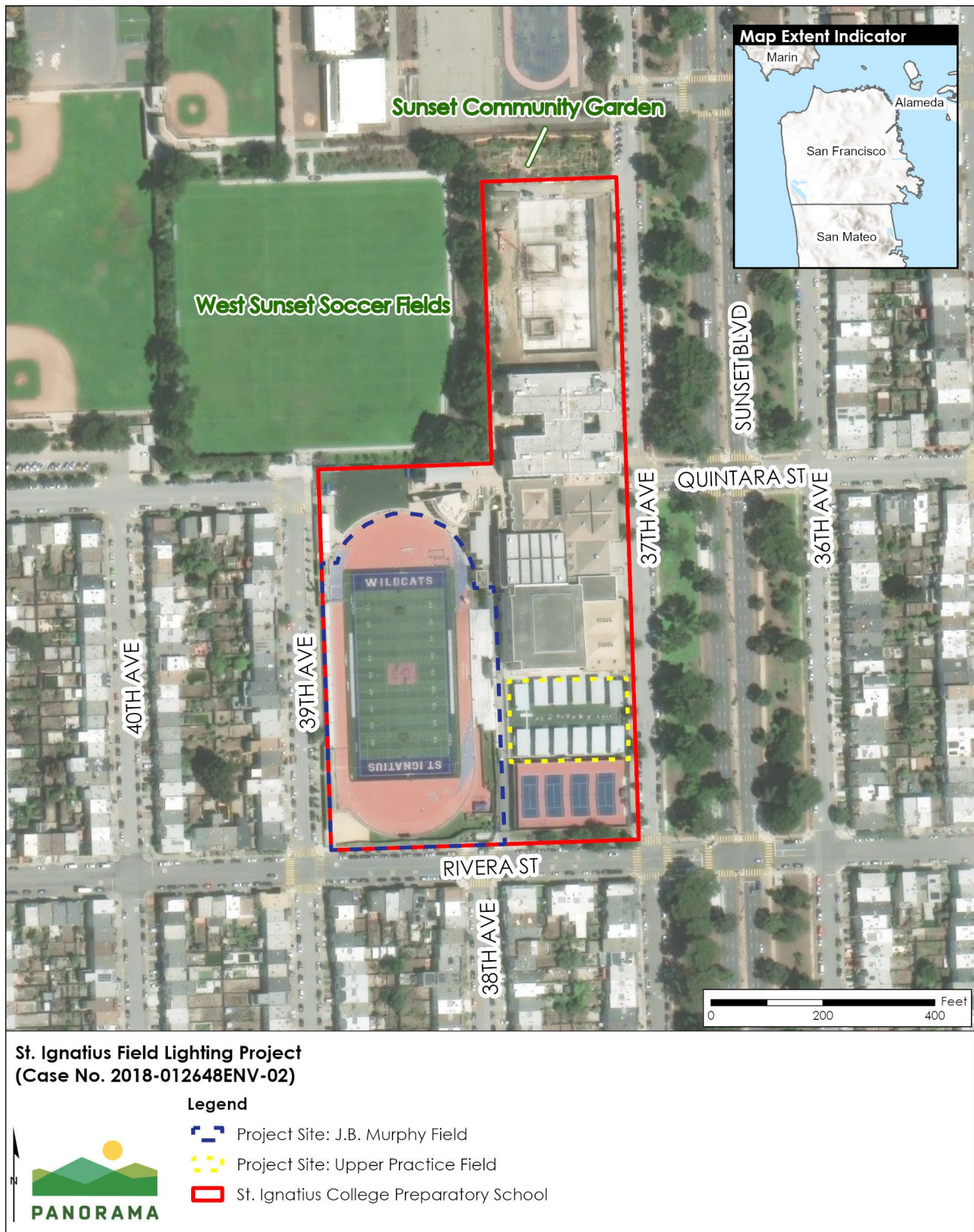
The project site consists of J.B. Murphy Field and an upper practice field located on the southern portion of the private St. Ignatius campus at 2001 37th Avenue in the Outer Sunset neighborhood of western San Francisco. As shown in **Figure 2-1** on p. 2-6 and **Figure 2-2** on p. 2-7, the approximately 4.35-acre project site is bounded by 37th Avenue to the east, 39th Avenue to the west, Rivera Street to the south, and the West Sunset Soccer Fields, operated by San Francisco Recreation and Parks, to the north. Adjacent land uses include residences to the south and west; a public recreational park operated by San Francisco Recreation and Parks (West Sunset Playground and West Sunset Soccer Fields) and a community garden (Sunset Community Garden), owned by the San Francisco Unified School District as part of the A.P. Giannini Middle School, to the north; and Sunset Boulevard to the east. Sunset Boulevard is a divided north-south boulevard planted on both sides with trees that border recreation trails and fitness stations.

The predominant land uses in the immediate area of the St. Ignatius campus consist of public open space (playfields and playgrounds), institutional buildings (schools), and two-story, single-family residences. There are four approximately 25-foot-tall light standards along the east side of 39th Avenue and the north side of Rivera Street. A nearby utility right-of-way located along the north side of Rivera Street west of 39th Avenue and along 39th Avenue south of Rivera Street includes a series of utility poles approximately 40 feet tall with overhead utility lines. Structures of greater heights exist in the area, but the immediate vicinity is predominantly characterized by low-rise development.

The nearest residential buildings to J.B. Murphy Field are along the west side of 39th Avenue (approximately 70 feet away as measured from property plane to property plane) and the south side of Rivera Street (approximately 80 feet away as measured from property plane to property plane). The nearest residential buildings to the upper practice field are on the south side of Rivera Street, approximately 220 to 230 feet south.

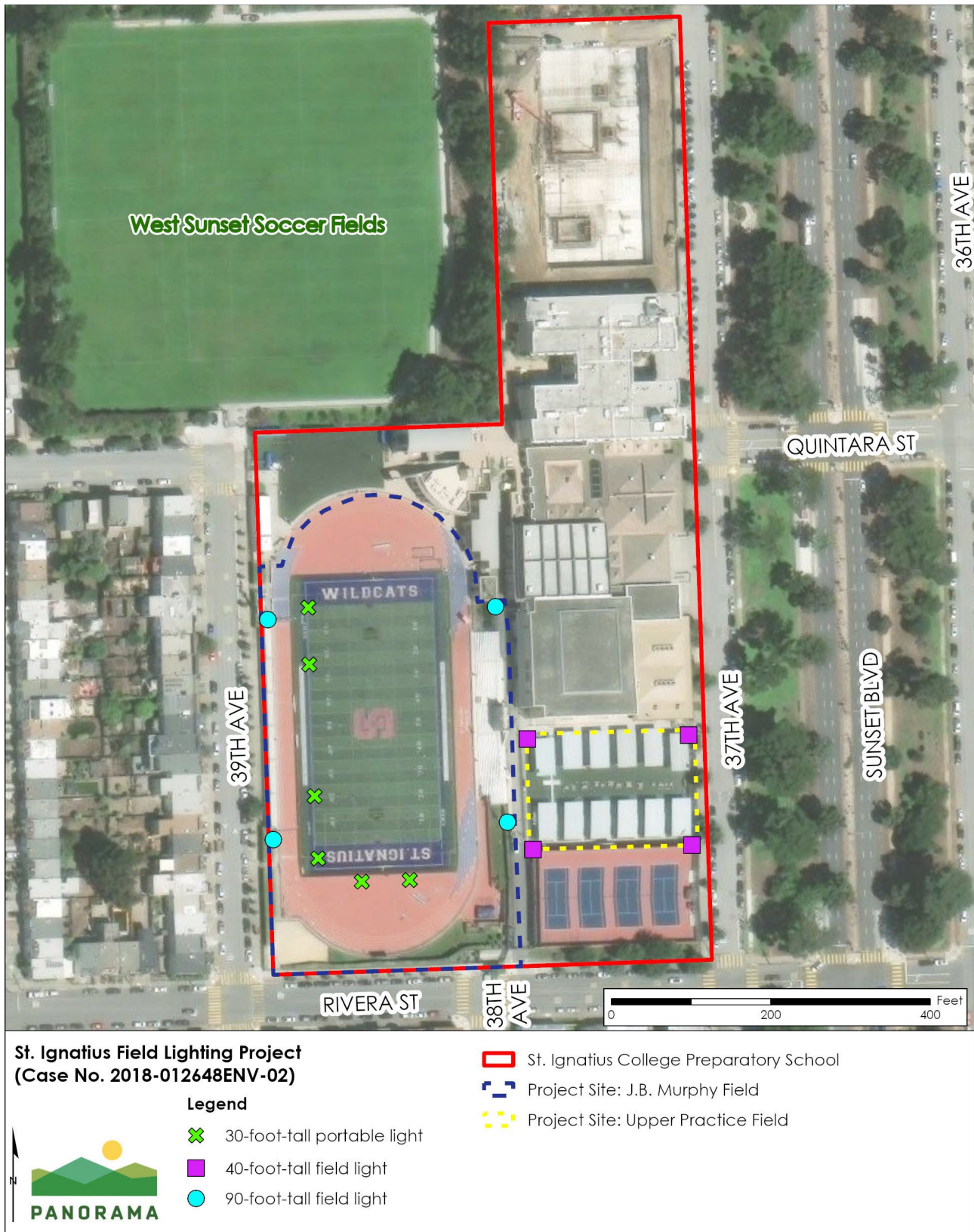
The project site is located near several bus stops served by San Francisco Municipal Railway (Muni) routes 29 Sunset and 48 Quintara/24th Street. Nearby stops are located at 39th Avenue and Quintara Street; Quintara Street and 41st Avenue; Sunset Boulevard and Quintara Street; Quintara Street and 36th Avenue; 39th Avenue and Rivera Street; and Sunset Boulevard and Rivera Street. The St. Ignatius campus includes a parking garage at the south end of campus with 86 spaces, including 16 spaces equipped with electric vehicle chargers. On-street parking is available on both sides of the roadways surrounding the school as well as on adjacent streets. Designated passenger loading zones to facilitate student pick-up and drop-off during school hours are located on 37th and 39th avenues, between Quintara and Rivera streets.

**Figure 2-1 Project Location Map**



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

Figure 2-2 Project Site Map



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

Approximately 1,500 students are on the St. Ignatius campus each school day, including Fr. Sauer Academy Middle School students.<sup>11</sup> Over 1,000 students participate annually in high school football, soccer, lacrosse, flag football, rugby, track-and-field, and other St. Ignatius intramural and St. Ignatius-affiliated sports programs during the fall, winter, and spring seasons (August through June).<sup>12</sup> Team practices are held during the school year at J.B. Murphy Field Monday through Friday in the mornings prior to 9 a.m. and from 3 p.m. to 8 p.m., with lights turned off by 8:30 p.m., except when games or track-and-field meets are scheduled. Team practices held at the upper practice field follow the same schedule; however, lights must be turned off by 7:30 p.m.<sup>13</sup>

Games are held only at J.B. Murphy Field because the upper practice field is not regulation size for any field sport. The soccer, rugby, flag football, and field hockey teams also use Fairmont Field in Pacifica for practices and games when demand for the upper practice field and J.B. Murphy Field is high. This typically occurs during the fall and winter months, when days are shorter, sport seasons overlap, and playoff schedules increase the number of events.

### 2.D.1 J.B. Murphy Field

Constructed in 1969, J.B. Murphy Field is an approximately 3.75-acre sports field located at the southwest corner of the campus, with frontages on 39th Avenue and Rivera Street. It consists of an artificial turf football field with bleachers on the east and west sides and a six-lane synthetic track surrounding the field.

J.B. Murphy Field has a seating capacity of up to 2,008 spectators. Four 90-foot-tall light standards are situated symmetrically in a rectangular formation along the perimeter of the football field, at approximately the 10-yard lines. Small-scale safety lighting is installed for the bleachers and sidewalk surrounding the field, including lighting for the internal pathway to the 37th Avenue entry/exit, for the press box, and for the concessions stand. A freestanding scoreboard is located at the south end of the field and track-and-field equipment is located at the north end of the field. Two storage buildings are located near the northwest area of J.B. Murphy Field, and a classroom building and weight room are near the northeast area of J.B. Murphy Field.

A wireless telecommunications services facility is mounted on the northwest light standard and includes nine antennae and associated equipment. Ancillary telecommunications equipment is located within a 12-foot by 28-foot ground-level fenced compound (336 square feet) adjacent to the north side of the northwest light standard.

Since the start of the 2023-2024 sports season, use of the four 90-foot-tall lighting standards, installed at J.B. Murphy Field in November 2021, has been governed by the St. Ignatius-St. Ignatius Neighborhood Association (SINA) agreement, as memorialized in the Superior Court's September 12, 2023, final judgment. Under the St. Ignatius-SINA agreement—with lights at J.B. Murphy Field turned off by 8:30 p.m.—morning

---

<sup>11</sup> Stupi, Ken, St. Ignatius College Preparatory, e-mail correspondence, February 4, 2026. Approximately 62.66% of students who attend St. Ignatius are from San Francisco. The remainder are from nearby Bay Area counties.

<sup>12</sup> Football and field hockey are fall sports; soccer is a winter sport; and lacrosse and track-and-field are spring sports; however, sports seasons overlap due to pre-season practices and playoffs increasing field demand, e.g., field hockey, football, and soccer during the fall and winter seasons. Since installation of lighting at J.B. Murphy Field, flag football and rugby have become official St. Ignatius sports. Flag football is a fall sport, and rugby is a winter sport.

<sup>13</sup> Amendments to the St. Ignatius Planned Unit Development were made in 2004 to add lights to the upper sports field (Planning Commission Motion No. 16770).

practices begin later, with some shifting to afternoons and evenings. Most games and track-and-field meets are held on weekday afternoons and evenings between 3 and 8 p.m. and 3 and 7 p.m., respectively.

The St. Ignatius–SINA agreement also allows for the scheduling of five junior varsity football games and seven varsity football games, including playoffs, on Friday afternoons and evenings. Up to five “exception evenings” may occur annually, during which events may extend until 9:30 p.m. and lights must be turned off by 10 p.m.

For all games and practices at J.B. Murphy Field that conclude by 8 p.m., field lighting is set at 30 foot-candles (i.e., 60 percent capacity). For the up to five exception evenings annually at J.B. Murphy Field, when events end by 9:30 p.m., field lighting is set at 40 foot-candles (i.e., 80 percent capacity).<sup>14</sup>

St. Ignatius hosts a wide range of athletic activities across its football, soccer, lacrosse, flag football, rugby, and track-and-field programs, with each sport following defined seasonal schedules for practices and games. Typical attendance ranges vary by sport and event type, as described below. St. Ignatius-affiliated teams, non-profit sports organization, and local community groups also use J.B. Murphy Field for events on weekends.

### **FOOTBALL**

The school’s three football teams practice Monday through Friday, except on game days, from August to mid-December (including playoffs). During the fall sports season, the football teams host a total of 15 pre-season and regular season games, and the varsity team may host up to three playoff games, for a total of up to 18 football games annually.<sup>15</sup> The varsity football team hosts up to a total of eight games (five pre-season and regular season games and up to three playoff games). The junior varsity and first-year football teams each host five home games but do not participate in playoff games.

Varsity football games, including playoffs, are held on Friday evenings between 7 and 10 p.m., with games required to end by 9:30 p.m. and field lights turned off by 10 p.m. Junior varsity and first-year football games are held on Friday afternoons between 3:30 and 6 p.m. Games last approximately two and-one-half hours. Attendance for varsity football games ranges from 500 to 2,000 spectators. Up to three times per year, varsity game attendance approaches peak levels (2,000 spectators), with the remaining varsity games typically drawing fewer than 1,000 spectators.<sup>16</sup> Attendance for junior varsity and first-year football games is typically no more than 300 spectators.

### **SOCCER**

The school’s six soccer teams (boys’ and girls’ varsity, junior varsity, and first-year) practice five days a week (except on game days) from November through March (including playoffs). The teams host up to 60 regular season games at J.B. Murphy Field and Fairmont Field during the winter sports season. The varsity team may host up to 6 playoff or tournament games, resulting in a total of up to 66 soccer games annually. Junior varsity and first-year teams do not participate in playoff games.

<sup>14</sup> Ongoing consultation between St. Ignatius and SINA has allowed for use of lighting at the minimum safe levels depending on the sport.

<sup>15</sup> The West Catholic Athletic League does not allow playoff games unless the field is lighted.

<sup>16</sup> J.B. Murphy Field may accommodate up to 2,800 standing-only spectators; however, this maximum capacity has only been reached during two events since J.B. Murphy Field was constructed in 1969 and is not anticipated to occur again.

Soccer games are held Monday through Friday, beginning at 3 p.m. with the last game ending by 8 p.m. and lights turned off by 8:30 p.m. When field demand is high, junior varsity and first-year soccer home games may also be held at Fairmont Field on weekdays from 3 and 5 p.m. Games last approximately two hours. Attendance ranges from 50 to 200 spectators.

### **LACROSSE**

The school's four lacrosse teams (boys' and girls' varsity and junior varsity) practice five days a week, except on game days, from February through May (including playoffs). The lacrosse teams host up to 40 regular season games at J.B. Murphy Field during the spring sports season. The varsity team may host up to 10 playoff or tournament games, for a total of up to 50 lacrosse games annually. The junior varsity team does not participate in playoff games.

Lacrosse games are held Monday through Friday, beginning at 3 p.m., with the last game ending by 8 p.m. and lights turned off by 8:30 p.m. Games last approximately two hours. Attendance ranges from 100 to 250 spectators.

### **FLAG FOOTBALL**

The school's two girls' flag football teams (varsity and junior varsity) practice five days a week, except on game days, from August to mid-December (including playoffs). The teams host up to 12 regular season games at J.B. Murphy Field and Fairmont Field during the fall sports season. The varsity team may host up to 2 playoff games, for a total of up to 14 flag football games annually. The junior varsity team does not participate in playoff games.

Varsity and junior varsity flag football games are held on weekdays between 3 and 8 p.m. and on Saturdays between 10 a.m. and 5 p.m. Depending on field demand, junior varsity flag football games may also be held at Fairmont Field on weekdays between 3 and 8 p.m. Games last approximately two hours. Attendance ranges from 50 to 200 spectators.

### **RUGBY**

The school's two boys' rugby teams (varsity and junior varsity) practice on Saturdays between 10 a.m. and 5 p.m., except on game days, from November through March (including playoffs). The teams host up to 10 games at J.B. Murphy Field and Fairmont Field during the winter sports season. The varsity team may host up to 4 playoff games, for a total of up to 14 rugby games annually. The junior varsity team does not participate in playoff games.

Varsity rugby games are held on Saturdays between 10 a.m. and 5 p.m., while junior varsity rugby games are held on weekdays between 3 and 8 p.m. Junior varsity rugby games may also be scheduled at Fairmont Field during high-demand periods. Games last approximately two hours. Attendance ranges from 50 to 200 spectators.

### **TRACK-AND-FIELD**

The school's four track-and-field teams (boys' and girls' varsity and junior varsity) practice on the track at J.B. Murphy Field five days a week, except on meet days, from February through May (including playoffs). The teams host up to five track-and-field meets annually. Meets may be held any day of the week, beginning

at 3 p.m. and ending at 7 p.m., with field lights turned off 30 minutes after the event ends. Track-and-field meets last approximately three hours. Attendance ranges from 100 to 400 spectators.

### **ST. IGNATIUS-AFFILIATED TEAMS, NON-PROFIT SPORTS ORGANIZATIONS, AND COMMUNITY ORGANIZATIONS**

St. Ignatius-affiliated team events, as well as non-profit sports and community events, are held at J.B. Murphy Field on Saturdays from 6:30 a.m. to 5 p.m. and on Sundays from 10 a.m. to 5 p.m., totaling up to approximately 95 weekend events per year (approximately 50 events on Saturdays and 45 events on Sundays). When field space is available, St. Ignatius-affiliated teams also use the upper practice field and J.B. Murphy Field for practices up to three times a week, with practices ending no later than 8 p.m.

### **FIELD USE SUMMARY**

Over the fall, winter, and spring sports seasons, St. Ignatius hosts approximately 142 games and track-and-field meets (including pre-season)<sup>17</sup>, up to 24 playoff games, and approximately 750 practices at J.B. Murphy Field for its 31 athletic teams with multiple practices and games occurring on the same day. Practices are held in the mornings beginning at 6 a.m. and in the afternoons and evenings from 3 p.m. to 8 p.m., with lights turned off by 8:30 p.m.

In addition, up to 95 weekend events occur each year for St. Ignatius-affiliated club teams, non-profit sports organizations, and other community groups. See **Table 2-1**, p. 2-16, for a tabular summary of existing and proposed conditions for J.B. Murphy Field.

Football games at all levels; varsity and junior varsity lacrosse, soccer, rugby, and flag football games, and all track-and-field meets at J.B. Murphy Field include the use of the amplified sound/PA system. The majority of these events occur during the school year in the afternoon and early evening on weekdays, ending no later than 7:30 p.m., and on Saturday mornings and afternoons, ending no later than 5 p.m. On up to five exception evenings annually (i.e., Friday evening varsity football games), use of the amplified sound/PA system ends no later than 9:30 p.m.

The amplified sound/PA system provides music for 45 minutes before games and meets and is used for team introductions prior to the start of events. The amplified sound/PA system is used during football and lacrosse games but not during soccer, rugby, or flag football games. The amplified sound/PA system is not used during practices.

See EIR Appendix C for a detailed summary of St. Ignatius's game and practice schedule; field, lighting, and amplified sound/PA system use; and event attendance ranges.

### **2.D.2 Upper Practice Field**

In addition to J.B. Murphy Field, the St. Ignatius campus includes a practice field (upper practice field) that fronts 37th Avenue and is used extensively for weekday athletic practices. The upper practice field, located immediately adjacent to the east side of J.B. Murphy Field and the north side of the tennis courts, is an

<sup>17</sup> St. Ignatius hosts approximately 15 football games, 60 soccer games, 40 lacrosse games, 10 flag football games, 12 rugby games, and 5 track-and-field meets at J.B. Murphy Field during the overlapping fall, winter, and spring seasons (not including playoffs).

approximately 0.64-acre, multi-use artificial turf field constructed in 1990.<sup>18</sup> The nearest residences are located on the south side of Rivera Street, approximately 220 to 230 feet south.

The upper practice field is illuminated by four 40-foot-tall light standards installed in 2004 at the four corners of the field, as shown on **Figure 2-2**, p. 2-7. Each standard is equipped with metal halide fixtures that produce a maximum illumination of 30 foot-candles. Pursuant to St. Ignatius's conditional use authorization, the permanent upper practice field lights may be used on weekdays from dusk until 7:30 p.m. during the school year for approximately 150 evenings.<sup>19, 20</sup> Under the St. Ignatius–SINA agreement, lighting operations for the upper practice field differ from those at J.B. Murphy Field.

Approximately 675 practices occur on the upper practice field each year, Monday through Friday, with multiple practices commonly held on a single day. The field is not regulation-sized and therefore cannot be used for games. See **Table 2-2**, p. 2-16, for a tabular summary of existing and proposed conditions for the upper practice field.

### 2.D.3 Fairmont Field

In addition to the St. Ignatius campus fields, St. Ignatius began leasing Fairmont Field—located at 290 Edgewood Drive in Pacifica, California—in 2008. Following execution of the lease, St. Ignatius added athletic fields and baseball stands to the property. In 2017, St. Ignatius purchased the property.

Fairmont Field is located in a densely developed residential neighborhood with narrow streets. The site has limited on-site parking (approximately 65 parking spaces), limited spectator seating (approximately 400 to 450 spectator seats), and temporary restrooms. The fields are used for approximately 340 to 420 athletic team practices annually for the soccer, field hockey, flag football, rugby, baseball, and softball teams, with multiple practices commonly occurring on a given day. Fairmont Field also hosts approximately 110 to 120 games annually across these same sports. In addition, Fairmont Field is rented by other soccer clubs and baseball clubs, and the Pacifica Little League for practice and game use.

For purposes of the CEQA analysis, the current operations established through the agreement between St. Ignatius and the neighborhood association under the Superior Court's final judgment do not constitute the baseline conditions against which impacts are analyzed. As discussed in EIR chapter 3, section 3.A.4, Approach to Baseline Conditions, the baseline year is 2020, prior to the installation of lighting at J.B. Murphy Field; the installation of safety lighting at bleachers and campus walkways; the installation of the wireless telecommunications services facility; the replacement of the amplified sound/PA system; and the addition of two new sports teams to the St. Ignatius athletics program (flag football and rugby).

Thus, the proposed field use and lighting program for J.B. Murphy Field and the upper practice field is evaluated in comparison to 2020 baseline conditions that include use of portable lights at J.B. Murphy Field

---

<sup>18</sup> Amendments to the St. Ignatius Planned Unit Development were made in 1990 to add the pool/gymnasium and tennis courts/parking structure on the southeast portion of St. Ignatius campus including the upper practice field (Planning Commission Motion No. 12024).

<sup>19</sup> Amendments to the St. Ignatius Planned Unit Development were made in 2004 to add lights to the upper practice field (Planning Commission Motion No. 16770).

<sup>20</sup> The separate St. Ignatius Building Expansion Project (Case No. 2022-012254ENV) on the northern portion of the campus that is currently under construction resulted in the placement of portable classrooms on the upper practice field. As a result, St. Ignatius has had to accommodate up to 675 practices on its remaining fields, including Fairmont Field, and other public and private fields in the city and in Daly City through lotteries and rental negotiations. As shown in **Table 2-2** (p. 2-16), for the purposes of this CEQA analysis the temporary closure of the upper practice field for practices is not reflected in the existing conditions field programming.

to extend practices until 8 p.m. on up to 50 evenings annually, and use of the existing upper practice field lights, with lights turned off at 7:30 p.m., on up to 150 evenings annually.

## 2.E Proposed Project

The proposed project consists of expanded operation of four 90-foot-tall light standards at J.B. Murphy Field on up to 150 evenings during St. Ignatius’s fall, winter, and spring sports seasons (approximately August 15 to May 31). The proposed project also includes the expanded use of the four existing 40-foot-tall light standards at the upper practice field to align with the proposed lighting operations at J.B. Murphy Field; the continued use of safety lighting for bleachers and walkways at J.B. Murphy Field; the continued use of the replacement amplified sound/PA system at J.B. Murphy Field; and continued operation of the wireless telecommunications services facility on the northwest light standard.

Compared to existing conditions, the proposed project would support a more substantial programmatic shift in scheduled practices and games to further align with the school’s daily academic schedule (9 a.m. to 2:50 p.m.). Early morning practices would shift to later morning, afternoon, and evening timeframes on up to 135 evenings, with all lighted practices ending no later than 9:30 p.m. and egress lighting remaining on until 10 p.m. as opposed to 8 p.m. and 8:30 p.m., respectively, under existing conditions. Increased on-campus field availability under proposed conditions would further reduce reliance on Fairmont Field in Pacifica or rented athletic fields (e.g., San Francisco Parks and Recreation fields or other private facilities). The proposed project would continue the existing field use and lighting program that shifted weekday game start times to later in the day, with lighted games ending by 8 p.m. and egress lighting remaining on until 8:30 p.m. except for up to 15 lacrosse, soccer, football, or other athletic playoff and/or tournament games that would end by 10 p.m., with egress lighting off no later than 10:45 p.m.). This would represent an increase in the number of exception evenings compared to existing conditions with five lighted athletic events that would end by 9:30 p.m., with egress lighting off by 10 p.m. With the proposed project, first-year football games (5) would shift from Friday afternoons at 3:30 p.m. to Saturday mornings at 10 a.m.; however, junior varsity football games (5) and varsity football games including playoffs and championship games (8) would remain on Friday afternoons and evenings.

Under the existing and proposed field use and lighting program for J.B. Murphy Field, up to 167 athletic events (up to 142 pre-season and regular season games and track-and-field meets, and up to 25 playoff games) would be held annually. The project would not change the number of track-and-field meets, pre-season and regular season games, or the number of practices for existing sports programs. On Saturdays, both J.B. Murphy Field and the upper practice field would be used from 6:30 a.m. to 5 p.m. for practices by St. Ignatius-affiliated clubs and other non-profit organizations, and for games from 10 a.m. to 5 p.m. On Sundays, both fields would be used from 10 a.m. to 5 p.m. for practices only; no field lighting would be used on Sundays.<sup>21</sup>

Before the existing field lighting was installed, all weekday games at J.B. Murphy Field ended at dusk and all Saturday games, including football, were held between 10 a.m. and 5 p.m. The St. Ignatius campus fields

<sup>21</sup> St. Ignatius-affiliated non-profit youth soccer, lacrosse, and football organizations renting J.B. Murphy Field would not use lights for games but may use the lighted field for practices. Non-profit organizations unaffiliated with St. Ignatius that may rent J.B. Murphy Field, including prior users such as the Pop Warner and Next Level football organizations, would not use the lights and would not use whistles prior to 10 a.m. All Sunday activities would occur between 10 a.m. and 5 p.m. and would not include use of lights or the amplified sound/PA system for any groups, including St. Ignatius teams, affiliated clubs, and outside organizations.

were also unable to meet practice and game demand for new sports for the athletics program. With field lighting in place under existing conditions, an increase in on-campus games and practices has taken place due to the combination of practices shifting from off-campus fields and the growth in St. Ignatius's athletics program to include games and practices for two new sports—flag football and rugby. The consolidation of practices and games at the St. Ignatius campus fields is expected to accelerate under the proposed field use and lighting program.

The proposed project would continue the existing use of the amplified sound/PA system at J.B. Murphy Field for football games at all levels; varsity and junior varsity lacrosse, flag football, rugby, and soccer games; and all track-and-field meets. The amplified sound/PA system would be used for up to 147 games and track-and-field meets annually, including playoff games, with use generally ending at 8 p.m., except for up to 15 lacrosse, soccer, football, or other athletic playoff and/or tournament games that would end at 10 p.m.<sup>22</sup> This would represent an increase in the number of exception evenings compared to existing conditions with five lighted athletic events with amplified sound/PA system ending by 9:30 p.m. The amplified sound/PA system would continue to be operated 45 minutes prior to events for music and for introductions at the start of events. Public address announcements would continue to be limited to active gameplay and event breaks. The amplified sound/PA system would not be used on Sundays.

See EIR Appendix C for a detailed summary of St. Ignatius's game and practice schedule; field, lighting, and amplified sound/PA system use; and event attendance ranges.

The proposed project would not modify the existing onsite parking, adjacent on-street parking, loading, or circulation.

Additional project information is presented by athletic field in the following sections.

### 2.E.1 J.B. Murphy Field

At J.B. Murphy Field, the proposed project would consist of the operation of the four existing 90-foot-tall light standards at the perimeter of the field, as shown in **Figure 2-1**, p. 2-7, and the use of the amplified sound/PA system for varsity and junior varsity games and track-and-field meets. The LED light fixtures on the existing light standards are equipped with spill and glare shielding to illuminate the field evenly while limiting the spread of light upward and beyond the project site boundaries. The proposed project also includes the continued use of safety lighting at the bleachers and walkways. The lights are managed through a total light control (TLC) system, which governs light capacity and timing and allows for dimming.

The lights would be 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 field lights to be used 150 evenings per year. On 135 evenings, lighting would be activated at dusk and operated at 100 percent or 60 percent capacity, depending on the sport, until

---

<sup>22</sup> Multiple home games are played on a single day for the various athletic teams. For example, the varsity, junior, varsity and first-year soccer teams would play three games a day twice a week with games starting at 3 p.m. and ending by 8 p.m. Thus, the 147 games and track-and-field meets (including playoff games) would occur on up to 62 days during the school year including Saturdays.

9:30 p.m. Egress lights would then be activated from 9:30 p.m. to 10 p.m. to accommodate safe exit and cleanup.<sup>23</sup> The use of the field lighting at J.B. Murphy Field would allow the school to schedule up to approximately 250 additional practices annually, including approximately 150 additional evening practices.

The project proposes an extended 30 minutes of light operation at 100 percent capacity until 10 p.m. on up to 15 evenings per year. On these evenings, egress lights would remain on until 10:45 p.m. to facilitate safe spectator exit and cleanup. Approximately eight of these events (all football games) would be for high-attendance events (i.e., anticipated attendance above 1,000), typically held on Friday evenings or, on an alternate evening such as Saturday in the event of a playoff game or a rescheduled game due to weather.

The proposed use of the lights would allow for the shift in field use from early mornings on weekdays to later morning start times (i.e., 7 a.m.) and to afternoon and evenings for practices until 9:30 p.m. On the same 15 exception evenings per year, typically Friday evenings, lighted athletic events with amplified sound/PA system use would conclude by 10 p.m. These exception evenings include approximately five to eight varsity football games that would be moved from Saturday afternoons (1 p.m. start times) to Friday evenings (7 p.m. start times). **Table 2-1** provides a summary of the existing and proposed uses of J.B. Murphy Field annually for football, soccer, lacrosse, track-and-field, flag football, rugby, and St. Ignatius-affiliated club lacrosse team use and for non-profit and local community events.

St. Ignatius-affiliated team events are held at J.B. Murphy Field on Saturdays from 6:30 a.m. to 5 p.m. and on Sundays from 10 a.m. to 5 p.m., totaling up to approximately 95 weekend events per year. When field space is available, St. Ignatius-affiliated teams also use the upper practice field and J.B. Murphy Field up to five times a week for practices that end no later than 9:30 p.m.

In general, early morning “no-whistle” practices would be reduced and would not begin before 7 a.m. With lighting at J.B. Murphy Field, more practices would occur after the end of school day and could be extended until 9:30 p.m. on weekdays. Games would also be scheduled to begin at least one to two hours after the end of the school day to allow visiting teams to maximize their academic schedules before traveling for competitions.<sup>24</sup>

### 2.E.2 Upper Practice Field

The proposed project would expand the operation of the existing lights on four 40-foot-tall light standards located around the perimeter of the upper practice field, which have been in use since 2004.<sup>25</sup> Consistent with the field use and lighting program for J.B. Murphy Field, the proposed project would operate lights for a total of up to 150 evenings per year. Of these, 135 evenings would support upper practice field use until 9:30 p.m., allowing the school to accommodate up to 120 additional evening practices. On the remaining 15 evenings, the lights would operate until 10 p.m. to accommodate safe exit and cleanup following games at J.B. Murphy Field. The upper practice field lights operate at a maximum capacity of 30-foot-candles and are

<sup>23</sup> Egress lights would consist of single TLC-LED-400 downlight luminaires and would be located between 58 and 65 feet above ground level on each of the 90-foot light standards. Based on Musco Lighting’s illumination summary from December 19, 2020, these fixtures provide an average of approximately 7.84 foot-candles, with a maximum of 14.6 foot-candles, on the bleachers, aisles, and exit pathways. These illumination levels are consistent with life-safety standards and are substantially lower than the levels produced by the stadium field lights.

<sup>24</sup> Five of St. Ignatius’ West Catholic Athletic League teams travel from Santa Clara County.

<sup>25</sup> The maximum capacity of the upper practice field lights is 30-foot candles.

controlled via a timed automatic switch. **Table 2-2** provides a summary of the existing and proposed uses of the upper practice field annually.

