



# BALBOA RESERVOIR PROJECT

## EIR UPDATE — JUNE 10, 2019



**San Francisco**  
**Planning**

# EIR Update **Agenda**

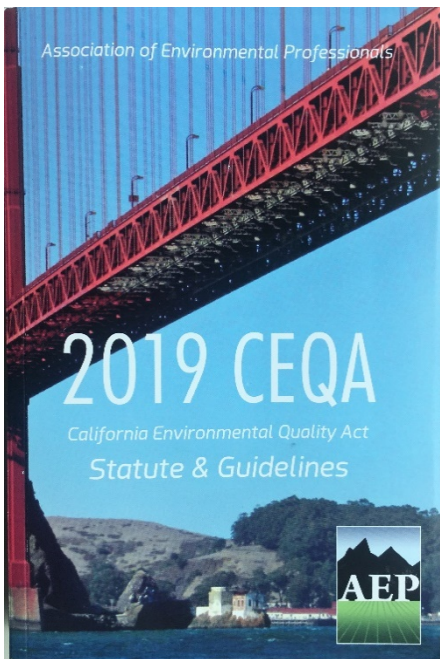
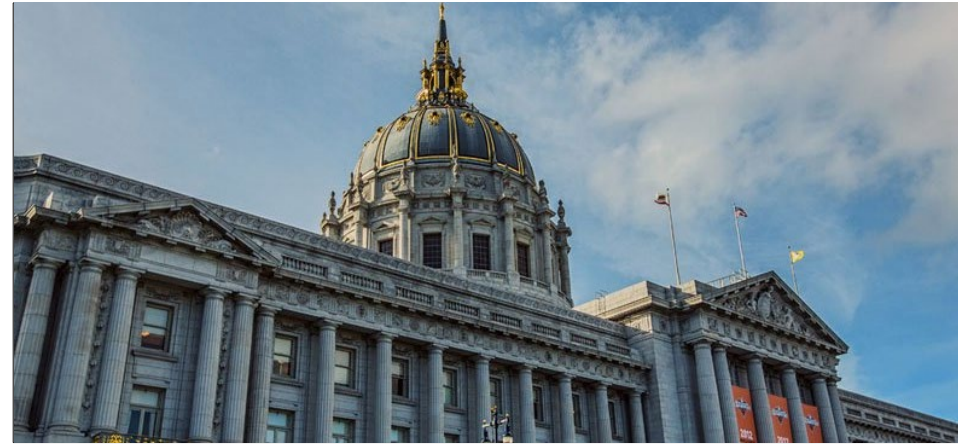
- Introduction
- CEQA review process
- Project summary
- Project status and schedule
- Draft EIR distribution and comment



# California Environmental Quality Act



The Environmental Planning division of the Planning Department implements CEQA in San Francisco



## CEQA Statute

PRC § 21000 et seq.

## CEQA Guidelines

“How to” for implementing statute

## San Francisco Administrative Code Chapter 31

- **Local** procedures and requirements for CEQA review
- Delegates CEQA authority to the **Environmental Review Officer**
- Includes procedures for **appeal** of all types of CEQA documents to **Board of Supervisors**

## Purposes of CEQA

- **INFORM** decision makers and the public of the project's potential environmental effects
- **ENGAGE** the public in the environmental review process
- **DISCLOSE** potential project impacts on the environment
- **AVOID OR REDUCE** potential impacts of the project with alternatives and mitigation measures

# CEQA Topics



**Land Use  
and Land Use  
Planning**



**Population and  
Housing**



**Cultural  
Resources**



**Transportation  
and Circulation**



**Noise**



**Air Quality**



**Greenhouse  
Gas Emissions**



**Wind and  
Shadow**



**Recreation**



**Utilities and  
Service Systems**



**Public  
Services**



**Biological  
Resources**



**Geology, Soils,  
and Seismicity**



**Hydrology and  
Water Quality**



**Hazards and  
Hazardous  
Materials**



**Mineral and  
Energy  
Resources**



**Agricultural and  
Forest  
Resources**

CEQA review must consider both **project-specific** and **cumulative** effects



# Balboa Park Station Plan Area



## Subsequent EIR and Initial Study

- Subsequent EIR defined in CEQA Guidelines Section 15162
- The Balboa Reservoir project requires a revision to the Balboa Park Station Area Plan EIR
  - Initial study –identifies project effects that were adequately examined in the area plan EIR
  - EIR –analyzes new or substantially more severe impacts than examined in the area plan EIR

