

**Public Scoping Meeting Presentation  
Balboa Reservoir Project EIR  
October 30, 2018**

[HAVE OPENING SLIDE ON SCREEN AS PEOPLE ARRIVE]

Good evening and welcome to tonight's public scoping meeting for the Balboa Reservoir project. It's now time to open the meeting, the purpose of which is to obtain public comment concerning the scope of the issues to be addressed in the draft environmental impact report for the project.

[NEXT SLIDE - AGENDA]

My name is Jeanie Poling and I'm an environmental planner with the San Francisco Planning Department. I'm the coordinator of the environmental impact report, or EIR, for this project. My function this evening is to moderate the scoping meeting. Here tonight are representatives from the project sponsor team, environmental consultants, and other Planning Department staff.

As you came in, hopefully you signed in and picked up meeting materials at the table near the door. Also, if you plan on speaking, you should complete a speaker card with your name, organization and address and/or email, which we'll be collecting from you. [HOLD UP SPEAKER CARD.] During the public comment portion of the meeting we'll call your name when it's time for you to come up to speak.

Another item that you may wish to pick up is a comment form, on which you can write comments, regardless of whether or not you're speaking tonight. [HOLD UP COMMENT FORM] Please drop your written comments in the box at the table near the door or feel free to mail or email me your comments by November 12<sup>th</sup>.

A couple of housekeeping items before I continue. Restrooms are located xxx. Also, we request that you kindly turn off the ringers on your phones and that you step outside the room if you need to talk on your phone.

We'll first have a short overview of the proposed project presented by Joe Kirchofer of AvalonBay, representing the project sponsor team. After that, I'll speak to you briefly about the CEQA review process. Then we'll open the meeting up for public comment by those who submit speaker cards. Speakers will be given up to [three][two] minutes to speak. We have a court reporter here this evening to make a verbatim transcript of tonight's proceedings. The transcript will become part of the public record for this CEQA process. After all speakers have commented, we'll wrap up the meeting.

I'll now turn the presentation over to Joe Kirchofer.

[JOE'S SLIDES]

[Joe's presentation]

[BACK TO JEANIE - CEQA SLIDE]

Now I'd like to take a moment to discuss the purpose of tonight's meeting.

The EIR process is required by the California Environmental Quality Act. In San Francisco, CEQA review is conducted by the environmental planning division of the San Francisco Planning Department. Under CEQA, a proposed project and its environmental effects must be disclosed to the public and decision makers before the project is approved.

The first step of the EIR process for the Balboa Reservoir project was the issuance of the notice of preparation of the EIR and notice of this scoping meeting. [HOLD UP NOP.] We sent this notice out on October 10th to solicit participation in determining the scope of the EIR from agencies and the public. This notice includes a brief project description and probable environmental effects of the project, and it indicates where written comments on the scope of the EIR may be sent. Written comments should be submitted tonight or sent to me by mail or email by November 12th. Extra copies of the notice are available at the table near the door.

Now I'd like to discuss the specifics of the Balboa Reservoir project.

[NEXT SLIDE – AREA PLAN]

Development of the Balboa Reservoir was analyzed in the Balboa Park Station Area Plan EIR, which was certified in 2008, before the area plan was adopted. The area plan EIR assumed that the reservoir site would be developed with 500 dwelling units within 20 years.

**[NEXT SLIDE – SUBSEQUENT EIR]**

Because the currently proposed project is a change from what was assumed in the area plan EIR, the CEQA document we will be preparing will be a subsequent EIR that tiers off the analysis that was done for the area plan EIR.

We will be publishing the Balboa Reservoir draft EIR and initial study at the same time. The initial study will identify project effects that were adequately examined in the area plan EIR and may include mitigation measures from the area plan EIR. The subsequent EIR will analyze new or substantially more severe impacts and may include new mitigation measures.

**[NEXT SLIDE – CEQA TOPIC AREAS]**

The EIR will describe the project and its existing environment and identify reasonably foreseeable projects in the vicinity. The initial study and EIR will consider individual project effects of each of these 17 environmental topics, and will consider cumulative project effects in combination with other projects in the vicinity.

The EIR and initial study will identify feasible mitigation measures, or ways that environmental damage can be avoided or reduced.

The EIR will also include a reasonable range of alternatives to the proposed project that avoid or lessen its environmental impacts, and the impacts of project alternatives will be evaluated and compared to the impacts of the proposed project. The alternatives for this project have not yet been developed.