**Table 2-1 Annual J.B. Murphy Field Use under Existing and Proposed Conditions**

Activity	Existing <sup>1</sup>		Proposed		Change over Existing	
	Daytime <sup>2</sup>	Evening <sup>3</sup>	Daytime <sup>2</sup>	Evening <sup>3</sup>	Daytime <sup>2</sup>	Evening <sup>3</sup>
Athletic teams	17	14	17	14	0	0
Athletic games/meets <sup>4</sup>	97	45	94	48	-3	+3
Team practices (approximate) <sup>5</sup>	600	150	600	200	0	+50
Saturday daytime football games <sup>6</sup>	0	N/A	5	N/A	+5	N/A
Friday afternoon football games	10	0	5	0	-5	0
Friday evening football games <sup>6</sup>	0	8	0	8	0	0
Saturday (St. Ignatius-affiliated use) <sup>7,8</sup>	50	0	50	0	0	0
Sunday (St. Ignatius-affiliated and non-profit organizational use) <sup>7,8</sup>	45	0	45	0	0	0

NOTES:

- Existing” reflects site conditions currently in effect pursuant to the St. Ignatius-SINA agreement under Superior Court order.
- Daytime = morning and afternoon hours before dusk
- Evening = when lights are in use
- In addition to pre-season and regular season games, St. Ignatius hosts 24 playoff games annually under existing conditions. Under proposed conditions field programming over 150 evenings across the fall, winter and spring sports seasons would allow enough flexibility to accommodate up to 25 playoff games in addition to pre-season and regular season games. The soccer, flag football, and rugby teams would continue to use Fairmont Field to supplement their access to fields for games. Multiple games would occur on a single day.
- Daytime includes morning practices that start at 6 a.m. and end at 8:30 a.m. and afternoon practices that start at 3 p.m. and end at dusk (existing and proposed). The total number of team practices that can be programmed on J.B. Murphy Field over 150 evenings across the fall, winter and spring sports seasons is 800 practices. As a result, the soccer, flag football, and rugby teams would continue to use Fairmont Field to supplement their access to fields for practices. Multiple practices would occur on a single day.
- Under existing and proposed conditions, the varsity football schedule includes five pre-season and regular season home games, with the potential to host up to three additional playoff games. All varsity football games including playoffs would be held on Friday evenings starting at 7 p.m.; however, Saturday evening games may occur to accommodate playoff scheduling or rescheduling due to inclement weather.
- Under existing conditions, up to 50 St. Ignatius-affiliated soccer, lacrosse, and track-and-field practices, games, and/or meets are held on Saturdays between 6:30 a.m. and dusk at J.B. Murphy Field. On Sundays, up to 45 St. Ignatius-affiliated lacrosse practices and games as well as unaffiliated athletic camps and community events (e.g., sports camps, charity walkathons, lacrosse tournaments) are held between 10 a.m. and dusk at J.B. Murphy Field. As part of negotiations, Sunday use by Next Level Football for games was eliminated in the conditional use process.
- Under proposed conditions, the same number of Saturday and Sunday events would be held at J.B. Murphy Field.

**Table 2-2 Annual Upper Practice Field Use under Existing and Proposed Conditions**

Activity	Existing <sup>1</sup>		Proposed		Change over Existing	
	Daytime	Evening	Daytime	Evening	Daytime	Evening
Athletic teams	7	10	7	10	0	0
Games <sup>2</sup>	0	0	0	15	0	+15
Total practices	225	450	225	570	0	+120

NOTES:

- “Existing” reflects site conditions currently in effect pursuant to the St. Ignatius-SINA agreement under Superior Court order. Portable classrooms currently occupy the upper practice field. As a result, St. Ignatius has had to accommodate up to 675 practices on its remaining fields, including Fairmont Field, and other public and private fields in the city and in Daly City through lotteries and rental negotiations.
- Under proposed conditions, the lights at the upper practice field light would be used during games at J.B. Murphy Field to ensure safe entry and exit for spectators. Games cannot be held at the upper practice field because it is not regulation size.

As previously discussed above, for purposes of the CEQA analysis, the current operations established through the agreement between St. Ignatius and the neighborhood association under the Superior Court’s final judgment do not constitute the baseline conditions against which the impacts of the proposed project are assessed. As discussed in EIR chapter 3, section A.4, Approach to Baseline Conditions, the baseline year is 2020, prior to the installation of lighting at J.B. Murphy Field; the installation of safety lighting at bleachers and campus walkways; the installation of the wireless telecommunications services facility; the replacement of the amplified sound/PA system; and the addition of two new sports teams to the St. Ignatius athletics program (flag football and rugby).

Thus, the impacts of the proposed field use and lighting program for J.B. Murphy Field and the upper practice field are evaluated in comparison to 2020 baseline conditions that include use of portable lights at J.B. Murphy Field to extend practices until 8 p.m. on up to 50 evenings annually, and use of the existing upper practice field lights, with lights turned off at 7:30 p.m., on up to 150 evenings annually.

### **2.E.3 Wireless Telecommunications Services Facility**

The proposed project includes a wireless telecommunications services facility installed on the northwest light standard approximately 66 feet above ground along with a 336-square-foot fenced compound at the base of the light standard. The wireless telecommunications services facility consists of the following equipment attached to the light standard: nine antennae, six radio units; and two surge suppressors.<sup>26</sup>

## **2.F Project Construction**

The lights at J.B. Murphy Field, installed in November 2021, and the wireless telecommunications services facility, installed in August 2023, are fully operational. Construction material staging and storage for all project components occurred within J.B. Murphy Field. A description of the construction activities for these components is provided below.

### **2.F.1 J.B. Murphy Field Lights**

Project construction was completed in approximately three months. Construction activities included the use of delivery/haul trucks, an auger, and crane for installation of the four light standards. Installation of each light standard required excavation to approximately 30 feet below ground surface, resulting in a total of approximately 60 cubic yards of soil disturbance. No other excavations were required.

### **2.F.2 Wireless Telecommunications Services Facility**

Installation of the wireless telecommunications services facility took approximately eight weeks to complete, and required the use of hand tools, a bucket truck, and a crane.

<sup>26</sup> San Francisco Planning Department, Planning Case No. 2018-012648CUA, Planning Commission Motion No. 20769. Available at: <https://commissions.sfplanning.org/cpcpackets/2018-012648CUAc1.pdf>. Accessed September 29, 2025.

## 2.G Project Approvals

The following is a preliminary list of required approvals for the proposed project and is subject to change. These approvals may be considered by decision makers in conjunction with the required environmental review, but final determination on the required approvals may not be reached until completion of the environmental review.

### San Francisco Planning Commission

- Certification of the final EIR and adoption of findings under CEQA
- 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 School) for use of the four 90-foot-tall J.B. Murphy Field lights, extended use of the upper practice field lights, and operation of the wireless telecommunications services facility, which includes nine antennae and other related equipment on the northwest light standard.

# CHAPTER 3

## ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION MEASURES

### 3.A Introduction to the Environmental Analysis

This chapter provides a project-level impact analysis of the physical environmental effects of implementing the proposed St. Ignatius Field Lighting Project (proposed project) at the St. Ignatius College Preparatory School (St. Ignatius) campus. The San Francisco Planning Department (planning department) prepared an initial study for the proposed project indicating that potentially significant impacts on aesthetics (light and glare) and noise (operations) required further analysis (see EIR Appendix B). For all other environmental topics, the proposed project would result in no impacts or less-than-significant impacts. Therefore, this chapter focuses on the project's impacts related to aesthetics (light and glare) and operational noise.

#### 3.A.1 Scope of Analysis

##### **INITIAL STUDY**

As described in EIR chapter 1, Introduction, the planning department determined that an environmental impact report (EIR) is required for the proposed project pursuant to the ruling issued by the San Francisco Superior Court on September 12, 2023. In compliance with the California Environmental Quality Act (CEQA), the department published a Notice of Preparation (NOP) (see EIR Appendix A). As part of the EIR preparation, the planning department identified resource area topics that could be adequately addressed in an initial study. The initial study prepared as part of this EIR concludes that many of the physical environmental impacts of the proposed project would result in no impact<sup>1</sup> or less-than-significant impacts (see section D, Summary of Environmental Effects, and section E, Evaluation of Environmental Effects, in EIR Appendix B). Following is a list of the initial study subsections corresponding to the resource area topics addressed in the initial study along with abbreviations for each resource area topic (in parentheses):

- E.1, Land Use and Planning (LU)
- E.2, Aesthetics (AE)<sup>2</sup>
- E.3, Cultural Resources (CR)
- E.4, Tribal Cultural Resources (TC)
- E.5, Transportation and Circulation (TR)
- E.6, Noise (NO)<sup>3</sup>
- E.7, Air Quality (AQ)
- E.8, Greenhouse Gas Emissions (GG)
- E.9, Wind (WI)

---

<sup>1</sup> For the resource areas of Population and Housing, Recreation, Mineral Resources, Agricultural and Forestry Resources, and Wildfire, the proposed project was determined to result in no impact or was found not to be applicable to the project.

<sup>2</sup> Except for light and glare.

<sup>3</sup> Except for operational noise.

- E.10, Shadow (SH)
- E.11, Utilities and Service Systems (UT)
- E.12, Public Services (PS)
- E.13, Biological Resources (BI)
- E.14, Geology and Soils (GE)
- E.15, Hydrology and Water Quality (HY)
- E.16, Hazards and Hazardous Materials (HZ)
- E.17, Energy (EN)
- E.18, Mandatory Findings of Significance

Refer to the initial study in EIR Appendix B for a discussion of the proposed project and impact analyses with respect to these resource area topics. CEQA does not require further assessment of a project's less-than-significant impacts; thus, the resource area topics listed above are not discussed in this chapter.

### **EIR TOPICS**

The resource area topics addressed in this chapter of the EIR are listed below along with the abbreviation for the resource topic (in parentheses).

- Section 3.B, Aesthetics (AE)
- Section 3.C, Noise (NO)

Section 3.B, Aesthetics, discusses light and glare impacts only, and section 3.C, Noise, discusses operational noise impacts only. See initial study sections E.2 and E.6 for further discussion of the less-than-significant aesthetics and noise impacts.

### **3.A.2 CEQA Standards of Adequacy**

CEQA Guidelines section 15151 describes standards for the preparation of an adequate EIR. The specific standards under section 15151 state:

- An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information that enables them to make a decision that intelligently takes into account environmental consequences.
- An evaluation of the environmental impacts of a project need not be exhaustive; rather, the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible.
- Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts.

In practice, the preceding points indicate that EIR preparers should use a reasonable, professionally accepted methodology to assess impacts. This approach means making reasonable assumptions, using the best information available. CEQA does not require technical perfection in an EIR, but rather adequacy, completeness, and a good-faith effort at full disclosure.

### **3.A.3 Scope and Organization of this Chapter**

Each of the environmental topics considered in this section, aesthetics (light and glare only) and noise (operational only), includes an introduction, a discussion of the environmental setting, the regulatory framework, and impacts and mitigation measures. The information provided in the analysis section is as follows:

- **Introduction.** This subsection includes a brief description of the types of impacts that are analyzed as well as a summary of the impacts that were scoped out in the initial study; that is, impacts that were determined to result in a less-than-significant impact or no impact.
- **Environmental Setting.** This subsection presents a description of the existing physical conditions of the project site and surroundings (e.g., existing land uses, building descriptions) at the time of issuance of the Notice of Preparation of an environmental impact report (EIR) in sufficient detail and breadth to allow a general understanding of the environmental setting. While the environmental setting describes existing conditions for purposes of the CEQA analysis, the evaluation of project impacts is based on baseline conditions prior to installation of lighting at J.B. Murphy Field, as further detailed below in section 3.A.4, Approach to Baseline Conditions.
- **Regulatory Framework.** This subsection describes the relevant federal, state, and local regulatory requirements that are directly applicable to the environmental topic.
- **Impacts and Mitigation Measures.** This subsection describes the physical environmental impacts (i.e., the changes to 2020 baseline physical environmental conditions and school operations [2020 baseline conditions]) that could result from implementation of the proposed project as well as any mitigation measures that could avoid, eliminate, or reduce identified significant impacts. The analysis includes construction and operation of the proposed project, as applicable. This subsection is further subdivided to discuss the following topics.
  - **Significance Criteria.** The discussion under this heading lists the criteria—specific to each resource area topic—used to identify and determine significant environmental effects of the proposed project. Under CEQA, a significant effect is defined as a substantial or potentially substantial adverse change in the environment. The guidelines implementing CEQA direct that this determination be based on scientific and factual data, including the entire record for the project, and not on argument, speculation, or unsubstantiated evidence. The significance criteria used in this EIR are based on planning department guidance used to assess the severity of environmental impacts of the proposed project and on CEQA Guidelines Appendix G, using the procedures set forth in San Francisco Administrative Code chapter 31.10.
  - **Approach to Analysis.** The analysis evaluates project-related impacts by comparing 2020 baseline conditions—prior to the installation of lighting at J.B. Murphy Field and the expansion of its athletics program—to conditions under the proposed project, using established significance criteria for each resource area topic (see section 3.A.4, Approach to Baseline Conditions).
  - **Impact Evaluation.** The discussion under this heading evaluates the potential for the proposed project to result in significant adverse effects on the physical environment in comparison to 2020 baseline conditions. The proposed project’s impacts are presented as individually numbered impact statements (shown in boldface type) that address each significance criterion. Each impact statement is keyed to a resource topic area abbreviation (e.g., AE for Aesthetics) and an impact number (e.g., 1, 2, 3) for a combined alphanumeric code (e.g., Impact AE-1, Impact AE-2). Thus, Impact AE-1 would be the first impact in the Aesthetics section and discusses the effects of the proposed project in response to the first significance criterion. The impact statement concludes with a significance determination (see descriptions below in section 3.A.5, Significance Determinations).
    - A discussion that provides the analysis and rationale for the significance determination follows each impact statement.
    - CEQA Guidelines section 15126.4 directs preparers of an EIR to describe feasible measures that could minimize significant adverse impacts. Because the proposed project would not

- result in any significant impacts, either project-specific or cumulative, this EIR does not include a discussion of feasible mitigation measures required to address significant impacts.
- **Cumulative Impacts.** The discussion under this heading considers the combined impacts of the proposed project and other closely related projects. A description of cumulative impacts and other related projects is provided in section 3.A.6, Cumulative Impact Analysis.

#### 3.A.4 Approach to Baseline Conditions

CEQA requires that an EIR evaluate environmental impacts relative to existing physical conditions at the time the Notice of Preparation (NOP) is published, unless an alternative baseline provides a more accurate and informative basis for analysis (CEQA Guidelines section 15125(a)). In the case of this EIR, an alternative 2020 baseline is used because existing conditions at the time of the NOP publication included all physical elements of the proposed project but not the proposed field use and lighting program for J.B. Murphy Field and the upper practice field, as described in EIR chapter 2.D. Existing conditions described in EIR chapter 2.D, reflect a field use and lighting program established under the St. Ignatius–St. Ignatius Neighborhood Association agreement memorialized in the Superior Court’s September 12, 2023 final judgment. These conditions include limits on hours of use and lighting intensity and represent a temporary operational scenario pending completion of the EIR.

Although the field lighting, the replacement amplified sound/PA system, and wireless telecommunications services facility have already been constructed, this EIR evaluates the environmental impacts of both construction and operation of the proposed project as if none of these components had yet been installed or placed into operation. Because all project components are currently operating under a field use and lighting program agreed to by St. Ignatius and the St. Ignatius Neighborhood Association, the EIR does not use existing conditions as baseline conditions. Instead, it uses 2020 site conditions and operations, as described above, as the baseline for assessing the significance of construction and operational impacts.

This approach is appropriate because installation of lighting at J.B. Murphy Field occurred prior to the preparation of this EIR. As a result, existing conditions at the time of NOP publication included all physical elements of the proposed project but not the proposed field use and lighting program. Using existing conditions as the baseline would understate environmental impacts, because it would compare the proposed project to operation governed by the St. Ignatius–St. Ignatius Neighborhood Association agreement, as described in EIR chapter 2, section 2.D. Such a comparison would be uninformative and potentially misleading. In contrast, the 2020 baseline provides a more accurate representation of site conditions without the proposed project and allows for a clear assessment of environmental changes attributable to the proposed project.

Therefore, the environmental baseline for this project is based on site conditions and field use operations in 2020, prior to installation and operation of (1) four 90-foot-tall light standards at J.B. Murphy Field, (2) safety lighting at J.B. Murphy Field bleachers and walkways, (3) a new amplified sound/PA system at J.B. Murphy Field, and (4) the wireless telecommunications services facility on the northwest light standard, and prior to the planting of new street trees along 39th Avenue and Rivera Street. Under 2020 baseline conditions, the St. Ignatius campus contained a total 107 parking spaces: 13 spaces in the north parking lot, 8 spaces in the north parking garage, and 86 spaces in the south parking garage, including 16 electric-vehicle charging

spaces.<sup>4</sup> All other project location and site characteristics are consistent with those described in EIR chapter 2, section 2.D.

Baseline lighting operations at J.B. Murphy Field included the use of six diesel generator-powered portable lights to extend soccer and lacrosse practices to 8 p.m., providing approximately 30 foot-candles of illumination on up to 50 evenings annually. Baseline lighting operations at the upper practice field consisted of lighted practices at approximately 30 foot-candles on up to 150 evenings during the school year (August 15 to May 31), ending at 7:30 p.m., consistent with the existing conditional use permit.<sup>5</sup> Under proposed conditions, J.B. Murphy Field lighting would be used on up to 150 evenings during the school year, with field lights turned off at 9:30 p.m. on 135 evenings and at 10 p.m. on 15 evenings. As discussed in EIR chapter 2, J.B. Murphy Field lighting would operate at 100 percent (50 foot-candles), 60 percent (30 foot-candles), and 40 percent (20 foot-candles), depending on the sport. Egress lights at less than 20 foot-candles would remain on for approximately 30 to 45 minutes after field lights are shut off.<sup>6</sup> Lighting operations at the upper practice field would be expanded under the proposed project to match J.B. Murphy Field's lighting operations.

As discussed in EIR chapter 2, J.B. Murphy Field serves as the primary athletic venue on the St. Ignatius campus, accommodating football, soccer, and lacrosse games, track-and-field meets, as well as associated practices. Under 2020 baseline conditions, athletic activities on J.B. Murphy Field were generally limited to daylight hours. Weekday practices were held from 6 a.m. to 7:45 a.m. and from 3 p.m. to dusk, except when games or track-and-field meets were scheduled. As noted, portable lights were used to extend practice until 8 p.m. on approximately 50 evenings per year. Weekday games were held from 3 p.m. to dusk, and weekend practices and games were held from 8 a.m. to 5 p.m. Under 2020 baseline conditions, lighted athletic activities on the upper practice field—limited to practices due to the field not being regulation size—took place in the mornings, afternoons, and evenings until 7:30 p.m. A comparison of 2020 baseline and proposed annual use of J.B. Murphy Field is provided in **Table 3.A-1**, and a comparison of 2020 baseline and proposed annual use of the upper practice field is provided in **Table 3.A-2**, p. 3.A-7. Additional detail on St. Ignatius's 2020 baseline and proposed game and practice schedules, lighting and amplified sound/PA system use, and event attendance ranges is provided in EIR Appendix C.

As shown in **Table 3.A-1**, under 2020 baseline conditions, approximately 27 athletic teams used J.B. Murphy Field, generating about 120 regular season games, pre-season games, and track-and-field meets annually, with the potential for up to 17 additional playoff games, for a total of up to 137 games and meets per year. J.B. Murphy Field also accommodated approximately 550 practices annually, with multiple practices and games often occurring on the same day. To help meet citywide demand for athletic field space, six diesel generator-powered portable lights providing an average of 30 foot-candles of illumination were used on up to approximately 50 evenings per year beginning in 2019, extending practices until 8 p.m. (primarily for

---

<sup>4</sup> The north parking lot and north parking garage have been demolished with construction of the St. Ignatius Building Expansion Project. San Francisco Planning Department, Property Information Map and Database, St. Ignatius Building Expansion Project Categorical Exemption, 2001 37th Avenue (Planning Case No. 2022-012254ENV). The CEQA determination was issued on October 25, 2023, and the planning commission subsequently approved the building expansion project on November 2, 2023. Available at: <https://sfplanninggis.org/pim/>. Accessed September 29, 2025.

<sup>5</sup> Amendments to the St. Ignatius Planned Unit Development were made in 2004 to add lights to the upper practice field (Planning Commission Motion No. 16770).

<sup>6</sup> Egress lights would consist of single TLC-LED-400 downlight luminaires and would be located between 58 and 65 feet above ground level on each of the 90-foot light standards. Based on Musco Lighting's illumination summary from December 19, 2020, these fixtures provide an average of approximately 7.84 foot-candles, with a maximum of 14.6 foot-candles, on the bleachers, aisles, and exit pathways. These illumination levels are consistent with life-safety standards and are substantially lower than the levels produced by the J.B. Murphy Field lights mounted at 90 feet.

soccer and lacrosse during periods of high field demand). In addition, approximately 95 weekend events were held annually for St. Ignatius-affiliated club teams, non-profit sports organizations, and community organizations.

**Table 3.A-1 Annual J.B. Murphy Field Use under 2020 Baseline and Proposed Conditions**

Activity	2020 Baseline		Proposed		Change over Baseline	
	Daytime <sup>1</sup>	Evening <sup>2</sup>	Daytime <sup>1</sup>	Evening <sup>2</sup>	Daytime	Evening
Athletic teams	21	6	17	14	-4	+8
Athletic games/meets <sup>3</sup>	120	0	94	48	-26	+48
Team practices (approximate) <sup>4,5</sup>	500	50	600	200	+100	+150
Saturday daytime football games <sup>6</sup>	12	N/A	5	N/A	-7	N/A
Friday afternoon football games	5	0	5	0	0	0
Friday evening football games <sup>6</sup>	0	0	0	8	0	+8
Saturday (St. Ignatius-affiliated use) <sup>7,8</sup>	50	0	50	0	0	0
Sunday (St. Ignatius-affiliated and non-profit organizational use) <sup>7,8</sup>	45	0	45	0	0	0

NOTES:

1. Daytime = morning and afternoon hours before dusk
2. Evening = when lights are in use
3. In addition to pre-season and regular season games, St. Ignatius hosted 17 playoff games annually under 2020 baseline conditions. Under proposed conditions field programming over 150 evenings across the fall, winter and spring sports seasons would allow enough flexibility to accommodate up to 25 playoff games in addition to pre-season and regular season games. The soccer teams would continue to use Fairmont Field to supplement their access to fields for games along with the new flag football and rugby teams. Approximately 17 of the 48 proposed evening events would be soccer games with limited attendance, scheduled to end before 8 p.m.
4. Under 2020 baseline conditions, daytime included morning practices that started at 6 a.m. and ended prior to the 9 a.m. school start and afternoon practices that started at 3 p.m. and ended at dusk. Under proposed conditions, daytime would include morning practices that would also start at 6 a.m. to accommodate as many practices as possible on the St. Ignatius campus fields for all field sports, and afternoon practices that would start at 3 p.m. and end at 9:30 p.m. Under proposed conditions, the total number of team practices that can be programmed on the J.B. Murphy Field over 150 evenings across the fall, winter and spring sports seasons is 800 practices. As a result, the soccer, flag football, and rugby teams would continue to use Fairmont Field to supplement their access to fields for practices.
5. Under 2020 baseline conditions up to six diesel generator-powered, portable lights were used at J.B. Murphy Field on up to 50 evenings annually to allow for practices from dusk until 8 p.m. when lighted fields citywide were not available. The diesel-generator-powered lighting system was not used for games because the light is insufficient.
6. Under 2020 baseline conditions, the varsity football schedule included five pre-season and regular season home games, with the potential to host up to two additional playoff games. Under the proposed conditions, the varsity football schedule would include five pre-season and regular season home games, with the potential to host up to three additional playoff games. Under the proposed project, Saturday evening games may occur to accommodate playoff scheduling or rescheduling due to inclement weather.
7. Under 2020 baseline conditions, up to 50 St. Ignatius-affiliated soccer, lacrosse, and track-and-field practices, games, and/or meets were held between 10 a.m. and dusk at J.B. Murphy Field. On Sundays, up to 45 St. Ignatius-affiliated lacrosse practices and games as well as unaffiliated athletic camps and community events (e.g., sports camps, charity walkathons, lacrosse tournaments) were held between 10 a.m. and dusk at J.B. Murphy Field. As part of negotiations, Sunday use by Next Level Football for games was eliminated in the conditional use process.
8. Under proposed conditions, the same number of Saturday and Sunday events would be held at J.B. Murphy Field under a field use program that would allow Saturday activities from 6:30 a.m. to 5 p.m. and Sunday activities between 10 a.m. and 5 p.m.

**Table 3.A-2 Annual Upper Practice Field Use under 2020 Baseline and Proposed Conditions**

Activity	Baseline		Proposed		Change over Baseline	
	Daytime	Evening	Daytime	Evening	Daytime	Evening
Athletic teams	7	10	7	10	0	0
Games <sup>1</sup>	0	0	0	15	0	+15
Total practices	225	450	225	570	0	+120

NOTES:

- Under proposed conditions, the lights at the upper practice field light would be used during games at J.B. Murphy Field to ensure safe entry and exit for spectators. Games cannot be held at the upper practice field because it is not regulation size.

As shown in **Table 3.A-1**, under proposed conditions St. Ignatius would add varsity and junior varsity girls’ flag football and boys’ rugby teams to its athletics program, for a total of 31 athletic teams. As a result, approximately 22 new pre-season and regular season weekend games, 85 new weekday practices, and up to 8 new playoff games—including an additional peak-attendance varsity football championship game—would be added to St. Ignatius’s annual field demand compared to 2020 baseline conditions. To the maximum extent feasible, St. Ignatius would also shift practices and games at Fairmont Field or at rented public and private fields to campus fields. Under proposed conditions, J.B. Murphy Field would accommodate approximately 800 practices annually, with multiple practices occurring on the same day. Practices for new sports and changes to practice times for existing sports, compared to 2020 baseline conditions, would occur as follows:

- Football and soccer practices (fall and winter seasons) would shift from weekday mornings (6-7:45 a.m.) and afternoons (3 p.m. to dusk) to weekday afternoons and evenings (3:30-9:30 p.m.).
- Lacrosse practices (spring season) would shift from weekday mornings (6-7:45 a.m.) and afternoons (3 p.m. to dusk) to weekday afternoons and evenings (3:30-9:30 p.m.), to Saturdays from 6:30 a.m.-5 p.m.
- New rugby practices (winter season) would be scheduled for weekday afternoons and evenings (3-9 p.m.)
- New flag football practices (fall season) would be scheduled for weekday mornings (7-8:30 a.m.)

Overall, the number of practices at J.B. Murphy Field would increase by approximately 250 annually under the proposed project, with fewer morning practices and more afternoon and evening practices. Although J.B. Murphy Field would accommodate more practices, the soccer, flag football, and rugby teams would continue to use Fairmont Field in Pacifica to supplement their access to field space for practices.

Under proposed conditions, the timing of junior varsity and varsity football games would shift from Saturday mornings (10 a.m.-12:30 p.m.) and afternoons (1-3:30 p.m.) to Friday afternoons (3:30-6 p.m.) and evenings (7-10 p.m.), with first-year football games shifting to Saturday mornings. Friday evening varsity football games would end at 9:30 p.m., except on evenings when lights are allowed until 10 p.m.

Weekday varsity lacrosse game start times would shift from 3:30 p.m. to 6 p.m. with games ending by 8 p.m., while weekday junior varsity lacrosse games (3:30-6 p.m.) would remain unchanged from 2020 baseline conditions. Weekday varsity soccer game start times would shift from 3 p.m. to 6 p.m. with games ending by 8 p.m., while weekday junior varsity and first-year soccer game start times (3-5 p.m.) would remain the same as under 2020 baseline conditions. New varsity and junior varsity flag football and rugby games would be scheduled on Saturdays from 10 a.m. to 5 p.m.

Under the proposed project, the total number of games at J.B. Murphy Field would increase compared to 2020 baseline conditions due to the addition of new sports teams, including 22 new Saturday games. Football, lacrosse, and soccer games (48 total) would shift from weekday and weekend afternoons to weekday evenings. Playoff games would increase by eight games, including the varsity football championship game. Most games would end by 8 p.m., with up to 15 exception evenings annually when games would end at 10 p.m. Approximately 17 of the 48 proposed evening events would be soccer games, with the remainder consisting of football and lacrosse games. Overall, the proposed project would result in up to 167 games annually (including playoffs) and would introduce evening varsity football, lacrosse, and soccer games, which did not occur under 2020 baseline conditions. Although J.B. Murphy Field would accommodate more games, the soccer, flag football, and rugby teams would continue to use Fairmont Field in Pacifica to supplement access to game fields.

Under 2020 baseline conditions, football teams hosted a total of 15 pre-season and regular season games, with the varsity football team potentially hosting up to two playoff games, for a total of up to 17 football games annually.<sup>7</sup> Under proposed conditions, St. Ignatius would be able to host three football playoff games, including a varsity football championship game. Varsity football games, which represent the most intensive use of J.B. Murphy Field in terms of attendance, were held on Saturdays from 1 to 3:30 p.m. Under 2020 baseline conditions, attendance for varsity football games ranged from 500 to 1,500 spectators, with up to three games annually reaching the peak attendance level of 1,500 spectators. The remaining varsity football games drew fewer than 1,000 spectators, and junior varsity and first-year football games drew no more than 300 spectators.

Under the proposed project, the shift of varsity and junior varsity football games to Friday afternoons and evenings would result in an approximately 500-spectator increase at Friday football games, resulting in a peak attendance of up to 2,000 spectators at up to three varsity football games annually. Attendance for all other games and track-and-field meets under proposed conditions would be similar to 2020 baseline conditions, ranging from 50 to 400 spectators. See EIR chapter 2, Project Description, and EIR Appendix C for additional details regarding lighting characteristics and operational assumptions.

As shown in **Table 3.A-2**, under 2020 baseline conditions, the upper practice field supported approximately seven athletic teams and accommodated 225 daytime practices and 450 evening practices annually. Under proposed conditions, evening practices would increase from approximately 450 to approximately 570 annually, reflecting a redistribution of practices across available facilities including Fairmount Field in Pacifica.

Under 2020 baseline conditions, the amplified sound/PA system at J.B. Murphy Field consisted of four blowhorn speakers mounted on four equipment poles on each side of the field. The system was used for all football games, for varsity and junior varsity lacrosse and soccer games, and for track-and-field meets—a total of 118 games and meets annually, including playoff and tournament events. These events occurred on weekday afternoons and early evenings, ending no later than 7:30 p.m., and on Saturday mornings and afternoons. The amplified sound/PA system provided music for 45 minutes before games and track-and-field meets, as well as team introductions prior to the start of events. The system remained in operation for football and lacrosse games, and track-and-field meets. It was not used for practices.

---

<sup>7</sup> The West Catholic Athletic League does not allow championship playoff games on Saturday afternoons or on non-lighted fields.

Under the proposed project, the new amplified sound/PA system would be used at J.B. Murphy Field for football games (all levels), for varsity and junior varsity lacrosse and soccer games, and for track-and-field meets consistent with baseline conditions. It would also be used for 28 new varsity and junior varsity flag football and rugby games and playoffs, for a total of 147 games. Compared to baseline conditions, amplified sound would occur more frequently due to the increased number of games (all on weekend days) and would occur at later times of day because football, lacrosse, and soccer games would shift into the evening. The amplified sound/PA system use would generally end at 8 p.m., except on the up to-15 evening events annually when use would end at 10 p.m. Use of the amplified sound/PA system would remain limited to 45 minutes before events, at the start of games and track-and-field meets, and during gameplay and event breaks, consistent with baseline conditions. The system would not be used for practices or Sunday events. Overall, the proposed project would result in more games with amplified sound/PA system use at J.B. Murphy Field (147 games including playoffs) including evening varsity football, lacrosse, and soccer games, which did not occur under baseline conditions.

Under baseline conditions, large events at J.B. Murphy Field were managed in accordance with the St. Ignatius Large Event Management Plan (June 2020)<sup>8</sup>, which established procedures for event scheduling, crowd management, parking, traffic control, and neighborhood coordination. Under the proposed project, large events would continue to be managed under an updated Large Event Management Plan (September 2024)<sup>9</sup>, which builds upon and refines the 2020 plan. The updated plan incorporates similar operational controls as the baseline plan, including coordination with transportation agencies, use of off-site parking, and implementation of traffic and crowd management measures.

### 3.A.5 Significance Determinations

A “significant effect” is defined by CEQA Guidelines section 15382 as “a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant.”

The significance criteria used in this EIR are based on the planning department’s guidance regarding the thresholds of significance for assessing the severity of the physical environmental impacts of the proposed project. The planning department’s guidance is based on CEQA Guidelines Appendix G, with some modifications.<sup>10</sup> The specific significance criteria used to analyze aesthetics and noise are presented before the discussion of impacts. The categories used to designate impact significance are as follows:

---

<sup>8</sup> St. Ignatius College Preparatory, J.B. Murphy Field Night Game or Large Event Management Plan, June 2020. Available at: [Case File No. 2018-012648ENV-02](#) for 2001 37th Avenue on the San Francisco Property Information Map under Planning Applications (opened 3/28/2023) and Related Documents. Accessed January 2026.

<sup>9</sup> St. Ignatius College Preparatory, St. Ignatius College Preparatory Management Plan for Night Games and Large Events at J.B. Murphy Field, September 2024. Available at: <https://resources.finalsite.net/images/v1725462872/siprep/etl8m9rdxfzcecrfjdsW/SILargeEventPlan.pdf>. Accessed January 2026. The St. Ignatius Large Event Management Plan consists of the June 2020 plan and the September 2024 update. The 2024 update supplements and refines the procedures established in the 2020 plan.

<sup>10</sup> California Code of Regulation, Title 14; Division 6; Chapter 3, Guidelines for Implementation of the California Environmental Quality Act, as amended; and Appendices A–N. Available at: [https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=I86C9BC205B4D11EC976B000D3A7C4BC3&originationContext=documenttoc&transitionType=Default&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=I86C9BC205B4D11EC976B000D3A7C4BC3&originationContext=documenttoc&transitionType=Default&contextData=(sc.Default)). Accessed September 23, 2025.

- **No Impact (NI).** No adverse changes (or impacts) to the environment are expected.
- **Less-Than-Significant Impact (LTS).** Impact that does not exceed the defined significance criteria or would be eliminated or reduced to a less-than-significant level through compliance with existing local, state, and federal laws and regulations.
- **Less-Than-Significant Impact with Mitigation (LSM).** Impact that is reduced to a less-than-significant level through implementation of the identified mitigation measure(s).
- **Significant and Unavoidable Impact, no Feasible Mitigation (SU).** Impact that exceeds the defined significance criteria and cannot be eliminated or reduced through compliance with existing local, state, and federal laws and regulations to a less-than-significant level, and for which there are no feasible mitigation measures.
- **Significant and Unavoidable Impact, after Feasible Mitigation (SUM).** Impact that exceeds the defined significance criteria and can be reduced through compliance with existing local, state, and federal laws and regulations and/or implementation of all feasible mitigation measures, but cannot be reduced to a less-than-significant level.

CEQA Guidelines section 15125 states that the “environmental setting will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant.” As noted above in section 3.A.4, Approach to Baseline Conditions, given the unique circumstances of the proposed project, the baseline conditions are the 2020 conditions (prior to the installation of the lighting at J.B. Murphy Field). While existing conditions at the time of Notice of Preparation publication are described in this EIR for informational purposes, they are distinct from the environmental baseline used for impact analysis. The environmental analysis in this EIR therefore presents conditions under the baseline and baseline-plus-project scenarios to identify environmental impacts that would occur from implementation of the proposed project.

### 3.A.6 Cumulative Impact Analysis

#### **CEQA REQUIREMENTS FOR CUMULATIVE IMPACT ANALYSIS**

Cumulative impacts, as defined in CEQA Guidelines section 15355, refer to two or more individual effects that, when taken together, are “considerable” or that compound or increase other environmental impacts. A cumulative impact from several projects is the change in the environment that would result from the incremental impact of the project added to the impacts of other reasonably foreseeable future projects.

