

August 7, 2019



Offsite Mitigation Program Questionnaire

Project Name: Balboa Reservoir

Project Location: The site is north of the Ocean Avenue commercial district, west of the City College of San Francisco Ocean Campus, east of the Westwood Park neighborhood, and south of Archbishop Riordan High School.

Project Specifications: The “Developer’s Proposed Option” would have 1,100 dwelling units, 1.6 million gross square feet (gsf) of commercial, a 750-space public parking garage, and 1,300 total parking spaces; the “Additional Housing Option” would have 1,550 dwelling units, 1.8 million gsf of commercial, and 650 total parking spaces (no parking garage); both options would have 7,500 square feet of retail/restaurant, 4 acres of open space, and 10,000 gsf childcare/community space.

Location of offsets: within the San Francisco Bay Area Air Basin

Construction phase dates: There are two potential schedules: the *anticipated* buildout schedule, which is approximately 6 years (2021-2027), and the *compressed* buildout schedule, which is approximately 3 years (2021-2023); there is no difference in schedule between the Developer’s Option and the Additional Housing Option.

Phase and Sub-phase	Start Date	End Date	Workdays
Total Construction – Anticipated Schedule			
Phase 0 – Site Preparation	3/1/2021	2/28/2022	261
Phase 1 – Building construction (buildings C, D, E, F, I, and TH)	3/1/2022	8/31/2024	654
Phase 2 – Building Construction (buildings A, B, G, H, and parking garage)	9/1/2024	1/31/2027	630
Total Construction – Compressed Schedule			
Phase 0 – Site Preparation	3/1/2021	12/31/2021	220
Phase 1 – Building construction (buildings C, D, E, F, I, and TH)	1/1/2022	12/31/2023	520
Phase 2 – Building Construction (buildings A, B, G, H, and parking garage)	1/1/2022	12/31/2023	520

Operational start date: Under the anticipated buildout schedule, early 2027; under the compressed buildout schedule, early 2024.

Construction Emissions from Project: Note: these emissions are for the *compressed* buildout schedule during 2022 for NOx and PM and 2023 for ROG (emissions during other years are lower); emissions for the anticipated buildout schedule are below the thresholds for all years.

PROJECT CONSTRUCTION EMISSIONS (POUNDS PER DAY)				
Pollutant/ Precursor	Threshold Daily Avg. Emissions	Unmitigated Estimated Daily Avg. Emissions	Mitigated Estimated Daily Avg. Emissions	Total Emissions to Offset
ROG	54	2023: Developer Option: 76.1 Add'l. Hsg. Option: 94.6	2023: Developer Option: 12.8 Add'l. Hsg. Option: 16.4	2023: Developer Option: 0 Add'l. Hsg. Option: 0
NOx	54	2022: Developer Option: 120.4 Add'l. Hsg. Option: 139.8	2022: Developer Option: 69.6 Add'l. Hsg. Option: 78.5	2022: Developer Option: 15.6 Add'l. Hsg. Option: 24.5
PM ₁₀	82	2022: Developer Option: 2.9 Add'l. Hsg. Option: 3.5	2022: Developer Option: 0.4 Add'l. Hsg. Option: 0.5	2022: Developer Option: 0 Add'l. Hsg. Option: 0

Contact Name: Josh Pollak

Phone: 415-575-8766

Email: josh.pollak@sfgov.org

PM _{2.5}	54	2022: Developer Option: 2.8 Add'l. Hsg. Option: 3.4	2022: Developer Option: 0.4 Add'l. Hsg. Option: 0.5	2022: Developer Option: 0 Add'l. Hsg. Option: 0
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Pollutants to offset for project construction emissions: NOx

Timeframe for when reductions should occur: the maximum daily construction emissions would occur in 2022 during the compressed buildout option.

Operational Emissions from Project: Note: no operational emissions exceed the thresholds under the unmitigated case, so no mitigation is required (the only operational mitigation measure is Tier 4 emergency generators to mitigate potentially significant health risk impacts). The emissions shown below are for full-buildout in 2027.

Project Operational Emissions (tons per year)				
Pollutant/ Precursor	Threshold Max. Annual Emissions	Unmitigated Estimated Max. Annual Emissions	Mitigated Estimated Max. Annual Emissions	Total Emissions to Offset
ROG	10	Developer Option: 5.4 Add'l. Hsg. Option: 6.8	Developer Option: 5.4 Add'l. Hsg. Option: 6.8	Developer Option: 0 Add'l. Hsg. Option: 0
NOx	10	Developer Option: 2.3 Add'l. Hsg. Option: 3.3	Developer Option: 2.2 Add'l. Hsg. Option: 3.1	Developer Option: 0 Add'l. Hsg. Option: 0
PM ₁₀	15	Developer Option: 3.1 Add'l. Hsg. Option: 4.4	Developer Option: 3.1 Add'l. Hsg. Option: 4.4	Developer Option: 0 Add'l. Hsg. Option: 0
PM _{2.5}	10	Developer Option: 0.9 Add'l. Hsg. Option: 1.3	Developer Option: 0.9 Add'l. Hsg. Option: 1.3	Developer Option: 0 Add'l. Hsg. Option: 0

Pollutants to offset for project operational emissions: None

Timeframe for when reductions should occur: N/A

Contact Name:

Phone:

Email: