



OFFICE OF THE GOVERNOR

GOVERNOR'S CERTIFICATION GRANTING STREAMLINING FOR THE BALBOA RESERVOIR MIXED-USE PROJECT IN THE CITY AND COUNTY OF SAN FRANCISCO

I, GAVIN NEWSOM, Governor of the State of California, in accordance with the authority vested in me by the Jobs and Economic Improvement Through Environmental Leadership Act of 2011, Public Resources Code Section 21178 et seq., make the following determinations:

The Balboa Reservoir Mixed-Use Project, a mixed-use residential development in San Francisco, will invest more than \$450 million dollars in the California economy, create jobs, reduce energy usage and use clean energy, and promote infill development. A copy of the Project's Application, which contains information supporting this certification, is attached as Exhibit 1. All materials associated with this application are available online at:

<http://www.opr.ca.gov/ceqa/california-jobs.html>

1. Project Applicant: Reservoir Community Partners, LLC
2. Project Description: The Applicant proposes to build 1,100 of mixed-income dwelling units, 10,000 square feet of community space (childcare and a community room for public use), and 7,500 square feet of retail. Approximately 550 residential parking spaces and 750 public parking spaces would be provided, as well as 4 acres of open space, new streets, utilities, and other infrastructure. A Project Variant would increase the dwelling units to 1,550 and reduce the number of total parking spaces to 650, all residential.
3. Lead Agency: City and County of San Francisco

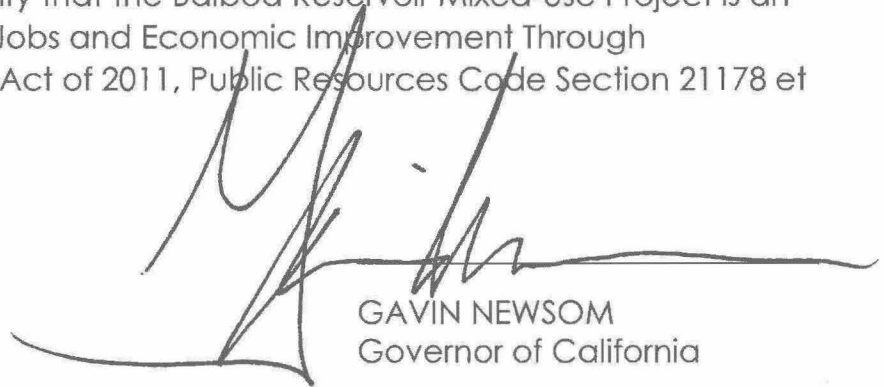
4. The project meets the criteria set forth in Public Resources Code Section 21180(b)(1). It is
 - a. A mixed-use residential/commercial project (see Exhibit 1, page 6);
 - b. Designed to be eligible for LEED ND Gold rating (see Exhibit 1, pages 6-8);
 - c. Designed to achieve a 15-percent greater standard for transportation efficiency than for comparable projects (see Exhibit 1, pages 8-11 and Exhibit 2);
 - d. Located on an in-fill site (see Exhibit 1, page 11);
 - e. Consistent with the Sustainable Communities Strategy for the San Francisco Bay Area region (see Exhibit 1, pages 11-13).
5. As a multifamily residential project, the project will provide unbundled parking for all residential units except for any dwelling units subject to affordability restrictions that prescribe rent or sale prices and for which the cost of parking spaces cannot be unbundled from the cost of the affordable dwelling units pursuant to Public Resources Code Section 21184.5 (see Exhibit 1, page 13).
6. The size and scope of the project clearly establish that the project entails a minimum investment of \$100 million in California through the time of the completion of construction in compliance with Public Resources Code Section 21183(a) (see Exhibit 1, page 13).
7. The project applicant has provided information establishing that the prevailing and living wage requirements of Public Resources Code Section 21183(b) will be satisfied (see Exhibit 1, page 13).
8. The project applicant has provided information establishing that the project will not result in any net additional greenhouse gas emissions (see Exhibit 1, page 14), and the Executive Officer of the California Air Resources Board (CARB) has made the determination that the project does not result in any net additional greenhouse gas emissions in compliance with Public Resources Code Section 21183(c) (see CARB Determination dated December 19, 2019, attached as Exhibit 4).
9. The project applicant has provided information establishing that the project will comply with the requirements for the commercial and organic waste recycling of Public Resources Code Chapter 12.8 (commencing

with Section 42649) and 12.9 (commencing with Section 42649.8) of Part 23 of Division 30, as applicable in compliance with Public Resources Code Section 21183(d) (see Exhibit 1, pages 14-15).

10. The project applicant has provided documentation reflecting a binding agreement establishing the requirements set forth in Public Resources Code sections 21183(e), (f), and (g) to undertake mitigation measures, to pay the costs for hearing by the Court of Appeal, and to pay the costs of preparing the record of proceedings (see Exhibit 1, page 15, and Exhibit 3).

11. This certification covers the project variant that has been analyzed in the application.

Therefore, I hereby certify that the Balboa Reservoir Mixed-Use Project is an eligible project under the Jobs and Economic Improvement Through Environmental Leadership Act of 2011, Public Resources Code Section 21178 et seq.

A large, stylized handwritten signature in black ink, which appears to read 'Gavin Newsom', is written over a horizontal line. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

GAVIN NEWSOM
Governor of California

December 30, 2019