

# BALBOA RESERVOIR PROJECT

## DRAFT SUBSEQUENT EIR SUMMARY



San Francisco  
**Planning**

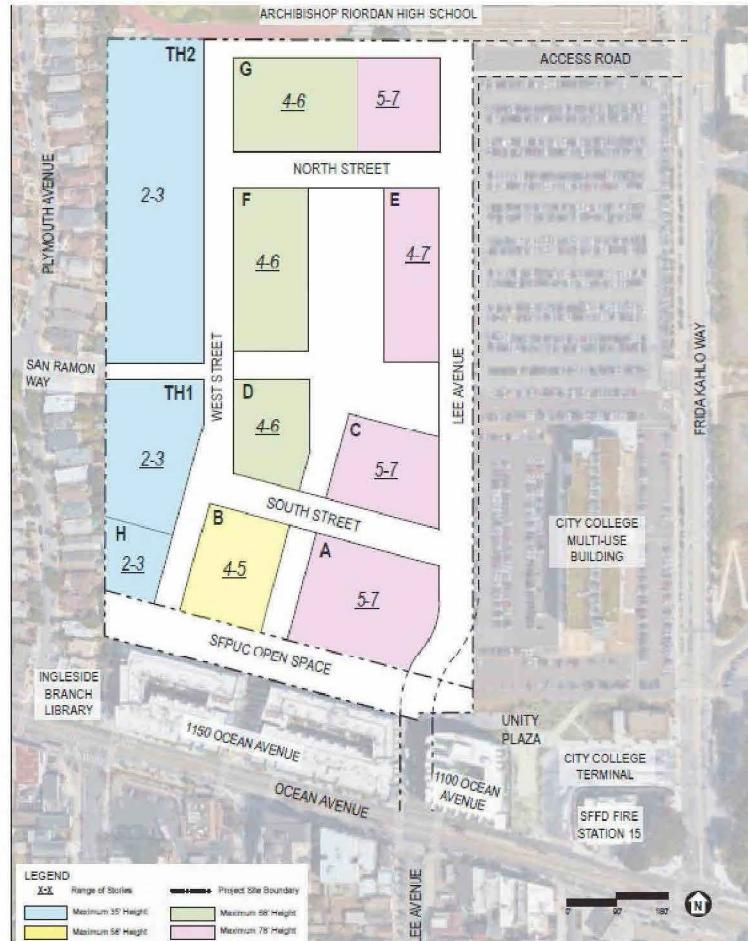
# Balboa Park Station Plan Area



## Subsequent EIR and Initial Study

- The EIR for the Balboa Park Station Area Plan was **certified in December 2008**.
- The area plan EIR assumed **500 residential units** at the Balboa Reservoir site.
- Subsequent EIR defined in CEQA Guidelines section 15162.
- The subsequent EIR identifies **new significant impacts** and substantially more severe impacts than previously identified in the area plan EIR.
- The initial study is in the appendix of this draft subsequent EIR.

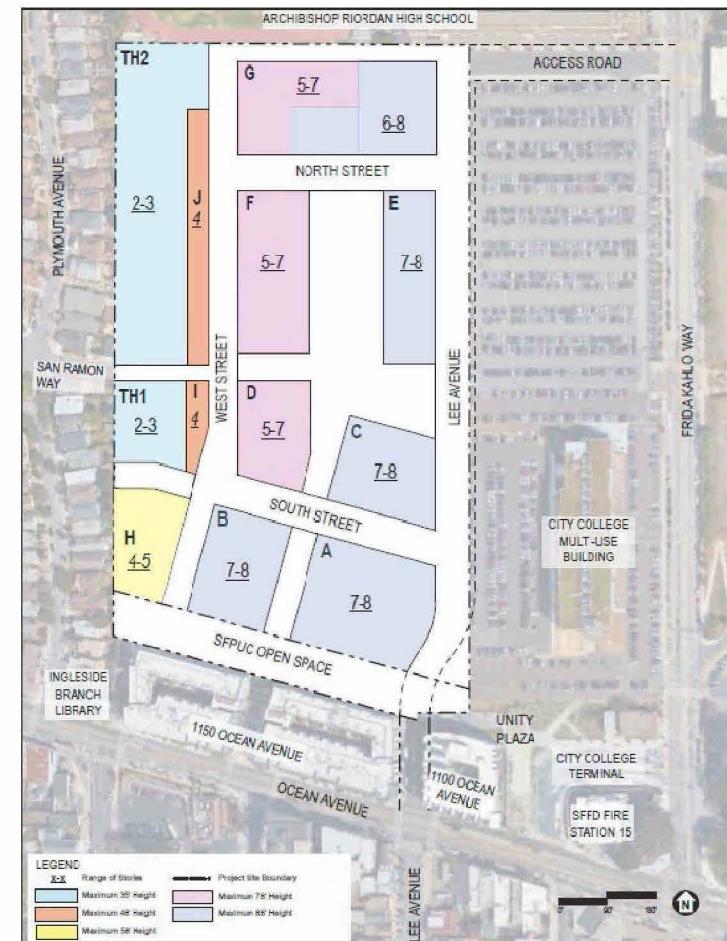
# Balboa Reservoir Project Description – Two Options