Pertinent guidance for cumulative impact analysis is provided in CEQA Guidelines section 15130:

- An EIR shall discuss cumulative impacts of a project when the project’s incremental effect is “cumulatively considerable.” The incremental effects of an individual project are considerable when viewed in connection with the effects of past, current, and probable future projects causing related impacts, including those outside the control of the agency, if necessary.
- An EIR should not discuss impacts that do not result in part from the project evaluated in the EIR.
- A project’s contribution is less than cumulatively considerable, and thus not significant, if the project is required to implement or fund its fair share of a mitigation measure or measures designed to alleviate the cumulative impact.
- The discussion of impact severity and likelihood of occurrence need not be as detailed as for effects attributable to the project alone.

- The focus of analysis should be on the cumulative impact to which the identified other projects contribute, rather than on attributes of the other projects that do not contribute to the cumulative impact.

As described in section 3.A.4, Approach to Baseline Conditions, the environmental baseline for this EIR reflects site conditions in 2020, prior to installation of lighting at J.B. Murphy Field. Accordingly, actions that have occurred at the project site since 2020, including installation and initial operation of the J.B. Murphy Field lights, are not treated as separate past or cumulative projects. Instead, they are considered part of the project's change relative to the baseline conditions. Consistent with CEQA Guidelines section 15130, the cumulative analysis therefore focuses on the incremental effects of the proposed project when combined with other past, present, and reasonably foreseeable future projects. Although this differs from a cumulative analysis based on existing conditions, this approach ensures that cumulative impacts are evaluated relative to a consistent and appropriate baseline and avoids double-counting project-related effects.

The cumulative impact analysis for each resource topic is presented in the corresponding resource section, immediately following the description of the direct project impacts.

### **APPROACH TO CUMULATIVE IMPACT ANALYSIS**

Two approaches to a cumulative impact analysis are provided in CEQA Guidelines section 15130(b)(1). The analysis can be based on:

- A list of past, present, and reasonably foreseeable future projects producing closely related impacts that could combine with those of a proposed project (list-based approach); or
- A summary of projections contained in a general plan or related planning document that can be used to determine cumulative impacts (projections-based approach).

The cumulative impact analyses in this EIR and attached initial study use both the list-based and projections-based approach, depending on the environmental topic analyzed. The following factors were used to identify reasonably foreseeable future projects for the list-based approach:

- **Similar Environmental Impacts:** A relevant project contributes to effects on resources that are also affected by the proposed project. A relevant future project is defined as one that is “reasonably foreseeable,” such as a proposed project for which an application has been filed with the approving agency or for which funding has been approved.
- **Geographic Scope and Location:** A relevant project is one located within the study area where effects could combine. The geographic scope varies on a resource-by-resource basis. For purposes of the list-based cumulative analysis for this project, a study area extending approximately one-quarter mile from the project site was used to identify relevant nearby projects that could contribute to cumulative effects.
- **Timing and Duration of Implementation:** Effects associated with activities for a relevant project (e.g., short-term construction or demolition or long-term operations) would most likely coincide with the related effects of the proposed project.

### **CUMULATIVE ENVIRONMENTAL SETTING**

There is only one cumulative project that was considered in the list-based approach, which identifies projects within a 0.25-mile radius from the project site: the St. Ignatius Building Expansion Project (Planning Case No. 2022-012254ENV). The St. Ignatius Building Expansion Project is located at 2001 37th Avenue,

within the St. Ignatius campus boundaries, and approximately 420 feet northeast of J.B. Murphy Field. The expansion project consists of the demolition of five buildings grouped together on the northern portion of the campus and construction of an approximately 182,850-square-foot addition to the existing main academic building. The approved 40-foot-tall addition would increase the overall square footage of campus buildings to approximately 444,242 square feet. The height of the addition would match the height of the existing main academic building. The project would remove 13 exterior, off-street parking spaces used by the school near the north property line and eight garage spaces. The 86 existing parking spaces at the southern end of the campus would remain. No increase in enrollment or staffing is proposed. Construction would require approximately 37,000 cubic yards of soil excavation with a maximum depth of 19 feet below ground surface. This project was approved by the Planning Commission on November 2, 2023. Pre-construction work took place in the fall of 2024. Demolition began over 2024 winter break, and ran from December 18, 2024 to January 12, 2025. It is anticipated that construction will take approximately two years with a target open date in spring of 2027.

The St. Ignatius Building Expansion Project is a separate project that has undergone independent environmental review (Case No. 2018-012648ENV) and has independent utility from the proposed lighting project. While both projects are located on the St. Ignatius campus, they involve distinct types of improvements and do not result in overlapping environmental effects related to lighting or nighttime field use. The building expansion project does not include field lighting or changes to athletic field operations, and therefore would not combine with the proposed project to result in cumulative light and glare impacts.

## 3.B Aesthetics

### 3.B.1 Introduction

This section describes the project site's existing visual setting and evaluates the proposed project's athletic field lighting and effects on daytime and nighttime views and on other people and properties. All other impacts related to aesthetics are discussed in the initial study (see EIR Appendix B). The initial study includes an analysis of the project's impacts on scenic vistas and resources, as well as an evaluation of whether the project would degrade the visual character or quality of the site and its surroundings. The analysis of lighting-related impacts, including light trespass, glare, and skyglow, is based on the lighting study prepared for the project (see EIR Appendix D.)

### 3.B.2 Environmental Setting

#### **CONCEPTS AND TERMINOLOGY**

Offsite effects of light pollution for any project may include light trespass, glare, and skyglow. Key concepts and terminology used in the aesthetics evaluation are defined and/or presented below.

- **Light Pollution:** The alteration of natural nighttime lighting conditions by artificial light sources.
- **Light trespass:** Light that extends beyond the property it is intended to illuminate.
- **Glare:** The result when a light source directly in the field of vision of a viewer is brighter than the eye can comfortably accept. Squinting or turning away from a light source is an indication of glare. The presence of a bright light in an otherwise dark setting may be distracting or annoying, referred to as *discomfort glare*, or it may diminish the ability to see other objects in the darkened environment, referred to as *disability glare*. *Reflective glare*, such as the reflected view of the sun from a window or mirrored surface, can be distracting during the day.
- **Skyglow:** The brightening of the nighttime sky that results from scattering and reflection of artificial light by moisture and dust particles in the atmosphere. Skyglow is caused by light directed or reflected upwards or sideways and reduces one's ability to view the night sky.
- **Nighttime lighting:** Lighting necessary to provide and maintain safe, secure, and attractive environments. These lights have the potential to produce light trespass and glare and, if designed incorrectly, could be considered unattractive. Although nighttime lighting is a common feature of urban areas, light trespass can adversely affect light-sensitive land uses, such as residential area.
- **Foot-candle:** A measurement of light intensity, defined as the amount of light or illuminance necessary to saturate a one-foot-square area with one lumen of light from a uniform source of light. The closer to a light source the illuminated area is, the higher the illuminance value. For general reference, moonlight produces approximately 0.01 foot-candles while sunlight can produce up to 10,000 foot-candles. Street lighting can produce approximately 0.5 to 2 foot-candles.

#### **VISUAL CHARACTER OF THE SITE AND VICINITY**

The 4.35-acre project site is located on the southern portion of the 11.4-acre St. Ignatius campus in the Outer Sunset neighborhood of San Francisco. The project site is bounded by 37th Avenue to the east, 39th Avenue to the west, Rivera Street to the south, and Quintara Street and the West Sunset Soccer Fields to the north. Adjacent land uses include predominantly two-story, single-family residences to the south and west; a community garden to the north; a public park with lighted tennis courts, picnic areas, two full-sized soccer

fields, and three baseball fields to the north and west (West Sunset Playground); and the landscaped Sunset Boulevard to the east. The project site lies approximately one mile north of the South Sunset Playground with lighted athletic fields. The project site is approximately 3,200 feet (0.6 mile) east of Ocean Beach and the Pacific Ocean and is subject to foggy conditions.

The project site and its surrounding neighborhood consist of generally flat, urbanized coastal terrain. The project site does not contain prominent landforms or varied topography; instead, its visual character includes high school athletic fields within the larger context of an educational institution and an established residential neighborhood with complementary land uses (e.g., public recreational and community facilities and educational institutions). It encompasses a mix of academic buildings and administrative offices on its northeastern portion and various athletic facilities, including J.B. Murphy Field, the upper practice field, and tennis courts on its southern portion.

J.B. Murphy Field is situated at street level and includes bleachers on its eastern and western sides. The southern and western perimeters of J.B. Murphy Field are fenced with 8-foot-tall fencing (including a topper of outward-curving corrugated pales), except for the approximately 260-foot-long portion that abuts the back face of the western bleachers, where a 6-foot-tall pre-slatted chain-link fence is installed atop a 6.5-foot-tall concrete wall. Landscaped shrubs that are approximately eight feet tall line the portions of the inner side of the fence line, providing some visual screening from adjacent street-level views.

There are four approximately 25-foot-tall streetlights located on Rivera Street and 39th Avenue sidewalks. A nearby utility right-of-way located along the north side of Rivera Street west of 39th Avenue and along 39th Avenue south of Rivera Street includes utility poles approximately 40 feet tall with overhead utility lines. Residences to the south along Rivera Street and west along 39th Avenue have direct lines of site to J.B. Murphy Field, particularly from second-story windows. The nearest residence to the west is approximately 95 feet from the school property line, including the residential setback, while the nearest residence to the south is approximately 80 feet from the school property line.

The upper practice field, which sits below street grade by approximately 5.5 feet, is bounded to the south by the St. Ignatius campus tennis courts, to the north by a St. Ignatius campus building, and to the west by the J.B. Murphy Field. The eastern perimeter of the upper practice field along 37th Avenue is bordered by 6-foot-tall embassy-style fencing with outward-curving corrugated pales, similar to other perimeter fencing surrounding the St. Ignatius campus, with small landscaped herbaceous plants along the outside of the fence line. The tennis courts immediately to the south of the upper practice field are situated atop the campus parking garage. Streetlights, street trees, and scattered landscape trees are located along 37th Avenue and Rivera Street to the east of upper practice field and to the south of the tennis courts. Residences along Rivera Street, 36th Avenue, and 39th Avenue do not have direct lines of site to the upper practice field due to the presence of intervening trees and structures, including the 10-foot-tall parking garage topped by a 12-foot-tall fence along the north side of Rivera Street bordering the St. Ignatius tennis courts. However, the 40-foot-tall lights illuminating the upper practice field are visible from various surrounding residences. The nearest residence to the south is approximately 220 to 230 feet from the upper practice field. The nearest residence to the east is approximately 405 feet from the upper practice field.

#### ***BASELINE LIGHT, GLARE AND SKYGLOW CONDITIONS***

As described in section 3.A.4, Approach to Baseline Conditions, the environmental baseline for this analysis reflects 2020 conditions (prior to installation of the J.B. Murphy Field lighting system). The following discussion describes those baseline conditions for lighting, glare, and skyglow. Existing lighting conditions

are described separately for informational purposes and may differ from the baseline conditions used for impact evaluation.

Sources of light and glare are typical and abundant in the urban environment and include streetlights along local roadways, vehicular headlights, exterior lights such as security lights mounted on commercial and residential buildings, internal building lights, and reflective building surfaces and windows. Within the project site and surrounding area, baseline sources of light and glare include streetlights; interior and exterior lights at residential buildings; vehicular headlights; field lights at St. Ignatius's upper practice field<sup>1</sup>; interior and exterior lights at the St. Ignatius campus; the West Sunset recreational facility, including tennis courts;<sup>2</sup> and the A.P. Giannini Middle School. For up to 50 evenings per year, six 30-foot-tall diesel generator-powered lights are operated at J.B. Murphy Field from dusk until no later than 8 p.m. to provide lighting for athletic practices. The project site is in an urbanized area of San Francisco where nighttime lighting from development throughout the city creates existing skyglow. The South Sunset Playground to the south at 40th Avenue between Vicente and Wawona streets includes six 70-foot-tall light standards and four 60-foot-tall light standards and is surrounded by residential properties. These light standards use older technology field lighting for the playground's soccer and baseball fields and are lit until 10 p.m.

### 3.B.3 Regulatory Framework

The following subsections summarize the plans and policies of federal, state, and local agencies that have regulatory oversight over light and glare within the project area.

#### **FEDERAL REGULATIONS**

There are no federal regulations related to light and glare that pertain to the proposed project.

#### **STATE REGULATIONS**

##### *CALIFORNIA GREEN BUILDING CODE*

The California Building Standards Commission (CBSC) adopts the California Green Building Standards Code (CALGreen, Title 24, Part 11), which sets mandatory green building measures for sustainable design and construction. Separately, the California Energy Commission adopts the Building Energy Efficiency Standards (Title 24, Part 6), which regulate building energy performance and have included requirements for outdoor lighting since October 1, 2005. The 2022 update to Part 6 (section 140.7[a]) provides an exemption for lighting associated with sports and athletic fields. Because CALGreen's light-pollution reduction requirements reference the performance criteria in Part 6, lighting that qualifies under this Part 6 exemption is also not subject to CALGreen's light-pollution reduction requirements.

#### **LOCAL PLANS AND REGULATIONS**

##### *SAN FRANCISCO GENERAL PLAN*

The San Francisco General Plan includes policies related to urban design and lighting that encourage minimizing glare and light spill to protect adjacent residential areas and maintain visual quality. These policies are considered in the evaluation of project-related lighting effects.

---

<sup>1</sup> Maximum output for the upper practice field lights is 30 foot-candles.

<sup>2</sup> The West Sunset Playground includes tennis courts that have nighttime lighting until 10 p.m.

### **URBAN DESIGN ELEMENT**

The Urban Design Element of the general plan concerns the physical character and order of the city along with the relationship between people and their environment and is concerned with both development and preservation. It includes policies relevant to aesthetic resources throughout its City Pattern, Conservation, Major New Development, and Neighborhood Environment sections. Lighting is an important component of the city's roadway network, from highways to local roads, for safety and orientation, but also as a pattern language informed by road type, with different treatment based on hierarchy (see policy 1.12). Lighting, or its absence, is used throughout the city to differentiate and highlight urban spaces and structures (policy 1.6) and to protect natural areas and open spaces from light pollution. Lighting is also a critical component of the city's public safety system, with an emphasis on lighting public areas adequately and with care and to ensure that such lighting is installed with shielding to limit glare on any affected residential properties (policy 4.3). The proposed project's lighting system is designed to focus light on the field of play and would include shielding to limit light trespass and glare.

#### *SAN FRANCISCO PLANNING CODE*

The San Francisco Planning Code is a part of the City's Municipal Code and includes provisions to (a) guide, control, and regulate future growth and development in accordance with the City's general plan; (b) protect the character and stability of residential, commercial, and industrial areas within the city and promote their orderly and beneficial development; (c) provide adequate light, air, privacy, safety, and convenience of access to property; (d) prevent overcrowding the land; and (e) regulate the location of buildings and the use of buildings and land adjacent to streets and thoroughfares.<sup>3</sup> The code outlines general plan consistency criteria, establishes zoning procedures and regulations, and defines boundaries and rules for the city's use districts, preservation districts, commercial districts, height and bulk districts, and many others.

### **3.B.4 Impacts and Mitigation Measures**

This section analyzes project impacts related to visual or aesthetic resources of light and glare only. It describes the methods used to determine the impacts that could occur with implementation of the proposed project and lists the criteria used to conclude whether an impact would be significant. Because no significant impacts are identified, no mitigation measures are required.

#### **SIGNIFICANCE CRITERION**

The proposed project would have a significant impact on aesthetic resources if it would create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area or that would substantially affect other people or properties.

#### **APPROACH TO ANALYSIS**

In the absence of quantitative standards adopted by the City that would apply to the proposed project, the analysis of light and glare impacts is based on standards developed by the International Commission on Illumination (CIE).<sup>4</sup>

---

<sup>3</sup> San Francisco Planning Code Section 101. Available at: [https://codelibrary.amlegal.com/codes/san\\_francisco/latest/sf\\_planning/0-0-0-17760#JD\\_101](https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_planning/0-0-0-17760#JD_101). Accessed September 23, 2025.

<sup>4</sup> The International Commission on Illumination (Commission Internationale de l'Éclairage, CIE) is an internationally recognized authority that develops technical standards and guidance for lighting, including widely used metrics and thresholds for evaluating light trespass, glare, and skyglow in the built environment.

The CIE developed international standards for illumination in the built environment. Per CIE 150:2017 Maximum Values of Vertical Illuminance,<sup>5</sup> the project site and surrounding area are in Environmental Zone E3.<sup>6</sup> Pursuant to these standards for illumination in the built environment, lighting in Environmental Zone E3, as measured for vertical illuminance, is considered obtrusive when the net effect is 10 lux<sup>7</sup> (0.93 foot-candles) above ambient lighting at the property line prior to 10 p.m. and 2 lux (0.19 foot-candles) after 10 p.m. In Environmental Zone E3, ambient lighting is moderately high due to human activity (i.e., habitation, recreation, and/or work), is typically uniform and continuous, and is generally desired for safety and convenience at night. Areas with moderately high lighting levels typically include commercial corridors and recreational and playing fields. Residents and users in this zone are adapted to moderately high light levels and have moderate to high expectations of lighting. Lighting is expected to be continuous (i.e., lighting delivered evenly along the length of a field, path, or street). After curfew (typically 10 p.m.), both light levels and uniformity may be reduced or turned off in some areas as activity levels decline; however, illumination from streetlights would remain.

Perceptions of lighting effects such as glare are inherently influenced by each viewer's individual aesthetic values and sensitivities. As a result, reasonable individuals may have differing opinions on whether changes to the visual character would be adverse or beneficial. The Illuminating Engineering Society provides the following guidance related to lighting of sports and athletic facilities in urban environments:<sup>8</sup>

It is important to note that since light trespass is extremely subjective, there is no single set of values or limits that will work in every situation. Therefore, while these recommendations serve to reduce serious light trespass, their implementation is not a guarantee against objections. In some situations, such as a sports field in a small park closely surrounded by residences, no methods and combinations of lighting design, aiming, or control can provide for both safe play and satisfy some neighbors' desires for limited light trespass. Consensus solutions involving field locations, curfews to restrict the hours of nighttime use, glare abatement, and/or landscape screens should be reached by all the parties involved.

Glare was also evaluated against thresholds established by CIE 150:2017, which identify maximum allowable luminance levels based on the observer's line of sight, the distance from the glare source, and the apparent size of the luminaire. See **Table 3.B-1**, p. 3.B-12.

Both the CIE and the Illuminating Engineering Society recognize glare as fundamentally perceptual and subjective, even when evaluated using quantitative thresholds. These thresholds are derived from human-response studies and therefore estimate—rather than directly measure—experienced glare. Accordingly, while this analysis evaluates lighting against thresholds established in CIE 150:2017, quantitative results should be paired with qualitative consideration of context and viewer experience to accurately characterize

<sup>5</sup> CIE, *Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations, 2nd Edition*, Table 3, October 2017. Available at: [CIE 150 2017 Guide on the Limitation of the Effects of Obtrusive Light Table 3.pdf](#). Accessed May 11, 2026.

<sup>6</sup> Environmental zones are classifications defined by the CIE that describe the ambient nighttime lighting conditions of an area, ranging from dark natural environments (E1) to bright urban areas (E4). These zones are used to establish appropriate thresholds for light trespass, glare, and skyglow based on the sensitivity of surrounding land uses and existing lighting conditions. Dark Sky International, *Lighting zones*. Available at: <https://darksky.org/resources/guides-and-how-tos/lighting-zones/>. Accessed September 23, 2025.

<sup>7</sup> Lux is the standard unit of illuminance, equal to one lumen per square meter. For reference, moonlight is about 0.1 lux and a typical office is about 300–500 lux.

<sup>8</sup> Illuminating Engineering Society, *Lighting Practice: Environmental Considerations for Outdoor Lighting, an American Standard*, 2020. ANSI/IES LP-11-20. Available at: [IES LP-11-20 Excerpt.pdf](#). Accessed May 11, 2026.

potential glare effects. The key effects of glare are discomfort and annoyance, which are inherently subjective sensations.

The light and glare analysis for the proposed project relies on a lighting study prepared by HLB Lighting Design (HLB Lighting) in accordance with industry standards (see EIR Appendix D).<sup>9</sup> Consistent with the baseline framework described in section 3.A.4, Approach to Baseline Conditions, the analysis evaluates changes in lighting conditions relative to baseline conditions prior to installation of the new lighting at J.B. Murphy Field. The study is based on a site assessment of different lighting conditions on and surrounding J.B. Murphy Field, a collection of horizontal and vertical illuminances using an illuminance light meter, and quantitative luminance evaluations. *Horizontal illuminance* describes the amount of light landing on a horizontal surface, such as a field or sidewalk, while *vertical illuminance* describes the amount of light landing on a vertical surface such as a wall. Factors that affect the impact of field lighting include the existing illuminance from streetlights, residential lights, and moonlight, as well as the “bounce” of lights off surrounding structures, the ground, and particles of water in the air (i.e., fog). The effect of field lighting on light spillover can also depend on reflectivity and wetness of the synthetic turf, fog conditions, and the phase of the moon.

To evaluate glare at locations with direct views of the light standards, photographs were taken at six locations along 39th Avenue and Rivera Street as shown in **Figure 3.B-1**.<sup>10</sup> These photographs show views of the J.B. Murphy Field lights from the residential streets and were used to assess glare conditions. An additional four photographs were taken to illustrate views of the residential area for contextual reference only and were not used as part of the glare analysis. Measurements were also conducted at these locations to evaluate light trespass at different output levels.

The analysis of light levels at the upper practice field relies on a photometric study prepared in accordance with industry standards by Musco Sports Lighting, LLC (Musco Lighting). The photometric study provides the vertical and horizontal foot-candles generated by the existing upper practice field lighting at a distance of 150 feet from the field perimeter.<sup>11, 12</sup>

---

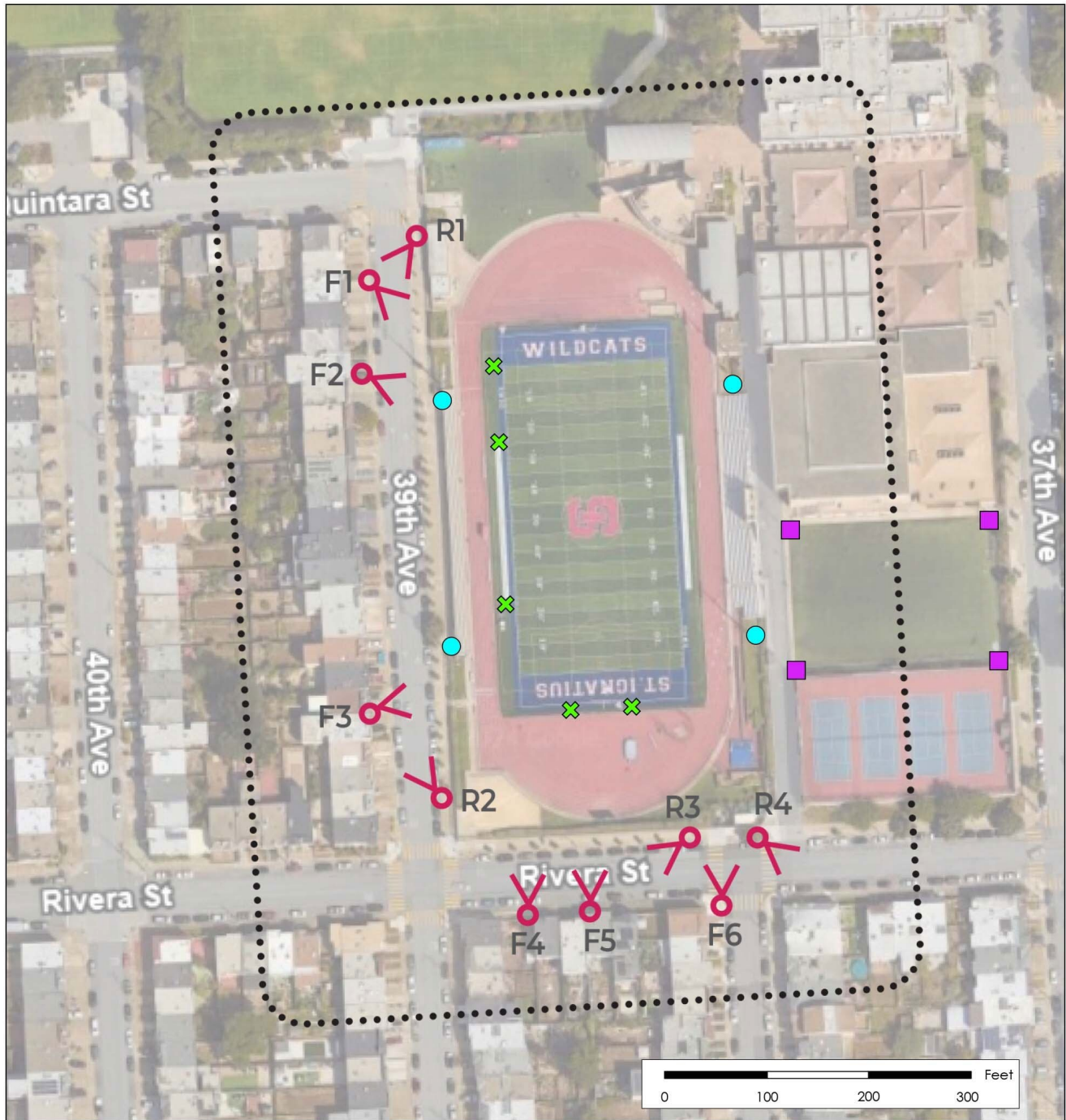
<sup>9</sup> HLB Lighting Design, *St. Ignatius Field Lighting Study*, October 27, 2025. To conduct the analysis of light spill, an illuminance light meter was used to measure both horizontal and vertical illuminances at different locations. The light meter was mounted to a tripod for measurements at 5 feet above finished grade. For all measurements at grade, the light meter was placed directly on the ground. A total of 46 measurements were gathered along the residential property line along 39th Avenue and Rivera Street at 30 feet on center. These readings were taken multiple times with J.B. Murphy Field lighting set at full output (100 percent [50 foot-candles]), low output (40 percent [20 foot-candles]), and off. In addition, a supplemental survey was conducted at three field-view locations at medium output (60 percent [30 foot-candles]).

<sup>10</sup> HLB Lighting Design, *St. Ignatius Field Lighting Study*, Appendix B, October 27, 2025.

<sup>11</sup> Musco Lighting, *Illumination Summary for St. Ignatius Upper Practice Field*, August 16, 2005.

<sup>12</sup> Musco Lighting, *St. Ignatius Prep Upper Field Retrofit*, February 5, 2024.


**Figure 3.B-1 Photographic Vantage Point Locations for Glare and Light Trespass Analysis**



**St. Ignace Field Lighting Project  
 (Case No. 2018-012648ENV-02)**

**Legend**



 HDRI Measurement Location and Direction

 30-foot-tall portable light

 40-foot-tall field light

 90-foot-tall field light

F - Views from Residential Property Lines

R - Views from School Property Line to Residential Uses

### **IMPACT EVALUATION**

**Impact AE-1: The proposed project would not create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area or that would substantially affect other people or properties. (*Less than Significant*)**

The proposed project consists of the construction of four 90-foot-tall light standards, with two light standards located on the west side of J.B. Murphy Field and two located on the east side (see **Figure 2-2** in EIR chapter 2). A total of 48 new light fixtures would be installed on the four light standards. Each of the light standards would be equipped with nine light fixtures mounted at 90 feet and a single egress light fixture mounted at 65 feet, all with shielding to minimize light spill and glare. Two BallTracker lights would be mounted at approximately 15 feet on each light standards to track and illuminate the flight of the ball for sport safety purposes; at times, the path of light would shift upward during punts or field goal kicks.

A total light control system with a LED light fixture system would ensure light is focused on intended areas, including the field of play, bleachers, and entry/exit pathways and sidewalks. The proposed project would also include the installation of safety lighting at the J.B. Murphy Field bleachers, the press box, the concessions stand, and along internal campus walkways leading toward the 37th Avenue exit. In addition, a revised field use program is proposed for operation of field lights at J.B. Murphy Field and the upper practice field.

Due to the demand for sports fields across the city, St. Ignatius' baseline environmental condition includes use of the lighted upper practice field until 7:30 p.m. and use of six diesel generator-powered portable lights at J.B. Murphy Field for up to 50 evenings per year to extend practices until 7:30 or 8 p.m.

Under the proposed project, lighting at J.B. Murphy Field would be used for up to 150 evenings during the academic year, until 9:30 or 10 p.m. The school's use of existing lighting at the upper practice field would be extended by two hours, until 9:30 p.m., to match the J.B. Murphy Field lighting schedule. On up to 15 "exception" evenings, of the total 150 allowable evenings, lights at both J.B. Murphy Field and the upper practice field would operate until 10 p.m., with egress lights turned off by 10:45 p.m.

Currently, St. Ignatius uses the existing lighting at J.B. Murphy Field under an agreed-upon field use program. However, as noted previously, the baseline conditions defined as 2020 conditions include a lighted upper practice field and occasional use of the portable lighting at J.B. Murphy Field up to 50 evenings annually.

#### **DAYTIME EFFECTS**

The proposed 90-foot-tall light standards would be constructed of gray galvanized steel and would not include any reflective materials. The wireless telecommunications services facility equipment proposed for installation on the northwest light standard, as well as the fenced compound at ground level, would be painted to match the proposed light standards and would not include large mirrored or reflective surfaces. Because the proposed light standards and ancillary equipment lack reflective surfaces or finishes, the potential for reflective and disruptive glare impacts on daytime views in the area, or on people or properties, would be less than significant. Therefore, this issue is not discussed further in this EIR.

#### **NIGHTTIME EFFECTS**

The proposed field lighting system at J.B. Murphy Field is designed with a total light control system for LED fixtures to illuminate the field evenly and is pre-programmed to operate at three illumination levels:

100 percent capacity (50 foot-candles), 60 percent capacity (30 foot-candles), and 40 percent capacity (20 foot-candles).<sup>13</sup> The LED fixtures are equipped with spill and glare shielding to limit light trespass and glare beyond the project site boundaries and to prevent the spread of light upward. To achieve the recommended average of 50 foot-candles for athletic events, a total of 36, 1,500-watt LED luminaires are mounted on four light standards for field illumination (not including the egress and BallTracker fixtures, which bring the total to 48 fixtures across the four light standards). The 100 percent capacity setting is typically used for football games, lacrosse games and practices, and for other high-attendance events. The 60 percent capacity setting is used for football practices, soccer games and practices, and rugby practices.

As described in EIR chapter 2, Project Description, the J.B. Murphy Field and upper practice field lights would be used for up to 150 evenings per year. On most weekday evenings during the academic year when practices and games require use of field lights, the lights would turn off by 8 p.m. for games and 9:30 p.m. for practices with egress lighting remaining on for up to 30 minutes afterward to allow safe departure and J.B. Murphy Field cleanup. On up to 15 evenings annually, typically for Friday night football games (as well as alternative evenings such as Saturday to accommodate rescheduled games due to inclement weather and playoff games), lights would remain on until 10 p.m., with egress lighting on until 10:45 p.m. for safe exit and J.B. Murphy Field cleanup.

The proposed project would allow school athletic teams to shift the timing of most early morning practices to later start times (i.e., from 6 to 7 a.m.) and to hold practices and games in the afternoons and evenings on up to 135 evenings. The timing of up to 13 football games would be shifted from Saturday mornings and afternoons to Friday afternoons and evenings (or to Saturday evenings if needed depending on scheduling).

Although egress lighting would be used after games and practices ending at 9:30 p.m., and after events ending at 10 p.m., field lighting on the 15 exception evenings would not operate beyond these scheduled hours. Lights would not be used on Sundays.

The existing lighting system at the upper practice field would remain the same, with a maximum capacity of 30 foot-candles. Under the proposed project, however, the operating schedule of the upper field lights would be expanded to match the J.B. Murphy Field schedule, providing safe egress, post-event field maintenance, and opportunities for family play during events.

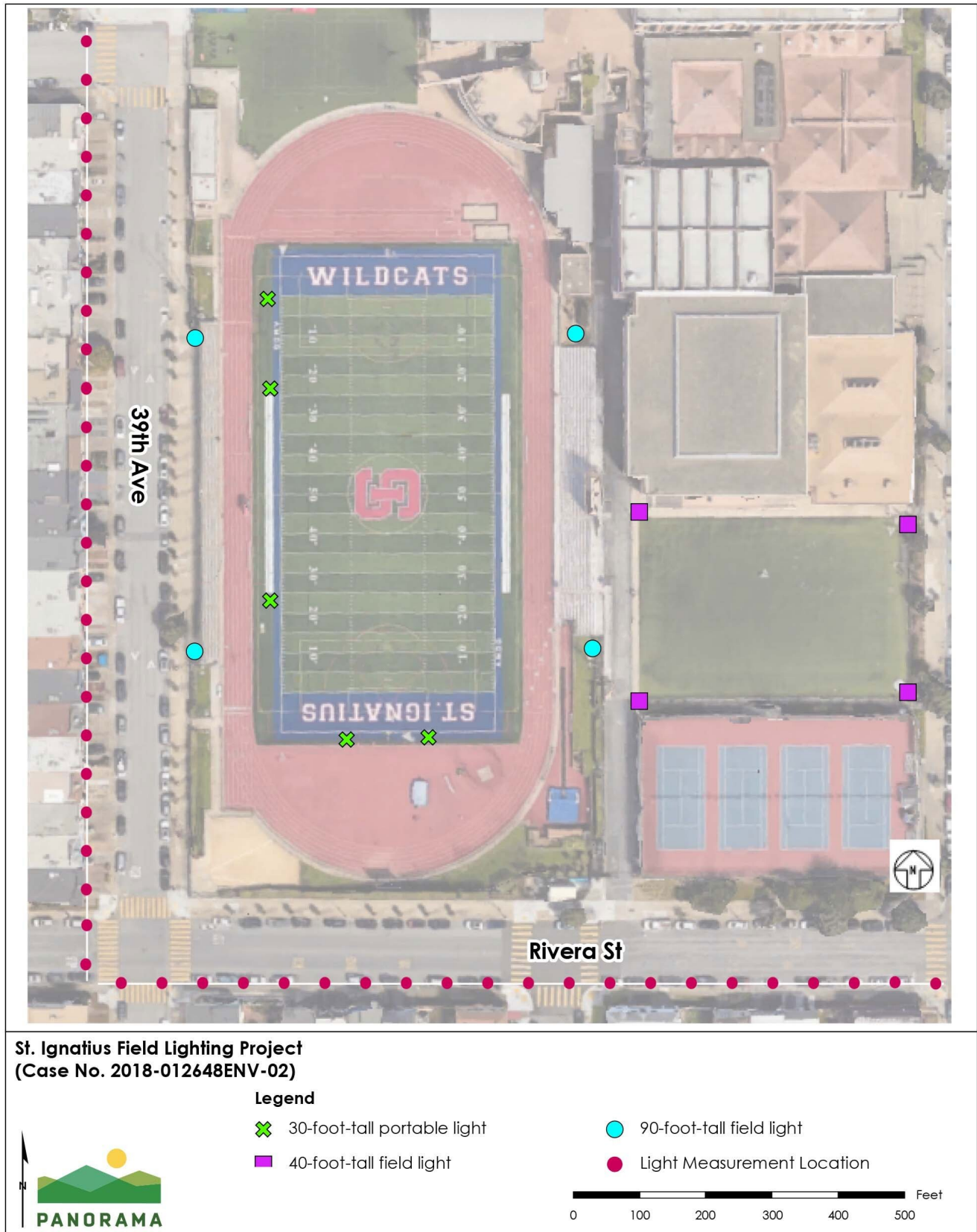
### **LIGHT TRESPASS**

As noted under “Approach to Analysis,” horizontal and vertical illuminance measurements were taken at 46 residential property line locations along 39th Avenue and Rivera Street on May 13, 2024 and, following adjustments to the light fixtures by Musco, on August 14, 2024, to determine the extent of light trespass on the immediate neighborhood. Light measurement locations are shown in **Figure 3.B-2**. Measurements were taken at the adjacent private property line and at a distance of approximately 70 to 80 feet from the St. Ignatius property line along 39th Avenue and Rivera Street, respectively. Homes along 39th Avenue are set back 25 feet from the property lines, while homes along Rivera Street are built to the property line.

