

BALBOA RESERVOIR PROJECT DRAFT SUBSEQUENT EIR SUMMARY



San Francisco
Planning

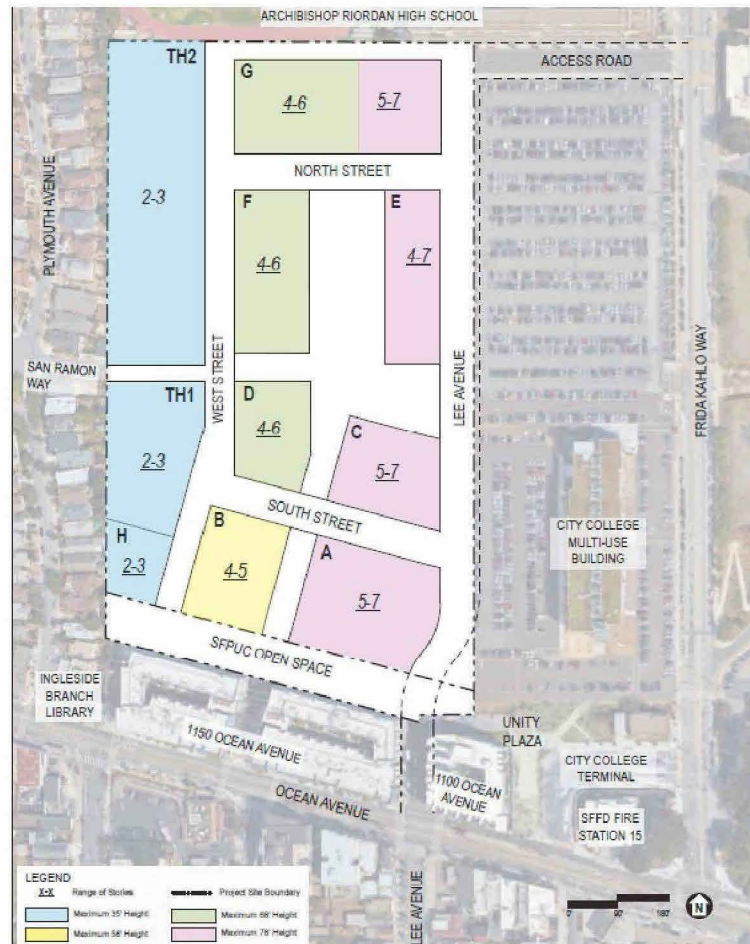
Balboa Park Station Plan Area



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.

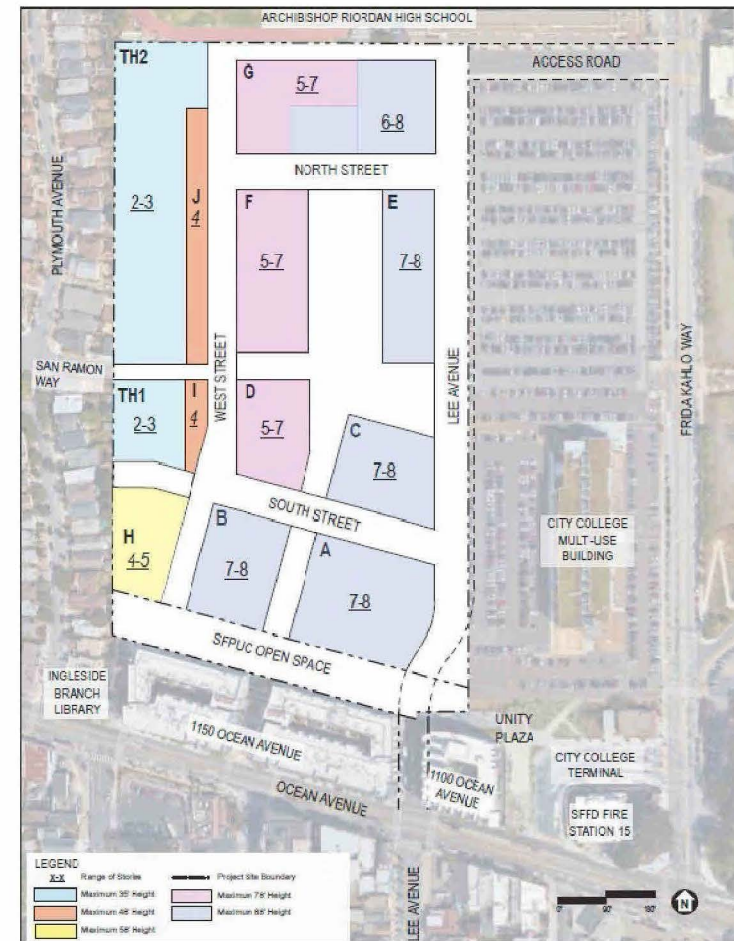
Balboa Reservoir Project Description – Two Options



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: Balboa 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	1,100	1,550
Maximum permitted height	78'	88'
Residential parking	550	650
Public parking	750	0
Total parking	1,300	650

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

Significant and Unavoidable **Construction Impacts**

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

Significant and Unavoidable **Operational Impacts**

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

Project Alternatives

Alternative	Do any significant and unavoidable impacts become less that significant?
A. No Project Alternative	YES
B. Reduced Density Alternative (800 dwelling units)	NO
C. San Ramon Way Passenger Vehicle Access Alternative	NO
D. Six-year Construction Schedule Alternative	YES <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>

Comment options

	Verbal	Written	Email
Planning Commission Hearing on September 12	Yes	Speaker card	CPC.BalboaReservoir@sfgov.org
Through September 23 at 5 pm	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

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