# Balboa Reservoir Project Description

	Developer's Proposed Option	Additional Housing Option
Residential units	<b>1,100</b>	<b>1,550</b>
Maximum permitted height	<b>78'</b>	<b>88'</b>
Residential parking	550	650
Public parking	750	0
Total parking	<b>1,300</b>	<b>650</b>

Variants on Developer's Proposed Option:

## **VARIANT 1**

Public parking garage (at south) above ground instead of below ground

## **VARIANT 2**

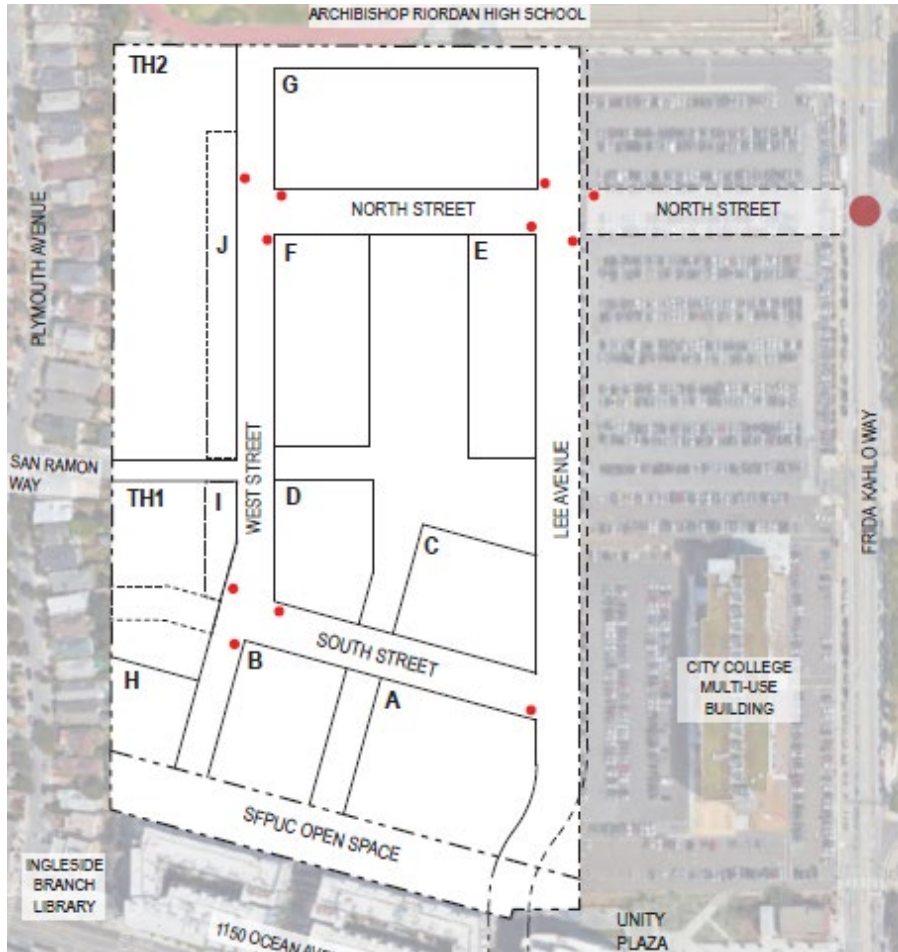
Below-grade public parking garage at north. South Street moved further south.

