



SAN FRANCISCO PLANNING DEPARTMENT

PUBLIC NOTICE Availability of Notice of Preparation of an Environmental Impact Report

Date: October 10, 2018
Case No.: 2018-007883ENV
Project Title: **Balboa Reservoir Project**
Zoning: P (Public)
40-X and 65-A Height and Bulk District
Block/Lot: Assessor's Block 3180/Lot 190
Project Sponsors: Joe Kirchofer, AvalonBay Communities, LLC
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Lead Agency: San Francisco Planning Department
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The San Francisco Planning Department has prepared a notice of preparation of an environmental impact report (EIR) in connection with this project. The notice of preparation is available for public review and can be accessed on the Planning Department's website at: <http://sf-planning.org/environmental-impact-reports-negative-declarations>. Paper copies are also available at the Planning Information Center counter at 1660 Mission Street, 1st Floor, San Francisco. Referenced materials are available for review by appointment at the Planning Department's office on the fourth floor of 1650 Mission Street. (Contact Jeanie Poling at (415) 575-9072 or jeanie.poling@sfgov.org.)

Project Description: The City and County of San Francisco (the City), acting by and through its San Francisco Public Utilities Commission (SFPUC), selected Reservoir Community Partners, LLC, (a joint venture between BRIDGE Housing Corporation and Avalon Bay Communities) to act as master developer for the redevelopment of an approximately 17-acre site in the West of Twin Peaks area of south central San Francisco known as the Balboa Reservoir. 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 EIR will analyze two different sets of options for the site's residential density to capture the range of possible development on the project site: The first is the Developer's Proposed Option (1,100 dwelling units), proposed by Reservoir Community Partners, LLC. The second is the Additional Housing Option (1,550 dwelling units), developed by the City to fulfill the objectives of the San Francisco General Plan (the 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 proposed project would amend the general plan, including the Balboa Park Station Area Plan (the area plan), and the planning code, adding a new Balboa Reservoir Special Use District. The special use district would establish land use zoning controls and

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incorporate design standards and guidelines for the site. The San Francisco Zoning Map would be amended to show changes from the current zoning (P [Public]) to the proposed zoning and would modify the existing height limits of 40 to 65 feet to heights of up to 78 feet in the Developer's Proposed Option and up to 88 feet in the Additional Housing Option.

Overall, the proposed project would construct up to approximately 1.8 million gross square feet of uses, including between approximately 1.3 and 1.5 million gross square feet of residential space (1,100 to 1,550 dwelling units plus residential amenities), approximately 10,000 gross square feet of community space (childcare and a community room for public use), approximately 7,500 gross square feet of retail, up to 550 residential parking spaces and 750 public parking spaces in the Developer's Proposed Option, and up to 650 residential parking spaces in the Additional Housing Option. The 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. Approximately 4 acres would be devoted to publicly accessible open space. The proposed project would include transportation and circulation changes, including the extension of existing north-south Lee Avenue across the site, and a new internal street network.

Finding: The Planning Department has determined that an EIR must be prepared for the proposed project prior to any final decision regarding whether to approve the project. The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project. Preparation of an NOP or EIR does not indicate a decision by the City to approve or to disapprove the project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

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 this meeting is to receive oral comments from the public to assist the Planning Department in reviewing the scope and content of the environmental impact analysis and information to be contained in the EIR for the project. To request a language interpreter or to accommodate persons with disabilities at the scoping meeting, please contact the staff contact listed above at least 72 hours in advance of the meeting. Written comments will also be accepted until 5:00 p.m. on **November 12, 2018**. Written comments should be sent to **Jeanie Poling**, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 or emailed to jeanie.poling@sfgov.org. Referenced materials are available for review by appointment at the Planning Department's office on the fourth floor of 1650 Mission Street. [Call (415) 575-9072]

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. We will also need the name of the contact person for your agency. If you have questions concerning environmental review of the proposed project, please contact **Jeanie Poling** at (415) 575-9072.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.