



**PUBLIC NOTICE**

**AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT  
AND NOTICE OF PUBLIC HEARING**

PROJECT INFORMATION		PUBLIC HEARING INFORMATION	
<i>Date:</i>	December 14, 2022	<i>Hearing Date:</i>	<b>January 19, 2023</b>
<b>Project Title:</b>	<b>Whole Foods at 2675 Geary Boulevard Project</b>	<i>Time:</i>	1 p.m. or later
<i>Project Address:</i>	2675 Geary Boulevard	<i>Location:</i>	City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400 and Remote - <a href="https://sfplanning.org/remotehearings">https://sfplanning.org/remotehearings</a>
<b>Case No.:</b>	<b>2019-004110ENV-02</b>	<i>Case Type:</i>	Environmental (draft EIR)
<i>Block/Lot No.:</i>	Block 1094/Lot 001	<i>Hearing Body:</i>	Planning Commission
<i>Zoning District(s):</i>	NC-3 (Moderate-Scale Neighborhood Commercial) Use District 40-X and 80-X Height and Bulk Districts		
<i>Neighborhood:</i>	Western Addition		
<i>Project Sponsor:</i>	Jay Paul Warren, Whole Foods Market Global Office, 512.542.3768		
<i>EIR Coordinator:</i>	Rachel Schuett, 628.652.7546, <a href="mailto:CPC.WholeFoods2675Geary@sfgov.org">CPC.WholeFoods2675Geary@sfgov.org</a>		

The San Francisco Planning Department (San Francisco Planning) has studied this project’s potential physical environmental effects and welcomes your comments on the adequacy of the draft EIR. Refer to the Project Description and Purpose of Notice sections, below, for more information.

**Project Description**

The project sponsor (Whole Foods Market) proposes to renovate an existing 49,285-square-foot vacant retail space for a new Whole Foods Market grocery store, of which approximately 25,030 square feet would comprise the sales floor. The remaining 24,795 square feet would be dedicated to other uses: seating areas, checkout, self-checkout, and back-of-house uses such as offices, restrooms, freezers, kitchens, and storage areas for online orders.<sup>1</sup>

The existing parking lot C on level 3 of the City Center shopping center would be available for Whole Foods Market customers. Freight and commercial loading activities would occur from an existing on-site 3,528-square-foot receiving area and adjacent loading dock, accessed from O’Farrell Street just east of Anza Vista Avenue, via parking lot E (on level 2). No changes to vehicle parking, bicycle parking, loading, driveway access, or on-site circulation are proposed. In addition, no changes are proposed to the public right-of-way. The proposed project also includes replacement of existing heating, ventilation, and air conditioning (HVAC) equipment and the addition of refrigeration equipment in the mechanical penthouse, an expansion of the rooftop penthouse to accommodate the new equipment, replacement of two dock levelers, and new exterior signage. Construction of the proposed project would not require excavation and is anticipated to occur over a 10-month period, beginning in October 2024. Construction staging would occur within the existing vacant retail space and/or within parking lot C.

<sup>1</sup> These areas store products ordered online and collected in store by Whole Foods Market employees for pickup or delivery. Customers can order groceries and other in-store products online through Whole Foods Market or Amazon Prime.

**Draft EIR:** The draft EIR finds that implementation of the proposed project would result in potentially significant noise impacts at the daycare noise receptor on level 4 of City Center, as well as at the northern property plane. These impacts would be reduced to a less-than-significant level with implementation of a mitigation measure. The draft EIR provides a detailed project description, an analysis of the physical environmental effects of the proposed project and identifies a feasible mitigation measure and alternatives that would avoid or lessen the severity of project impacts. The draft EIR is available for public review and comment on the San Francisco Planning's website at <https://sfplanning.org/sfceqadocs> and at the San Francisco Permit Center, 49 South Van Ness Avenue, 2nd Floor, San Francisco, CA 94103. Paper copies and electronic copies (on a flash drive) of the draft EIR are available upon request to the project planner. Referenced materials are available through the following San Francisco Planning's websites: <https://sfplanning.org/sfceqadocs> and <https://sfplanning.org/resource/permits-my-neighborhood>.

## Projects on State Hazardous Materials Lists

As required by CEQA Guidelines section 15087(c)(6), the following information is provided because the project site is included on the following list compiled pursuant to California Government Code section 65962.5.

*List:* Leaking Underground Storage Tank Sites, State Water Resources Control Board  
*Regulatory Identification Number:* T0607500238  
*Address of Listed Site:* 2675 Geary Boulevard, San Francisco, CA 94118  
*Assessor's Block/Lot:* 1094/Lot 001  
*Date of List:* March 24, 1999.

## Purpose of Notice

**You are not required to take any action.** If you wish to comment on the adequacy of the draft EIR, you may do so in either or both of the following ways:

### WRITTEN COMMENTS

*Planner:* Rachel Schuett, EIR Coordinator  
*Via Mail:* **49 South Van Ness Ave, Suite 1400  
San Francisco, CA 94103**  
*Via Email:* [CPC.WholeFoods2675Geary@sfgov.org](mailto:CPC.WholeFoods2675Geary@sfgov.org)

**From December 14, 2022, to 5 p.m. on January 30, 2023**

### COMMENTS AT THE PUBLIC HEARING

*Location:* City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400 and Remote -  
<https://sfplanning.org/remotehearings>

**January 19, 2023, at 1 p.m. or later**

The purpose of the public hearing is for the San Francisco Planning Commission and San Francisco Planning staff to receive comments on the adequacy and accuracy of the draft EIR. The commission will not respond to any of the comments or take action on the project at this hearing. Certification of the final EIR will be considered at a later hearing. Environmental review focuses on the *physical environmental effects* of the project. Comments regarding your like or dislike of the project or if you think officials should approve or disapprove the project will not be addressed in the environmental review document. Instead, we encourage you to provide these comments to the planner assigned to review the project for *planning code and general plan compliance*. The current planner for this project is Chris May, [christopher.may@sfgov.org](mailto:christopher.may@sfgov.org) or 628.652.7359. Additional information may be found on San Francisco Planning's website or by contacting the EIR coordinator listed above.