SOURCE: Van Meter Williams Pollack LLP, 2019

Case No. 2018-007883ENV: Balboa Reservoir Project

Figure 2-4  
Developer's Proposed Option Site Plan and Height Ranges



SOURCE: San Francisco Planning Department, 2019

Case No. 2018-007883ENV: Balbos Reservoir Project

Figure 2-6  
Additional Housing Option Site Plan and Height Ranges

# Balboa Reservoir Project Description

	Developer's Proposed Option	Additional Housing Option
Residential units	<b>1,100</b>	<b>1,550</b>
Maximum permitted height	<b>78'</b>	<b>88'</b>
Residential parking	550	650
Public parking	750	0
Total parking	<b>1,300</b>	<b>650</b>

## Variants on Developer's Proposed Option

### VARIANT 1

Public parking garage  
(at south) above  
ground instead of  
below ground

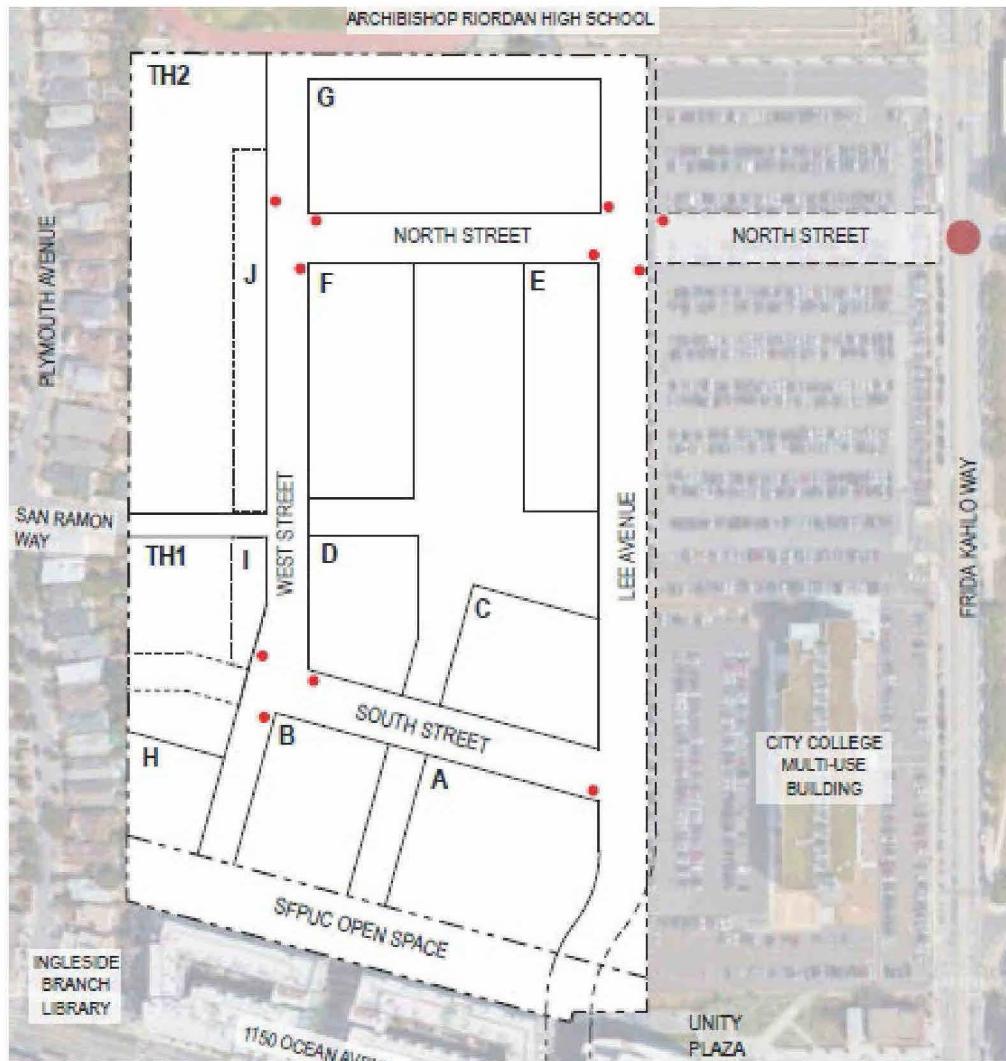
### VARIANT 2

Below-grade public  
parking garage at  
north. South Street  
moved further south