---

<sup>13</sup> The 20 foot-candle (40 percent capacity) setting is not used for athletic games or practices. This setting was evaluated in the HLB Lighting Study but is not part of the field lighting program because it is not sufficient for games or practices. This 20-foot-candle setting is used to allow safe exit and J.B. Murphy Field cleanup at the conclusion of games and/or practices.

**Figure 3.B-2 Light Measurement Locations**



Measurements were taken at full output (100 percent [50 foot-candles]), low output (40 percent [20 foot-candles]), and off (0 percent).<sup>14</sup> On October 15, 2025, a supplemental survey was conducted to collect additional glare measurements at 60 percent capacity (30 foot-candles) at selected field-view locations (F1, F3, and F5), to evaluate intermediate lighting conditions.

To distinguish the contribution of J.B. Murphy Field lighting from ambient nighttime lighting, measurements collected without the J.B. Murphy Field lights represent background lighting conditions from streetlights, vehicles, and other surrounding sources, while measurements collected with the J.B. Murphy Field lights reflect the combined contribution of background lighting and J.B. Murphy Field lighting.

Based on Musco Lighting's illumination summary conducted in December 2020, the 400-watt egress lights provide an average lighting output of approximately 7.84 foot-candles, with a maximum of 14.6 foot-candles. Since the egress lighting would operate below the 20-foot-candle level, using the 40 percent (20 foot-candles) measurements provides a conservative assessment of the egress lighting impact.

**Table 3.B-1** provides the total light measured at the horizontal and vertical planes along 39th Avenue and Rivera Street under the following conditions: no J.B. Murphy Field lighting, low output (20 foot-candles), and full output (50 foot-candles). The table is intended to illustrate the range of measured illuminance levels at representative sidewalk vantage points under each operating scenario, rather than to depict continuous or uniform lighting conditions at all locations throughout an event. The table summarizes the minimum and maximum horizontal and vertical illuminance recorded and compares the results to the CIE thresholds for light trespass: 0.93 foot-candles before 10 p.m. (pre-curfew) and 0.19 foot-candles after 10 p.m. (after curfew). Results of the light measurements and photographic survey are available in EIR Appendix D.<sup>15</sup>

As shown in **Table 3.B-1**, during evening events with the J.B. Murphy Field lights operating at full output (100 percent [50 foot-candles]), measured horizontal illuminance levels at nearby residential property lines ranged from 0.12 to 0.75 foot-candles along 39th Avenue and 0.06 to 0.66 foot-candles along Rivera Street. The contribution of J.B. Murphy Field lighting to horizontal illuminance measurements along 39th Avenue would range from -0.04 to 0.51 foot-candles. Along Rivera Street the contribution of J.B. Murphy Field lighting to horizontal illuminance measurements would range from -0.42 to 0.52 foot-candles. Vertical illuminance measurements ranged from 0.12 to 0.80 foot-candles along 39th Avenue and 0.05 to 0.30 foot-candles along Rivera Street. The contribution of J.B. Murphy Field lighting to vertical illuminance measurements along 39th Avenue would range from 0.00 to 0.60 foot-candles. Along Rivera Street the contribution of J.B. Murphy Field lighting to vertical illuminance measurements would range from -0.18 to 0.24 foot-candles.

Horizontal illuminance values are reported for informational purposes; however, there are no applicable thresholds for horizontal illuminance under CIE 150:2017 or San Francisco Planning Department standards. Significance is determined based on vertical illuminance, which represents light levels as perceived at residential façades and windows.

<sup>14</sup> On August 12, 2024, Musco Lighting visited the site and made minor adjustments to the aiming of LED fixtures and added additional glare shielding.

<sup>15</sup> HLB Lighting Design, *St. Ignatius Field Lighting Study*, October 27, 2025. See EIR Appendix D.

**Table 3.B-1 Horizontal and Vertical Illuminance Measurements at 39th Avenue and Rivera Street Residential Property Lines and Contributions of Field Lighting**

Intensity	39th Avenue				Rivera Street			
	Horizontal <sup>Note A</sup>		Vertical <sup>Note B</sup>		Horizontal <sup>Note A</sup>		Vertical <sup>Note B</sup>	
	Min	Max	Min	Max	Min	Max	Min	Max
Full output 100 percent (50 fc)	0.12 fc	0.75 fc	0.12 fc	0.80 fc	0.06 fc	0.66 fc	0.05 fc	0.30 fc
<i>Field Lighting Contribution</i> <sup>Note C</sup>	-0.04	0.51	0.00	0.60	-0.42	0.52	-0.18	0.24
Low output 40 percent (20 fc)	0.07 fc	0.60 fc	0.07 fc	0.33 fc	0.02 fc	0.60 fc	0.05 fc	0.20 fc
<i>Field Lighting Contribution</i>	-0.22	0.21	-0.05	0.14	-0.44	0.46	-0.21	0.14
Field Lighting Off 0 percent	0.07 fc	0.70 fc	0.06 fc	0.27 fc	0.02 fc	0.57 fc	0.06 fc	0.29 fc
Exceeds 0.93 fc threshold before 10 p.m.	--	--	No	No	--	--	No	No
Exceeds 0.19 fc threshold after 10 p.m.	--	--	No	No	--	--	No	No

NOTES: fc = footcandles

<sup>Note A</sup> Horizontal illuminance was measured at grade; however, there are no applicable thresholds under CIE 150:2017.

<sup>Note B</sup> Vertical illuminance was measured at 5 feet above finished grade.

<sup>Note C</sup> Negative values reflect minor variance in ambient nighttime lighting conditions and instrument sensitivity between measurement periods, rather than an actual reduction in lighting due to operation of the J.B. Murphy Field lights. Such variability may result from transient factors such as passing vehicles, sky conditions, or background lighting fluctuations and falls within the expected tolerance of field-based illuminance measurements. Negative values are therefore interpreted as indicating no measurable contribution from the J.B. Murphy Field lighting at those locations.

SOURCE: HLB Lighting Design, *St. Ignatius Field Lighting Study*, October 27, 2025, pp. 9 through 16. See EIR Appendix D.

The measured illuminance levels when lights are operating at 100 percent capacity are below the CIE threshold of 0.93 foot-candles for light trespass before 10 p.m. and therefore the lights do not exceed applicable standards at full output. Additionally, the portion attributable to J.B. Murphy Field lighting would not be substantial, i.e., 0.60 foot-candles maximum at the midblock residence on 39th Avenue, and would diminish further with distance from the field. The impact from light trespass prior to 10 p.m. would not exceed the CIE thresholds at any residence under 100 percent light capacity and the impact would be less than significant.

On the up to 15 exception evenings annually when events end at 10 p.m. and field lights are turned off at that time, the egress lights would remain on until 10:45 p.m. to facilitate safe exit from the bleachers and along the St. Ignatius campus walkways and adjacent public sidewalk along 39th Avenue. As shown in **Table 3.B-1**, during evening events with the J.B. Murphy Field lights operating at 40 percent (20 foot-candles), which is greater than the proposed egress light output after 10 p.m.<sup>16</sup>, measured vertical illuminance measurements ranged from 0.07 to 0.33 foot-candles along 39th Avenue and 0.05 to 0.20 foot-candles along Rivera Street. The contribution of J.B. Murphy Field lighting to vertical illuminance measurements along 39th Avenue would range from -0.05 to 0.14 foot-candles. Along Rivera Street, the

<sup>16</sup> Musco Lighting, *St. Ignatius Prep School Project Summary and Illumination Summary*, December 20, 2019, p. 7. The scan average in foot-candles across the 10-foot-by-10-foot grid for the visitor bleachers along 39th Avenue is 7.84 foot-candles.

contribution would range from -0.21 to 0.14 foot-candles. The project's contribution to baseline vertical illuminance levels is below the CIE threshold of 0.19 foot-candles for light trespass after 10 p.m. Therefore, the operation of egress lights after 10 p.m. would not exceed the applicable post-curfew CIE standard for light trespass, and the impact would be less than significant.

The upper practice field would continue to be used for team practices only. Lighting would be operated at 30 foot-candles until 9:30 p.m. on up to 135 evenings per year. On up to 15 exception evenings when games are hosted at J.B. Murphy Field, lighting at the upper practice field would extend until 10 p.m. A photometric study prepared by Musco Lighting for the upper practice field reports calculated light spill at a distance of 150 feet from the perimeter of the upper practice field. Along the school's south property line (Rivera Street) where residences are closest (about 220 to 230 feet from the upper practice field), the maximum vertical illuminances ranged from 0.17 foot-candles to 0.35 foot-candles with a scan average of 0.383 foot-candles.<sup>17</sup> These values are below the CIE threshold of 0.93 foot-candles for light trespass before 10 p.m., indicating limited light spill onto the nearest residential properties along Rivera Street. Therefore, the expanded hours of use of the existing lighting at the upper practice field would not exceed applicable standards.

The calculated contribution from J.B. Murphy Field lighting at full capacity, compared to no field lighting, indicates that the project lighting represents only one of many existing nighttime light sources in the surrounding environment, including streetlights and residential lights. While nearby residents may perceive a modest increase in nighttime lighting, the incremental contribution would not substantially increase overall nighttime light levels or result in obtrusive light in the area. Therefore, the proposed project's contribution to light trespass is considered less than significant based on the pre-curfew and post-curfew CIE vertical illuminance thresholds of 0.93 and 0.19 foot-candles, respectively.

### GLARE

To evaluate potential glare effects from the proposed field lighting, HLB Lighting conducted a photographic survey and field measurements on May 13, 2024 and August 14, 2024, following adjustments to the aiming and shielding of the LED luminaires by Musco Lighting. A supplemental survey to test lighting at 60 percent capacity at select locations was conducted on October 15, 2025. The analysis documented conditions at nearby residential locations and compared observed glare levels to industry standards for obtrusive light under 100 percent, 60 percent, and 40 percent capacity. Both direct views of the luminaires and reflected light from the playing surface were assessed to determine whether glare would be noticeable off-site. The vantage points for the photometric survey are shown in **Figure 3.B-1**, p. 3.B-7, and the CIE glare thresholds at 100 percent and 60 percent lighting capacity applied to the analysis are presented in **Figure 3.B-2**, p. 3.B-10. **Table 3.B-2** summarizes the applicable CIE 150:2017 pre-curfew glare thresholds for each luminaire and the corresponding measured luminance values from the photometric survey.<sup>18</sup> Thresholds vary by fixture and vantage point because they are adjusted for the observer's distance and the apparent size of the luminaire in the field of view.

<sup>17</sup> Musco Lighting, *Illumination Summary for St. Ignatius Upper Practice Field*, August 16, 2005.

<sup>18</sup> Although the proposed project would require that all field lighting be turned off by 10 p.m. both pre-curfew and post-curfew thresholds are shown in **Table 3.B-2**. Since all field lights would be turned off by 10 p.m. and only egress lights would operate until 10:45 p.m., the stricter post-curfew thresholds in CIE 150:2017 do not apply because egress lighting is exempt from CIE glare thresholds. For safe exit from J.B. Murphy Field low-capacity egress lighting at an average of illumination level of 7.84 foot-candles on the visitors' bleachers and adjacent walkways along 39th Avenue would operate for up to 30 minutes until 10 p.m. after field lighting is turned off at 9:30 p.m. for most games and practices and for 45 minutes after events on the 15 "exception" evenings annually until 10:45 p.m.

**Table 3.B-2 Glare Thresholds at 100 Percent Capacity and 60 Percent Capacity**

Vantage Point from Residential Property Line	Lighting Fixture(s) in View	Pre-curfew Threshold at 100 Percent Capacity (cd/m <sup>2</sup> ) <i>Note A</i>	Post-curfew Threshold at 100 Percent Capacity (cd/m <sup>2</sup> )
F1 (39th Avenue)	F2	819	279
F1 (39th Avenue)	F3	1,814	617
F1 (39th Avenue)	F4	2,501	850
F2 (39th Avenue)	F3	1707	580
F2 (39th Avenue)	F4	2096	712
F3 (39th Avenue)	F1	497	169
F3 (39th Avenue)	F3	2,244	763
F3 (39th Avenue)	F4	1,720	585
F4 (39th Avenue)	F1	1,193	406
F4 (39th Avenue)	F2	2,386	811
F4 (Rivera Street)	F3	2,695	916
F5 (Rivera Street)	F1	1,319	448
F5 (Rivera Street)	F4	1,432	487
F6 (Rivera Street)	F1	1,604	545
F6 (Rivera Street)	F2	2,602	885
F6 (Rivera Street)	F3	2,393	813
F6 (Rivera Street)	F4	1,288	417
Vantage Point from Residential Property Line	Lighting Fixture(s) in View	Pre-curfew Threshold at 60 Percent Capacity (cd/m <sup>2</sup> ) <i>Note A, Note B</i>	Post-curfew Threshold at 60 Percent Capacity (cd/m <sup>2</sup> )
F1 (39th Avenue)	F2	819	279
F1 (39th Avenue)	F3	1,814	617
F1 (39th Avenue)	F4	2,501	850
F3 (39th Avenue)	F1	497	169
F3 (39th Avenue)	F3	2,244	763
F3 (39th Avenue)	F4	1,720	585
F5 (Rivera Street)	F1	1,319	448
F5 (Rivera Street)	F4	1,432	487

NOTES:

**Note A** Candela per square meter (cd/m<sup>2</sup>) is the standard unit of luminance, representing the brightness of a light source as perceived by the human eye. For reference, a clear daytime sky can exceed 5,000 cd/m<sup>2</sup>, while typical computer monitors are about 200–300 cd/m<sup>2</sup>.

**Note B** Lighting measurements at 60 percent capacity were conducted only at select field-view locations. These locations were chosen based on the identified glare exceedances at 100 percent capacity. Since the remaining locations are not expected to experience glare exceedances at 100 percent capacity, testing at 60 percent capacity was not considered necessary at these locations.

SOURCES:

CIE 150:2017 Table 3 - Maximum values for luminous intensity of luminaires in designated directions  
 HLB Lighting Design, *St. Ignatius Field Lighting Study*, Appendix B, October 27, 2025. See EIR Appendix D.

As shown in **Table 3.B-3**, the survey identified exceedances of CIE thresholds at three field-view locations (F1, F3, and F5) from three light fixtures (F1, F2, and F4) when operating at 100 percent capacity (50 foot-candles). One exceedance was also identified at field-view location F5 from one light fixture (F1) when operating at 60 percent capacity (30 foot-candles). The proposed lighting system design incorporates shielding, visor attachments, and precise aiming to limit off-site spill and glare, and these measures were in place during the survey. All other vantage points produced luminance levels below CIE thresholds and were comparable to levels from existing neighborhood streetlights. The locations and lights where glare exceeded CIE threshold are presented in **Table 3.B-3**.

**Table 3.B-3 Vantage Points Exceeding Glare Thresholds at 100 Percent and 60 Percent Capacity**

Vantage Point <i>Note A</i>	Fixture	Pre Curfew Threshold at 100 Percent Capacity (cd/m <sup>2</sup> ) <i>Note B</i>	Measured Glare (cd/m <sup>2</sup> ) 100 Percent Capacity	Pre Curfew Threshold at 60 Percent Capacity (cd/m <sup>2</sup> ) <i>Note B</i>	Measured Glare (cd/m <sup>2</sup> ) 60 Percent Capacity
F1 (39th Avenue)	F2	819	<b>1,584</b>	819	570
F3 (39th Avenue) <i>Note C</i>	F1	497	<b>815</b>	497	407
F5 (Rivera Street)	F1	1,319	<b>2,223</b>	1,319	<b>1,330</b>
F5 (Rivera Street)	F4	1,432	<b>2,241</b>	1,432	1,340

NOTES: **Bolded values** indicate an exceedance of the applicable glare threshold.

*Note A* Each scene is a composite of 15-25 separate photographs taken with the widest bracketing of shutter speeds to capture the extremes of luminances (measured in cd/m<sup>2</sup>).

*Note B* Candela per square meter (cd/m<sup>2</sup>) is the standard unit of luminance, representing the brightness of a light source as perceived by the human eye. For reference, a clear daytime sky can exceed 5,000 cd/m<sup>2</sup>, while typical computer monitors are about 200–300 cd/m<sup>2</sup>.

*Note C* The exceedance at this location is a function of the egress lights and occurs during the pre-curfew period but not post-curfew period between 10–10:45 p.m. because egress lights would be used at less than 40 percent capacity (20 foot-candles) and are exempt from CIE thresholds.

SOURCE: HLB Lighting Design, *St. Ignatius Field Lighting Study*, October 27, 2025, Appendix B pp. 21, 26, 31, and 32. See EIR Appendix D.

These exceedances are limited in extent and correspond to a small number of nearby residences with sightlines comparable to the identified sidewalk vantage points, rather than broad exposure across the surrounding neighborhood. Along the portions of 39th Avenue and Rivera Street nearest to J.B. Murphy Field, there are approximately 33 residential parcels in total; however, based on the location of the vantage points and the directionality of the affected light fixtures, it is estimated that glare exceedances from the J.B. Murphy Field lighting could potentially be experienced at approximately 18 residences. Of these residences, a substantial number (approximately 13) already experience glare exceedances attributable to existing streetlights located along both 39th Avenue and Rivera Street, which operate from dusk to dawn and were documented in the glare analysis. As a result, the incremental contribution of the J.B. Murphy Field lighting glare would be limited to a subset of approximately five residences.

Under the proposed athletic schedule, the lights would operate at 100 percent capacity on up to 103 evenings per year. This includes approximately 65 lacrosse practices concluding by 9:30 p.m., 30 regular season and playoff varsity lacrosse games<sup>19</sup>, and eight varsity football games (including playoff games). This total includes up to 15 “exception” evenings each year, i.e., the eight varsity football games and additional varsity lacrosse playoff and tournament games that would extend lighting use until 10 p.m., with egress

<sup>19</sup> Regular season lacrosse games would end at 8 p.m.

lighting remaining on until 10:45 p.m. In addition, the lights would operate at 60 percent capacity on up to 111 evenings per year, including up to 52 football practices, up to 26 varsity soccer games including playoff and tournament games, and up to 33 soccer and rugby practices.

In total, this schedule would result in 214 occurrences where glare would exceed thresholds when lights are viewed directly from field-view locations F1, F3, and F5. As shown in **Table 3.B-3**, the survey documented that under certain viewing conditions, measured glare levels from the LED light fixtures can exceed CIE thresholds, indicating that lights may appear brighter for some locations. However, these measurements represent a conservative worst-case scenario, as readings were taken from the public sidewalk at residential property lines. Measurements at properties set back from the sidewalk, or from within buildings, can reasonably be expected to be less bright. The survey also identified that existing streetlights along 39th Avenue and Rivera Street are a notable contributor to nighttime glare levels under baseline conditions. These 25-foot-tall streetlights are positioned closer to second-story residential windows and more directly in residents' sightlines than the 90-foot-tall field lights and 65-foot-tall egress lights.

Given the existing conditions, the potential for direct glare from neighborhood streetlights is already greater than that from the proposed field lighting, which is positioned well above eye level. Since these streetlights are a permanent feature of the neighborhood's nighttime environment, the limited threshold exceedances associated with the proposed lighting would not constitute a substantial additional source of glare or result in a significant adverse visual effect.

From inside a residence, luminance levels would be lower than those documented during the HLB Lighting survey, primarily due to the increased viewing distance and the restricted viewing angle when looking outward through the second-story residential windows. Since these windows are below the elevation of the project lights, residents are less likely to see the lights directly. Additionally, walls, windows, and shades inside the home provide further shielding from direct sightlines to luminaires. Mature street trees are considered intervening features that can diffuse lighting based on type (evergreen versus deciduous), height, and planting intervals (e.g., typically 20 feet).

For instance, while residents at second-story windows may have a partial line of sight to the J.B. Murphy Field light standards when looking upward, the primary light emitting elements are mounted at elevations of 90 feet (field lights) and 65 feet (egress lights) which are substantially higher than the approximately 20-foot elevation of a typical second-story window. As a result, the effects of glare within residences would vary depending on window size and orientation, as well as the position of the observer within the residence and intervening features. Since the lights would typically be experienced through windows rather than from direct outdoor viewpoints, the nearest light standards in most cases would be partially or fully shielded from view by window framing, building elements, or intervening features. In addition, the typical line of sight from nearby residences is below the elevation of the LED light fixtures and more in alignment with the 25-foot-tall streetlights, which operate from dusk to dawn.

While glare can occur even when a viewer is not at the same elevation as a light source, the potential for significant glare depends on viewing angle and whether the light source is viewed within the primary beam. The J.B. Murphy Field LED light fixtures are equipped with directional optics and glare shielding that focus light downward onto the field surface and limit lateral and upward light distribution. Consequently, views from residential windows at elevations of approximately 20 to 30 feet would generally intersect only peripheral or shielded portions of the light output, rather than the primary light-emitting beam, reducing the likelihood of substantial glare. For light standards that may be more directly visible from certain

residences, generally those located on the opposite side of the field, the potential for glare is further reduced by the increased distance between the light source and the residential receptor, as well as by the directional optics and glare shielding that focus light downward onto the field surface and limit lateral and upward light distribution. Consequently, views from residential windows would generally intersect only peripheral or shielded portions of the light output rather than the primary light-emitting beam, reducing the likelihood of substantial glare effects within interior spaces that could result in annoyance and discomfort. Additionally, although it would take several years to establish, at maturity, the 25 street trees located along 39th Avenue and Rivera Street would also provide partial, localized visual screening of views toward the J.B. Murphy Field lighting from certain angles with its effectiveness varying by season. Residents could further reduce the potential for disruptive glare by drawing shades or using other light-reducing window treatments. While the glare generated at 100 percent capacity and, to a lesser extent, at 60 percent capacity, would exceed CIE thresholds at the curb, the glare is not anticipated to exceed glare thresholds within any residence due to the obscured sight line between the LED light fixtures mounted on the light standards at 90 and 65 feet and the residential windows.

As shown in **Table 3.B-3**, p. 3.B-15, some residents along 39th Avenue and Rivera Street may occasionally perceive glare during evening events at 100 percent capacity. Residents at the midblock of Rivera Street may also occasionally perceive glare during evening events at 60 percent capacity. However, these instances would be temporary, no longer than three hours, would occur before 10 p.m., and would not be expected to result in sustained visual discomfort. Furthermore, such effects could be minimized through common household measures such as closing curtains or blinds.

As noted, under baseline conditions, neighborhood streetlights along 39th Avenue and Rivera Street already generate luminance levels that meet or exceed CIE thresholds at several vantage points.<sup>20</sup> The project's contribution to overall glare levels would therefore be incremental, not substantial, as the new field lighting would be introduced into an existing nighttime environment characterized by multiple permanent light sources. When considered in the context of existing streetlighting, vehicle headlights, residential lights, and illumination from nearby recreational facilities, the additional increase from the project would represent an increase in total nighttime luminance but would not constitute a substantial new source of glare that would adversely affect daytime or nighttime views in the area or that would substantially affect other people or properties. As a result, the impact of glare on residents would be less than significant.

When viewed in the context of existing nighttime conditions in this urbanized environment, including glare from streetlights, vehicles, and nearby athletic facilities, the incremental contribution of the J.B. Murphy Field lighting would not be unusual or out of character. Therefore, the impact on nearby residences would be limited, and glare impacts would be considered less than significant.

### **SKYGLOW**

The proposed lighting system for the St. Ignatius campus is designed to minimize skyglow by directing illumination downward and focusing light on intended areas. The project would install a total of 48 new LED light fixtures across four lighting standards, which could, in aggregate, contribute to the baseline skyglow conditions observable from off-site vantage points under certain weather conditions. Field lighting would consist of 36, 1,500-watt LED light fixtures mounted at 90 feet, with nine fixtures on each light standard. Egress lighting would include one 400-watt LED light fixture per light standard at 65 feet. The BallTracker lights would include eight, 575-watt LED light fixtures mounted at approximately 15 feet to track

---

<sup>20</sup> HLB Lighting Design, *St. Ignatius Field Lighting Study*, October 27, 2025. See EIR Appendix D.

the flight of the ball, with two mounted on each light standard. BallTracker lights track upward, e.g., for punts or field goal kicks. All LED light fixtures would be equipped with shielding to minimize light spill, concentrating illumination on the field of play, bleachers, and pedestrian pathways.

Under foggy conditions, the contributory lighting from the J.B. Murphy Field and St. Ignatius campus as a whole may appear more diffused and visible at greater distances due to reflection from water particles in the area. The light would be more visible higher up in the sky and from vantage points further away than under clear conditions. The skyglow effect during foggy conditions is not unique to the project; other urban light sources, including streetlights, vehicle headlights, tennis court lighting at West Sunset Playground, residential and commercial building lighting, and field lighting at South Sunset Playground, also contribute to skyglow during foggy nights. As a result, the project's nighttime illumination would blend into the existing ambient glow characteristic of San Francisco under foggy conditions.

Because the project site is located in Environmental Zone E3 and evening field lighting already occurs at the upper practice field and through use of portable lights at J.B. Murphy Field, the proposed lighting would not introduce an unusual or out-of-character source of skyglow in the neighborhood, and this impact would be less than significant.

#### **CUMULATIVE IMPACTS**

##### **Impact C-AE-1: The proposed project, in combination with cumulative projects, would not result in a significant cumulative impact related to lighting and glare. (*Less than Significant*)**

The cumulative context for aesthetic impacts is typically localized, occurring within the immediate project site vicinity or at the neighborhood level. The only cumulative project within 0.25 mile is the approved St. Ignatius Building Expansion project (2022-012254ENV), which would demolish five buildings that are grouped together for the construction of a 182,850-square-foot addition to the existing main academic building. The proposed addition would match the height of the existing main academic building. Although this cumulative project would change the visual character of the campus by introducing new building mass, it would not cause a substantial and demonstrable negative change to the visual character/quality of the project site and its surroundings, because the campus would maintain its academic character and the building height and massing would be similar to the existing buildings.

The St. Ignatius Building Expansion Project would not introduce new sources of light or glare under its building design. During construction, work would be limited to daytime hours and lighting for construction would be limited to short periods in the winter and only during approved construction hours. The proposed project would contribute new sources of glare associated with operation of the J.B. Murphy Field lights at 100 percent capacity and at 60 percent capacity; however, the cumulative project would not add or interact with lighting in a manner that would increase overall glare, due to the distance between the projects (approximately 420 feet) and intervening buildings that block line-of-sight to off-site receptors. Consequently, cumulative impacts related to light trespass, glare, and skyglow would be less than significant.

## 3.C Noise

### 3.C.1 Introduction

This section describes the existing noise setting, outlines the regulatory framework applicable to operational noise, and evaluates operational noise of the proposed project against applicable significance criteria.

An analysis of the proposed project's construction noise and vibration impacts is included in the initial study. Refer to EIR Appendix B, initial study section E.6, pp. B.39–B.41. As concluded in the initial study, the proposed project would result in no impacts related to groundborne noise or vibration, no exposure to excessive noise levels near airports, and would have a less-than-significant construction noise impact. The noise analysis below is therefore focused on operational impacts associated with St. Ignatius's expanded field programming and specifically, the use of the amplified sound/public address (PA) system at J.B. Murphy Field.

As discussed in EIR chapter 1, section D.3, Comments Received During the NOP Comment Period, public comments on the NOP related to noise have been considered in this EIR and initial study. **Table 1-2**, pp. 1-6–1-10, provides a summary of noise comments received and directs the reader to the location where specific information pertaining to the noise analysis can be found in this EIR and the initial study. Comments requested a detailed analysis of noise effects from activities on the St. Ignatius athletic fields under expanded programming and, specifically, the use of the updated amplified sound/PA system at J.B. Murphy Field and its potential for causing sleep disturbance. The noise analysis below is based on the noise technical memorandum included in EIR Appendix E.<sup>1</sup>

### 3.C.2 Environmental Setting

The ambient noise environment in San Francisco is affected by a variety of noise sources, including automobile and truck traffic on the roadway network.<sup>2</sup> The following section introduces the key concepts and terms that are used in the evaluation of noise, identifies noise-sensitive receptors in the project site vicinity, and describes the existing noise environment in the project site vicinity.

#### **GENERAL CHARACTERISTICS OF NOISE**

Sound is characterized by parameters that describe the rate of *oscillation* (frequency) of sound waves; the distance between successive troughs or crests in waves; the speed that they travel; and the pressure level or energy content of a given sound. The sound pressure level has become the most common descriptor used to characterize how loud a sound is, and the *decibel* (dB) scale is used to quantify sound intensity.

Because the human ear is not equally sensitive to all sound frequencies, human response is factored into sound descriptions in a process called *A-weighting*, expressed as *dBA*. The *dBA*, or *A-weighted decibel*, refers to a scale of noise measurement that reflects the different frequencies that humans can hear. On this scale,

---

<sup>1</sup> Baseline Environmental Consulting and Panorama Environmental, Inc., *Noise Technical Memorandum -- St. Ignatius College Preparatory School Field Lighting Project (Case No. 2018-102648ENV-02)*, December 10, 2025.

<sup>2</sup> San Francisco Planning Department, San Francisco General Plan Environmental Protection Element, Map 1: Background Noise Levels, 2009. Available at: [https://generalplan.sfplanning.org/images/16.environmental/ENV\\_Map1\\_Background\\_Noise%20Levels.pdf](https://generalplan.sfplanning.org/images/16.environmental/ENV_Map1_Background_Noise%20Levels.pdf). Accessed September 25, 2025.

the normal range of human hearing extends from about 0 dBA to about 140 dBA. Except in carefully controlled laboratory experiments, a change of only 1 dBA in sound level cannot be perceived. Outside of the laboratory, a 3 dBA change is considered a perceptible difference while a 5 dBA change is considered readily noticeable. A 10 dBA increase in the level of a continuous noise represents a perceived doubling of loudness.<sup>3</sup>

**Table 3.C-1** presents representative noise sources and their corresponding noise levels in dBA at varying distances from the noise sources.

**Table 3.C-1 Representative Environmental Noise Levels**

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	110	Rock band
Jet fly-over at 100 feet		
	100	
Gas lawnmower at 3 feet		
	90	
Diesel truck going 50 mph at 50 feet		Food blender at 3 feet
	80	Garbage disposal at 3 feet
Noisy urban area during daytime		
Gas lawnmower at 100 feet	70	Vacuum cleaner at 10 feet
Commercial area		Normal speech at 3 feet
Heavy traffic at 300 feet	60	
		Large business office
Quiet urban area during daytime	50	Dishwasher in next room
Quiet urban area during nighttime	40	Theater, large conference room (background)
Quiet suburban area during nighttime		
	30	Library
Quiet rural area during nighttime		Bedroom at night, concert hall (background)
	20	
		Broadcast/recording studio
	10	
	0	

SOURCE: California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, September 2013, p. 2–20.

<sup>3</sup> California Department of Transportation (Caltrans), *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, September 2013, pp. 244 to 245. Available at: <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tens-sep2013-a11y.pdf>. Accessed September 25, 2025.

### **HEALTH EFFECTS OF ENVIRONMENTAL NOISE**

The World Health Organization is a recognized source of current knowledge regarding health impacts, including those generated by noise. According to the World Health Organization, one health effect of noise is sleep disturbance, which can occur when continuous indoor noise levels exceed 30 dBA *average or equivalent sound levels*, represented as “Leq”, or when intermittent interior noise levels reach or exceed 45 dBA, the *weighted day-night average sound level*, represented as “Lmax”. Sleep disturbance can occur at these levels, particularly if background noise is low. With a bedroom window slightly open (a reduction from outside to inside of 15 dB), the World Health Organization criteria suggest that acceptable nighttime ambient noise levels should be at or below 45 dBA Leq, and short-term events should not generate noise in excess of 60 dBA Lmax. The World Health Organization also notes that maintaining noise levels within the recommended levels during the first part of the night helps people to fall asleep.<sup>4</sup>

Other potential health effects of noise identified by the World Health Organization include decreased performance on complex cognitive tasks, such as reading, paying attention, problem solving, and memorization; physiological effects such as hypertension and heart disease, often experienced by workers after many years of constant exposure to high noise levels; and hearing impairment, which generally occurs after long-term occupational exposure, but can also occur also after shorter-term exposure to very high noise levels, e.g., exposure several times a year to concerts with noise levels at 100 dBA. Noise can also disrupt speech intelligibility at relatively low levels; for example, in a classroom setting, a noise level as low as 35 dBA can disrupt clear understanding. Finally, noise can cause annoyance and can trigger emotional reactions like anger, depression, and anxiety. The World Health Organization reports that during daytime hours, few people are seriously annoyed by activities with noise levels below 55 dBA, or moderately annoyed by activities with noise levels below 50 dBA.

Vehicle traffic and continuous sources of machinery and mechanical noise contribute to unhealthy ambient noise levels. Short-term noise sources, such as large vehicle audible warnings, the crashing of material being loaded or unloaded, car doors slamming, and engines revving, contribute very little to 24-hour noise levels but are capable of causing sleep disturbance and annoyance. The effect of noise on receptors depends on both time and context. For example, long-term high noise levels from large traffic volumes can make conversation at a normal voice level difficult or impossible, while short-term peak noise levels at night can disturb sleep.

### **NOISE AND VIBRATION DEFINITIONS AND SCALES**

The noise and vibration definitions and scales that follow are in general agreement with those contained in article 29 of the police code and publications of various agencies and professional organizations, including the American National Standards Institute, the Governor’s Office of Planning and Research, the World Health Organization, California Department of Transportation (Caltrans) and the U.S. Department of Transportation and Federal Transit Administration (FTA).

- **Sound:** A vibratory disturbance, transmitted by pressure waves through a medium such as air or water, that is capable of being detected by a receiving mechanism such as the human ear or a microphone.
- **Noise:** Sound that is loud, unpleasant, unexpected, or otherwise undesirable.

---

<sup>4</sup> World Health Organization, *Guidelines for Community Noise*, April 1999, chapter 3, p. 28.

- **Decibel (dB):** A measure of sound on a logarithmic scale that indicates the squared ratio of sound pressure amplitude to a reference sound pressure amplitude. The reference pressure is 20 micropascals.
- **A-weighted decibel (dBA):** An overall frequency-weighted sound level in decibels that approximates the frequency response of the human ear. The dBA scale is the most widely used for environmental noise assessment.
- **Leq (equivalent sound level):** The energy mean (average) noise level. The instantaneous noise levels during a specific period of time in dBA are converted to relative energy values. From the sum of the relative energy values, an average energy value is calculated, which is then converted back to dBA to determine the Leq. In noise environments that are determined by major noise events, such as aircraft overflights, the Leq value is heavily influenced by the magnitude and number of single events that produce the high noise levels.<sup>5</sup>
- **Ambient:** The ambient noise level shall be determined as the LAeq and LCEq values produced during a minimum ten-minute measurement period using a Type 1 precision sound level meter with “A” and “C” frequency weighting. The minimum sound level shall be determined with the noise source at issue silent and in the same location as the measurement of the noise source or sources at issue. If a significant portion of the ambient is produced by identifiable sources that contribute cumulatively to the sound level and may operate continuously during the ten-minute period, the ambient shall be established with those identifiable sources subtracted from or otherwise removed from the measured sound level, consistent with the noise ordinance.
- **Ldn (day-night average sound level):** The 24-hour Leq with a 10-dBA “penalty” for noise events that occur during the noise-sensitive hours between 10 p.m. and 7 a.m. In other words, 10 dBA is “added” to noise events that occur in the nighttime hours, and this generates a higher reported noise level when determining compliance with noise standards. The Ldn attempts to account for the fact that noise during this specific period of time is a potential source of disturbance with respect to the most common sleeping hours.<sup>6</sup>

Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level Leq, which corresponds to a steady state. The Leq is the foundation of the composite noise descriptors L, as defined previously, and correlates well with community response to noise.

