



NOTICE OF DETERMINATION

**ENDORSED
FILED**
San Francisco County Clerk

Approval Date: August 28, 2020
Case No.: 2018-007883ENV
State Clearinghouse No: 2018102028
Project Title: **Balboa Reservoir Project**
Zoning: P (Public)
 40-X and 65-A
Block/Lot: Block 3180/Lot 190
Lot Size: 17.6-acres
Lead Agency: San Francisco Planning Department
Project Sponsor: Joe Kirchofer, Reservoir Community Partners LLC (415) 284-9082;
 Joe_Kirchofer@avalonbay.com
 Brad Wiblin, Reservoir Community Partners LLC (415) 989-1111;
 bwiblin@bridgehousing.com
Staff Contact: Jeanie Poling (415) 575-9072; jeanie.poling@sfgov.org

SEP 01 2020
 BY: *[Signature]*
 Deputy County Clerk

<p>To: County Clerk, City and County of San Francisco City Hall Room 168 1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102</p>	<p>State of California Office of Planning and Research PO Box 3044 Sacramento, CA 95812-3044</p>
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Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination is transmitted to you for filing. At the end of the posting period, please return this Notice to the staff contact with a notation of the period it was posted.

Attached fee:

\$71.00 filing fee **AND** [\$3,343.25 EIR fee]

Project Description

The project site is located on an approximately 17-acre site in the West of Twin Peaks area of south central San Francisco. The project site is north of the Ocean Avenue commercial district, west of the City College of San Francisco Ocean Campus, east of the Westwood Park neighborhood, and south of Archbishop Riordan High School. The project would develop the site with approximately 1,100 mixed-income family-friendly housing units (approximately 1.3 million gross square feet), open space, a childcare facility/community room

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available for public use, on- and off-street parking, and new streets, utilities, and other infrastructure.

The project includes construction of approximately 450 market-rate rental units and 550 affordable dwelling units. In addition, the project includes approximately 100 for-sale condominium townhouse units. The buildings comprising the project will range in height from 25 to 78 feet. Fifty percent of the new units comprising the project will be designated affordable to persons earning between 30 and 130 percent of the area median income, Affordable housing will be distributed throughout the site.

In addition to the development of residential units, the project includes an approximately 1,000-gross-square-foot community room for public use, and a childcare center to serve approximately 100 children. The project includes up to 550 residential parking spaces, and up to 450 parking spaces that will be to the general public, including the students, faculty, and staff of the City College of San Francisco.

Approximately 4 acres on the project site will be devoted to publicly accessible open space. The open spaces include pedestrian and bicycle pathways, or paseos, and an approximately 2-acre park in the center of the project site called Reservoir Park. The public open space also includes an approximately 80-footwide parcel located along the southern edge of the project site where an underground water transmission pipeline is located, and that will remain under the ownership of SFPUC.

The project includes transportation and circulation changes, including the extension of existing north-south Lee Avenue roadway across the site, and a new internal street network. 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 include new utility infrastructure to supply the site with potable water, wastewater collection, stormwater collection and treatment, electricity, natural gas, and communications.

The City took the following actions on the project:

- On May 28, 2020, the Planning Commission certified the Final Subsequent EIR (Motion No. 20730); adopted CEQA Findings, a Statement of Overriding Considerations, and the Mitigation, Monitoring and Reporting Program (Motion No. 20731); recommended approval of General Plan Amendments (Resolution No. 20732); recommended approval of Planning Code and Zoning Map Amendments (Resolution No. 20733); approved Design Standards and Guidelines (Motion No. 20734); and recommended approval of a Development Agreement between the City and Reservoir Community Partners LLC (Resolution No. 20735).
- On June 16, 2020, the San Francisco Municipal Transportation Agency Board of Directors consented to the Development Agreement, adopted CEQA Findings and a Statement of Overriding Considerations, and approved aspects of the project under its jurisdiction related to transportation and circulation (Resolution No. 200616-055).
- On June 23, 2020, the San Francisco Public Utilities Commission consented to the Development Agreement with Balboa Reservoir Partners LLC, adopted CEQA Findings and a Mitigation and Monitoring and Reporting Program, and recommended approval of the sale of real estate to Reservoir Community Partners LLC (Resolution No. 20-0135).

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- On August 11, 2020, the Board of Supervisors affirmed the Final Subsequent EIR certification (Motion No. M20-101) and approved the sale of SFPUC real estate to Reservoir Community Partners LLC. (Resolution No. 373-20).
- On August 18, 2020, the Board of Supervisors approved General Plan Amendments (Ordinance No. 143-20); approved Planning Code and Zoning Map Amendments (Ordinance No. 141-20); and approved a Development Agreement between the City and Reservoir Community Partners LLC (Ordinance No. 142-20).

Determination

The City and County of San Francisco decided to carry out or approve the project on August 28, 2020, when the Mayor signed legislation approving the General Plan Amendments, the Planning Code and Zoning Map Amendments, and the Development Agreement, which were approved by the Board of Supervisors on August 11, 2020, and August 18, 2020. The documents may be examined at the San Francisco Planning Commission under Case Nos. 2018-007883ENV/GPA/ PCA/CWP/MAP/DVA; San Francisco Municipal Transportation Agency under Resolution No. 200616-055; the San Francisco Public Utilities Commission under Resolution No. 20-0135; and San Francisco Board of Supervisors in Board Files 200804, 200805, 200635, 200422, 200423, and 200740.

1. A subsequent environmental impact report has been prepared pursuant to the provisions of CEQA. It is available to the public and may be examined at the following link:
https://sfplanning.org/environmental-review-documents?field_environmental_review_catag_target_id=All&items_per_page=All
or by contacting the planning department and requesting file no. 2018-007883ENV.
2. A determination has been made that the project in its approved form will have a significant effect on the environment, and findings were made pursuant to CEQA Guidelines section 15091 and a statement of overriding considerations was adopted pursuant to CEQA Guidelines section 15093.
3. Mitigation measures were made a condition of project approval.

Rich Hillis
Planning Director

Wade Wietgreffe

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Date: 2020.08.31 10:47:35 -07'00'

By Lisa Gibson
Environmental Review Officer

cc: Reservoir Community Partners LLC
Other interested parties