## General Information about Procedures

**Members of the public are not required to provide personal identifying information when they communicate with the San Francisco Planning Commission or staff.** All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the San Francisco Planning's website or in other public documents. Only commenters on the draft EIR will be permitted to file an appeal of the certification of the final EIR to the Board of Supervisors.

At the close of the public review period, San Francisco Planning will prepare a responses to comments document to respond to all comments on the draft EIR presented at the public hearing and received in writing during the public review period. This responses to comments document and all other associated documents will be made available at <https://sfplanning.org/sfceqadocs>.

# CEQA

pronounced "SEE-Kwuh"

The San Francisco Planning Department (SF Planning) reviews projects for potential environmental impacts. This is CEQA, which stands for the **California Environmental Quality Act**, a state law created in 1970.

## THE BASIC GOALS OF CEQA ARE TO:

### INFORM

decision makers and the public about the potential significant environmental impacts

### PREVENT

significant, avoidable damage to the environment by requiring changes to a project

### IDENTIFY

the ways that the environmental damage can be avoided or reduced

### DISCLOSE

to the public the reasons why decisions are made if significant impacts occur

## WHO IS INVOLVED?

- SF Planning is responsible for conducting environmental review in San Francisco.
- Various stakeholders including the public
- City decision makers
- Government or private project sponsors (person/group proposing the change)

## WHEN IS CEQA DONE?

Environmental review is not an approval of a project, but it must be complete before city decision makers determine whether or not to approve a project that could impact the environment.

Example projects include:

- Public or private projects
- Board of Supervisors legislation
- Allocation of public funding to projects



In San Francisco, SF Planning informs the public of many types of environmental impacts, including impacts on air quality, noise, wind, shadow, transportation, and other topics



**San Francisco**  
**Planning**

To learn more, please visit:

[sfplanning.org/whatisCEQA](https://sfplanning.org/whatisCEQA)



Date: **12/14/2022**

The San Francisco Planning Department is studying a project's potential environmental effects and welcomes your comments. The enclosed notice concerns a project located at **2675 Geary Boulevard (2019-004110ENV-02)**. The other side of this page describes the environmental review process under state law. You may provide comments by **1/30/2022** or request future project updates from the staff contact indicated in the attached notice.

To obtain information about this notice in Spanish, Chinese, or Filipino, please call **628.652.7550**. Please be advised that the Planning Department will require at least one business day to respond to any call.

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三藩市規劃局 (San Francisco Planning Department) 正在研究一項專案的潛在環境影響，歡迎大家踴躍提出意見。本函所附的通知書涉及位於 **2675 Geary Boulevard (2019-004110ENV-02)** 的專案。本頁背面對加州法律規定的環境影響審核流程做了詳細說明。請於 **1/30/2022** 日之前針對本案提出評論，或者向本函所附通知書中指定的聯絡人提出要求，繼續瞭解專案的最新發展。請致電 **628.652.7550** 以索取通知書中文版本資訊。請注意，規劃局需要至少一個工作天才能回電。

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El Departamento de Planificación está estudiando los posibles efectos medioambientales de un proyecto y desea saber su opinión. El aviso incluido concierne a un proyecto ubicado en **2675 Geary Boulevard (2019-004110ENV-02)**. Al reverso de esta página se describe el proceso de análisis medioambiental según la ley estatal. Usted puede entregar sus opiniones y comentarios a más tardar el **1/30/2022** o solicitar futuras actualizaciones sobre el proyecto al contacto indicado en el aviso adjunto.

Para obtener información sobre este aviso en español, llame al **628.652.7550**. Le informamos que el Departamento de Planificación necesitará por lo menos un día hábil para responder cualquier llamada.

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Pinag-aaralan ng Kagawaran ng Pagpapalano ng San Francisco ang mga potensyal na epekto sa kapaligiran ng isang proyekto at tinatanggap ang iyong mga komento. Ang nakapaloob na paunawa ay patungkol sa isang proyekto na matatagpuan sa **2675 Geary Boulevard (2019-004110ENV-02)**. Inilalarawan ng kabilang panig ng pahinang ito ang proseso ng pagsusuri sa kapaligiran sa ilalim ng batas ng estado. Maaari kang magbigay ng mga komento sa **1/30/2022** o humiling ng mga bagong kaalaman sa proyekto sa hinaharap mula sa pagkontak sa kawani na nakalagay sa kalakip na abiso.

Upang makakuha ng impormasyon tungkol sa paunawang ito sa Filipino, mangyaring tumawag sa **628.652.7550**. Mangyaring maabisuhan na ang Kagawaran ng Pagpapalano ay mangangailangan ng kahit isang araw ng may trabaho o pasok upang tumugon sa anumang tawag.