### **SOUND PROPAGATION AND ATTENUATION**

As sound propagates from the source to the receptor, the *attenuation*, or manner of sound reduction in relation to distance, is dependent on surface characteristics, atmospheric conditions, and the presence of physical barriers. The inverse-square law describes the attenuation caused by the pattern in which sound travels from the source to the receptor. Sound travels uniformly outward from a *point source*<sup>7</sup> in a spherical pattern with an attenuation rate of 6 dBA *per doubling of distance* (dBA/DD). However, from a *line source*<sup>8</sup>

<sup>5</sup> Caltrans, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, September 2013. Available at: <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tens-sep2013-a11y.pdf>. Accessed September 25, 2025.

<sup>6</sup> Caltrans, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, September 2013. Available at: <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tens-sep2013-a11y.pdf>. Accessed September 25, 2025.

<sup>7</sup> A point source is a single, localized noise source (e.g., a loudspeaker, generator, or piece of equipment) that radiates sound equally in all directions.

<sup>8</sup> A line source is an extended noise source (e.g., a roadway with moving vehicles) that radiates sound along its length, resulting in slower attenuation with distance compared to a point source.

(e.g., a road), sound travels uniformly outward in a cylindrical pattern with an attenuation rate of 3 dBA/DD. The characteristics of the surface between the source and the receptor may result in additional sound absorption and/or reflection. Atmospheric conditions such as wind speed, temperature, and humidity may affect sound levels. The presence of a barrier between the source and the receptor may also attenuate sound levels. The actual amount of attenuation provided by a sound barrier depends on the size of the barrier and the frequency of the sound. A sound barrier may be any natural or human-made feature such as a hill, tree, building, wall, or berm.<sup>9</sup> The proposed project would generate sounds from multiple source types including distributed/area sources (e.g., spectators and participants across the field and bleachers) and true point sources (e.g., the amplified sound/PA system loudspeakers). For point sources, sound levels attenuate at a rate of approximately 6 dBA dBA/DD. For distributed or line sources such as spectators, attenuation is closer to approximately 3 dBA/DD.

### **NOISE-SENSITIVE RECEPTORS**

The San Francisco Planning Department defines noise-sensitive receptors as residents, hospitals, convalescent homes, schools, places of worship, hotels, and sensitive wildlife habitat. Based on review of existing Google aerial and street-view imagery and the San Francisco Zoning Map,<sup>10</sup> existing noise-sensitive receptors in the project site vicinity include St. Ignatius students, faculty, and staff in classroom buildings, between and 50 and 775 feet from the northeast light standard at J.B. Murphy Field and the single-family residences approximately 75 feet to the west of J.B. Murphy Field across 39th Avenue and approximately 75 feet to the south of J.B. Murphy Field across Rivera Street (see **Figure 3.C-1**, p. 3.C-7).<sup>11</sup> Additional single-family and multifamily residential uses are farther to the west and south of the nearest residences. The nearest residential uses to the east of J.B. Murphy Field across Sunset Boulevard are approximately 610 feet away. The West Sunset Soccer Fields are directly north of the project site.

### **AMBIENT NOISE LEVELS**

The primary source of ambient noise in the vicinity of the project site is vehicular traffic on nearby roadways, with ambient noise levels in the project site vicinity ranging from 50 dBA Ldn to 60 dBA Ldn, with higher levels (60 dBA Ldn to 65 dBA Ldn) at the intersections of Rivera Street and 37th Avenue and Quintara Street and 37th Avenue.<sup>12</sup>

Noise monitoring was conducted to define the existing ambient noise levels adjacent to the project site (i.e., within 200 feet of the project site) and in the project site vicinity (200 feet or farther from the project site). To establish the ambient noise level, eight monitoring sites were used, including two long-term (24-hour) locations and six short-term (15-minute) locations. The two long-term (24-hour) noise measurements and six short-term (15-minute) noise measurements were collected adjacent to the project site and in the project site vicinity on April 8, 2024, and April 9, 2024, when J.B. Murphy Field and the upper practice field were not

<sup>9</sup> Caltrans, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, September 2013. Available at: <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tens-sep2013-a11y.pdf>. Accessed September 25, 2025.

<sup>10</sup> San Francisco Planning, *San Francisco Zoning Map*, November 2023. Available at: <https://sfplanning.org/resource/zoning-use-districts>. Accessed September 25, 2025.

<sup>11</sup> The Noise analysis reports distances from the school property plane to the residential property plane, whereas the Aesthetics analysis reports distances from the proposed light standards within the St. Ignatius campus to the nearest residences. Because the school property plane is closer to residences than the light standards, the Noise analysis reports shorter distances. The distances from the amplified sound/PA system are approximations using Google Earth.

<sup>12</sup> San Francisco Planning Department, San Francisco General Plan Environmental Protection Element, Map 1: Background Noise Levels—2009. Available at: [https://generalplan.sfplanning.org/images/l6.environmental/ENV\\_Map1\\_Background\\_Noise%20Levels.pdf](https://generalplan.sfplanning.org/images/l6.environmental/ENV_Map1_Background_Noise%20Levels.pdf). Accessed September 25, 2025.

in use. Measured daytime Leq values across all eight monitoring sites, as shown in **Table 3.C-2**, p. 3.C-8, ranged from 49.1 dBA (ST-4) to 57.5 dBA (LT-1), reflecting variation in proximity to major roadways and neighborhood activity.

As shown in **Figure 3.C-1**, long-term measurements were collected at LT-1 and LT-2. LT-1, located at the northwest property boundary on the east side of 39th Avenue. LT-2 is located at the southeast property boundary on the north side of Rivera Street. Short-term measurements were collected at ST-1 through ST-6. ST-1 through ST-6 are located within 375 feet of the project site. Long-term and short-term noise measurement data are summarized in **Table 3.C-2**, p. 3.C-8.

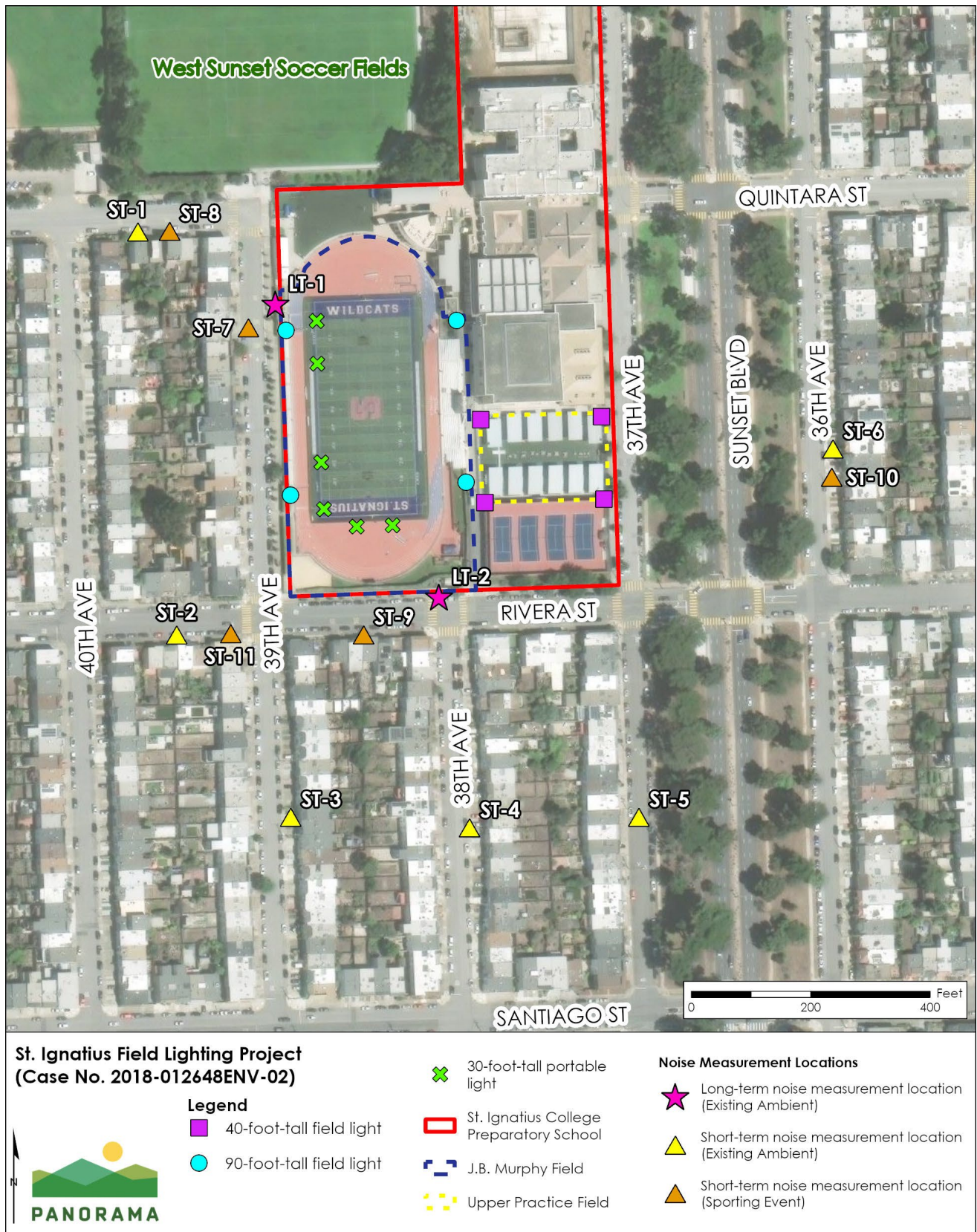
The long-term ambient monitoring sites LT-1 (39th Avenue) and LT-2 (Rivera Street) are representative of the baseline ambient noise environment immediately adjacent to the project site. Long-term noise measurements indicate that ambient noise levels adjacent to the project site range from 57 to 57.5 dBA Leq and 45.9 to 47 dBA L<sub>90</sub> during daytime hours. The long-term measurements also show day-night noise levels of 58.6 dBA (LT-1) to 58.8 dBA Ldn (LT-2).

Ambient noise levels measured at ST-1 and ST-2, approximately 200 feet from the project site, range from 57.4 to 57.5 dBA Leq and 44 to 45.9 dBA L<sub>90</sub> during daytime hours. Pursuant to article 29 of the police code, ambient noise levels are assumed to be no less than 45 dBA; therefore, the lowest measurement of 44 dBA L<sub>90</sub> is increased to the assumed level of 45 dBA L<sub>90</sub> for the purposes of this assessment resulting in reported ambient noise levels approximately 200 feet from the project site of 45 to 45.9 dBA L<sub>90</sub>.

In addition to the ambient monitoring, event noise monitoring was conducted at five locations, ST-7 through ST-11, during three sporting events (a lacrosse game, a track-and-field meet, and a football game), as shown in **Table 3.C-4**, p 3.C-17. Of these, ST-7 (39th Avenue) and ST-9 (Rivera Street) are the nearest sensitive receptors to J.B. Murphy Field (approximately 75 feet away) and are carried forward for detailed impact evaluation because they represent the locations most likely to be affected by project-related activities.

*REMAINDER OF PAGE INTENTIONALLY BLANK*

Figure 3.C-1 Noise Measurement Locations



**Table 3.C-2 Summary of Ambient Noise Level Measurements**

ID	Location	Monitoring Period	Noise Level, dBA		
			L <sub>90</sub>	L <sub>eq</sub>	L <sub>dn</sub>
LT-1	At the western boundary of J.B. Murphy Field, approximately 100 feet south of the intersection of Quintara Street and 39th Avenue. At school property plane.	10:36 a.m. 4/8/2024 to 10:36 a.m. 4/9/2024	45.9 (daytime) 43.0 (nighttime)	57.5 (daytime) 49.9 (nighttime)	58.6
LT-2	At the southern boundary of J.B. Murphy Field, approximately 15 feet west of the intersection of Rivera Street and 38th Avenue. At school property plane.	10:50 a.m. 4/8/2024 to 10:50 a.m. 4/9/2024	47.0 (daytime) 42.7 (nighttime)	57.0 (daytime) 51.0 (nighttime)	58.8
ST-1 <i>Note A</i>	Approximately 110 feet west of the intersection of Quintara Street and 39th Avenue. Approximately 205 feet from school property plane.	11:25 a.m. to 11:40 a.m. 4/8/2024	45.9 <i>Note A</i>	57.5 <i>Note A</i>	Not available
ST-2	Approximately 130 feet west of the intersection of Rivera Street and 39th Avenue. Approximately 200 feet from school property plane.	11:56 a.m. to 12:11 p.m. 4/8/2024	44.0	57.4	Not available
ST-3	Approximately 265 feet south of the intersection of Rivera Street and 39th Avenue. Approximately 355 feet from school property plane.	12:22 p.m. to 12:37 p.m. 4/8/2024	41.4	54.0	Not available
ST-4	Approximately 270 feet south of the intersection of Rivera Street and 38th Avenue. Approximately 365 feet from school property plane.	12:45 p.m. to 1 p.m. 4/8/2024	39.7	49.1	Not available
ST-5	Approximately 320 feet south of the intersection of Rivera Street and 37th Avenue. Approximately 385 feet from school property plane.	1:08 p.m. to 1:23 p.m. 4/8/2024	49.9	56.2	Not available
ST-6	Approximately 220 feet north of the intersection of Rivera Street and 36th Avenue. Approximately 375 feet from school property plane.	1:30 p.m. to 1:45 p.m. 4/8/2024	47.1	56.2	Not available

NOTES: Measurement locations are shown on **Figure 3.C-1**, p. 3.C-7.

**Daytime:** between 7 a.m. and 10 p.m.; **Nighttime:** between 10 p.m. and 7 a.m.

**L<sub>90</sub>** is the A-weighted noise level that is exceeded 90 percent of the time during the measurement period.

**L<sub>dn</sub>** is the day-night average sound level, which is the energy average of the A-weighted sound levels occurring during a 24-hour period, with a 10 dB penalty added to sound levels between 10 p.m. and 7 a.m.

**L<sub>eq</sub>** is the equivalent steady state sound level containing the same total acoustical energy as a time-varying signal over a given sample period.

**Note A** Noise meter malfunction. Daytime noise levels measured at LT-1 are used for ST-1.

SOURCE: Baseline Environmental Consulting and Panorama Environmental, Inc., December 10, 2025 (see EIR Appendix E).

### 3.C.3 Regulatory Framework

#### FEDERAL REGULATIONS

##### U.S. ENVIRONMENTAL PROTECTION AGENCY

In 1972, Congress passed the Noise Control Act (42 United States Code section 4901, et seq.) to promote limited noise environments in support of public health and welfare. It also established the United States Environmental Protection Agency (U.S. EPA) Office of Noise Abatement and Control to coordinate federal noise control activities. The U.S. EPA established guidelines for noise levels that would be considered safe for community exposure without the risk of adverse health or welfare effects, which are summarized in **Table 3.C-3**.

**Table 3.C-3 Summary of Noise Levels Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety**

Effect	Level	Area
Hearing loss	<70 dBA <sup>Note A</sup> (Leq, 24 hour)	All areas
Outdoor activity interference	<55 dBA (Ldn)	Outdoor residential areas and farms as well as other outdoor areas where people spend varying amounts of time and places where quiet is a basis for use
Outdoor activity interference	<55 dBA (Leq, 24 hour)	Outdoor areas where people spend limited amounts of time, such as school yards, playgrounds, etc.
Indoor activity interference and annoyance	<45 dBA (Ldn)	Indoor residential areas
Indoor activity interference and annoyance	<45 dBA (Leq, 24 hour)	Other indoor areas with human activities, such as schools, etc.

NOTE:

**Note A** Yearly average equivalent sound levels in decibels; the exposure period that results in hearing loss at the identified level is 40 years.

SOURCE: U.S. EPA, *Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety*, March 1974. Available at: <http://nepis.epa.gov/Exe/ZyPDF.cgi/2000L3LN.PDF?Dockkey=2000L3LN.pdf>. Accessed September 25, 2025.

The U.S. EPA found that to prevent hearing loss over the lifetime of a sensitive receptor, the yearly average sound levels in outdoor areas should not exceed 70 dBA Leq or 55 dBA Ldn. In indoor areas, sound levels should not exceed 45 dBA, to prevent interference and annoyance.<sup>13</sup> In 1982, noise control was largely passed to state and local governments.

##### U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

The U.S. Department of Housing and Urban Development set the following guidelines<sup>14</sup> for acceptable exterior noise levels in residential areas:

- Acceptable: 65 dBA Ldn or less

<sup>13</sup> U.S. EPA, *Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety*, March 1974. Available at: <http://nepis.epa.gov/Exe/ZyPDF.cgi/2000L3LN.PDF?Dockkey=2000L3LN.pdf>. Accessed September 25, 2025.

<sup>14</sup> U.S. Department of Housing and Urban Development, *The Noise Guidebook, chapter 5 Noise Assessment Guidelines*, March 2009. Available at: <https://www.huduser.gov/portal/portal/sites/default/files/pdf/The-Noise-Guidebook.pdf>. Accessed September 25, 2025.

- Normally unacceptable: exceeding 65 dBA Ldn but not exceeding 75 dBA Ldn
- Unacceptable: exceeding 75 dBA Ldn

These guidelines are consistent with those provided in the San Francisco General Plan, Environmental Protection Element, Land Use Compatibility Chart for Community Noise, discussed under the San Francisco General Plan heading. Housing and Urban Development regulations also include a goal (not a standard) that interior noise levels should not exceed 45 dB Ldn.<sup>15</sup> Sound-attenuating features such as barriers or sound-attenuating building materials shall be used to achieve the interior noise goal where feasible. An acoustically well-insulated building with windows and doors closed can provide 30 to 35 dB of noise reduction while more conventional residential construction provides 20 to 25 dB of noise reduction with windows closed and only about 15 dB of noise reduction when windows are open; therefore, if the exterior noise environment is classified as “acceptable,” according to Housing and Urban Development standards, the interior noise environment should not exceed 45 dB Ldn.<sup>16</sup>

### **STATE REGULATIONS**

#### *CALIFORNIA BUILDING STANDARDS CODE*

The California Building Standards Code (California Code of Regulations, Title 24) requires that walls and floor/ceiling assemblies separating dwelling units from each other, or from public or service areas, have a Sound Transmission Class of at least 50, meaning they can reduce noise by a minimum of 50 dB.<sup>17</sup> It also specifies a maximum interior noise limit of 45 CNEL (*Community Noise Equivalent Level*) in habitable rooms.<sup>18</sup>

### **LOCAL REGULATIONS**

#### *CITY AND COUNTY OF SAN FRANCISCO*

#### **SAN FRANCISCO GENERAL PLAN**

The Environmental Protection Element of the San Francisco General Plan contains Land Use Compatibility Guidelines for Community Noise for determining the compatibility of various land uses with different noise levels. These guidelines, which are similar to the state guidelines set forth by the Governor’s Office of Planning and Research, indicate maximum acceptable noise levels for various land uses. For parks and playgrounds, noise levels of 67.5 dBA Ldn or lower are considered “satisfactory, with no special noise insulation requirements.” For the land use category of “school classrooms, libraries, churches, hospitals, nursing homes, etc.,” noise levels of 62.5 dBA Ldn or lower are considered “satisfactory, with no special noise insulation requirements.”<sup>19</sup>

### **ARTICLE 29 OF THE SAN FRANCISCO POLICE CODE (NOISE ORDINANCE)**

In San Francisco, regulation of noise is addressed in article 29 of the police code (noise ordinance), which states the City’s policy is to prohibit unnecessary, excessive, and offensive noise from all sources subject to

<sup>15</sup> U.S. Department of Housing and Urban Development, *The Noise Guidebook, chapter 5 Noise Assessment Guidelines*, March 2009. Available at: <https://www.huduser.gov/portal//portal/sites/default/files/pdf/The-Noise-Guidebook.pdf>. Accessed September 25, 2025.

<sup>16</sup> U.S. Department of Housing and Urban Development, *The Noise Guidebook, chapter 5 Noise Assessment Guidelines*, March 2009. Available at: <https://www.huduser.gov/portal//portal/sites/default/files/pdf/The-Noise-Guidebook.pdf>. Accessed September 25, 2025.

<sup>17</sup> California Building Code, 2022. Title 24, Part 2 (Volumes 1 & 2), chapter 2, Interior Environment, Section 1206.2. Available at: [https://codes.iccsafe.org/content/CABC2022P1/chapter-12-interior-environment#CABC2022P1\\_Ch12\\_Sec1206](https://codes.iccsafe.org/content/CABC2022P1/chapter-12-interior-environment#CABC2022P1_Ch12_Sec1206). Accessed September 25, 2025.

<sup>18</sup> California Building Code, 2022. Title 24, Part 2 (Volumes 1 & 2), chapter 2, Interior Environment, Section 1206.4. Available at: [https://codes.iccsafe.org/content/CABC2022P1/chapter-12-interior-environment#CABC2022P1\\_Ch12\\_Sec1206](https://codes.iccsafe.org/content/CABC2022P1/chapter-12-interior-environment#CABC2022P1_Ch12_Sec1206). Accessed September 25, 2025.

<sup>19</sup> San Francisco Planning Department, San Francisco General Plan Environmental Protection Element, Policy 11.1 and Land Use Compatibility Chart for Community Noise. Available at: [https://generalplan.sfplanning.org/l6\\_Environmental\\_Protection.htm](https://generalplan.sfplanning.org/l6_Environmental_Protection.htm). Accessed September 25, 2025.

police power. Section 2900 states the following with regard to community noise levels: “It shall be the policy of San Francisco to maintain noise levels in areas with existing healthful and acceptable levels of noise and to reduce noise levels, through all practicable means, in those areas of San Francisco where noise levels are above acceptable levels as defined by the World Health Organization’s Guidelines on Community Noise.”

Sections 2907 and 2908 regulate construction equipment and construction work at night, while section 2909 provides limits for any machine or device, music or entertainment, or any combination of such sources. Sections 2907 and 2908 are enforced by San Francisco Public Works; section 2909 is enforced by the San Francisco Department of Public Health. As discussed in the initial study (EIR Appendix B) the proposed project’s construction activities would comply with noise ordinance sections 2907 and 2908. Section 2909 (d) states that no fixed (permanent) noise source, as defined by the noise ordinance, may cause the noise level inside any sleeping or living room in a dwelling unit on residential property to exceed 45 dBA between 10 p.m. and 7 a.m. or 55 dBA between 7 a.m. and 10 p.m. when windows are open, except where building ventilation is achieved through mechanical systems that allow windows to remain closed.

#### **FIXED MECHANICAL NOISE**

Noise ordinance section 2909 governs noise from fixed mechanical equipment noise. Noise ordinance section 2909(b) restricts the maximum allowable cumulative level of exterior noise; (1) produced from any combination of mechanical device(s) and implied sound system(s); (2) music or entertainment originating from an exclusively commercial or industrial property; or (3) from or serving a commercial use located within a mixed-use property, to 8 dBA above the ambient at any point outside of the property plane.<sup>20</sup>

Noise ordinance section 2909(c) applies to noise generated from a source located on public property, such as a park or public plaza, and limits the maximum allowable cumulative level of noise produced from any combination of mechanical device(s) and implied sound system(s) originating on a public property to 10 dBA above the ambient at a distance greater than 25 feet from the noise source(s). Motor vehicles on local roads, construction equipment, refuse collection equipment, and other noise sources under the control of the City or serving to maintain public property are exempt from the standard.

Noise ordinance section 2909(d) sets the maximum allowable interior noise within a dwelling unit from fixed noise sources to 45 dBA between the hours of 10 p.m. and 7 a.m. and 55 dBA between the hours of 7 a.m. and 10 p.m. These are the absolute maximum allowable levels of interior noise produced from any combination of mechanical device(s) and audio systems(s) under one ownership/use originating from outside the dwelling unit.

#### **SAN FRANCISCO POLICE CODE SECTION 1060.1(F)**

San Francisco Police Code Section 1060.1(f) specifies that schools are not required to obtain entertainment permits for amplified sound associated with school events. Therefore, use of the amplified sound/PA system at St. Ignatius for athletic and school events is not subject to the City’s entertainment permitting requirements.

---

<sup>20</sup> Under the San Francisco noise ordinance, “property plane” refers to the imaginary vertical plane at the property line of the receiving land use, used to measure compliance with exterior noise limits.

### 3.C.4 Impacts and Mitigation Measures

#### **SIGNIFICANCE CRITERIA**

The proposed project would have a significant operational noise impact if it would result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

#### **APPROACH TO ANALYSIS**

##### *AMPLIFIED SOUND/PUBLIC ADDRESS SYSTEM*

This analysis is based on the noise technical memorandum prepared for the project (EIR Appendix E), which documented ambient (LT-1, LT-2, and ST-1 through ST-6) and event (ST-7 through ST-11) noise levels at long-term and short-term monitoring locations in April and September 2024. Quantitative noise measurements for the previously installed blowhorn amplified sound/PA system are not available, as that system was removed prior to initiation of this analysis. Therefore, a direct comparison between the former and current amplified sound/PA systems is not feasible. Instead, this analysis relies on measured noise levels associated with the updated amplified sound/PA system, which replaced the former system and has been in operation at J.B. Murphy Field since 2022. The event noise measurements collected in 2024 reflect actual operating conditions and are considered representative of existing and proposed conditions for purposes of this CEQA evaluation.

Measured Leq values across the six ambient monitoring sites (LT-1, LT-2, ST-1 through ST-6) ranged from 49.1 dBA (ST-4) to 57.5 dBA (LT-1). The City's noise ordinance sets interior noise limits of 55 dBA for daytime hours and 45 dBA for nighttime hours for dwelling units. Based on an assumed outdoor-to-indoor attenuation of 15 dBA, exterior noise levels of up to 70 dBA during daytime hours and 60 dBA during nighttime hours at a building facade would result in interior noise levels that would comply with noise ordinance section 2909(d).

For purposes of impact evaluation, the analysis focuses on ST-7 (39th Avenue) and ST-9 (Rivera Street), which are the nearest sensitive receptors to J.B. Murphy Field and therefore represent the locations most likely to be affected by project-related activities. The additional monitoring locations were used to confirm that ambient conditions at ST-7, ST-9, and ST-10 are representative of the range of neighborhood noise conditions during events. Event noise monitoring was conducted at five locations, ST-7 through ST-11, during a lacrosse game, a track-and-field meet, and a football game, as shown in **Table 3.C-4**, p. 3.C-17.

Noise levels generated by the updated amplified sound/PA system during athletic events were compared to the criteria established in noise ordinance section 2909 to evaluate whether athletic events with amplified sound/PA system use would result in substantial temporary increases in noise at nearby sensitive receptors or expose persons to noise levels that exceed established standards. The ordinance establishes a standard that no fixed noise source may cause the noise level measured inside any sleeping or living room in any dwelling unit located on residential property to exceed 45 dBA between the hours of 10 p.m.–7 a.m. or 55 dBA between the hours of 7 a.m.–10 p.m. with windows open, except where building ventilation is achieved through mechanical systems that allow windows to remain closed. The noise ordinance section 2909 criteria does not consider the totality of project-related noise effects (i.e., overall event noise from multiple pieces of equipment, traffic noise, and other potential amplified sound used during games). Additionally, the noise ordinance section 2909(d) criteria that applies to the project relates to interior noise

levels in habitable rooms and does not consider the noise levels in outdoor areas. Therefore, the project was also evaluated to determine whether the use of the updated amplified sound/PA system would result in an increase of 10 dBA Leq over existing daytime ambient noise levels at the nearest sensitive receptor at the exterior of the building. An increase of 10 dB in sound pressure is perceived by an observer to be a doubling of the sound.<sup>21</sup> If any of these quantitative standards are met or exceeded, the analysis evaluates the frequency, duration, and intensity of that noise above the quantitative standards.

Because amplified sound at J.B. Murphy Field would not occur between the hours of 10 p.m.–7 a.m., the nighttime noise threshold of 45 dBA does not apply to the proposed project. Therefore, the operational noise analysis is limited to the 10 dBA Leq increase over ambient noise levels and the 55 dBA threshold, both of which apply to activities during daytime hours (7 a.m.–10 p.m.).

### **IMPACT EVALUATION**

**Impact NO-1: The proposed project would not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the proposed project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies. (Less than Significant)**

#### *2020 BASELINE CONDITIONS*

As described in EIR chapter 3.A.4, Approach to Baseline Conditions, under 2020 baseline conditions, J.B. Murphy Field was used Monday through Sunday for approximately 120 games (including pre-season), up to 20 additional playoff games, 550 practices, and 95 affiliated club and non-profit games and community events. Under 2020 baseline conditions, the amplified sound/PA system at J.B. Murphy Field, which consisted of four blowhorn speakers mounted on four equipment poles on each side of the field, was used for all football games; for varsity and junior varsity lacrosse and soccer games; for track-and-field meets; and for football, lacrosse, and soccer playoff games held at J.B. Murphy Field. The amplified sound/PA system was not used for practices; however, St. Ignatius rented six portable diesel generator-powered lighting systems to extend practices at J.B. Murphy Field to 8 p.m. on up to 50 evenings annually. These systems were equipped with onboard generators, the operation of which generated localized noise during practices. The nearest sensitive receptors are St. Ignatius students, faculty and staff, and the residences approximately 75 feet to the west across 39th Avenue and 75 feet to the south across Rivera Street.

Under 2020 baseline conditions, attendance for varsity football games approached 1,500 spectators<sup>22</sup> up to three times per year, including playoff games, with the remaining approximately four varsity football games typically drawing between 500 and 1,000 spectators. Attendance for junior varsity and first-year football games was no more than 300 spectators. Soccer game attendance ranged between 50 to 200 spectators; lacrosse game attendance ranged between 100 to 250 spectators; and track-and-field meet attendance ranged between 100 to 400 spectators. Multiple games occurred on the same day during weekdays and

---

<sup>21</sup> Federal Highway Administration, *Highway Traffic Noise: Analysis and Abatement Guidance*, December 2011. Available at: [https://www.fhwa.dot.gov/environment/noise/regulations\\_and\\_guidance/analysis\\_and\\_abatement\\_guidance/revguidance.pdf](https://www.fhwa.dot.gov/environment/noise/regulations_and_guidance/analysis_and_abatement_guidance/revguidance.pdf). Accessed September 25, 2025.

<sup>22</sup> J.B. Murphy Field may accommodate up to 2,800 standing-only spectators; however, this maximum capacity has only been reached during two events since the field was constructed in 1969 and is not anticipated to occur again. St. Ignatius has one very large attendance game each year, the Bruce Mahoney game with Sacred Heart Cathedral Preparatory. This event is held at Kezar Stadium and will continue to be held there after implementation of the proposed project.

Saturdays, including junior varsity and varsity football games which were held on Saturday mornings and afternoons.

*PROPOSED CONDITIONS*

With installation of field lighting at J.B. Murphy Field and expanded use of lighting at the upper practice field, St. Ignatius's practices and athletic events would occur more frequently during evening hours than was feasible under 2020 baseline conditions.

As discussed in EIR chapter 2, Project Description, the proposed project would shift early morning practices at J.B. Murphy Field and the upper practice field to later morning start times and to afternoon and early evenings during the school year, which runs from approximately August 15 to May 31. The proposed project would also shift five junior varsity football games from Saturday mornings to Friday afternoons and up to eight varsity football games from Saturday afternoons to Friday evenings including a championship football playoff game which was not feasible under 2020 baseline conditions. St. Ignatius would also schedule field use for the flag football and rugby athletic programs (four teams). Attendance at flag football and rugby games range between 50 to 250 spectators.

Under the proposed project, the already upgraded amplified sound/PA system, consisting of bi-directional speaker mounted on each of the four 90-foot-tall light standards at approximately 17 feet above ground level, would be used with associated amplification equipment. The updated amplified sound/PA system is designed to minimize the amount of sound leaving the property, with speakers directed toward the bleachers and J.B. Murphy Field. The upgraded amplified sound/PA system is controlled by an automixer/digital signal processor set to limit the sound level.

Of the 167 games and track-and-field meets, including playoffs, that would be hosted at J.B. Murphy Field under the proposed project, up to 147 would include use of the updated amplified sound/PA system. These 147 spectator-attended events would occur on approximately 62 days during the school year because games are typically scheduled in clusters of 2 or 3 per day, depending on the sport. For example, first-year, junior varsity and varsity soccer games are commonly scheduled on the same day, beginning at 3 p.m. and ending by 8 p.m. As discussed in EIR chapter 2.D, and shown in EIR Appendix C, Table C-1, the updated amplified sound/PA system would be used for approximately:

- 18 regular season and playoff varsity, junior varsity, and first-year football games with pre-game music and regular announcements throughout game;
- 46 regular season and playoff varsity and junior varsity soccer games with pre-game music and introductions;
- 50 regular season and playoff varsity and junior varsity lacrosse games with pre-game music, introductions, and goal announcements);
- 14 regular season and playoff varsity and junior varsity flag football games with pre-game music and introductions;
- 14 regular season and playoff varsity and junior varsity rugby games with pre-game music and introductions, and
- 5 track-and-field meets (announcer only, no music).

At up to 132 events annually (including junior varsity and first-year football, non-playoff lacrosse and soccer, flag football, rugby, and track-and-field meets), use of the updated amplified sound/PA system would

conclude by 8 p.m. At up to 15 events annually, such as varsity football games and playoff lacrosse and soccer games, use of the updated amplified sound/PA system would conclude by 10 p.m.

#### *PROPOSED EVENT-RELATED TRAFFIC NOISE*

Practices currently occur on both J.B. Murphy Field and the upper practice field, and low-attendance games and track-and-field meets (50–500 spectators), as well as high-attendance games (1,000 or more spectators), already take place at J.B. Murphy Field. Use of J.B. Murphy Field and the upper practice field under the proposed project would generate new traffic for practices and games associated with the new flag football and rugby teams; however, such increases would be limited as practice participants would be students and staff, and event attendance is expected to be between 50 and 200 spectators. The proposed field use and lighting program would also shift traffic from mornings to afternoons and early evenings during the week and from Saturday afternoons to Friday evenings as indicated in **Table 2-1** (refer to EIR chapter 2, p. 2-16), **Table 3.A-1** (refer to EIR chapter 3, p. 3.A-6), and EIR Appendix C, Table C-1. The shifting of varsity football games from Saturday afternoon to Friday evening would generate an increase in attendance with peak attendance at up to three games going from 1,500 spectators under 2020 baseline conditions to 2,000 spectators under the proposed project.

Adjacent roadways—other than Sunset Boulevard—carry relatively low traffic volumes. Spectators would continue to use on-street parking along 37th Avenue between Rivera and Ortega streets, and existing on-campus parking lots, consistent with the St. Ignatius Large Event Management Plan.<sup>23</sup> For events with anticipated attendance of 1,000 or more, additional parking identified in the management plan, including A.P. Giannini Middle School, would be available.