It's common for projects and alternatives to evolve throughout the environmental review process. The project description and analysis in the EIR will reflect that evolution. If changes occur to the project, they don't change the purpose of this meeting, which is to solicit comments and suggestions concerning the scope and focus of the EIR. This is your opportunity to assist the Planning Department by sharing any information you may have that will be useful in the preparation of the EIR.

We will carefully review all comments regarding the environmental effects of the project, and will consider them in the preparation of the initial study and draft EIR. Please note that we will not be preparing written responses to comments we receive during this scoping period.

Our current schedule anticipates that we publish the draft EIR and initial study by next summer. When we publish it, we will distribute it to interested parties for review for a period of about 45 days. There will be a Planning Commission hearing on the draft EIR during the 45-day public review period.

**Comment [PJ(1):** This is an important point, since a revised project was presented at the Oct 15 CAC meeting. We have to present only what was in the NOP at this hearing but acknowledge that there have been or will be changes in the project description. If it comes up, I need to say that the CAC is a separate public process and that comments made at the CAC meeting are not considered scoping comments on the EIR. Scoping comments must be made tonight or sent to me by November 12<sup>th</sup> if they want them considered in the EIR's scope.

Following the close of the draft EIR comment period, the Planning Department will prepare a responses to comments document. This document will contain **written responses** to all substantive comments received during the draft EIR review period. It will also identify any changes to the draft EIR as necessary to fully respond to comments received. The responses to comments document will be distributed to those who commented on the draft EIR, to various agencies, and to other interested parties. We anticipate publishing this document in early 2020.

Following publication of the responses to comments document, a hearing will be held before the Planning Commission where they will be asked to certify the final EIR, which will consist of the draft EIR together with the responses to comments document.

Certification of the EIR does **not** mean the project is approved or disapproved. Rather, it indicates that the requirements for **CEQA environmental review** have been met. Project approval or disapproval, which is a separate consideration from the adequacy of the EIR, can occur after the CEQA process is complete.

[GROUND RULES SLIDE – KEEP UP DURING PUBLIC COMMENTS]

Now, we're ready to open the meeting up for public comment. This is an evening in which contrasting viewpoints and values may be shared. Please be considerate to each speaker and refrain from any interruptions. If you wish to express support for other speakers' comments, please just snap your fingers.

**Comment [PJ(2):** Say this only if it seems necessary, or say it later if there are interruptions.

The EIR team is here to listen to and receive your comments and information and not to discuss or debate your views with you. This is not a question and answer session, although we may ask questions for points of clarification.

Speakers will be limited to [three][two] minutes each. If you have more information to share than [three][two] minutes will allow, please consider your verbal comments as a summary of your principal points of view, and supplement your statement with written comments. You may use the comment form we've provided or submit any other written comments here tonight in the drop box. Or you may submit them to me by November 12<sup>th</sup> via the address listed on the agenda. Written and verbal comments will be given the same consideration.

To ensure that a complete and accurate record of the meeting is made, please speak clearly, and only one person speak at a time. For your convenience, we'll keep track of time and advise you when your [three][two] minutes are up.

When you come to the microphone, please state your name and address. If you're representing an organization, please indicate the group and your official capacity. You may be asked to spell your name for the benefit of our court reporter.

Please refrain from making any comments concerning the design and merits of the project, but instead direct your remarks to the scope and focus of the EIR. Your comments will help us identify significant environmental issues; determine the appropriate depth of analysis for each issue; and identify reasonable project alternatives.

It's now time to hear from our first speaker.

[SPEAKERS]



[FINAL SLIDE]

Thanks to everyone who spoke. [SAY SOMETHING POSITIVE ABOUT THE SPEAKERS – articulate, thoughtful, respectful, etc.] That ends the public comment portion of the meeting.

Before we end, a few key points I would to remind you of are:

Your comments tonight and ones we receive in writing will be carefully reviewed and reflected in the initial study and draft EIR as applicable. We will not be preparing written responses to comments received during this scoping period. You will also have an opportunity to provide additional input after we publish the draft EIR, and at the Planning Commission hearings on the draft and final EIR.

If you wish to further supplement tonight's comments, please submit written comments to me by November 12th. You should submit comments to me at the address indicated on the agenda.

If you have questions or comments concerning the project, please contact me, Jeanie Poling, the EIR coordinator, at the Planning Dept. at 575-9072.

That wraps things up. Thank you everyone for coming and have a good night.