### VARIANT 3

Assumes no  
pedestrians or bike  
access from San  
Ramon Way

# Balboa Reservoir Project Description



Variant on both Developer's Proposed Option and Additional Housing Option

## VARIANT 4

North Street Extension – shift offsite north access road along east (upper) basin further south to align with the project site's North Street

# No New or More Severe Impacts than in the Balboa Park Station Area Plan EIR and No Mitigation

Environmental Topic	
Land Use and Land Use Planning	Utilities and Service Systems
Aesthetics	Public Services
Population and Housing	Biological Resources
Historic Architectural Resources	Geology and Soils, except Paleontological Resources
Greenhouse Gas Emissions	Hydrology and Water Quality
Wind	Hazards and Hazardous Materials
Historic Architectural Resources	Mineral Resource
Wind	Energy
Shadow	Agriculture and Forestry Resources
Recreation	Wildfire

# Significant Impacts Reduced to Less than Significant with Mitigation

Impact	Mitigation Measure	Both Options and All Variants?
Archeological resources	Accidental discovery	Yes
Tribal cultural resources	Interpretive program	Yes
Human remains	Accidental discovery	Yes
Paleontological resources	Inadvertent discovery	Yes
Noise from operation of fixed mechanical equipment	Noise control measures	Yes
Regional air quality during construction/operation overlap	Construction emissions minimization, etc.	Yes
Conflict with Clean Air Plan	Construction emissions minimization, etc.	Yes

# Significant and Unavoidable Construction Impacts

Impact	Existing plus Project	Cumulative (with other projects)	Mitigation Measures	Both options and all variants?
<b>Noise</b>	YES	YES	<ul style="list-style-type: none"> <li>Construction noise control measures.</li> </ul>	YES
<b>Regional air pollutants</b>  (during the three-year construction schedule)	YES	YES	<ul style="list-style-type: none"> <li>Construction emissions minimization;</li> <li>Low VOC architectural coatings;</li> <li>On-road truck emissions minimization for the three-year schedule;</li> <li>Fund or implement offset project to reduce construction emissions.</li> </ul>	YES
<b>Localized air pollutants</b>  (during the three-year construction schedule)	YES	YES	<ul style="list-style-type: none"> <li>Construction emissions minimization;</li> <li>Diesel backup generator specifications;</li> <li>Installation of MERV 13 filters at daycare facility.</li> </ul>	YES

# Significant and Unavoidable Operational Impacts

Impact	Existing plus Project	Cumulative (with other projects)	Mitigation Measures	Both options and all variants?
<b>Lee Ave extension</b>  could result in an unmet loading demand, which could result in potentially hazardous conditions for people biking and substantially delay transit	<b>YES</b>	<b>YES</b>	<ul style="list-style-type: none"> <li>• None available</li> </ul>	<b>YES</b>
<b>Transit delay</b>	<b>NO</b>	<b>YES</b>	<ul style="list-style-type: none"> <li>• Monitor cumulative transit travel times and implement measures to reduce transit delay.</li> </ul>	<b>YES</b>

# Project Alternatives

Alternative	Do any significant and unavoidable impacts become less than significant?
A. No Project Alternative	<b>YES</b>
B. Reduced Density Alternative (800 dwelling units)	<b>NO</b>
C. San Ramon Way Passenger Vehicle Access Alternative	<b>NO</b>
D. Six-year Construction Schedule Alternative	<b>YES</b> <i>Reduces regional and localized construction air quality impacts</i>

# Public Comments on the Draft SEIR

**Balboa Reservoir Project Case No. 2018-007883ENV**

**The draft SEIR is available at:**

**<http://sf-planning.org/environmental-impact-reports-negative-declarations>**

	Verbal	Written	Email
<b>Planning Commission Hearing on September 12</b>	Yes	Speaker card	CPC.BalboaReservoir@sfgov.org
<b>Through September 23 at 5 pm</b>	No	Jeanie Poling San Francisco Planning Department 1650 Mission Street, Suite 400 San Francisco CA 94103	CPC.BalboaReservoir@sfgov.org

**Responses to comments document ~spring 2020**