With respect to traffic noise, a doubling of daily vehicle trips over 2020 baseline conditions would be required to generate a perceptible 3 dBA increase.<sup>24</sup> Although the proposed project would accommodate additional field users for the flag football and rugby programs, the shift in practice schedules for established sports—from early morning to later morning, afternoon, and evening—would not create new field users or additional trips. Traffic associated with the new teams would primarily occur during the up to 28 regular-season and playoff flag football and rugby games. In addition, the proposed project would result in one potential football championship game, which would increase the overall number of football games hosted at J.B. Murphy Field but would generate traffic similar to existing playoff events and would not materially increase daily traffic volumes. While shifting varsity football games from Saturday afternoons to Friday evenings could result in somewhat higher attendance, most of this increase would consist of students already on campus.

Accordingly, the addition of four new teams and the timing changes would not result in a substantial increase in traffic volumes or a doubling of vehicle trips. The proposed project would also include one additional football playoff game, but this single event would generate traffic comparable to existing playoff games and would not increase daily vehicle trips. Minor variations in traffic associated with scheduling

<sup>23</sup> St. Ignatius College Preparatory, J.B. Murphy Field Night Game or Large Event Management Plan, June 2020. A copy of this document is available in Case File No. 2018-012648ENV-02 on the Planning Department Property Information Map under Planning Applications, Related Records (<https://sfplanninggis.org/pim/>); and St. Ignatius College Preparatory, St. Ignatius College Preparatory Management Plan for Night Games and Large Events at J.B. Murphy Field, September 2024. Available at: <https://resources.finalsite.net/images/v1725462872/siprep/etl8m9rdxfzcecrfjdsww/SILargeEventPlan.pdf>. Accessed December 2025. The St. Ignatius Large Event Management Plan consists of the June 2020 plan and the September 2024 update, which together are referenced as a compendium for purposes of this analysis. The 2024 update supplements and refines the procedures established in the 2020 plan.

<sup>24</sup> Caltrans, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, September 2013, pp. 2-44 to 2-45. Available at: <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tens-sep2013-a11y.pdf>. Accessed September 23, 2025.

changes are not expected to noticeably affect ambient noise levels. Therefore, traffic-related noise impacts would be less than significant.

*PROPOSED EVENTS AT J.B. MURPHY FIELD WITH AMPLIFIED SOUND/PA SYSTEM USE*

As discussed above, under 2020 baseline conditions, St. Ignatius used the former blowhorn amplified sound/PA system for football, lacrosse, and soccer games and track-and-field meets. The former blowhorn amplified sound/PA system was not used for practices; however, St. Ignatius rented six portable diesel generator-powered lighting systems to extend practices at J.B. Murphy Field to 8 p.m. on up to 50 evenings annually; these systems were equipped with onboard generators, the operation of which generated localized noise during practices.

The majority of the proposed project's use of J.B. Murphy Field and the upper practice field involves practices and the noise associated with those activities would be from unamplified voices. Under the proposed project, all morning practices at J.B. Murphy Field and the upper practice field would take place between 7 a.m. and 8:30 a.m. All afternoon and evening practices at J.B. Murphy Field and the upper practice field would end by 9 p.m., with some practices extending to 9:30 p.m. Amplified sound/PA system would not be used for practices; thus, practices would not be a major source of noise and the noise generated during practices would be similar to baseline ambient noise levels. Although practices may overlap with extracurricular activities on the school campus, impacts on St. Ignatius students, faculty and staff would be limited and similar to baseline conditions.

Games and track-and-field meets would be louder than practices, with the loudest events being high-attendance games (typically football games) with amplified sound/PA system use. Noise levels generated during games with the updated amplified sound/PA system use is presented in **Table 3.C-4**. The amplified sound/PA system at J.B. Murphy Field would be in use at up to 147 events between August 15 and May 31. The games at J.B. Murphy Field would generate temporary noise associated with use of the updated amplified sound/PA system, crowd sources (bleacher rattle, flow of game roar, and call and response), and other non-amplified sources such as band music. The highest noise levels recorded at the nearest sensitive receptors occurred during a football game at J.B. Murphy Field when the proposed project's amplified sound/PA system was in use. The highest recorded noise levels were 64.5 dBA Leq at ST-7, approximately 50 feet east of J.B. Murphy Field along 39th Avenue, and 65.4 dBA Leq at ST-9, approximately 75 feet south of J.B. Murphy Field along Rivera Street (see **Table 3.C-4**). All games, including games with amplified sound/PA system use, would occur after the typical school day. Although such activities may overlap with extracurricular activities on the school campus, impacts on St. Ignatius students, faculty, and staff would be limited and similar to baseline conditions.

As shown in **Table 3.C-5**, p. 3.C-21, temporary changes in ambient noise levels in the project site vicinity with games and amplified sound/PA system use at J.B. Murphy Field indicate that noise levels experienced at the closest sensitive receptors (ST-7, ST-8, and ST-9) would not exceed the 10 dBA over ambient noise level criterion at any measurement location during any event. The maximum increase experienced during a football game would be 8.4 dBA Leq at ST-9/LT-2. Noise levels generated at all events at J.B. Murphy Field would not exceed the 10 dBA threshold.

**Table 3.C-4 Measured Noise Levels during Athletic Events at J.B. Murphy Field with Amplified Sound/Public Address System Use**

ID	Location	Monitoring Period	Source of Noise	Noise Level, dBA	
				L <sub>eq</sub>	L <sub>90</sub>
<b>Lacrosse Game, April 9</b> (Pre-game music between 3 p.m. to 3:30 p.m. Game started at 3:30 p.m. and ended at approximately 4:53 p.m.)					
ST-7	Approximately 180 feet south of the intersection of Quintara Street and 39th Avenue. Approximately 65 feet from school property plane. Approximately 75 feet from the nearest amplified sound/PA system speaker.	2:53 p.m. to 4:55 p.m. 4/9/2024	Pre-game music, amplified sound/PA system (announcing and music), crowd cheering, whistle, team yelling, traffic noise (bus, automobile, motorcycle), dog barking	58.8	48.7
ST-8	Approximately 110 feet west of the intersection of Quintara Street and 39th Avenue. Approximately 180 feet from school property plane. No line-of-sight to amplified sound/PA system speaker.	4:10 p.m. to 4:25 p.m. 4/9/2024	Amplified sound/PA system (announcing and music), whistle, crowd cheering, traffic noise (bus, automobile), jet flying over	59.4	47.5
ST-9	Approximately 140 feet west of the intersection of Rivera Street and 38th Avenue. Approximately 70 feet from school property plane. Approximately 275 feet from the nearest amplified sound/PA system speaker.	3:49 p.m. to 4:05 p.m. 4/9/2024	Amplified sound/PA system (announcing and music), airhorn, whistle, crowd cheering, team yelling, and traffic noise (automobile)	61.2	51.0
ST-10	Approximately 220 feet north of the intersection of Rivera Street and 36th Avenue. Approximately 375 feet from school property plane. Approximately 610 feet from the nearest amplified sound/PA system speaker.	4:31 p.m. to 4:46 p.m. 4/9/2024	Amplified sound/PA system (announcing), crowd cheering, whistle, team yelling, traffic noise (bus, automobile)	59.7	49.5
ST-11	Approximately 20 feet west of the intersection of Rivera Street and 39th Avenue. Approximately 100 feet from school property plane. Approximately 260 feet from the nearest amplified sound/PA system speaker.	3:20 p.m. to 3:45 p.m. 4/9/2024	Pre-game music, amplified sound/PA system (announcing), crowd cheering, whistle, team yelling, traffic noise (bus, automobile, motorcycle), nearby dog barking	62.1	49.5
<b>Track-and-Field Meet, April 10</b> (Game started prior to the scheduled 5 p.m. start time and ended at 7 p.m. Started monitoring at 4:33 p.m.)					
ST-7	Approximately 180 feet south of the intersection of Quintara Street and 39th Avenue. Approximately 65 feet from school property plane. Approximately 75 feet from the nearest amplified sound/PA system speaker.	4:33 p.m. to 7 p.m. 4/10/2024	Amplified sound/PA system (announcing), megaphone, starting shot, crowd cheering, whistle, traffic noise (bus, automobile), dog barking	60.1	49.2
ST-8	Approximately 110 feet west of the intersection of Quintara Street and 39th Avenue. Approximately 180 feet from school property plane. No line-of-sight to amplified sound/PA system speaker.	5:23 p.m. to 5:38 p.m. 4/10/2024	Amplified sound/PA system (announcing), traffic noise (bus, automobile)	55.9	46.5

Chapter 3. Environmental Setting, Impacts, and Mitigation Measures

3.C Noise

ID	Location	Monitoring Period	Source of Noise	Noise Level, dBA	
				L <sub>eq</sub>	L <sub>90</sub>
ST-9	Approximately 140 feet west of the intersection of Rivera Street and 38th Avenue. Approximately 70 feet from school property plane. Approximately 275 feet from the nearest amplified sound/PA system speaker.	5:02 p.m. to 5:17 p.m. 4/10/2024	Amplified sound/PA system (announcing), megaphone, starting shot, whistle, crowd cheering, traffic noise (bus, automobile)	59.4	50.5
ST-10	Approximately 220 feet north of the intersection of Rivera Street and 36th Avenue. Approximately 375 feet from school property plane. Approximately 610 feet from the nearest amplified sound/PA system speaker.	5:46 p.m. to 6:01 p.m. 4/10/2024	Amplified sound/PA system (announcing), megaphone, starting shot, whistle, crowd cheering, traffic noise (bus, automobile)	62.2	49.0
ST-11 <i>Note A</i>	Approximately 20 feet west of the intersection of Rivera Street and 39th Avenue. Approximately 100 feet from school property plane. Approximately 260 feet from the nearest amplified sound/PA system speaker.	4:43 p.m. to 5 p.m. 4/10/2024	Amplified sound/PA system (announcing), megaphone, starting shot, whistle, crowd cheering, traffic noise (bus, automobile)	62.7	49.5
		6:06 p.m. to 6:36 p.m. 4/10/2024	Amplified sound/PA system (announcing), starting shot, whistle, crowd cheering, traffic noise (bus, automobile)	60.3	48.0
<b>Football Game, September 6</b> (Pre-game music between 5:35 p.m. and 7 p.m. Game started at 7 p.m. and ended at around 9:15 p.m. Started monitoring at 5:33 p.m.)					
ST-7	Approximately 180 feet south of the intersection of Quintara Street and 39th Avenue. Approximately 65 feet from school property plane. Approximately 75 feet from the nearest amplified sound/PA system speaker.	5:33 p.m. to 9:11 p.m. 9/6/2024	Pre-game music, band, amplified sound/PA system (announcing and music), whistle, team yelling, crowd cheering, horn, traffic noise (bus, automobile)	64.5	56.9
ST-8 <i>Note B</i>	Approximately 110 feet west of the intersection of Quintara Street and 39th Avenue. Approximately 180 feet from school property plane. No line-of-sight to amplified sound/PA system speaker.	5:58 p.m. to 6:13 p.m. 9/6/2024	Pre-game music (band), crowd cheering, whistle, traffic noise (bus, automobile), jet flying over	57.2	48.9
		8:28 p.m. to 8:43 p.m. 9/6/2024	Amplified sound/PA system (announcing), crowd cheering, horn, traffic noise (bus, automobile)	60.6	47.6
ST-9 <i>Note B</i>	Approximately 140 feet west of the intersection of Rivera Street and 38th Avenue. Approximately 70 feet from	6:18 p.m. to 6:33 p.m. 9/6/2024	Pre-game music (band), amplified sound/PA system (music), traffic noise (bus, automobile)	62.4	55.7

ID	Location	Monitoring Period	Source of Noise	Noise Level, dBA	
				L <sub>eq</sub>	L <sub>90</sub>
	school property plane. Approximately 275 feet from the nearest amplified sound/PA system speaker.	7:18 p.m. to 7:33 p.m. 9/6/2024	Amplified sound/PA system (announcing), crowd cheering, traffic noise (bus, automobile)	65.4	59.1
ST-10 <b>Note B</b>	Approximately 220 feet north of the intersection of Rivera Street and 36th Avenue. Approximately 375 feet from school property plane. Approximately 610 feet from the nearest amplified sound/PA system speaker.	6:39 p.m. to 6:54 p.m. 9/6/2024	Pre-game music (band), amplified sound/PA system (music), crowd cheering, traffic noise (bus, automobile)	59.8	51.4
		6:58 p.m. to 7:13 p.m. 9/6/2024	Amplified sound/PA system (announcing), crowd cheering, traffic noise (bus, automobile)	59.7	50.8
ST-11 <b>Note C</b>	Approximately 20 feet west of the intersection of Rivera Street and 39th Avenue. Approximately 100 feet from school property plane. Approximately 260 feet from the nearest amplified sound/PA system speaker.	NA	ST-11 was not accessible during the game period and hence not monitored	NA	NA

NOTES: Measurement locations are shown on **Figure 3.C-1**, p. 3.C-7.

**L<sub>eq</sub>** is the equivalent steady state sound level containing the same total acoustical energy as a time-varying signal over a given sample period.

**L<sub>90</sub>** is the A-weighted noise level that is exceeded 90 percent of the time during the measurement period.

**Note A** Additional 30-minute short-term measurement was taken at ST-11 on April 10.

**Note B** Additional 15-minute short-term measurements were taken at ST-8 through ST-10 on September 6.

**Note C** ST-11 was not monitored during the game period because the line-of-sight was obstructed by buses.

SOURCE: Baseline Environmental Consulting and Panorama Environmental, Inc., December 10, 2025 (see EIR Appendix E).

## Chapter 3. Environmental Setting, Impacts, and Mitigation Measures

### 3.C Noise

#### *SUMMARY OF NOISE IMPACTS*

Noise increases were compared to the daytime noise levels, as all events at J.B. Murphy Field would end before 10 p.m. These events would, therefore, not be expected to result in sleep disturbance. As discussed previously, standard building construction practices generally provide a noise reduction of 15 dBA for building facades when windows are open and a noise reduction of approximately 25 dBA when windows are closed. Consequently, interior noise experienced at the nearest residences with windows open would attenuate to approximately 49.5 dBA Leq at ST-7 and 50.4 dBA Leq at ST-9. Based on this 15 dBA reduction factor, operational noise at both ST-7 and ST-9 during athletic events would remain below the 55 dBA criterion for interior noise levels between 7 a.m. and 10 p.m., as defined in noise ordinance section 2909(d). With windows closed, the indoor noise levels at the closest residences can be assumed to be 39.5 dBA Leq at ST-7 and 40.4 dBA at ST-9. Therefore, because the proposed project would comply with applicable noise ordinance criteria and would not exceed 10 dBA above ambient levels (i.e., would not result in a doubling of sound), noise impacts would be less than significant.

Furthermore, the St. Ignatius Large Event Management Plan includes specific provisions to minimize post-event noise and disruption. These measures require all amplified sound to end by 10 p.m.; for the stationing of school staff to direct traffic and spectators out of the area promptly; and a limiting of event parking to designated lots (e.g., the Rivera lot, on-campus garage, and A.P. Giannini overflow) to reduce congestion on residential streets. The St. Ignatius Large Event Management Plan also requires notification of nearby residents in advance of large events. These policies ensure that temporary noise from spectators leaving evening events is actively managed, thereby further reducing less-than-significant noise impacts.

*REMAINDER OF PAGE INTENTIONALLY BLANK*

**Table 3.C-5 Comparison of Ambient Noise Levels and Noise Levels during Events at J.B. Murphy Field with Amplified Sound/PA System Use**

ID	Location of Ambient Noise Level Measurements	Noise level, dBA		ID	Location of Measurements during Events with Amplified Sound/PA System Use	Noise Level, dBA		Increase Above Ambient, dBA
		L <sub>eq</sub>	L <sub>90</sub>			L <sub>eq</sub>	L <sub>90</sub>	L <sub>eq</sub>
<b>Lacrosse Game, April 9</b> (Pre-game music between 3 p.m. and 3:30 p.m. Game started at 3:30 p.m. and ended at approximately 4:53 p.m.)								
LT-1	At the western boundary of J.B. Murphy Field, approximately 100 feet south of the intersection of Quintara Street and 39th Avenue. At school property plane.	57.5 (daytime) 49.9 (nighttime)	45.9 (daytime) 43.0 (nighttime)	ST-7	Approximately 180 feet south of the intersection of Quintara Street and 39th Avenue. Approximately 65 feet from school property plane. Approximately 75 feet from the nearest amplified sound/PA system speaker.	58.8	48.7	1.3
ST-1	Approximately 110 feet west of the intersection of Quintara Street and 39th Avenue. Approximately 205 feet from school property plane.	57.5 <i>Note A</i>	45.9 <i>Note A</i>	ST-8	Approximately 110 feet west of the intersection of Quintara Street and 39th Avenue. Approximately 180 feet from school property plane. No line-of-sight to amplified sound/PA system speaker.	59.4	47.5	1.9
LT-2	At the southern boundary of J.B. Murphy Field, approximately 15 feet west of the intersection of Rivera Street and 38th Avenue. At school property plane.	57.0 (daytime) 51.0 (nighttime)	47.0 (daytime) 42.7 (nighttime)	ST-9	Approximately 140 feet west of the intersection of Rivera Street and 38th Avenue. Approximately 70 feet from school property plane. Approximately 275 feet from the nearest amplified sound/PA system speaker.	61.2	51.0	4.2
ST-2	Approximately 130 feet west of the intersection of Rivera Street and 39th Avenue. Approximately 200 feet from school property plane.	57.4	44.0	ST-11	Approximately 20 feet west of the intersection of Rivera Street and 39th Avenue. Approximately 100 feet from school property plane. Approximately 260 feet from the nearest amplified sound/PA system speaker.	62.1	49.5	4.7

Chapter 3. Environmental Setting, Impacts, and Mitigation Measures

3.C Noise

ID	Location of Ambient Noise Level Measurements	Noise level, dBA		ID	Location of Measurements during Events with Amplified Sound/PA System Use	Noise Level, dBA		Increase Above Ambient, dBA
		L <sub>eq</sub>	L <sub>90</sub>			L <sub>eq</sub>	L <sub>90</sub>	
ST-6	Approximately 220 feet north of the intersection of Rivera Street and 36th Avenue. Approximately 375 feet from school property plane.	56.2	47.1	ST-10	Approximately 220 feet north of the intersection of Rivera Street and 36th Avenue. Approximately 375 feet from school property plane. Approximately 610 feet from the nearest amplified sound/PA system speaker.	59.7	49.5	3.5
<b>Track-and-Field Meet, April 10th</b> (Game started prior to the scheduled 5 p.m. start time and ended at 7 p.m. Started monitoring at 4:33 p.m.)								
LT-1	At the western boundary of J.B. Murphy Field, approximately 100 feet south of the intersection of Quintara Street and 39th Avenue. At school property plane.	57.5 (daytime) 49.9 (nighttime)	45.9 (daytime) 43.0 (nighttime)	ST-7	Approximately 180 feet south of the intersection of Quintara Street and 39th Avenue. Approximately 65 feet from school property plane. Approximately 75 feet from the nearest amplified sound/PA system speaker.	60.1	49.2	2.6
ST-1	Approximately 110 feet west of the intersection of Quintara Street and 39th Avenue. Approximately 205 feet from school property plane.	57.5 <i>Note A</i>	45.9 <i>Note A</i>	ST-8	Approximately 110 feet west of the intersection of Quintara Street and 39th Avenue. Approximately 180 feet from school property plane. No line-of-sight to amplified sound/PA system speaker.	55.9	46.5	(none; measured noise is less than baseline average)
LT-2	At the southern boundary of J.B. Murphy Field, approximately 15 feet west of the intersection of Rivera Street and 38th Avenue. At school property plane.	57.0 (daytime) 51.0 (nighttime)	47.0 (daytime) 42.7 (nighttime)	ST-9	Approximately 140 feet west of the intersection of Rivera Street and 38th Avenue. Approximately 70 feet from school property plane. Approximately 275 feet from the nearest amplified sound/PA system speaker.	59.4	50.5	2.4

ID	Location of Ambient Noise Level Measurements	Noise level, dBA		ID	Location of Measurements during Events with Amplified Sound/PA System Use	Noise Level, dBA		Increase Above Ambient, dBA
		L <sub>eq</sub>	L <sub>90</sub>			L <sub>eq</sub>	L <sub>90</sub>	L <sub>eq</sub>
ST-2	Approximately 130 feet west of the intersection of Rivera Street and 39th Avenue. Approximately 200 feet from school property plane.	57.4	44.0	ST-11 Note B	Approximately 20 feet west of the intersection of Rivera Street and 39th Avenue. Approximately 100 feet from school property plane. Approximately 260 feet from the nearest amplified sound/PA system speaker.	62.7	49.5	5.3
		NA	NA			60.3	48.0	2.9
ST-6	Approximately 220 feet north of the intersection of Rivera Street and 36th Avenue. Approximately 375 feet from school property plane.	56.2	47.1	ST-10	Approximately 220 feet north of the intersection of Rivera Street and 36th Avenue. Approximately 375 feet from school property plane. Approximately 610 feet from the nearest amplified sound/PA system speaker.	62.2	49.0	6
<b>Football Game, September 6</b>								
(Pre-game music between 5:35 p.m. and 7 p.m. Game started at 7 p.m. and ended around 9:15 p.m. Started monitoring at 5:33 p.m.)								
LT-1	At the western boundary of J.B. Murphy Field, approximately 100 feet south of the intersection of Quintara Street and 39th Avenue. At school property plane.	57.5 (daytime) 49.9 (nighttime)	45.9 (daytime) 43.0 (nighttime)	ST-7	Approximately 180 feet south of the intersection of Quintara Street and 39th Avenue. Approximately 65 feet from school property plane. Approximately 75 feet from the nearest amplified sound/PA system speaker.	64.5	56.9	7
ST-1	Approximately 110 feet west of the intersection of Quintara Street and 39th Avenue. Approximately 205 feet from school property plane.	57.5 Note A	45.9 Note A	ST-8 Note C	Approximately 110 feet west of the intersection of Quintara Street and 39th Avenue. Approximately 180 feet from school property plane. No line-of-sight to amplified sound/PA system speaker.	57.2	48.9	(none; less than baseline average)
		NA	NA			60.6	47.6	3.1

Chapter 3. Environmental Setting, Impacts, and Mitigation Measures

3.C Noise

ID	Location of Ambient Noise Level Measurements	Noise level, dBA		ID	Location of Measurements during Events with Amplified Sound/PA System Use	Noise Level, dBA		Increase Above Ambient, dBA
		L <sub>eq</sub>	L <sub>90</sub>			L <sub>eq</sub>	L <sub>90</sub>	
LT-2	At the southern boundary of J.B. Murphy Field, approximately 15 feet west of the intersection of Rivera Street and 38th Avenue. At school property plane.	57.0 (daytime)	47.0 (daytime)	ST-9 Note C	Approximately 140 feet west of the intersection of Rivera Street and 38th Avenue. Approximately 70 feet from school property plane. Approximately 275 feet from the nearest amplified sound/PA system speaker.	62.4	55.7	5.4
		51.0 (nighttime)	42.7 (nighttime)					
		NA	NA			65.4	59.1	8.4
ST-2	Approximately 130 feet west of the intersection of Rivera Street and 39th Avenue. Approximately 200 feet from school property plane.	57.4	44.0	ST-11 Note D	Approximately 20 feet west of the intersection of Rivera Street and 39th Avenue. Approximately 100 feet from school property plane. Approximately 260 feet from the nearest amplified sound/PA system speaker.	NA	NA	NA
ST-6	Approximately 220 feet north of the intersection of Rivera Street and 36th Avenue. Approximately 375 feet from school property plane.	56.2	47.1	ST-10 Note C	Approximately 220 feet north of the intersection of Rivera Street and 36th Avenue. Approximately 375 feet from school property plane. Approximately 610 feet from the nearest amplified sound/PA system speaker.	59.8	51.4	3.6
		NA	NA			59.7	50.8	3.5

NOTES: Measurement locations are shown on **Figure 3.C-1**, p. 3.C-7. ST-3, ST-4, and ST-5 are not listed due to distance from sound source and lack of geographic pair for ambient noise level comparison.

**Daytime:** between 7 a.m. and 10 p.m.; **Nighttime:** between 10 p.m. and 7 a.m.

**L<sub>eq</sub>** is the equivalent steady state level containing the same total acoustical energy as a time-varying signal over a given sample period.

**L<sub>90</sub>** is the A-weighted noise level that is exceeded 90 percent of the time during the measurement period.

**Note A** Noise meter malfunction. Daytime noise levels measured at LT-1 are used for ST-1.

**Note B** Additional 30-minute short-term measurement was taken at ST-11 on April 10th.

**Note C** Additional 15-minute short-term measurements were taken at ST-8 though ST-10 on September 6.

**Note D** ST-11 was not monitored during the game period because the line-of-sight was obstructed by buses.

SOURCE: Baseline Environmental Consulting and Panorama Environmental, Inc., December 10, 2025 (see EIR Appendix E).

**CUMULATIVE IMPACTS****Impact C-NO-1: Operation of the proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a significant cumulative noise impact. (*Less than Significant*)**

As noted under “Cumulative Environmental Setting,” pp. 3.A-11--3.A-12, there is one project proposed in the vicinity of the project site: the St. Ignatius Building Expansion Project. This cumulative project is part of St. Ignatius’s Institutional Master Plan and involves demolishing five existing buildings and constructing a new addition to the existing main academic building. This project would be implemented on the northern portion of the St. Ignatius school campus, approximately 420 feet north of J.B. Murphy Field. While construction of the expansion project would generate noise during the approximately 25-month construction period, use of the facility is not expected to substantially increase traffic noise levels or generate operational noise above ambient noise levels.<sup>25</sup> Construction of the St. Ignatius Building Expansion Project would be limited to daytime hours Monday through Saturday and would not overlap with peak noise levels for the proposed project, which would occur during Friday evening football games between 7 and 10 p.m.

Similarly, the revised field programming for practices, games, track-and-field meets, and other events would have limited effects on existing traffic noise levels, would not be perceptible to surrounding receptors, and would not combine with operations of the St. Ignatius Building Expansion Project to generate a traffic-related cumulative operational noise impact. Continued use of the amplified sound/PA system for special events would not combine with activities on the St. Ignatius school campus after completion of the St. Ignatius Building Expansion Project to generate cumulative operational noise impacts because most school-related activities would be complete prior to the initiation of any games, track-and-field meets, or other events with outdoor amplified sound/PA system use. Thus, when considered in combination with the future project, cumulative noise impacts would be less than significant.

---

<sup>25</sup> San Francisco Planning Department, Property Information Map and Database, St. Ignatius Building Expansion Project Categorical Exemption, 2001 37th Avenue (Case No. 2022-012254ENV). The CEQA determination was issued on October 25, 2023, and the planning commission subsequently approved the building expansion project on November 2, 2023. Available at: <https://sfplanninggis.org/pim/>. Accessed September 29, 2025.

# CHAPTER 4

## OTHER CEQA CONSIDERATIONS

This chapter discusses growth-inducing impacts, significant unavoidable impacts, significant irreversible impacts, and areas of known controversy and issues to be resolved in relation to the proposed project.

### 4.A Growth Inducing Impacts

As required by section 15126.2(e) of the California Environmental Quality Act (CEQA) Guidelines, an environmental impact report (EIR) must consider the ways in which a proposed project could foster economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment. Growth-inducing impacts can result from the elimination of obstacles to population growth, such as a major expansion of a wastewater treatment plant, or through economic growth that would, in turn, generate increased employment or demand for housing and public services.

A project has the potential to induce growth both directly and indirectly. Direct growth inducement would result if a project involved construction of new housing or construction of commercial development that would attract new visitors. Indirect growth inducement would result, for instance, if implementing a project would result in any of the following:

- Substantial new housing or permanent employment opportunities (e.g., commercial, industrial, or governmental enterprises);
- A construction effort with substantial short-term employment opportunities that indirectly stimulates the need for additional housing and services to support the new temporary employment demand; or
- Removal of an obstacle to additional growth and development, such as removing a constraint on a required public utility or service (e.g., construction of a major sewer line with excess capacity through an undeveloped area) or adding development adjacent to undeveloped land.

Growth inducement itself is not an environmental effect, but it may lead to foreseeable environmental effects. Generally, a project that increases population is not viewed as having a significant impact on the environment unless the physical changes that would be needed to accommodate the project-related population growth would have adverse impacts on the environment. These environmental effects may include increased demand on other community and public services and infrastructure, increased traffic and noise, degradation of air or water quality, or loss of plant or animal habitats.

As discussed in EIR Appendix B, initial study section E, Evaluation of Environmental Effects, p. B.6, the proposed project would not displace or construct residential units. Therefore, the project would not directly or substantially increase the population in San Francisco. Since the project site is in an established urban neighborhood, is part of an existing school campus, and is not an infrastructure project, it would not indirectly induce substantial population growth. As discussed in EIR Appendix B, initial study section E.5,

Transportation and Circulation, pp. B.21–B.39, the proposed project would not extend existing roadways into undeveloped areas or increase the capacity of other local or regional transportation facilities. As discussed in EIR Appendix B, initial study, section E.11, Utilities and Service Systems, pp. B.55–B.59, existing utility infrastructure would have the capacity to serve the proposed project and would not require the expansion to any utility infrastructure. Thus, the proposed project would not induce growth directly or indirectly through the extension of roads or other infrastructure.

#### **4.B Significant and Unavoidable Impacts**

In accordance with section 21100(b)(2)(A) of CEQA and with sections 15126(b) and 15126.2(c) of the CEQA Guidelines, an EIR must identify significant and unavoidable environmental impacts that cannot be reduced to less-than-significant levels through regulatory compliance, design strategies, and/or incorporation of mitigation measures. For the proposed project, no environmental resource topics would have significant and unavoidable environmental effects as a result of project implementation. The findings of significant impacts are subject to final determination by the San Francisco Planning Commission as part of the certification process for this EIR.

#### **4.C Significant Irreversible Environmental Changes**

In accordance with CEQA section 21100(b)(2)(B) and CEQA Guidelines section 15126.2(d), an EIR must identify any significant irreversible environmental changes that could result from implementation of the proposed project. This may include uses of nonrenewable resources during operations that may be irreversible, as a large commitment of resources makes removal or non-use thereafter unlikely, and secondary impacts can commit future generations to similar uses. Irreversible damage can also result from environmental accidents associated with a project. According to the CEQA Guidelines, irretrievable commitments of resources should be evaluated to ensure that such current consumption is justified.

The project site is located in an urbanized area on a site developed with a mix of academic buildings and administrative offices on its northeast portion and various athletic facilities, including J.B. Murphy Field, the upper practice field, and tennis courts on its southern portion. Accordingly, no irreversible environmental changes, such as those that might result from construction of a large-scale mining project, hydroelectric dam, or other industrial project that specifically alters nonrenewable resources, would result from development of the proposed project.

No significant environmental damage related to environmental accidents is anticipated to occur with implementation of the proposed project (see EIR Appendix B, initial study section E.16, Hazards and Hazardous Materials, pp. B.74–B.78). Compliance with federal, state, and local regulations related to the handling, transport, and disposal of hazardous materials during demolition, construction and operation and the limited hazardous materials use associated with educational and athletic uses would reduce the potential for the proposed project to cause significant irreversible environmental damage.

Consumption of nonrenewable resources includes increased energy consumption, conversion of agricultural lands to urban uses, and loss of access to mineral reserves. No agricultural lands would be converted, and no access to mining reserves would be lost with construction of the proposed project.

Resources consumed during construction included lumber, concrete, gravel, asphalt, masonry, metals, and water. Similar to the existing uses on the project site, the proposed project would irreversibly use water and solid waste landfill resources. However, the proposed project would not involve a large commitment of resources relative to existing conditions or supply, nor would it consume any of those resources wastefully.

Operation of the proposed project would require the use of energy, including energy produced from nonrenewable fossil fuels. In California, energy consumption in buildings is regulated by Title 24 of the California Code of Regulations. Title 24 includes standards that regulate energy consumption for the heating, cooling, ventilation, and lighting of residential and nonresidential buildings. In San Francisco, documentation demonstrating compliance with Title 24 standards is required to be submitted with a building permit application. Compliance with Title 24 standards is enforced by the San Francisco Department of Building Inspection. The proposed project is an infill development that would involve limited construction. The 90-foot-tall lights and associated safety lighting at J.B. Murphy Field are exempt from the standards of Title 24 and the requirements of the San Francisco Green Building Ordinance. The proposed project would use light-emitting diode (LED) light fixtures that would reduce prior reliance on diesel generator-powered portable lights, resulting in a net reduction in wasteful, inefficient, and unnecessary energy use compared to baseline conditions. Thus, energy would not be used in a wasteful, inefficient, or unnecessary manner.

Operation-related energy consumption would include electricity use for the field lighting and vehicle fuel used by St. Ignatius student-athletes and program staff; coaches, trainers and athletic staff from visiting teams and from St. Ignatius-affiliated field users; and visitors as expressed through vehicle miles traveled. Electricity would be used for lighting (a use that is exempt from Title 24 requirements, as discussed previously) and for operation of equipment and machines, e.g., amplified sound/public address (PA) system and scoreboard.

Energy conservation design features to meet state and local goals for energy efficiency and renewable energy have been incorporated into the project design to reduce wasteful, inefficient, and unnecessary consumption of energy during construction and operation. The proposed lighting system would be equipped with LED light fixtures, thus minimizing the amount and source of energy used for field lighting compared to 2020 baseline conditions, i.e. six diesel generator-powered portable lighting systems. The proposed project would also incorporate/promote transportation demand management measures such as public transit information, carpooling, rideshare, and bicycling with access to secure bicycle parking that would help to minimize the amount of transportation fuel consumed.

The proposed project would not introduce new uses to the project site. As discussed in EIR Appendix B, initial study section E.11, Utilities and Service Systems, pp. B.55–B.59, the project site is within an urban area that is served by water storage, treatment, and distribution facilities; combined wastewater and stormwater collection, storage, treatment and disposal facilities; and solid waste collection and disposal service systems. The proposed project would use best-practice water conservation devices and techniques. Because the water demand for the proposed project would be negligible and would be accommodated by the existing and planned supply anticipated under the commission's 2020 Urban Water Management Plan (including updates such as the 2023 Interim Water Demand Projections), it would not result in a substantial increase in water use on the project site such that existing water supply entitlements and water resources would need to be expanded. Furthermore, the project sponsor and general contractor would minimize the use of potable water during construction to the extent feasible and would comply with Ordinance 175-91, which requires

that non-potable water be used for dust-control activities when feasible. The proposed project would not involve the wasteful, inefficient, or unnecessary consumption of water resources.

The proposed project would not result in any significant impacts associated with an increase in greenhouse gas emissions or conflict with measures adopted for the purpose of reducing such emissions because the proposed project would comply with the requirements of the City's Greenhouse Gas Reduction Strategy (refer to EIR Appendix B, initial study section E.8, Greenhouse Gas Emissions, pp. B.50–B.53). In addition, electricity and natural gas services are currently provided to the project site; the construction of new utility lines is not required. Therefore, the proposed project would not result in a significant impact associated with the consumption of nonrenewable resources.

#### **4.D Areas of Known Controversy and Issues to Be Resolved**

EIR chapter 1, section D.3, Comments Received During NOP Comment Period, describes the public review process and summarizes the comments received on the Notice of Preparation (NOP) of an Environmental Impact Report. During the NOP review and comment period, a total of 31 comment letters and emails were submitted to the planning department. Based on the number of comments received, the most evident controversial issues for the proposed project, as expressed by community members, include the following:

- Exposure of residents to additional evening events with crowd noise and amplified sound from the amplified sound/PA system
- Exposure of residents to additional evening events with field lighting
- Exposure of wildlife to additional noise and lighting during evenings
- The loss of available on-street and off-street parking supply

As summarized in **Table 1-2**, pp. 1-6–1-10, and as discussed previously, the planning department has considered the comments made by the public in the preparation of this draft EIR.

Please see EIR chapter 2.B, for project background.

# CHAPTER 5

## ALTERNATIVES

### 5.A Introduction

This chapter presents an analysis of alternatives to the proposed project, as required by CEQA. The chapter includes a discussion of the CEQA requirements for an alternatives analysis and the methodology used for the selection of alternatives, with the intent of developing potentially feasible alternatives that avoid or substantially lessen the significant impacts identified for the proposed project while still meeting most of the basic project objectives.

This EIR and initial study (EIR Appendix B) present substantial evidence supporting a finding that the proposed project would result in no impact or less-than-significant impacts on the environment and would not result in any significant and unavoidable impacts on the environment.

As discussed in EIR chapter 2, Project Description, the total light control system for the LED light fixtures on the four light standards provides lighting on J.B. Murphy Field at varying lighting capacities—50 foot-candles (100 percent); 30 foot-candles (60 percent); or 20 foot-candles (40 percent)—depending on the type of athletic event. The total light control system includes dimming capabilities. As analyzed in EIR chapter 3.B, Aesthetics, due to the spill and glare shielding and the total light control system, only minimal light would spread outward and upward beyond the project site.

During the 135 evenings when field lighting at J.B. Murphy Field is proposed to operate until 9:30 p.m., with egress lights in operation until 10 p.m. for safe exit and cleanup, and the 15 evenings annually when field lighting is proposed to operate until 10 p.m. at 50 foot-candles or a lower “dimmed” level of 30 foot-candles, egress lighting operating at no more than 14.6 foot-candles (with an average of 7.84 foot-candles) would remain on until 10:45 p.m. Under these conditions the proposed project would contribute to existing nighttime lighting and could result in potential light and glare impacts on nearby residences. However, due to limited lines-of-sight and the presence of existing street lighting, these effects would not be substantial and would result in a less-than-significant impact.

For 132 of the 147 spectator-attended games and track-and-field meets annually, the amplified sound/public address (PA) system at J.B. Murphy Field would be used until 8 p.m. On up to 15 “*exception evenings*” when field lighting is proposed until 10 p.m., the amplified sound/PA system would also be used until 10 p.m. As analyzed in EIR chapter 3.C, Noise, operational noise impacts from peak attendance events, such as Friday evening varsity football games, would be less than significant.

Pursuant to CEQA Guidelines section 15126.6(a), alternatives to a project selected for analysis in an EIR must substantially lessen or avoid any of the significant environmental impacts associated with the proposed project. While the proposed project would not result in any significant environmental impacts, alternatives have been developed to consider strategies that would further lessen the proposed project’s less-than-

significant aesthetic (light and glare) impacts associated with light trespass, glare, and skyglow and the less-than-significant operational noise impact.

This section identifies a reasonable range of alternatives that fulfill CEQA criteria and evaluates the alternatives for their comparative merits with respect to minimizing the less-than-significant impacts that would occur with the proposed project as designed.

After identifying the alternatives, the chapter evaluates the alternatives' impacts compared to environmental conditions prior to the installation of the field lights (2020 baseline conditions) and compared to the impacts of the proposed project. Based on this analysis, this chapter then identifies the environmentally superior alternative. Finally, it describes other alternative concepts that were considered but eliminated from detailed consideration and the reasons for their elimination.

### 5.A.1 CEQA Requirements for Alternatives Analysis

CEQA Guidelines section 15126.6(a) states that an EIR must describe and evaluate a reasonable range of alternatives to the proposed project that would feasibly attain most of the project's basic objectives but that would avoid or substantially lessen any identified significant adverse environmental effects of the project. An EIR is not required to consider every conceivable alternative to a proposed project. Rather, it must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation.

CEQA, the CEQA Guidelines, and the case law on the subject have found that feasibility can be based on a range of factors and influences. CEQA Guidelines section 15364 defines *feasibility* as "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors." CEQA Guidelines section 15126.6(f)(1) states that the factors that may be taken into account when addressing the feasibility of alternatives include site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries (i.e., projects with a regionally significant impact should consider the regional context), and whether the proponent can reasonably acquire, control, or otherwise have access to the alternative site (if the site is not already owned by the proponent).

The EIR must evaluate the comparative merits of the alternatives and include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. Specifically, the CEQA Guidelines set forth the following criteria for selecting and evaluating alternatives:

- "An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather, it must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation. An EIR is not required to consider alternatives which are infeasible" (CEQA Guidelines section 15126.6(a)).
- "[T]he discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives or would be more costly" (CEQA Guidelines section 15126.6(b)).

- “The range of potential alternatives shall include those that could feasibly accomplish most of the basic objectives of the project and could avoid or substantially lessen one or more of the significant effects” (CEQA Guidelines section 15126.6(c)).
- “The specific alternative of “no project” shall also be evaluated along with its impact” (CEQA Guidelines section 15126.6(e)(1)). This analysis is required to include a discussion of the continuation of the existing conditions, as well as what could be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services (CEQA Guidelines section 15126.6(e)(2)).
- “The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determines could feasibly attain most of the basic objectives of the project. The range of feasible alternatives shall be selected and discussed in a manner to foster meaningful public participation and informed decision-making” (CEQA Guidelines section 15126.6(f)).

### 5.A.2 Alternatives Selection

This section describes the basis for determining a reasonable range of alternatives that fulfill CEQA criteria and identifies the specific alternatives that are analyzed in this EIR.

#### **PROJECT OBJECTIVES**

As presented in EIR chapter 2, Project Description, the project sponsor identified six objectives associated with the proposed project, which are reiterated below for use in the identification, selection, and evaluation of alternatives. As noted above, an EIR need only consider alternatives that would feasibly accomplish most of the project’s basic objectives.

The objectives for the proposed project are as follows:

- Allow evening practices for various school athletic teams (e.g., football, soccer, lacrosse, rugby, flag football, and track-and-field), St. Ignatius student- and coach-affiliated teams,<sup>1</sup> 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 practice schedules, thereby enhancing both the academic and athletic experience for students.<sup>2</sup>
- Accommodate hosting of football games at J.B. Murphy Field on Friday nights (as opposed to Saturday afternoons), thereby reducing traffic and parking congestion associated with concurrent football games and other Saturday athletic events at the neighboring West Sunset Soccer Fields.
- Accommodate evening lacrosse games and practices for St. Ignatius and St. Ignatius-affiliated teams with lighting providing a safe, competitive-level light intensity of approximately 50 foot-candles.<sup>3</sup>

<sup>1</sup> Includes non-profit club athletic teams with participating St. Ignatius students and non-St. Ignatius youth teams coached by St. Ignatius coaches and faculty.

<sup>2</sup> Research has shown that teenagers perform better academically and have better mental health if they have adequate sleep. Available at: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7177233/>. Accessed October 1, 2025.

<sup>3</sup> American National Standards Institute and Illumination Engineering Society (ANSI/IES), Recommended Practice: Lighting Sports and Recreational Areas (ANSI/IES RP-6-24), Class of Play (Table 4-1) and Recommended Illuminance Criteria for Outdoor Sports and Recreation Areas (Table 4-A-2). Available at: [Recommended Illuminance Criteria for Outdoor Sports.pdf](#). Accessed May 7, 2026.

- 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, 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.

### **SUMMARY OF SIGNIFICANT IMPACTS**

As stated in the CEQA Guidelines section 15126.6(a), alternatives to a project selected for analysis in an EIR must substantially lessen or avoid any of the significant environmental impacts associated with the proposed project.

The project proposes the use of field lighting at J.B. Murphy Field for up to 150 evenings annually for practices, games, and track-and-field meets. On up to 135 evenings lighted field use would end by 9:30 p.m., at which time all lights (mounted at 90 feet) and BallTracker lights (mounted at 15 feet) would be turned off. Only the egress/bleacher lights (mounted at 65 feet) would remain on until 10 p.m.

On up to 15 exception evenings annually, when regular season and playoff varsity football games, lacrosse playoff and/or tournament games, and soccer playoff and/or tournament games occur, field lights would remain on until 10 p.m., with egress lights in operation until 10:45 p.m. for safe exit and cleanup.

Light and glare from evening events at J.B. Murphy Field would be most noticeable at the nearest residences along 39th Avenue and Rivera Street. However, these impacts would be temporary, would not exceed International Commission on Illumination (CIE) thresholds for light trespass, and would not contribute substantially to existing exceedances of CIE thresholds for glare from streetlights in Environmental Zone E3 or to skyglow. Due to the spill and glare shielding incorporated into the lighting system design, and the total light control system that enables selection of the minimum illumination necessary for athlete and spectator safety, events proposed to use the lights at 100 percent and 60 percent capacity would not result in significant and unavoidable aesthetics (light and glare) impacts.

Use of the amplified sound/PA system and crowd noise generated during evening events at J.B. Murphy Field would be most noticeable at the nearest noise-sensitive receptors along 39th Avenue and Rivera Street. Noise levels during Friday evening varsity football games would be the highest among all athletic events hosted by St. Ignatius, while most other events would generate substantially lower noise levels. The amplified sound/PA system would not be used after 8 p.m. except for 15 late evening events when it would be used until 10 p.m.

The intermittent noise increases during varsity football games would not exceed the applicable significance criterion of a 10 dB Leq increase over ambient noise levels from either permanent or temporary noise sources. In addition, noise levels in nearby residences would remain below the San Francisco interior noise standard of 55 dBA between 7 a.m. and 10 p.m., even with windows opened. The operational noise impact from the use of the updated amplified sound/PA system for up to 147 spectator-attended athletic events, each lasting no more than three hours, would be less than significant.

## ALTERNATIVES SCREENING AND SELECTION

In accordance with CEQA Guidelines section 15126.6(a), this EIR examines a reasonable range of alternatives to the proposed project. An alternative selected for analysis must meet three criteria: (1) the alternative would attain most of the project’s basic objectives, (2) the alternative would avoid or substantially lessen the significant environmental impacts of the proposed project, and (3) the alternative would be potentially feasible. An EIR need not consider an alternative that cannot be reasonably ascertained and whose implementation is remote and speculative. Furthermore, an EIR need not consider every conceivable alternative but must consider a reasonable range of alternatives to foster informed decision-making and public participation. There is no rule specifying a particular number of alternatives that must be included.

While the proposed project would result in less-than-significant impacts related to aesthetics (light and glare) and operational noise, the alternatives selection focused on identifying strategies that could avoid or lessen these operational-related impacts. The aesthetics (light and glare) and operational noise impacts would occur primarily because of the number of evening events at J.B. Murphy Field with lights operating at 100 or 60 percent capacity and with amplified sound/PA system operations. The greatest aesthetics (light and glare) impacts result from practices and games with 100 percent capacity lighting, while the highest noise levels would be associated with Friday evening varsity football games with amplified sound/PA system operations ending at 10 p.m. Of the eight potential Friday evening varsity football games, three would occur only if the team qualifies for playoffs.

The primary strategy considered to avoid or lessen proposed project’s light and glare and operational noise impacts focused on alternative locations and reduced use of various impact-related elements of the project. Seven potential alternatives to the proposed project were considered: (1) No Project, (2) Reduced Evening Athletic Events, (3) Superior Court Order Reduced Lighting Hours, (4) Board of Supervisors Approved Reduced Lighting Hours, (5) Offsite Locations, (6) 60-foot tall Light Standards, and (7) 70-foot-tall Light Standards. The planning department screened these potential alternatives for their feasibility and ability to meet most of the project objectives. This screening process resulted in the selection of three alternatives to be carried forward for detailed evaluation, in addition to the No Project Alternative. The planning department determined that these alternatives represent a reasonable range of alternatives to be described and analyzed in this EIR. Pursuant to the CEQA guidelines, alternatives considered but rejected along with the basis for rejection are discussed in section 5.E.

### 5.B Summary of Alternatives

Based on the alternatives screening process described above, the following alternatives were selected for detailed analysis in this EIR:

- Alternative A: No Project
- Alternative B: Reduced Evening Athletic Events
- Alternative C: Superior Court Order Reduced Lighting Hours<sup>4</sup>
- Alternative D: Board of Supervisors Approved Reduced Lighting Hours<sup>5</sup>

<sup>4</sup> St. Ignatius installed the four 90-foot-tall light standards at J.B. Murphy Field in November 2021 after the San Francisco Superior Court denied the St. Ignatius Neighborhood Association’s (SINA) petition (October 22, 2021). On February 22, 2022, SINA filed a notice of appeal to the California Court of Appeals which ruled that the four light standards did not qualify for either a Class 1 or Class 3 categorical exemption reversing the Superior Court’s judgment (November 18, 2022). On September 12, 2023, the Superior Court issued its final judgment granting a writ of mandate.

<sup>5</sup> Board of Supervisors Approved Project (October 20, 2020).

**Table 5-1**, p. 5-7, provides a comparison of the proposed project’s characteristics compared to those of the project alternatives.

**Table 5-2**, p. 5-11, provides a summary of the ability of the alternatives to meet the project objectives listed in EIR chapter 2, Project Description, and in section 5.A.2, p. 5-3. The No Project Alternative is also included, as required by CEQA Guidelines section 15126.6(e), even though it would not meet the basic project objectives. The alternatives would either not meet, partially meet, or meet one or more of the project objectives, but none would meet all of the project objectives.

**Table 5-3**, p. 5-13, provides a summary of the ability of each alternative to reduce the environmental impacts of the proposed project related to the environmental resource area topics analyzed in this EIR (i.e., aesthetics [light and glare] and operational noise) and identifies new impacts, if any, resulting from each alternative.

Descriptions of each alternative follow the tabular summaries, including the assumptions used in analyzing their environmental impacts.

*REMAINDER OF PAGE INTENTIONALLY BLANK*

**Table 5-1 Comparison of Proposed Project and Alternatives**

Project Characteristics	Proposed Project	Alternative A: No Project	Alternative B: Reduced Evening Athletic Events
<b>Description</b>			
<ol style="list-style-type: none"> <li>1. Four 90-foot-tall light standards with LED light fixtures and field use and lighting program for J.B. Murphy Field and upper practice field</li> <li>2. Safety lighting at bleachers and internal St. Ignatius campus paths</li> <li>3. Updated amplified sound/PA system</li> <li>4. Wireless telecommunications services facility, ancillary equipment, and fenced equipment area for the wireless telecommunications services facility with controlled entry</li> </ol>	<ol style="list-style-type: none"> <li>1. J.B. Murphy Field and upper practice field lighting operations would be limited to no more than 150 evenings per year on any day of the week except Sunday for games and practices. For 135 of the 150 evenings, lights would be operated at 100 percent capacity (50 foot-candles<sup>6</sup>) or 60 percent capacity (30 foot-candles), according to the needs of the sports event, until 9:30 p.m., and egress lights would be in operation from 9:30 p.m. to 10 p.m. for safe exit and cleanup. For up to 15 evenings annually, lights would be operated at 100 percent capacity until 10 p.m., and egress lights would be in operation from 10 p.m. to 10:45 p.m. for safe exit and cleanup. Field lighting for the upper practice field would match the lighting schedule at J.B. Murphy Field but would not exceed 30 foot-candles at any time.  All physical components already constructed would remain.</li> </ol>	<ol style="list-style-type: none"> <li>1. J.B. Murphy Field lighting operations would reflect 2020 baseline conditions which would include the use of six diesel generator-powered portable light systems to extend practices until 8 p.m. up to 50 evenings annually.  The field use and lighting program for the upper practice field would also reflect 2020 baseline conditions. Light usage would be allowed 150 evenings per year for practices at 30 foot-candles with lights off at 7:30 p.m.  The 90-foot-tall light standards, the updated amplified sound/PA system, and the wireless telecommunications services facility and ancillary equipment would be removed.</li> <li>2. Safety lighting at bleachers and internal St. Ignatius campus paths would not be installed.</li> <li>3. The former blowhorn amplified sound/PA system would be used at up to 118 spectator-attended events and would not be used past 7:30 p.m.</li> </ol>	<ol style="list-style-type: none"> <li>1. J.B. Murphy Field lighting operations would be limited to no more than 144 evenings per year. For 135 of the 144 evenings, lights would be operated at 100 percent capacity or 60 percent capacity depending on the sport until 9 p.m. and egress lights would be in operation from 9 to 9:30 p.m. for safe exit and cleanup. For up to nine evenings annually (including up to three playoff football games), lights would be operated at 100 percent capacity until 10 p.m. Egress lights would be in operation until 10:45 p.m. to accommodate safe exit and cleanup.  Total use of the lighted upper practice field would be limited to no more than 144 evenings per year on any day of week except Sunday. Field lighting for the upper practice field would match the lighting schedule at J.B. Murphy Field but would not exceed 30 foot-candles at any time.  All physical components already constructed would remain.</li> </ol>

<sup>6</sup> 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.

Project Characteristics	Proposed Project	Alternative A: No Project	Alternative B: Reduced Evening Athletic Events
	<ul style="list-style-type: none"> <li>2. Operation of the existing safety lighting at bleachers and internal St. Ignatius campus paths would match the egress lighting plan to accommodate safe exit and cleanup.</li> <li>3. The amplified sound/PA system would be retained and would be used for up to 147 spectator-attended events on weekday and weekend evenings.                             <ul style="list-style-type: none"> <li>a. For 132 events it would not be used past 8 p.m.</li> <li>b. For 15 events it would not be used past 10 p.m.</li> </ul> </li> <li>4. The existing wireless telecommunications services facility and associated equipment would be retained and would continue to operate.</li> </ul>	<ul style="list-style-type: none"> <li>4. The wireless telecommunications services facility and associated equipment would not be installed.</li> </ul>	<ul style="list-style-type: none"> <li>2. Operation of the existing safety lighting at bleachers and internal St. Ignatius campus paths would match the egress lighting plan to accommodate safe exit and cleanup.</li> <li>3. The amplified sound/PA system would be retained and would be used for up to 141 spectator-attended events on weekday and weekend evenings.                             <ul style="list-style-type: none"> <li>a. For 132 events it would not be used past 8 p.m.</li> <li>b. For nine events it would not be used past 10 p.m.</li> </ul> </li> <li>4. The existing wireless telecommunications services facility and associated equipment would be retained and would continue to operate.</li> </ul>

*Table 5-1 is continued on the next page.*

Project Characteristics	Proposed Project	Alternative C: Superior Court Order Reduced Lighting Hours	Alternative D: Board of Supervisors Approved Reduced Lighting Hours
<b>Description</b>			
<ol style="list-style-type: none"> <li>1. Four 90-foot-tall light standards with LED light fixtures and field use and lighting program for J.B. Murphy Field and upper practice field</li> <li>2. Safety lighting at bleachers and internal St. Ignatius campus paths</li> <li>3. Updated amplified sound/PA system</li> <li>4. Wireless telecommunications services facility, ancillary equipment, and fenced equipment area for the wireless telecommunications services facility with controlled entry</li> </ol>	<ol style="list-style-type: none"> <li>1. J.B. Murphy Field and upper practice field lighting operations would be limited to no more than 150 evenings per year on any day of the week except Sunday for games and practices. For 135 of the 150 evenings, lights would be operated at 100 percent capacity (50 foot-candles<sup>7</sup>) or 60 percent capacity (30 foot-candles), according to the needs of the sports event, until 9:30 p.m., and egress lights would be in operation from 9:30 p.m. to 10 p.m. for safe exit and cleanup. For up to 15 evenings annually, lights would be operated at 100 percent capacity until 10 p.m. and egress lights would operate from 10 p.m. to 10:45 p.m. for safe exit and cleanup.  Field lighting for the upper practice field would match the lighting schedule at J.B. Murphy Field but would not exceed 30 foot-candles at any time.  All physical components already constructed would remain.</li> </ol>	<ol style="list-style-type: none"> <li>1. J.B. Murphy Field lighting operations would be limited to no more than 150 evenings per year as identified in the St. Ignatius and St. Ignatius Neighborhood Association (SINA) agreement pursuant to the Superior Court Order. For 145 of the 150 evenings, lights would be operated at 60 percent capacity (30 foot-candles)<sup>8</sup> until 8 p.m., and egress lights would be operated until 8:30 p.m. for safe exit and cleanup. For up to five evenings annually (including up to two playoff football games), lights would be operated at 80 percent capacity (40 foot-candles)<sup>8</sup> until 9:30 p.m., and egress lights would operate until 10 p.m. for safe exit and cleanup.  Total use of the lighted upper practice field would be limited to no more than 150 evenings per year. Lighting for the upper practice field would match the lighting schedule at J.B. Murphy Field but would not exceed 30 foot-candles at any time.  All physical components already constructed would remain.</li> </ol>	<ol style="list-style-type: none"> <li>1. J.B. Murphy Field lighting operations would be limited to no more than 150 evenings per year as identified in the board of supervisors’ response to appeal and upholding of the categorical exemption determination (July 23, 2020) including additional conditions (October 20, 2020). For 135 of the 150 evenings, lights would be operated at 60 percent capacity<sup>8</sup> until 8 p.m., and egress lights would operate until 8:30 p.m. for safe exit and cleanup. For up to 15 evenings annually, lights would be operated at 80 percent capacity<sup>8</sup> until 9:30 p.m., egress lights would operate from 9:30 p.m. to 10 p.m. for safe exit and cleanup.  Total use of the lighted upper practice field would be limited to no more than 150 evenings per year. Lighting for the upper practice field would match the lighting schedule at J.B. Murphy Field but would not exceed 30 foot-candles at any time.  All physical components already constructed would remain.</li> <li>2. Operation of the existing safety lighting at bleachers and along</li> </ol>

<sup>7</sup> 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.

<sup>8</sup> Based on a good faith evaluation by the school, if the 30 foot-candle and 40 foot-candle levels prove inadequate to preserve 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.

Project Characteristics	Proposed Project	Alternative C: Superior Court Order Reduced Lighting Hours	Alternative D: Board of Supervisors Approved Reduced Lighting Hours
	<ol style="list-style-type: none"> <li>2. Operation of the existing safety lighting at bleachers and internal St. Ignatius campus paths would match the egress lighting plan to accommodate safe exit and cleanup.</li> <li>3. The amplified sound/PA system would be retained and would be used for up to 147 spectator-attended events on weekday and weekend evenings.                             <ol style="list-style-type: none"> <li>a. For 132 events it would not be used past 8 p.m.</li> <li>b. For 15 events it would not be used past 10 p.m.</li> </ol> </li> <li>4. The existing wireless telecommunications services facility and associated equipment would be retained and would continue to operate.</li> </ol>	<ol style="list-style-type: none"> <li>2. Operation of the existing safety lighting at bleachers and internal St. Ignatius campus paths would match the egress lighting plan to accommodate safe and cleanup.</li> <li>3. The amplified sound/PA system would be retained and would be used for up to 147 spectator-attended events on weekday and weekend evenings.                             <ol style="list-style-type: none"> <li>a. For 142 events it would not be used past 7:30 p.m.</li> <li>b. For five events it would not be used past 9:30 p.m.</li> </ol> </li> <li>4. The existing wireless telecommunications services facility and associated equipment would be retained and would continue to operate.</li> </ol>	<ol style="list-style-type: none"> <li>internal St. Ignatius campus paths would match the egress lighting plan to accommodate safe exit and cleanup.</li> <li>3. The amplified sound/PA system would be retained and would be used for up to 147 spectator-attended events on weekday and weekend evenings.                             <ol style="list-style-type: none"> <li>a. For 132 events it would not be used past 7:30 p.m.</li> <li>b. For 15 events it would not be used past 9:30 p.m.</li> </ol> </li> <li>4. The existing wireless telecommunications services facility and associated equipment would be retained and would continue to operate.</li> </ol>

**Table 5-2 Summary of the Ability of the Alternatives to Meet the Project Objectives**

Project Objective	Alternative A: No Project	Alternative B: Reduced Evening Athletic Events	Alternative C: Superior Court Order Reduced Lighting Hours	Alternative D: Board of Supervisors Approved Reduced Lighting Hours
<b>Would the alternative meet the project sponsor's objectives?</b>				
1. Allow early evening practices for various school athletic teams (e.g., football, soccer, lacrosse, rugby, flag football, and track-and-field), St. Ignatius student- and coach-affiliated teams, and non-profit entities such as other schools currently lacking access to athletic facilities.	No	Partially. Earlier end times for lighted sports activities and fewer allowable evenings for lighted activities could result in more morning practices to accommodate athletic team demand for St. Ignatius fields and limit potential use by other user types.	Partially. Earlier end times for lighted sports activities could result in more morning practices to accommodate athletic team demand for St. Ignatius fields and limit potential use by other user types.	Partially. Earlier end times for lighted sports activities could result in more morning practices to accommodate athletic team demand for St. Ignatius fields and limit potential use by other user types.
2. 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 practice schedules, thereby enhancing both the academic and athletic experience for students.	No	Partially. Earlier end times for lighted sports activities and fewer allowable evenings for lighted activities could result in more morning practices to accommodate athletic team demand for St. Ignatius fields.	Partially. Earlier end times for lighted sports activities could result in more morning practices to accommodate athletic team demand for St. Ignatius fields.	Partially. Earlier end times for lighted sports activities could result in more morning practices to accommodate athletic team demand for St. Ignatius fields.
3. Accommodate hosting of football games at the J.B. Murphy Field on Friday nights (as opposed to Saturday afternoons), thereby reducing traffic and parking congestion associated with concurrent football games and other Saturday athletic events at the neighboring West Sunset Soccer Fields.	No	Yes. With nine evenings for use of lights until 10 p.m. all eight football games (i.e., five regular season games plus up to three playoff games) could be accommodated. There would be six fewer late evening events compared to proposed project.	Partially. With only five evenings for use of lights until 9:30 p.m. only five of the eight football games (including playoffs) could be accommodated. There would be 10 fewer late evening events compared to proposed project.	Yes

Project Objective	Alternative A: No Project	Alternative B: Reduced Evening Athletic Events	Alternative C: Superior Court Order Reduced Lighting Hours	Alternative D: Board of Supervisors Approved Reduced Lighting Hours
<b>Would the alternative meet the project sponsor’s objectives?</b>				
4. Accommodate evening lacrosse games and practices for St. Ignatius and St. Ignatius-affiliated teams with lighting providing a safe, competitive-level light intensity of approximately 50 foot-candles.		Partially. Only one lacrosse playoff game or tournament game would be accommodated: three fewer than the proposed project.	No. None of the lacrosse playoff games or tournament games would be possible.	Yes assuming operation of lights at 50 foot-candles for safety.
5. Enhance safety for egress of all students and faculty by providing improved nighttime visibility on campus.	No	Yes	Yes	Yes
6. Improve the campus’s energy efficiency and reduce noise and air pollution by replacing diesel generator-powered, portable lights with current LED lighting technology.	No. Diesel generator-powered lighting systems would be used to extend practices up to 50 evenings.	Yes	Yes	Yes
7. Create increased access to athletic fields in San Francisco for local non-profit athletic and youth-oriented organizations.	No	Partially. St. Ignatius would prioritize use of its fields for their athletic programs above those of other potential users.	Partially. St. Ignatius would prioritize use of its fields for their athletic programs above those of other potential users.	Partially. St. Ignatius would prioritize use of its fields for their athletic programs above those of other potential users.

**Table 5-3 Environmental Effects of the Project Alternatives Relative to the Effects of the Proposed Project**

Project Impact	Alternative A: No Project	Alternative B: Reduced Evening Athletic Events	Alternative C: Superior Court Order Reduced Lighting Hours	Alternative D: Board of Supervisors Approved Reduced Lighting Hours
<b>Aesthetics</b>				
<p>Impact AE-1: Development of the proposed project would not create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area or that would substantially affect other people or properties. (LTS)</p>	<p>LTS. Reverts to conditions prior to installation of lights at J.B. Murphy Field.</p>	<p>LTS. There would be a difference in number of evenings with light use (from 150 to 144) and earlier end times for practices (by 30 minutes), but the peak use/impact would be equivalent to proposed project. The alternative would also have fewer late evening events extending light use to 10 p.m. and egress lighting in operation until 10:45 p.m. Temporary annoyances due to light and glare effects would remain but would be slightly reduced compared to the proposed project, with fewer late evening events (nine rather than 15) and earlier stop times for practices.</p>	<p>LTS. There would be a reduction in the hours of lighting operations, but peak use/impact would be equivalent to the proposed project due to safety requirements requiring operation of lights at 50 foot-candles for lacrosse practices and games and varsity football games. The alternative would also have fewer late evening events requiring lights until 9:30 p.m., with egress lighting in operation until 10 p.m. Temporary annoyances due to light and glare effects would remain but would be reduced compared to the proposed project, with fewer late evening events (5 rather than 15) and earlier stop times for all lighted field activities.</p>	<p>LTS. There would be a reduction in the hours of lighting operations, but peak use/impact would be equivalent to the proposed project due to safety requirements requiring operation of lights at 50 foot-candles for lacrosse practices and games and varsity football games. The alternative would include up to 15 evening events requiring lights until 9:30 p.m. with egress lighting in operation until 10 p.m. Temporary annoyances due to light and glare effects would remain and would be equivalent to, but slightly reduced from, the proposed project due to earlier stop times for all lighted field activities.</p>

Project Impact	Alternative A: No Project	Alternative B: Reduced Evening Athletic Events	Alternative C: Superior Court Order Reduced Lighting Hours	Alternative D: Board of Supervisors Approved Reduced Lighting Hours
<b>Noise</b>				
Impact NO-1: The proposed project would not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the proposed project, in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. (LTS)	LTS. Reverts to conditions prior to installation of lights at J.B. Murphy Field.	LTS. There would be a difference in temporary noise impacts due to slightly fewer events involving use of the amplified sound/PA system, but peak noise levels would be equivalent to the proposed project. Under this alternative, at up to nine evening events the amplified sound/PA system could operate until 10 p.m. compared to 15 events for the proposed project.	LTS. There would be a difference in the hours of amplified sound/PA system use, but peak noise levels would be equivalent to the proposed project. Under this alternative, at up to five evening events the amplified sound/PA system could operate until 9:30 p.m. compared to 15 events extending until 10 p.m. for the proposed project.	LTS. There would be a difference in the hours of amplified sound/PA system use, but peak noise levels would be equivalent to the proposed project. Under this alternative, at up to 15 evening events the amplified sound/PA system could operate until 9:30 p.m. compared to 10 p.m. for the proposed project.

NOTES:

CEQA significance determinations: NI = No Impact; LTS = Less than significant; LSM = Less than significant with mitigation; SUM = Significant and unavoidable with mitigation; NA = not applicable.

## 5.C Alternatives Analysis

This section presents a detailed description of each alternative and analysis of the selected alternatives' potential environmental impacts compared to the proposed project.

### 5.C.1 Alternative A: No Project

As required by CEQA Guidelines section 15126.6(e), a No Project Alternative must be evaluated, along with its impacts, to allow decision-makers to compare the impacts of approving the proposed project with the impacts of not approving the project. CEQA Guidelines section 15126.6(e)(2) requires that the No Project Alternative analysis “discuss the existing conditions ... as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and policies and consistent with the available infrastructure and community services.”

Under Alternative A: No Project, the four light standards, the updated amplified sound/PA system, and the wireless telecommunications services facility previously installed at J.B. Murphy Field would be removed.

Alternative A assumes the field programming, lighting operations, and the amplified sound/public address (PA) system programming would revert to 2020 baseline conditions, prior to the installation of the four 90-foot-tall light standards and associated safety lighting and the update to the amplified sound/PA system in November 2021, and the installation of the wireless telecommunications services facility on the northwest light standard in August 2023. Verizon would seek other locations in the neighborhood that meet the city's guidelines for wireless telecommunications services facilities.

The 2020 use pattern for J.B. Murphy Field and the upper practice field would return. As described in EIR chapter 3, section A.4, Approach to Baseline Conditions, and shown in EIR Appendix C, Table C-1, weekday practices would take place from 6–7:45 a.m. and from 3 p.m. to dusk, with games at J.B. Murphy Field occurring from 3 p.m. to dusk. Saturday and Sunday field use would be from 8 a.m. to 5 p.m. Football games would continue to be played on Saturdays and continue to coincide with athletic games scheduled at the nearby West Sunset Soccer Fields. The permanent upper practice fields lights would be used for approximately 150 evenings at 30 foot-candles from dusk until 7:30 p.m. on weekdays during the school year in accordance with the school's conditional use permit (September 2004). Six diesel generator-powered portable lights would be used from dusk until 8 p.m. for practices at J.B. Murphy Field on up to 50 evenings. The amplified sound/PA system would be used for up to 118 spectator-attended games and track-and-field meets including playoffs until 7:30 p.m.

### **IMPACT ANALYSIS**

#### *AESTHETICS*

Under Alternative A: No Project (Alternative A), the project site would return to 2020 baseline conditions. Thus, there would be no permanent change to the existing visual characteristics of the site, and no impact would occur.

Under Alternative A, St. Ignatius would continue to maximize use of its campus fields and the Fairmont Field in Pacifica. Portable diesel generator-powered lights would extend use of J.B. Murphy Field for practices until 8 p.m. for up to 50 evenings annually. Lighting at the upper practice field would be used up to 150 evenings annually until 7:30 p.m. The school would continue to host 1,225 practices annually at its campus fields; up

to 138 games and track-and-field meets (including pre-season, regular season, and playoffs) for varsity, junior varsity, and first year athletic teams; and up to 95 community events sponsored by St. Ignatius-affiliated clubs and unaffiliated non-profit groups, held on weekends between 8 a.m. and 5 p.m. High-attendance events, such as varsity football games, would continue to occur during daytime hours on Saturdays.

Unlike the proposed project and other alternatives, Alternative A would not increase light trespass, glare, or skyglow during evening hours. St. Ignatius's contributions to evening lighting would remain limited to those from the existing evening lighting at the upper practice field and the portable lights at J.B. Murphy Field. As a result, no new impacts would occur.

#### *NOISE*

Demolition noise associated with Alternative A would be limited to the removal of four 90-foot-tall light standards and other physical elements of the project, such as the wireless telecommunications services facility. Demolition would take place between 7 a.m. and 8 p.m. and would be completed in less than three months. Demolition-related noise from truck trips, the dismantling of the light standards and wireless telecommunications services facility and limited ground-disturbing activities for light standard removal would be less than significant, similar to the proposed project (see EIR Appendix B, initial study section E.6, Noise, pp. B.39–B.41).

Under Alternative A, the 2020 programming of the upper practice field and J.B. Murphy Field would return. Six portable diesel generator-powered lights would be used to extend practices for up to 50 evenings during the school year. The amplified sound/PA system would be used for up to 118 spectator-attended games and track-and-field meets annually. Neither the proposed project nor Alternative A includes the use of amplified sound during practices.

Under Alternative A, the amplified sound/PA system would be in use during football games on Saturdays and during other athletic events on weekdays, such as soccer and lacrosse games and track-and-field meets. Saturday games would end by 3:30 p.m., weekday games would end by 6 p.m., and track-and-field meets would end by 7 p.m.

Operational noise impacts would reflect amplified sound/PA system use under 2020 baseline conditions, with up to seven varsity football games— which generate the highest levels of noise among all St. Ignatius athletic events annually—occurring on Saturday afternoons. The amplified sound/PA system would not be used at practices; however, on up to 50 evenings annually, noise from six portable lights that would be used until 8 p.m. would return. Under Alternative A, early morning practices, held from 6–7:45 a.m., would return. These early morning hours prior to 7 a.m. are considered a noise-sensitive period of the day and any pre-2020 disturbances and annoyances resulting from non-amplified noise during early morning field use experienced by nearby residents would also return.

