



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: February 8, 2019
TO: Fan Lau, SFPUC
FROM: Chris Thomas, Environmental Planning
CC: Jeanie Poling, Environmental Planning
RE: Balboa Reservoir Project Water Supply Assessment Request
(Planning Department Case No. 2018-007883ENV)

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The purpose of this memorandum is to request that the San Francisco Public Utilities Commission (SFPUC) prepare a Water Supply Assessment (WSA) for the proposed Balboa Reservoir project, in compliance with CEQA Guidelines Section 15155 and Sections 10910 through 10915 of the California Water Code. As indicated in the attached memorandum, the proposed project involves development of a 17.6 acre project site that currently contains an open-air surface parking lot for 1,007 vehicles. 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. Two options are proposed for the project: the Developer's Proposed Option (1,100 dwelling units) and the Additional Housing Option (1,550 dwelling units). Both options would include 7,500 gross square feet (gsf) for retail use and 10,000 gsf for community facilities/childcare use. As the Additional Housing Option involves adding height to the residential structures proposed for the Developer's Proposed Option, the structural footprint and overall impervious and landscape area for both options would be the same.

Each option would be constructed in two phases as follows: Phase 1 of the Developer's Proposed Option would construct 645 units with construction completed in 2024. Phase 2 would develop 455 units with construction completed by 2027. The Additional Housing Option would be developed in similar phases. Phase 1 would develop 850 units, finishing construction in 2024. Phase 2 would develop 700 units with construction completed by 2027. It is assumed that retail space would be developed in Phase 1 under both project options. The community facilities/childcare space would be developed in Phase 2 under both project options.

The project sponsor has provided project information intended to meet the requirements outlined in the SFPUC guidance memo dated September 6, 2016. Calculations have been developed for both options. A summary of the project description, average daily water demands, and supporting tables prepared by the project sponsor's consultant (based on the SFPUC Non-Potable Water Calculator Version 6), are attached for Phase 1 and Phase 1 + Phase 2 for both options. The Non-Potable Water Calculator spreadsheets for the proposed project without and with the affordable housing component are also attached.

Should you have questions or need additional information from the Planning Department or the project sponsor, please contact me at 415-575-9036 or christopher.thomas@sfgov.org.