

Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: June 27-28, 2012

Reference No.: 2.2c.(11)
Action

From: BIMLA G. RHINEHART
Executive Director

Subject: **APPROVAL OF PROJECT FOR FUTURE CONSIDERATION OF FUNDING
FINAL ENVIRONMENTAL IMPACT REPORT FOR THE BALBOA PARK STATION AREA
PLAN: PHELAN LOOP PEDESTRIAN AND STREET BEAUTIFICATION PROJECT
(RESOLUTION E-12-44)**

ISSUE:

Should the Commission, as a Responsible Agency, accept the Final Environmental Impact Report (FEIR), Findings of Fact and Statement of Overriding Considerations for the Balboa Park Station Area Plan in San Francisco County and approve the Phelan Loop Pedestrian and Street Beautification Project (Phelan Loop Project) for future consideration of funding?

RECOMMENDATION:

Staff recommends that the Commission accept the FEIR, Findings of Fact and Statement of Overriding Considerations for the Balboa Park Station Area Plan and approve the Phelan Loop Project for future consideration of funding.

BACKGROUND:

The San Francisco Planning Department (agency) is the CEQA lead agency for the Balboa Park Station Area Plan. The Balboa Park Station Area Plan is a policy document that presents an overall concept for enhancing the existing neighborhood, as well as encouraging infill development in the surrounding Balboa Park Station and along Geneva, Ocean, and San Jose Avenues. The Phelan Loop Project programmed by the Commission is an element of the Balboa Park Station Area Plan and, therefore, the scope of this project was included in the FEIR. The Environmental Impact Statement (EIS)/FEIR, was approved and certified by the San Francisco Planning Department on December 4, 2008.

The overall Balboa Park Station Area Plan for which the FEIR covers will result in significant unavoidable impacts to transportation/circulation and historical resources. However the Phelan Loop project element was not found to contribute to these impacts. Specifically, the overall project would result in traffic impacts at three intersections and cumulative impacts to a potential historic district along Ocean Avenue.

Mitigation measures and/or alternatives to the proposed Balboa Park Station Area Project that would substantially reduce or avoid these significant unavoidable impacts are infeasible.

The agency adopted the FEIR, Findings of Fact and a Statement of Overriding Considerations for the Balboa Park Station Area Plan on December 4, 2008. The agency found that there were several benefits that outweigh the unavoidable adverse environmental effects of the Balboa Park Station Area Project. These benefits include, but are not limited to, improvement in the overall operation of the project area's multi-modal transit system; revitalizing the Project Area's Public Realm by incorporating traffic-calming strategies, tree planting, sidewalk expansions, and new public open spaces; and integrating the development of underused parcels in the project area as well as the City College Main campus into the surrounding neighborhood. The agency identified a series of mitigation measures that are to be followed as specified for each development project as they are built-out.

On May 23, 2012 the agency provided written confirmation that the preferred alternative set forth in the final environmental document is consistent with the Phelan Loop Project programmed by the Commission. The agency also provided written confirmation of its commitment to all of the mitigation measures stipulated in the FEIR and Mitigation Monitoring Program.

The Phelan Loop Project is estimated to cost \$718,000 and is funded with State (\$574,000) and Local (\$144,000) funds. Construction is estimated to begin in fiscal year 2012/13.

Attachment

- Resolution E-12- 44
- Findings of Fact & Statement of Overriding Considerations
- Project Location