No operational noise impacts would occur under Alternative A: No Project as the baseline use and associated noise levels at the project site would remain consistent with 2020 baseline conditions. Because noise measurements from the previous amplified sound/PA system are unavailable and the older equipment used different technology, precise noise levels under Alternative A cannot be quantified. However, operational noise would generally reflect 2020 baseline conditions and is not expected to result in significant impacts. Thus, as with the proposed project, noise levels generated during events with amplified sound/PA system

use under the No Project Alternative would not exceed 10 dBA above existing ambient noise levels and operational noise would also be less than significant.

#### *OTHER TOPICS ANALYZED IN THE INITIAL STUDY*

The initial study (EIR Appendix B) concludes that the proposed project would have less-than-significant impacts or no impacts related to the following environmental resource areas: aesthetics (except light and glare); land use and planning; population and housing; cultural resources; tribal cultural resources; transportation and circulation; greenhouse gas emissions; air quality; wind; shadow; recreation; utilities and service systems; public services; geology and soils; hydrology and water quality; hazards and hazardous materials; mineral resources; noise (except operational noise); energy resources; agriculture and forestry resources; and wildfire. The No Project Alternative would result in no project-level or cumulative impacts related to any of these environmental topics, as it would maintain 2020 baseline conditions.

Under Alternative A, impacts related to air quality, greenhouse gas emissions, and energy would be greater than those under the proposed project due to continued use of diesel generator-powered portable light systems to extend practice times at J.B. Murphy Field. Diesel generator-powered equipment is a source of toxic air contaminants and greenhouse gas emissions and represents an inefficient use of a non-renewable energy resource.

Because Saturday afternoon football games would not shift to Friday evenings, localized traffic conditions and parking congestion would remain similar to 2020 baseline conditions. Concurrent Saturday games at J.B. Murphy Field and the neighboring West Sunset Soccer Fields would result in increased vehicle idling and circling the neighborhood in search of parking during the concurrent Saturday games, creating a concentrated level of emissions and pollutants on Saturdays while also contributing to the wasteful use fuel resources.

Under both Alternative A and the proposed project, St. Ignatius would continue to implement event management and public outreach measures in accordance with the J.B. Murphy Night Game or Large Event Management Plan (St. Ignatius Large Event Management Plan), including providing parking options for high-attendance games of over 1,000 spectators.

#### **ABILITY TO MEET PROJECT OBJECTIVES**

As shown in **Table 5-2**, p. 5-11, Alternative A would not achieve any of the project objectives. Without use of lights past 7:30 p.m. (or 8 p.m. for up to 50 practices annually with the diesel generator-powered portable lights), the project objectives to shift early morning practices to afternoons and evenings to better serve the student body and to contribute additional athletic field supply to help meet the citywide demand would not be met. Without a shift of football games from Saturday afternoons to Friday evenings, the objective of limiting localized weekend traffic and parking effects of concurrent football games at J.B. Murphy Field and soccer games at the nearby West Sunset Soccer Fields would not be met. Because there would be no permanent field lighting at J.B. Murphy Field, the project objective related to providing lighting at safe levels for evening lacrosse practices and games and varsity football games would not be met. Because there would be no additional field or campus lighting, the objective of improving campus safety and nighttime visibility for egress would not be met, nor would the campus energy efficiency objectives to replace the diesel generator-powered portable lights with LED lighting technology.

### 5.C.2 Alternative B: Reduced Evening Athletic Events

Under Alternative B: Reduced Evening Athletic Events (Alternative B), the total number of evening events at J.B. Murphy Field with lighting--including practices, games, and track-and-field meets--would be reduced from 150 to 144 evenings annually, a decrease of six evenings per year (approximately 4 percent). The number of evenings when field lighting could remain on until 10 p.m. and egress lighting until 10:45 p.m. (e.g., Friday evening football games), would be limited to nine evenings (compared to 15 for the proposed project), a reduction of 40 percent. These exception evenings would include home playoffs that are only scheduled if the varsity football, lacrosse, and soccer teams qualify. All other practices, games, track-and-field meets, and other athletic or student events at J.B. Murphy Field would end by 9 p.m. Field lighting for practices and games and track-and-field meets would be operated at 100 percent capacity (50 foot-candles) or 60 percent capacity (30 foot-candles) depending on the sport. Total usage of the lighted upper practice field would also be limited to no more than 144 evenings per year on any day of the week except Sunday and would match the lighting schedule at J.B. Murphy Field. Upper practice field lighting would not exceed 60 percent capacity (30 foot-candles) at any time. This reduction in programming would require limited schedule adjustments, with some activities rescheduled to other times and/or relocated to other fields such as Fairmont Field.

Under Alternative B, the amplified sound/PA system would be used for 141 spectator-attended events per year, a reduction from 147 events under the proposed project (about 4 percent). Of these, 132 events would end amplified sound/PA use by 8 p.m., and 9 events would extend use until 10 p.m. Six junior varsity soccer and lacrosse games would be relocated to Fairmont Field.

#### **IMPACT ANALYSIS**

##### *AESTHETICS*

Under Alternative B, the project site would remain in its current state with all previously installed physical components remaining (i.e., four 90-foot-tall light standards, safety lights, updated amplified sound/PA system, and wireless telecommunications services facility). Thus, the visual characteristics of the project site under Alternative B would be the same as those for the proposed project. Under both Alternative B and the proposed project, daytime effects would be less than significant for the same reasons---absence of reflective surfaces or materials on the light standards and attached equipment, the use of matching paint, and the screening of the ground-level component of the wireless telecommunications services facility.

Under Alternative B, St. Ignatius would continue to maximize use of J.B. Murphy Field and the upper practice field, but under a field use and lighting program that limits the hours of use and the number of evenings when lights are allowed but not the levels. As discussed in EIR chapter 3.B, Aesthetics, the spill and glare shielding and total light control of the LED light fixtures specifically incorporated into the lighting design minimize light spill into the surrounding residential and open space area (i.e., West Sunset Soccer Fields). Under both Alternative B and the proposed project, light spill prior to 10 p.m. with 100 percent capacity lighting level would not exceed the CIE threshold of 0.93 foot-candles at the nearest receptor or the CIE threshold of 0.19 foot-candles after 10 p.m., when only egress lights would be operated at an average of 7.48 foot-candles until 10:45 p.m.; thus, light spill impacts would be the same---less than significant.

Under Alternative B, glare in excess of CIE thresholds would occur along 39th Avenue and Rivera Street when field lights are used at 100 percent capacity and along Rivera Street when used at 60 percent capacity, similar

to the proposed project. Although Alternative B would have six fewer late evening events with lights used at 100 percent capacity it would continue to use the same LED light fixtures as the proposed project; therefore, the impact from light trespass and glare at peak use (100 percent capacity or 50 foot-candles) and at 60 percent capacity (30 foot-candles) would be equivalent to the proposed project: less than significant (as discussed in EIR chapter 3.B, Aesthetics).

Alternative B would reduce the hours of field use with practices and games on 141 evenings ending earlier compared to the proposed project (at 9 p.m. rather than 9:30 p.m.) In addition, the number of lighted evenings compared to the proposed project would be reduced (from 150 to 144) and the number of late evening events would be reduced (from 15 to nine). The field use and lighting operation changes under Alternative B would therefore incrementally reduce the less-than significant contributions to light trespass and glare experienced at neighboring properties and skyglow conditions in the project area.

#### *NOISE*

Under Alternative B, the four 90-foot-tall light standards, safety lights, updated amplified sound/PA system, and wireless telecommunications services facility would remain. Thus, construction-related impacts associated with the installation of the physical components would be the same as those under the proposed project.

Under Alternative B, the amplified sound/PA system would be used for 141 spectator-attended events annually, compared to 147 spectator-attended events under the proposed project, representing a 4 percent reduction. As with the proposed project, the amplified sound/PA system would not be used at practices. Most games and track-and-field meets would conclude by 8 p.m., with amplified sound/PA system use also ending by 8 p.m. Up to nine games, including as many as five regular season football games, three playoff football games, and one lacrosse playoff or tournament game, would be held on Friday evenings and end by 10 p.m., with amplified sound/PA system use also ending at 10 p.m. The noise generated under Alternative B would not exceed a 10 dba Leq increase over ambient noise levels and would remain below 55 dBA within nearby residences similar to the proposed project. The total number of late evening events when amplified sound/PA system would be in use would decrease from 15 to nine, a 40 percent decrease compared to the proposed project. Although fewer late evening events would occur under Alternative B, noise levels generated during operation of the amplified sound/PA system would be the same as the proposed project. Thus, peak operational noise impacts from Friday evening football games under Alternative B would be similar to those of the proposed project and would remain less than significant (as discussed in EIR chapter 3.C, Noise).

#### *OTHER TOPICS ANALYZED IN THE INITIAL STUDY*

As with the proposed project, Alternative B is not located in an area designated by the state or city as containing mineral deposits of significance, zoned for agricultural or timber uses, or classified as a very high fire hazard severity zone. Therefore, no impacts related to mineral resources, agriculture and forestry resources, or wildfire would occur. Similarly, due to the nature of the project, neither the proposed project nor Alternative B would result in impacts related to population and housing or recreation.

Construction activities under Alternative B would be the same as the proposed project. However, because evening events, including those with amplified sound/PA system use, would occur less frequently and end earlier than under the proposed project, Alternative B would result in similar but slightly reduced project-level and cumulative impacts for most environmental resource area topics analyzed in the initial study

(EIR Appendix B). Under both Alternative B and the proposed project, St. Ignatius would continue to implement event management and public outreach measures in accordance with the St. Ignatius Large Event Management Plan, including providing parking options for high-attendance games of over 1,000 spectators.

Accordingly, impacts related to land use and planning; aesthetics (except light and glare); archaeological resources and human remains; tribal cultural resources; transportation and circulation; noise (except operational noise); air quality; greenhouse gas emissions; wind, shadow; utilities and service systems; public services; biological resources; geology and soils; hydrology and water quality; hazards and hazardous materials; and energy would be less than significant, similar to those anticipated under the proposed project.

### **ABILITY TO MEET PROJECT OBJECTIVES**

As shown in **Table 5-2**, p. 5-11, Alternative B would meet or partially meet the project objectives. With use of field lights until 9 p.m., the project objectives to shift some early morning practices to later start times in the morning and to afternoons and evenings to better serve the student body and to contribute additional athletic field supply to help meet the citywide demand would be partially met.

The project objective related to shifting football games from Saturdays to Fridays to reduce localized weekend traffic and parking effects of concurrent football games at J.B. Murphy Field and soccer games at the nearby West Sunset Soccer Fields would be met, as the nine evening events would accommodate up to eight varsity football games each year, including three playoff games. Due to the reduced number of evenings when lighting at J.B. Murphy Field could remain on until 10 p.m. at 100 percent capacity (from 15 to nine), the project objective related to providing lighting at safe levels for lacrosse playoff and/or tournament games would be partially met.

Because field and egress lighting would be the same under Alternative B as under the proposed project, the objectives for improved campus safety, nighttime visibility, and safe egress would be met, as would goals for energy efficiency and noise reduction through replacing diesel generator-powered portable lights with LED lighting technology.

### **5.C.3 Alternative C: Superior Court Order Reduced Lighting Hours**

Under Alternative C: Superior Court Order Reduced Lighting Hours (Alternative C), the total number of evening events at J.B. Murphy Field using lighting for practices, games, and track-and-field meets would stay the same (150) as in the proposed project. The alternative would include ending practices, games, track-and-field meets, and other athletic or student-led events at J.B. Murphy Field by 8 p.m. on 145 evenings. On these evenings, lights would operate at 30 foot-candles (60 percent capacity) until 8 p.m., with egress lighting remaining on until 8:30 p.m. for safe exit and cleanup. On up to five evenings per year, such as Friday night football games, the alternative would include events ending at 9:30 p.m. On those evenings, lights would operate at 40 foot-candles (80 percent capacity) until 9:30 p.m., with egress lighting remaining on until 10 p.m. This represents a 67 percent reduction compared to the proposed project, decreasing from 15 evenings to five evenings. Under Alternative C, only five varsity football games (including playoffs) would shift from Saturday afternoons to Friday evenings, compared to eight games under the proposed project. The remaining varsity football games would start earlier on Fridays, with junior varsity games moved to Thursday afternoons instead of Friday afternoons.

Consistent with the proposed project, St. Ignatius would operate lights at 100 percent capacity (50 foot-candles) at 30 lacrosse games, 65 lacrosse practices, and eight varsity football games to ensure player and spectator safety.

Use of the upper practice field would be limited to no more than 150 evenings per year on Monday through Saturday and would match the lighting schedule at J.B. Murphy Field, but would not exceed 30 foot-candles at any time. Under both Alternative C and the proposed project, no lighting would be used on Sundays, and safety lighting would remain on as needed to allow safe exit and cleanup. Under Alternative C, use of the amplified sound/PA system would end by 7:30 p.m. for 142 events and by 9:30 p.m. for five events. The number of spectator-attended events at J.B. Murphy Field with use of the amplified sound/PA system would decrease by 4 percent compared to the proposed project, from 147 events to 141 events, with junior varsity soccer and lacrosse games either scheduled for earlier times of the day or other days of the week or shifted to Fairmont Field.

## **IMPACT ANALYSIS**

### *AESTHETICS*

Under Alternative C, the project site would remain in its current state with all previously installed physical components remaining (i.e., four 90-foot-tall light standards, safety lights, updated amplified sound/PA system, and wireless telecommunications services facility). Thus, the visual characteristics of the project site under Alternative C would be the same as those for the proposed project. Under both Alternative C and the proposed project, daytime effects would be less than significant for the same reasons: absence of reflective surfaces or materials on the light standards and attached equipment, the use of matching paint, and the screening of the ground-level components of the wireless telecommunications services facility.

Under Alternative C, St. Ignatius would continue to maximize use of J.B. Murphy Field and the upper practice field, but under a field programming and lighting approach that limits hours of use rather than the number of evenings with lighting or lighting levels. As discussed in EIR chapter 3.B, Aesthetics, the LED lighting fixture design includes spill and glare shielding and full light control, which minimize light spill into surrounding residential and open space areas (i.e., West Sunset Soccer Fields). Similar to the proposed project, light spill prior to 9:30 p.m. at the 100 percent capacity lighting level would not exceed the CIE threshold of 0.93 foot-candles at the nearest receptor; thus, light spill impacts would be similar to the proposed project and would be less than significant.

Since Alternative C would use the same lighting levels as the proposed project (100 percent [50 foot-candles] and 60 percent [30 foot-candles]), the light and glare impact at these lighting levels would be equivalent to the proposed project and therefore less than significant, as discussed in EIR chapter 3.B, Aesthetics. However, the light and glare impact would be incrementally reduced as light use would end earlier for practices and late evening events. Alternative C would reduce the hours of field use compared to the proposed project with practices and games ending at 8 p.m. rather than 9:30 p.m. on 145 evenings. In addition, the number of late evening events would be reduced from 15 to 5, with field lights turned off at 9:30 p.m. rather than 10 p.m. Alternative C would therefore further reduce light trespass, glare at nearby properties, and skyglow in the project area, all of which would remain less than significant.

*NOISE*

Under Alternative C, the four 90-foot-tall light standards, safety lights, updated amplified sound/PA system, and wireless telecommunications services facility would remain. Thus, construction-related impacts associated with the installation of the physical components would be the same as those under the proposed project.

Under Alternative C, the amplified sound/PA system would be used for the same number of spectator-attended events annually as the proposed project (147) and would not be used during practices. Most games and track-and-field meets would end by 8 p.m., with amplified sound/PA system use ending at 7:30 p.m. for 142 events. This represents use ending 30 minutes earlier than under the proposed project (7:30 p.m. rather than 8 p.m.). At up to five Friday evening games, amplified sound/PA system use would extend to 9:30 p.m., ending 30 minutes earlier than under the proposed project (9:30 p.m. rather than 10 p.m.). Overall, the number of late evening events with amplified sound/PA system use would decrease from 15 to 5, a 67 percent reduction compared to the proposed project.

Although fewer late evening events would occur under Alternative C, operational noise levels from use of the amplified sound/PA system would be the same as under the proposed project. Noise would not exceed a 10 dBA Leq increase over ambient levels and would remain below 55 dBA at nearby residences, consistent with the proposed project (see EIR chapter 3.C, Noise).

Compared to the proposed project, amplified sound/PA system use would end earlier and the number of late evening events would decrease from 15 to 5. As a result, operational noise impacts under Alternative C would be incrementally reduced compared to the proposed project and would remain less than significant.

*OTHER TOPICS ANALYZED IN THE INITIAL STUDY*

As with the proposed project, Alternative C is not located in an area designated by the state or city as containing mineral deposits of significance, zoned for agricultural or timber uses, or classified as a very high fire hazard severity zone. Therefore, no impacts related to mineral resources, agriculture and forestry resources, or wildfire would occur. Similarly, due to the nature of the project, neither the proposed project nor Alternative C would result in impacts related to population and housing or recreation.

Construction and ground-disturbing activities under Alternative C would be the same as those under the proposed project. However, because evening events, including events with amplified sound/PA system use, would occur less frequently and end earlier, Alternative C would result impacts that are similar to, but slightly less than, those of the proposed project at both the project and cumulative levels across most environmental resource areas analyzed in the initial study (EIR Appendix B). Under both Alternative C and the proposed project, St. Ignatius would continue to implement event management and public outreach measures in accordance with the St. Ignatius Large Event Management Plan, including providing parking options for high-attendance games of over 1,000 spectators.

Accordingly, impacts related to land use and planning; aesthetics (except light and glare); archaeological resources and human remains; tribal cultural resources; transportation and circulation; noise (except operational noise); air quality; greenhouse gas emissions; wind; shadow; utilities and service systems; public services; biological resources; geology and soils; hydrology and water quality; hazards and hazardous materials; and energy would be less than significant and similar to those anticipated under the proposed project.

### **ABILITY TO MEET PROJECT OBJECTIVES**

As shown in **Table 5-2**, p. 5-11, Alternative C would meet or partially meet some of the project sponsor's objectives. With use of lights until 8 p.m., the project objectives to shift some early morning practices to later start times in the morning and to afternoons and evenings to better serve the student body and to contribute additional athletic field supply to help meet the citywide demand would be partially met.

The project objective related to shifting football games from Saturday afternoons to Friday evenings to reduce localized weekend traffic and parking effects of concurrent football games at J.B. Murphy Field and soccer games at the nearby West Sunset Soccer Fields would be partially met, as the five evening events would accommodate three regular season games and up to two playoff games if St. Ignatius qualifies. Due to the reduced number of evenings when lighting at J.B. Murphy Field could remain on until 10 p.m. at 100 percent capacity (from 15 to five), the project objective related to providing lighting at safe levels for lacrosse playoff or tournament games would not be met.

Because field and egress lighting would be the same under Alternative C and the proposed project, the objective of improving campus safety and evening visibility for safe exit from J.B. Murphy Field would be met, as would the campus energy efficiency and noise reduction objectives to replace the diesel generator-powered portable lights with LED lighting technology.

#### **5.C.4 Alternative D: Board of Supervisors Approved Reduced Lighting Hours**

Under Alternative D: Board of Supervisors Approved Reduced Lighting Hours (Alternative D), the total number of evening events at J.B. Murphy Field with lighting for practices, games, and track-and-field meets (150) would remain the same as the proposed project. However, the reduced field use and lighting program would require St. Ignatius to end practices, games, track-and-field meets, and other athletic or student-led events at J.B. Murphy Field at 8 p.m. on 135 evenings. On these evenings, lights would operate at 30 foot-candles (60 percent capacity) until 8 p.m., then be dimmed to 20 foot-candles for egress lighting until 8:30 p.m. to allow for safe exit and cleanup. On up to 15 evenings annually, such as Friday evening football games, St. Ignatius would conclude events at 9:30 p.m. On those evenings, lighting would operate at 40 foot-candles (80 percent capacity) until 9:30 p.m., then be dimmed to 20 foot-candles for egress lighting until 10 p.m. to allow for safe exit and cleanup. Under Alternative D and the proposed project, junior varsity football games would be shifted from Saturday morning to Friday afternoon, and varsity football games would be shifted from Saturday afternoon to Friday evening. Additionally, Sunday field use would be limited to 12 p.m.–5 p.m. for practices only.

Consistent with the proposed project, lights at 100 percent capacity (50 foot-candles) would be used for 30 lacrosse games, 65 lacrosse practices, and eight varsity football games for athlete safety and spectator safety.

Total usage of the upper practice field would also be limited to no more than 150 evenings per year on Monday through Saturday and would match the lighting schedule at J.B. Murphy Field, but would not exceed 30 foot-candles at any time. Under both Alternative D and the proposed project, lighting would not be in use on Sunday. Operation of safety lighting would match the field lighting plan to accommodate safe exit from J.B. Murphy Field.

Under Alternative D, the number of spectator-attended events at J.B. Murphy Field with use of the amplified sound/PA system would remain the same as the proposed project (147 spectator-attended events). Use of

the amplified sound/PA system would end by 7:30 p.m. for 132 events and by 9:30 p.m. for the remaining 15 events.

## **IMPACT ANALYSIS**

### **AESTHETICS**

Under Alternative D, the project site would remain in its current state with all previously installed physical components remaining (i.e., four 90-foot-tall light standards, safety lights, updated amplified sound/PA system, and wireless telecommunications services facility). Thus, the visual characteristics of the project site under Alternative D would be less than significant for the same reasons: absence of reflective surfaces or materials on the light standards and attached equipment, the use of matching paint, and the screening of the ground-level component of the wireless telecommunications services facility.

Under Alternative D, St. Ignatius would continue to maximize use of J.B. Murphy Field and the upper practice field, but under a field programming and lighting operations plan that limits the hours of use but not the number of allowable evenings with lighting or the lighting levels. As discussed in EIR chapter 3.B, Aesthetics, the spill and glare shielding and total light control of the LED light fixtures specifically incorporated into the lighting design minimize light spill into the surrounding residential and open space area (i.e., West Sunset Soccer Fields). Thus, under both Alternative D, light spill prior to 9:30 p.m. at the 100 percent capacity lighting level would not exceed the CIE threshold of 0.93 foot-candles at the nearest receptor. Thus, light spill impacts would be similar to the proposed project and less than significant.

Because Alternative D would use the same lighting levels as the proposed project (100 percent [50 foot-candles] and 60 percent [30 foot-candles]), light and glare impacts at these levels would be equivalent to those of the proposed project and therefore less than significant, as discussed in EIR chapter 3.B, Aesthetics. However, the light and glare impact would be incrementally reduced as light use would end earlier for practices and late evening events. Alternative D would reduce hours of field use compared to the proposed project, with practices and games ending at 8 p.m. rather than 9:30 p.m. on 135 evenings, and lighted late evening events ending at 9:30 p.m. rather than 10 p.m. on 15 evenings. Alternative D would therefore incrementally reduce contributions to light trespass, glare at neighboring properties, and skyglow conditions in the project area, all of which would remain less than significant.

### **NOISE**

Under Alternative D, the four 90-foot-tall light standards, safety lights, updated amplified sound/PA system, and wireless telecommunications services facility would remain. Thus, construction-related impacts associated with the installation of the physical components would be the same as those under the proposed project.

Under Alternative D, the amplified sound/PA system would be used for the same number of spectator-attended events annually as the proposed project (147) and would not be used for practices. Most games and track-and-field meets would conclude by 8 p.m. with amplified sound/PA system use ending by 7:30 p.m. for the events that require it. At 135 events, use of the amplified sound/PA system would end 30 minutes earlier compared to the proposed project (at 7:30 p.m. rather than 8 p.m.). Up to 15 games, including playoff and tournament games, would be held on Friday evenings and would end by 9:30 p.m., with amplified sound/PA system use ending at the same time. At the 15 events, use of the amplified sound/PA system would end 30 minutes earlier compared to the proposed project (at 9:30 p.m. rather than 10 p.m.). Thus, the number of late evening events with amplified sound/PA system use would be the same as under the

proposed project. However, the 15 late evening events would end 30 minutes earlier compared to the proposed project.

The noise generated under Alternative D would not exceed a 10 dBA Leq increase over ambient noise levels and would remain below 55 dBA at nearby residences, similar to the proposed project. While use of the amplified sound/PA system would end 30 minutes earlier than under the proposed project, the number of late evening events involving amplified sound (15) would remain unchanged. Accordingly, peak operational noise impacts from Friday evening football games under Alternative D would be incrementally reduced due to earlier end times but would not be substantially different from those anticipated under the proposed project and would remain less than significant (see EIR chapter 3.C, Noise).

#### *OTHER TOPICS ANALYZED IN THE INITIAL STUDY*

As with the proposed project, Alternative D is not located in an area designated by the state or city as containing mineral deposits of significance, zoned for agricultural or timber uses, or classified as a very high fire hazard severity zone. Therefore, no impacts related to mineral resources, agriculture and forestry resources, or wildfire would occur. Similarly, due to the nature of the project, neither the proposed project nor Alternative D would result in impacts related to population and housing or recreation.

Construction and ground-disturbing activities under Alternative D would be the same as those under the proposed project. However, because evening events—including those involving amplified sound or PA system use—would end earlier than under the proposed project, Alternative D would result in impacts that are similar to, but slightly less than, those of the proposed project at both the project and cumulative levels across most environmental resource areas analyzed in the initial study (EIR Appendix B). Under both Alternative D and the proposed project, St. Ignatius would continue to implement event management and public outreach measures in accordance with the St. Ignatius Large Event Management Plan, including providing parking options for high-attendance games of over 1,000 spectators.

Accordingly, impacts related to land use and planning; aesthetics (except light and glare); archaeological resources and human remains; tribal cultural resources; transportation and circulation; noise (except operational noise); air quality; greenhouse gas emissions; wind; shadow; utilities and service systems; public services; biological resources; geology and soils; hydrology and water quality; hazards and hazardous materials; and energy would be less than significant and similar to those anticipated under the proposed project.

#### **ABILITY TO MEET PROJECT OBJECTIVES**

As shown in **Table 5-2**, p. 5-11, Alternative D would meet or partially meet the project objectives. With use of lights until 8 p.m., the project objectives to shift early morning practices to later start times in the morning and to afternoons and evenings to better serve the student body and to contribute additional athletic field supply to help meet the citywide demand would be partially met.

The project objective related to shifting football games from Saturday afternoons to Friday evenings to limit localized weekend traffic and parking effects of concurrent football games at J.B. Murphy Field and soccer games at the nearby West Sunset Soccer Fields would be met. Due to the same number of evenings when lighting at J.B. Murphy Field could remain on until 10 p.m. at 100 percent capacity (15) the project objective related to providing lighting at safe levels for lacrosse playoff and/or tournament games would be met.

Because field and egress lighting would be the same under Alternative D and the proposed project, the objective of improving campus safety and nighttime visibility for safe exit from J.B. Murphy Field would be met, as would the campus energy efficiency and noise reduction objectives to replace the diesel generator-powered portable lights with LED lighting technology.

## 5.D Environmentally Superior Alternative

The CEQA Guidelines require the identification of an environmentally superior alternative (section 15126.6[e]). If it is determined that the “no project” alternative would be the environmentally superior alternative, then the EIR shall also identify an environmentally superior alternative among the other project alternatives (section 15126.6[3]).

Alternative A: No Project would be the environmentally superior alternative because it would have the least lighting and noise impacts of the alternatives. Because the No Project Alternative is environmentally superior, the EIR must also consider an alternative that meets most basic project objectives. Of the remaining alternatives, Alternative C: Superior Court Order Reduced Lighting Hours would qualify as the environmentally superior alternative because it would incrementally reduce the total hours of light and amplified sound/PA use as well as the overall number of lighted sports activities that would generate incremental nighttime contributions to light trespass, glare, and skyglow.

As shown in **Table 5-3**, p. 5-13, and described above under section 5.C.3, Alternative C: Superior Court Order Reduced Lighting Hours would have impacts similar to those of the proposed project. However, due to the reduced number of late evening games with lighting and the earlier stopping times for games and practices, Alternative C would reduce the less-than-significant aesthetics impacts related to nighttime light and glare and skyglow. Alternative C would also reduce the number of late evening events with amplified sound/PA system use and require earlier stop times for all games, thereby reducing the frequency of the less-than significant operational noise impact identified for the proposed project.

Because Alternative C: Superior Court Ordered Reduced Lighting Hours would meet some, but not all, project objectives and would incrementally reduce impacts related to light and glare as well as operational noise impacts, Alternative C would be considered the environmentally superior alternative.

## 5.E Alternatives Considered but Rejected from Further Analysis

CEQA Guidelines section 15126(c) requires an EIR to identify alternatives that were considered by the lead agency throughout the planning process but were ultimately rejected from detailed analysis. The following alternatives were considered but were ultimately rejected for the reasons described below.

### 5.E.1 Offsite Alternative

The only off-site location within St. Ignatius’s control is Fairmont Field at 290 Edgewood Drive in Pacifica, California. Access to this facility requires that students either drive or take the bus. Fairmont Field accommodates soccer, baseball, and field hockey but offers limited seating capacity and restroom facilities. As an offsite alternative to J.B. Murphy Field, it would present similar constraints, being situated within a densely populated residential neighborhood with limited parking availability. The Pacifica site has narrower

streets, more limited parking availability, and fewer amenities than the neighborhood surrounding St. Ignatius campus.

Due to limited parking and its distance from the main campus, Fairmont Field is not a feasible location for high-attendance evening events, such as Friday evening football games, that require nighttime lighting and amplified sound/PA system. Thus, to supplement use of the J.B. Murphy Field and upper practice field under a limited lighting plan like that described under Alternative C: Superior Court Order Reduced Lighting Hours and, to a lesser extent, Alternative B: Reduced Evening Athletic Events, an offsite location alternative would include St. Ignatius's continued use of Fairmont Field in Pacifica for practices and games (e.g., soccer and field hockey), as described in EIR chapter 2, Project Description. However, alternative locations would be required for the eight annual high-attendance evening events. Potential off-site venues with lighted fields and an amplified sound/PA system include: Kezar Stadium at Golden Gate Park (currently used for the Bruce Mahoney Football game); Negroesco Stadium at the University of San Francisco; and Boxer Stadium at Balboa Park.

To supplement the use of St. Ignatius's campus fields and support the shift in the school schedule to start classes later and to reduce the number of morning practices, St. Ignatius would need to secure other lighted fields across the city that are also within a reasonable distance for St. Ignatius students and competing athletic teams for low-attendance games and practices. The San Francisco Recreation and Parks Department (RPD) controls 17 lighted multi-purpose turf and grass athletic fields. The San Francisco Unified School District or other public or private entities with lighted field portfolios (e.g., other private schools, the Presidio) within a reasonable distance for St. Ignatius students and competing athletic teams contribute to the pool of available lighted fields. Public fields controlled by RPD are allocated via a lottery, while private fields require negotiation. There is a known lack of access to athletic field space in and around San Francisco, as evidenced by St. Ignatius's recent loss of access to a Marchbank Field in Daly City. Lighted fields with amplified sound/PA systems are in limited supply, and access over an academic year or even on a seasonal basis for St. Ignatius's athletic programs—particularly in the fall and winter—is expected to be highly competitive, with no guarantee of field availability through advanced reservation permit systems. Furthermore, use of fields in neighboring jurisdictions is expected to remain competitive over the long-term due to spillover demand from schools and sports clubs competing for a limited supply of athletic fields in the region.

The Offsite Alternative would reduce, but not eliminate, the less-than-significant aesthetics (light and glare) impacts and operational noise impacts on nearby residents associated with the proposed project's field use and lighting program. The Offsite Alternative would also be subject to seasonal uncertainty and would require a critical component of St. Ignatius's annual athletic programming schedule to rely on lotteries or contractual arrangements. Accordingly, absent the ability to reasonably improve the single offsite location within St. Ignatius's control, or to acquire control or otherwise secure reliable, long-term access to an alternative site, the Offsite Alternative was determined to be infeasible and does not warrant detailed analysis in the EIR.

### **5.E.2 60-Foot-Tall and 70-Foot-Tall Light Standard Alternatives**

Under the 60-foot-tall and 70-foot-tall light standard alternatives, St. Ignatius would retain all existing physical components and work with Verizon to make any necessary height adjustment for the wireless telecommunications services facility on and around the northwest light standard. These adjustments would be short in duration and would not include any ground-disturbing activities. Constructed improvements at

J.B. Murphy Field (i.e., installation of new field lighting, safety lighting, updated amplified sound/PA system, wireless telecommunications services facility) would therefore be the same for the 70-foot-tall light standards as those under the proposed project. Two additional light standards would be required under the 60-foot-tall light standard alternative thus construction-related impacts under the 60-foot-tall light standard alternative would be incrementally greater than those under the proposed project and the 70-foot-tall light standard alternative.

Under the 60-foot-tall and 70-foot-tall light standard alternatives, lighted operations for evening events with amplified sound/PA system use would follow a program similar to that described for Alternative B: Reduced Evening Athletic Events; Alternative C: Superior Court Order Reduced Hours; and Alternative D: Board of Supervisors Approved Reduced Lighting Hours. As such, these alternatives would generate a comparable range of light, glare, and operational noise impacts.

The intent of the 60-foot-tall and 70-foot-tall light standard alternatives was to reduce light and glare effects identified for the proposed project. However, achieving equivalent field illumination would likely require additional LED light fixtures (i.e., more than the four light standards or more than the 36, 1,500-watt luminaires identified for the proposed project). Prior to the installation of the permanent field lighting system, six, 30-foot-tall, portable lighting systems were required to adequately light J.B. Murphy Field for practices. For an equivalent lighting plan for the 60-foot-tall light standard alternative, two additional light standards would be required (three on each side of the field), resulting in more construction impacts, as compared to the proposed project.<sup>9</sup> The 70-foot-tall lighting standard alternative would require four light standards.<sup>10</sup>

For both alternatives, the lower mounting height (60 or 70 feet instead of 90 feet) could result in greater light spillover, glare, and skyglow compared to the proposed project, without substantially reducing the less-than-significant impacts operational noise impacts. Therefore, the 60- and 70-foot-tall light standard alternatives does not warrant detailed analysis in the EIR.

---

<sup>9</sup> Musco Lighting, *Lighting Scan Results for 60-Foot-Tall Lighting Standards at J.B. Murphy Field*, October 20, 2020.

<sup>10</sup> Musco Lighting, *Lighting Scan Results for 70-Foot-Tall Lighting Standards at J.B. Murphy Field*, October 20, 2020.

# CHAPTER 6

## REPORT PREPARERS

### 6.A San Francisco Planning Department

#### Planning Department, City and County of San Francisco

Environmental Planning Division  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103

- Environmental Review Officer: Lisa Gibson
- Principal Environmental Planner: Joy Navarrete
- Senior Environmental Planner: Don Lewis
- Noise: Chelsea Fordham

### 6.B Environmental Consultants

#### Panorama Environmental, Inc.

717 Market Street, Suite 400  
San Francisco, CA 94103

- Project Directors: Angie Alexander/Susanne Heim
- Project Manager: Peter Mye
- Environmental Planner: Brent Rosenwald
- Technical Editor: Melissa Raulston
- GIS/Graphics: Nayelli Guzman

#### Baseline Environmental Consulting (Noise)

388 17th Street, Suite 230  
Oakland, CA 94612

- Principal Noise Specialist: Patrick Sutton
- Senior Noise Specialist: Yilin Tian

#### HLB Lighting Design (Aesthetics)

785 Market Street, Suite 800  
San Francisco, CA 94103

- Associate Director: Andrew Moore
- Senior Principal: Brandon Thrasher