## **VARIANT 3**

Assumes no pedestrians or bike access from San Ramon Way



# BALBOA RESERVOIR PROJECT DESCRIPTION

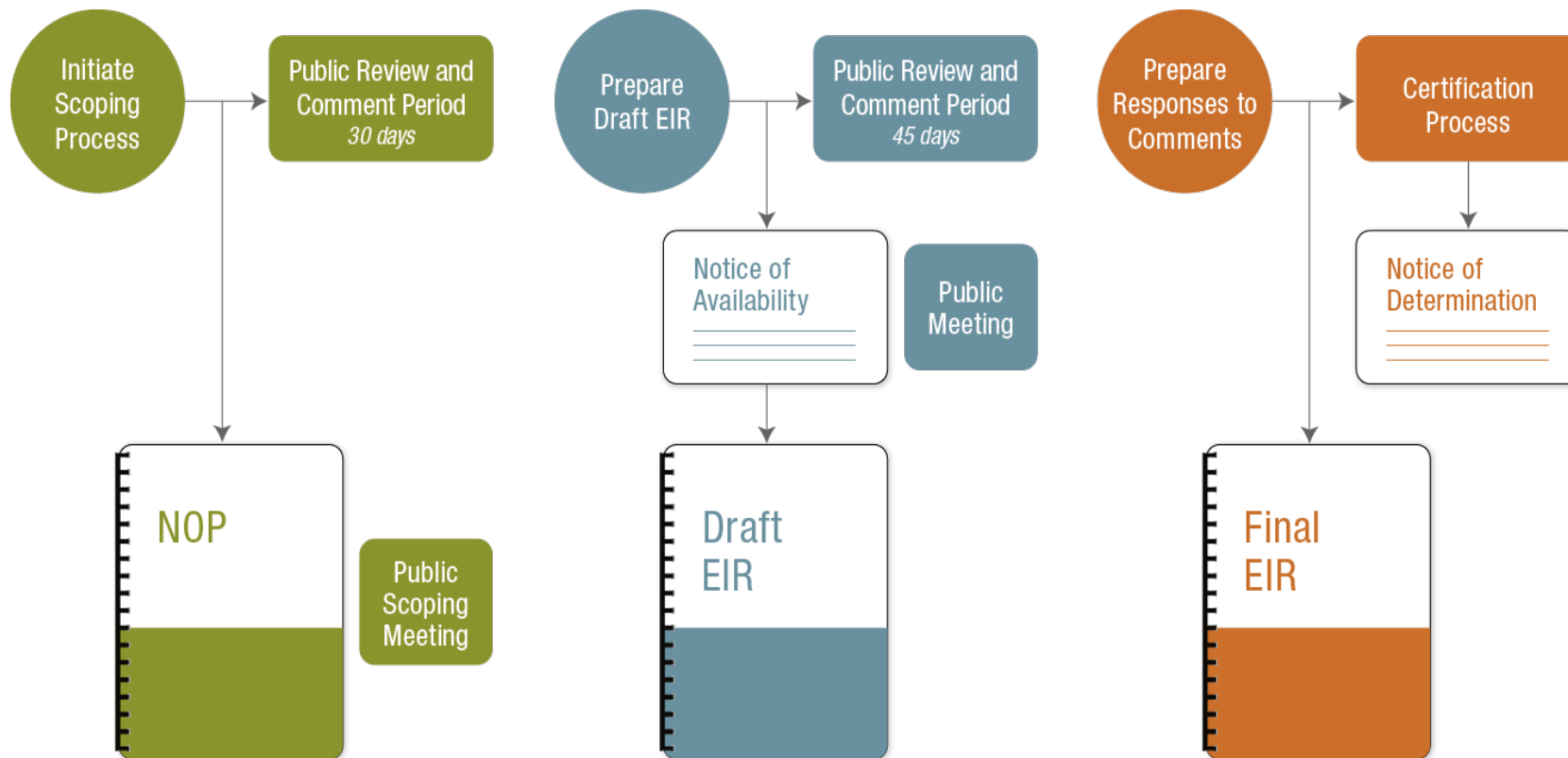


Variant on both Developer's Proposed Option and Additional Housing Option

## VARIANT 4

North Street Extension – shift offsite north access road along east (upper) basin further south to align with the project site's North Street

# Project Review **Schedule**



**NOP circulated:**  
**Oct. 10 - Nov. 12, 2018**

**Anticipated:**  
**DEIR publication – August 7, 2019**  
**DEIR hearing – September 12, 2019**  
**Close of comment period - Sept. 23, 2019**

**Anticipated:**  
**Winter/Spring 2020**

# Public Comments on the Draft EIR

- Interested parties will receive a notice of availability when the draft EIR is published.
  - Persons who contacted the Planning Department regarding the project
  - Persons who spoke or sent comments during the scoping period
  - Community groups
- Written comments can be sent by mail, email, or dropped at the public hearing before the Planning Commission.
- Oral comments can be given at the public hearing before the Planning Commission.
- All comments on the adequacy and completeness of the draft EIR will be responded to in a comments and responses document.

## **DRAFT EIR AVAILABILITY**

**Draft EIR is anticipated to be available starting on  
August 7th**

**Online:**

**<https://sfplanning.org/environmental-review-documents>**

**Hard copies and CDs:**

**San Francisco Planning Department Planning Information Counter (PIC)  
1660 Mission Street, First Floor, San Francisco**

**Hard copies and CDs by request:**

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