



*Responses to Questions Raised by General Public Comment
To the Balboa Reservoir Community Advisory Committee (CAC)
November 6, 2015 through December 1, 2015*

The following matrix contains City staff's responses to (1) questions raised during the General Public Comment period of the 11/30/2015 CAC meeting and (2) those questions raised in writing between 11/6/2015 and 12/1/2015 that pertain to topics not covered on the 11/30/2015 CAC meeting agenda. Responses pertaining to 11/30/2015 meeting agenda topics can be found at <http://www.sf-planning.org/brcac>

	Question	Response
1	How does the City weigh community feedback in writing and revising the RFP parameters?	<p>City staff considers all public comments received, including written feedback sent via email and feedback shared verbally during CAC meetings. The City values and seeks to incorporate all feedback, regardless of where a commenter lives. City staff has observed, however, that a large portion of the specific feedback on the parameters comes from local neighbors and neighborhood associations who have deep localized knowledge and specific viewpoints. In incorporating community feedback, the City staff must balance many of the needs and values of current residents, future residents, affordable housing needs and the needs of City College.</p> <p>In proposing revisions to the development parameters, staff incorporates as much public feedback as possible. In cases where feedback does not lead to a proposed revision, staff provides a written explanation. These explanations can be found on the Balboa Reservoir project website, organized by topic (e.g. housing, transportation, etc.).</p>

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2	How will the City's combined sewer system function when the new development has been built?	<p>Stormwater runoff from the current site (a large, impervious parking lot) flows directly into the City's combined sewer system, without treatment or detention. As required by the San Francisco Stormwater Management Ordinance, any project on the site will be required to reduce stormwater flows to the sewer system. The SFPUC Stormwater Design Guidelines (http://www.sfwater.org/index.aspx?page=446) identify performance threshold requirements, along with information and tools to achieve compliance.</p> <p>Prior to any potential approval and construction of housing on the site, the SFPUC will require a street (stormwater) flow analysis and sewer capacity analysis to determine if there are potential impacts to the sewer system or increased flooding risks as a result from a proposed project. This analysis can be performed once a developer is selected and the proposed project has greater definition.</p> <p>Onsite use of stormwater and water conservation is also discussed in the Sustainability Parameters memorandum (http://www.sf-planning.org/index.aspx?page=4224).</p>
3	How will wastewater get from the site to the treatment facility?	<p>Flows from a future project, if approved, would be anticipated to enter the combined sewer under Ocean Avenue. The sewer travels below Ocean Avenue to Ashton Avenue where flows are split and combined at several locations as the sewer conveys flows to the SFPUC Oceanside Treatment Plant.</p>
4	Do stormwater analyses take climate change into account?	<p>City departments are working in coordination to plan for and reduce the anticipated effects of climate change, including in capital planning (http://sfenvironment.org/cas/plans-reports). Hydraulic analyses of the sewer system include periodic re-examination of rainfall intensity curves. Though there is not yet strong quantitative science that can predict how rainfall intensities will evolve with climate change, the City is currently in discussions with the scientific community to partner on new research opportunities to better understand this future trend.</p>