

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2018102028

Project Title: Balboa Reservoir Project

Lead Agency: San Francisco Planning Department Contact Person: Jeanie Poling
 Mailing Address: 1650 Mission Street, Suite 400 Phone: (415) 575-9072
 City: San Francisco Zip: 94103-2479 County: San Francisco

Project Location: County: San Francisco City/Nearest Community: San Francisco
 Cross Streets: Ocean Avenue and Lee Avenue Zip Code: 94112

Lat. / Long. (degrees, minutes, and seconds): 37° 43' 31.8" N/ 122° 27' 17.5" W Total Acres: 17.6 acres

Assessor's Parcel No.: Assessor's Block 3180/Lot 190 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: I-280 Waterways: _____

Airports: n/a Railways: BART, MUNI Schools: SFUSD schools, The Maria Montessori School of the Golden Gate Co., Glen park Montessori, Commodore Sloat Elementary School, Alpha Kids Academy, DERPOLAND, KZV Armenian School, Clarendon Alternative Elementary School, Golden Bridges School, Kate Kennedy Children's Center, Montessori Children's Center, Happy Angels Preschool and Childcare, John McLaren Child Development Center, Saint Philip Preschool, James Happy Days Preschool, Rainbow Montessori, Busy Bees Montessori, Slippery Fish, The Academy, Excelsior Child Development Center, New Journey Mandarin Immersion Preschool and Childcare, Fun with Mandarin Preschool and Daycare, Lowell High School, The Room to Grow Preschool, San Francisco Waldorf High School, City College of SF, Arch Bishop Riordan High School, Little Lemon Tree Nursery School, Seventh Day Adventist Elementary, School of the Epiphany, Lick Wilmerding High School, St John's School, St. Brendan Parish School, Living Hope Christian, St. James School, The Urban School's Mark Salkind Academic and Athletics Center, Wen Jian Ying, St Stephen's Catholic School, Stratford School, San Francisco Community Alternative School, Corpus Christi School, San Francisco Islamic School, St Thomas More Catholic School, Mercy High School, Kangaroos Preschool-Glen Park, St. Finn Barr Catholic School, Miraloma Cooperative Nursery School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec Draft EIS Other
 Mit Neg Dec Other _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other _____

Development Type:

Residential: Units 1,100-1,550 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 7,500 Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational _____
 Recreational _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: 10,000 gsf childcare and community facilities; 650 residential and 750 public parking spaces; 4 acres open space

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

State Clearinghouse Contact: [Signature]
 (916) 445-0613

State Review Began: 8 - 7 - 2019

SCH COMPLIANCE 9 - 20 - 2019

Project Sent to the following State Agencies

Resources
 _____ Boating & Waterways
 _____ Central Valley Flood Prot.
 _____ Coastal Comm
 _____ Colorado Rvr Bd
 _____ Conservation
 CDFW # 3
 _____ Cal Fire
 _____ Historic Preservation
 Parks & Rec
 Bay Cons & Dev Comm.
 _____ DWR

Cal EPA
 _____ ARB: Airport & Freight
 _____ ARB: Transportation Projects
 ARB: Major Industrial/Energy Resources, Recycl.& Recovery
 SWRCB: Div. of Drinking Water
 _____ SWRCB: Div. Drinking Wtr # _____
 _____ SWRCB: Div. Financial Assist.
 SWRCB: Wtr Quality
 SWRCB: Wtr Rights
 Reg. WQCB # 2
 Toxic Sub Ctrl-CTC _____

CalSTA
 _____ Aeronautics
 CHP
 Caltrans# 4
 _____ Trans Planning

Other
 _____ Education
 _____ Food & Agriculture
 HCD
 OES

State/Consumer Svcs
 _____ General Services

Yth/Adlt Corrections
 _____ Corrections

Independent Comm
 _____ Delta Protection Comm
 _____ Delta Stewardship Council
 _____ Energy Commission
 NAHC
 Public Utilities Comm
 _____ Santa Monica Bay Restoration
 _____ State Lands Comm
 _____ Tahoe Rgl Plan Agency
 _____ Conservancy
 Other: _____

