

**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, 1st Floor. The NOP can also be viewed on-line starting October 10, 2018 at <http://sf-planning.org/sfceqadocs>. Referenced materials are available for review at the Planning Department at 1650 Mission Street, 4th 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 Francisco, CA 94103 or jeanie.poling@sfgov.org.