



SAN FRANCISCO PLANNING DEPARTMENT

PUBLIC NOTICE Availability of Notice of Preparation of Environmental Impact Report / Environmental Impact Statement and Public Scoping Meetings

Date: December 19, 2012
Case No.: 2010.0305E
Project Title: Sunnydale-Velasco HOPE SF Master Plan
Zoning: RM-1 (Low Density)
40-X Height and Bulk District
Block/Lot: 6310/1, 6311/1, 6312/1, 6313/1, 6314/1, 6315/1
Project Sponsor: Ramie Dare, Sunnydale Development Co., LLC, (415) 355-7118
Staff Contact: Nannie Turrell – (415) 575-9047
nannie.turrell@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

A notice of preparation (NOP) of an environmental impact report (EIR) has been prepared by the San Francisco Planning Department in connection with this project. The report is available for public review and comment on the Planning Department's Negative Declarations and EIRs web page (<http://tinyurl.com/sfceqadocs>). CDs and paper copies are also available at the Planning Information Center (PIC) counter on the first floor of 1660 Mission Street, San Francisco. Referenced materials are available for review at the Planning Department's office on the fourth floor of 1650 Mission Street. (Call (415) 575-9047.)

Project Description: The project sponsor, Sunnydale Development Co., LLC (comprising co-developers Mercy Housing California and The Related Companies of California), proposes to demolish the existing buildings, including 785 family and senior dwelling units, at the Sunnydale and Velasco public housing complexes in the Visitacion Valley neighborhood, and to build replacement and new housing, new infrastructure, open space and community amenities. Highlights of the plan include:

- Up to 1,700 units of housing, including one-for-one public housing replacement units, affordable rental units and market rate and affordable for-sale units;
- Up to 72,500 square feet of community service, recreational and educational facilities;
- 11.5 acres of new parks and open spaces, including a community garden, a farmer's market pavilion and secure outdoor courtyards within residential buildings;
- 12.2 acres of a new and reconfigured street network potentially including "green" features including bioswales and landscaping; and
- Up to 16,200 square feet of neighborhood-serving retail.

The project sponsor intends to construct the project to LEED® (Leadership in Energy Efficient Design) ND (Neighborhood Development) standards.

The Planning Department has determined that an EIR must be prepared for the proposed project prior to any final decision regarding whether to approve the project. The purpose of the EIR is to provide

information about potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project. Preparation of an NOP or EIR does not indicate a decision by the City to approve or to disapprove the project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

The EIR will be prepared as part of a combined EIR / EIS. The federal Department of Housing and Urban Development (HUD) intends to prepare an Environmental Impact Statement (EIS) pursuant to the National Environmental Policy Act (NEPA) to satisfy the requirements of federal environmental statutes. HUD has provided for assumption of its NEPA authority and NEPA lead agency responsibility by the City and County of San Francisco. HUD has given notice that the City and County of San Francisco Mayor's Office of Housing (MOH), as the Responsible Entity, will prepare a joint EIR / EIS with the San Francisco Planning Department.

The Planning Department will hold two **PUBLIC SCOPING MEETINGS**:

- The first meeting will be held on **Saturday, January 5, 2013, at 10:00 a.m. at the Visitacion Valley Library, 201 Leland Avenue, San Francisco, CA 94134.**
- The second meeting will be held on **Saturday, January 12, 2013, at 10:00 a.m. at the Sunnydale Community Room, 1652 Sunnydale Avenue, San Francisco, CA 94134.**

The purpose of these meetings is to receive oral comments to assist the Planning Department in reviewing the scope and content of the environmental impact analysis and information to be contained in the EIR for the project. Written comments will also be accepted until 5:00 p.m. on **January 18, 2013**. Written comments should be sent to Bill Wycko, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103. Referenced materials are available for review at the Planning Department's office on the fourth floor of 1650 Mission Street. (Call (415) 575-9047).

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. We will also need the name of the contact person for your agency. If you have questions concerning environmental review of the proposed project, please contact **Nannie Turrell** at **(415) 575-9047**.