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: **2018102028**

Please forward late comments directly to the Lead Agency

AQMD/APCD 2
 (Resources: 8 / 10)

Present Land Use/Zoning/General Plan Designation:

Balboa Park Station Area Plan

Zoning: P (Public)
40-X and 65-A Height and Bulk District

Project Description: *(please use a separate page if necessary)*

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 a 17.6-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, a childcare facility/community room available for public use, retail space, on- and off-street parking, and new streets, utilities, and other infrastructure. Two different options for the site's residential density to capture a range of possible development on the project site are under consideration: 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 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 and the planning code, and would create a new Balboa Reservoir Special Use District. The special use district would establish land use zoning controls and incorporate design standards and guidelines for the site. The San Francisco Zoning Map would be amended to show changes to zoning and would modify the existing height limits of 40 to 65 feet to height limits 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 million 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 facility 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 SFPUC would retain ownership of an 80-foot-wide strip of land located along the southern edge of the site where an underground water transmission pipeline is located.

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. The proposed project would also include Ocean Avenue streetscape modifications consisting of the conversion of five 21-foot-long metered parking spaces along the frontage of 1150 Ocean Avenue to metered loading spaces between the hours of 6 a.m. and 2 p.m. (subject to SFMTA approval). The project would include a roadway network that would be accessible for people walking, including people with disabilities, bicycling, and driving. The project would also add new utility infrastructure to supply the site with potable water, wastewater collection, stormwater collection and treatment, electricity, natural gas, and communications.

The proposed project also includes four variants that consider modifications to a limited feature or aspect of the project: Variant 1, Aboveground Public Parking, would locate the 750-space public parking garage above grade on Blocks A and B, with residential units wrapped around the garage; Variant 2, South Street Alignment and Aboveground Public Parking at North End of Site, would shift South Street to the southernmost portion of the site and locate the 750-space public parking garage above grade on Block G, with residential units wrapped around the garage; Variant 3, Assumes Pedestrians and Bicycles Would Not Access the Site via San Ramon Way; and Variant 4, North Street Extension, would shift the offsite north access road from Frida Kahlo Way to align with the project site's North Street.

Note: The state Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Revised 2010

180404100

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/>	Air Resources Board	<input checked="" type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Public School Construction
<input type="checkbox"/>	California Emergency Management Agency	<input type="checkbox"/>	Parks & Recreation, Department of
<input type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Pesticide Regulation, Department of
<input checked="" type="checkbox"/>	Caltrans District # 4	<input type="checkbox"/>	Public Utilities Commission
<input checked="" type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/>	Regional WQCB # 2
<input checked="" type="checkbox"/>	Caltrans Planning	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Central Valley Flood Protection Board	<input type="checkbox"/>	Resources Recycling and Recovery, Department of
<input type="checkbox"/>	Coachella Valley Mountains Conservancy	<input type="checkbox"/>	S.F. Bay Conservation & Development Commission
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	San Gabriel & Lower L.A. Rivers and Mtns Conservancy
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	Santa Monica Mountains Conservancy
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input type="checkbox"/>	Education, Department of	<input type="checkbox"/>	SWRCB: Water Quality
<input type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/>	Fish & Wildlife Region # 3	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Food & Agriculture, Department of	<input type="checkbox"/>	Toxic Substances Control, Department of
<input type="checkbox"/>	Forestry and Fire Protection, Department of	<input type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	General Services, Department of	<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Health Services, Department of	<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Housing & Community Development		
<input checked="" type="checkbox"/>	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date August 8, 2019 Ending Date September 23, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Environmental Science Associates</u>	Applicant: <u>Reservoir Community Partners, LLC</u>
Address: <u>550 Kearny Street, Suite 800</u>	Address: <u>600 California Street, Suite 900</u>
City/State/Zip: <u>San Francisco, CA 94108</u>	City/State/Zip: <u>San Francisco, CA 94108</u>
Contact: <u>Susan Yogi</u>	Phone: <u>415.284.9080 / 415.989.1111</u>
Phone: <u>415.896.5900</u>	

Signature of Lead Agency Representative:  Date: 8/7/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.