



# SAN FRANCISCO PLANNING DEPARTMENT

## INVOICE

**FROM**

Jeanie Poling, Planner  
Biling Jiang, Finance  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

**TO**

Balboa Reservoir Development  
AvalonBay Communities & BRIDGE  
Housing  
Attn: Joe Kirchofer  
455 Market Street, Suite 1650  
San Francisco, CA 94108  
joe\_kirchofer@avalonbay.com

Invoice # BALBOA-ADV-01

Invoice Date 06/05/2019

Invoice Due Date Upon Receipt

**Record #**

2018-007883ENV

**Record Alias**

Environmental

**Application Name**

Balboa Reservoir Development

**Application Address**

Balboa Reservoir Development

**Application Submitted Date**

06/01/2018 (ENV)

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Please make check payable to San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 attention to Biling Jiang.

If there is any question, please contact Biling Jiang at 415-575-9056 or email to [biling.jiang@sfgov.org](mailto:biling.jiang@sfgov.org).

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**PROOF OF PUBLICATION**

(2015.5 C.C.P.)

State of California )  
County of SAN FRANCISCO ) ss

Notice Type: EIN - ENVIRONMENTAL IMPACT NOTICE

Ad Description:

2018-007883ENV - Balboa Reservoir Project

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the SAN FRANCISCO EXAMINER, a newspaper published in the English language in the city of SAN FRANCISCO, county of SAN FRANCISCO, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of SAN FRANCISCO, State of California, under date 10/18/1951, Case No. 410667. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

10/10/2018

Executed on: 10/10/2018  
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

*Nina Viny*

Signature

**PLANNING DEPARTMENT  
ENVIRONMENTAL REVIEW  
NOTICE**

Notice is hereby given to the general public of the following actions under the Environmental Review Process. Review of the documents concerning these projects can be arranged by calling (415) 575-6813 and asking for the staff person indicated.

**NOTICE OF PREPARATION  
OF AN EIR AND  
PUBLIC SCOPING  
MEETING**

The initial evaluation conducted by the Planning Department determined that the following project may have significant effects on the environment and that an environmental impact report (EIR) must be prepared.

**2018-007883ENV:** Balboa Reservoir Project - The proposed project is located on an approximately 17-acre site [Assessor's Block 3180, Lot 190] in the West of Twin Peaks area of San Francisco. 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. The proposed project would develop the site with mixed-income housing, open space, childcare facilities, a community room available for public use, retail space, on- and off-street parking, and new streets, utilities, and other infrastructure. The project site is within the Balboa Park Station Plan Area, and the Planning Department will prepare a focused project-level EIR (subsequent EIR) to the area plan EIR, per CEQA Guidelines Section 15162. The subsequent EIR will analyze two sets of options for the site's residential density to capture the range of possible development on the project site: The Developer's Proposed Option (1,100 dwelling units) is proposed by Reservoir Community Partners, LLC. The Additional Housing Option (1,550 dwelling units) is proposed by the City to fulfill the objectives of the San Francisco General Plan to maximize affordable housing and housing in transit-rich neighborhoods. Development under each of the two options would entail

the same land uses and street configurations, and similar site plans. The Developer's Proposed Option would construct approximately 1.3 million gross square feet of residential space (1,100 dwelling units) and 1,300 vehicle parking spaces (550 residential spaces and 750 public spaces). The Additional Housing Option would construct approximately 1.5 million gross square feet of residential space (1,550 dwelling units) and 650 residential vehicle parking spaces (no public parking spaces). Buildings would range in height from 25 to 78 feet in the Developer's Proposed Option and from 25 to 88 feet in the Additional Housing Option. Both options would construct 10,000 gross square feet of community space, approximately 7,500 gross square feet of retail space, and approximately 4 acres of publicly accessible open space. [POLING]  
Notice is hereby given to the general public as follows:

1) A Notice of Preparation (NOP) of an EIR was published on October 10, 2018 by the Planning Department in connection with this project. A copy of the NOP can be obtained for public review and comment at the Planning Information Center at 1660 Mission Street, 1<sup>st</sup> Floor. The NOP can also be viewed on-line starting October 10, 2018 at <http://sfplanning.org/sfcecagdocs>.

Referenced materials are available for review at the Planning Department at 1650 Mission Street, 4<sup>th</sup> Floor. (Call 415-575-5072 to review the materials.)

2) The Planning Department will hold a public scoping meeting on October 30, 2018, from 6:00 to 8:00 p.m. in the Lick Wilmerding High School Cafeteria (Ann Maisel Café) at 755 Ocean Avenue, San Francisco. The purpose of the public scoping meeting is to receive comments on the scope and content of the EIR.

3) Public comments concerning the scope of the EIR will be accepted until 5:00 p.m. on November 12, 2018. Written comments should be addressed to Jeanie Poling, EIR Coordinator, San Francisco Planning Department, 1650 Mission Street, Suite 400, San



Email

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Francisco, CA 94103 or  
jeanie.poling@sfgov.org.