

## **FREQUENTLY ASKED QUESTIONS about the BALBOA RESERVOIR PROJECT**

### ***What is the Balboa Reservoir Project?***

The San Francisco Public Utilities Commission (SFPUC) is working with the San Francisco Planning Department and Office of Economic and Workforce Development on developing the Balboa Reservoir. The site has never been required or used for water storage, and is currently a surface parking lot. The SFPUC has issued City College a temporary license to utilize the parking lot. It is located immediately west of City College's Ocean Campus, east of the Westwood Park neighborhood, and south of Archbishop Riordan High School.

### ***Who owns the Balboa Reservoir?***

The "Balboa Reservoir" refers to the approximately 17-acre property owned by the City and County of San Francisco through the SFPUC. The Balboa Reservoir project does not include the City College-owned parcel of land immediately west of Phelan Ave, which contains City College's Multi-Use Building and adjacent parking.

### ***Why is this development happening now?***

By supporting Proposition K in 2014 and another Prop K in 2015, San Francisco voters have told the City that they want more affordable housing built on both private and publicly-owned sites. The Public Land for Housing Program has identified the Reservoir as a property which can help achieve these goals while providing an opportunity for other community needs, such as open space and childcare.

### ***How did the City select the developer partner?***

In 2015, the Balboa Reservoir Community Advisory Committee (BRCAC) was created to solicit public input and help create [Development Principles and Parameters](#) to guide the developer selection process. After public meetings and a public comment period on development proposals for the site, an evaluation panel reviewed and scored the proposals. The panel was composed of representatives of City agencies, City College of San Francisco, and the Balboa Reservoir Community Advisory Committee. The proposals were evaluated based on consistency with the development principles and parameters, as well as the proposers' experience, technical and financial capacity, and ability to respond to community members' concerns.

Excerpts and video of the development teams' proposals and June 2017 presentations to the public are posted online at <http://sfwater.org/balboa/community>.

### ***Who is the development team working with the City?***

On August 3, 2017, the process concluded with the selection of a development team, which is comprised of multiple non-profit and market rate developers. Led by AvalonBay Communities and BRIDGE Housing, the team also includes Mission Housing, Pacific Union Development Company and Habitat for Humanity of Greater San Francisco. You can learn more about this development team's proposal at <http://balboareservoir.com>

### ***What are the next steps in the planning process?***

Since their selection, the developer team has been working with the City and the CAC to solicit community feedback on their proposal. They refined their proposal to reflect community priorities and submitted an environmental evaluation application (EEA) in June 2018 (see the [CAC presentation](#) from April 9).

In summer of 2018, the City will review the EEA for completeness and issue a **Notice of Preparation (NOP)** of a draft Environmental Impact Report (EIR). In late summer or early fall, the City will hold a **meeting and comment period** for members of the public to comment on the scope of the environmental review. A consultant team will then begin the environmental impact analysis in coordination with the City. This technical analysis will identify potential impacts of the base proposal, potential variants to that proposal, and potential solutions to reduce significant environmental impacts. Please see [sf-planning.org/environmental-planning](http://sf-planning.org/environmental-planning) for more information about the City's environmental review process.

### ***How can I provide comments on the draft EIR?***

The draft EIR will identify potential impacts, mitigation measures, and project alternatives. Upon its publication, the Planning Department will schedule a **public hearing** before the Planning Commission and solicit written comments regarding the accuracy and completeness of the draft EIR for a **period of approximately 45 days after publication** of the draft EIR. The draft EIR publication and public hearing is likely to take place in 2019.

### ***What if I have additional comments on the proposal design?***

During environmental review, the City and the developer team will also continue with **community design workshops and tours**, providing the opportunity to discuss open space, streetscape and architectural designs in more detail. These considerations are essential to refine with community input, but will not affect the environmental analysis happening in parallel.

Some of these events will take place with the Balboa Reservoir Community Advisory Committee. For meeting updates, please visit [sf-planning.org/brcac](http://sf-planning.org/brcac). Additional information about the development team and community events can be found on the developer team's website at [balboareservoir.com](http://balboareservoir.com).

***How do my comments affect the plan?***

Your comments on the EIR scope may affect what is analyzed in the environmental review process. Please see “What are the next steps in the planning process?” above.

In parallel to environmental review, the City and the developer will refine elements of streetscape design, building design and architectural standards, and open space design based on public input.

Following the close of the draft EIR 45-day comment period, a Responses to Comments document will be prepared to respond to all substantive issues raised in the written and oral testimony, and may include revisions or corrections to the draft EIR. After publication of the Responses to Comments document, an EIR certification hearing will be scheduled before the Planning Commission.

*Certification of the EIR does not approve or disapprove a project.* It concludes that the EIR complies with California Environmental Quality Act (CEQA) state law, and informs decision makers of the environmental consequences of their decision whether to approve the project.

***I cannot attend in-person meetings. How else can I participate?***

Please see above for providing comments on the draft EIR during the environmental review process. In addition, you can contact CAC members and review audio recordings from CAC meetings at <http://sf-planning.org/brcac>. You can also email City staff at [BRCAC@sfgov.org](mailto:BRCAC@sfgov.org). For those without internet access, please contact Tom Shanahan at (415) 554-6512 to arrange for an alternative way to access the presentations and proposal information. Written comments about the proposals may be mailed to:

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