

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Freedom West 2.0 (710 McAllister St)
 Lead Agency: San Francisco Planning Department Contact Person: Megan Calpin
 Mailing Address: 49 South Van Ness Avenue, Suite 1400 Phone: (628) 652-7508
 City: San Francisco Zip: 94103 County: San Francisco

Project Location: County: San Francisco City/Nearest Community: San Francisco
 Cross Streets: Golden Gate Avenue, Gough Street, McAllister Street, Fulton Street, Laguna Street Zip Code: 94102
 Longitude/Latitude (degrees, minutes and seconds): 37 ° 46 ' 46.1 " N / 122 ° 25 ' 30.7 " W Total Acres: 10.37
 Assessor's Parcel No.: 0783-023, 024, 025 and 0770-027 Section: _____ Twp.: 2S Range: 5W Base: MDPM
 Within 2 Miles: State Hwy #: 80, 280, 101 Waterways: San Francisco Bay, Mission Creek Channel
 Airports: n/a Railways: multiple, BART, CalTrain, SFMR Schools: 13; SFUSD

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan update Site Plan Land Division (Subdivision, etc.) Other: Development Agreement

Development Type:

Residential: Units 2,291 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 68,600 Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: 14,800 sq. ft. (Cultural, Institutional, Educational) Waste Treatment: Type _____ MGD _____
 Recreational: ground floor podium-level open space 142,675 sq. ft. Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: Hotel - 150 rooms (108,000 sq. ft.); Parking - 867,000 sq. ft.

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Co-op housing units and parking/Residential Transit Oriented (RTO); 40-X and 50-X Height and Bulk

Project Description: *(please use a separate page if necessary)*

The project site is located in San Francisco's Western Addition neighborhood. The proposed project would demolish all existing 22 low-rise buildings on the project site and construct 15 new buildings, ranging from 85 feet to 335 feet tall. The proposed development program includes a mix of residential (267 co-op housing units, 133 affordable units, and approximately 1,891 market-rate units), hotel, commercial, and cultural/institutional/educational (CIE) uses, as well as associated vehicular and bicycle parking, freight loading, at-grade privately owned public open space, and a mix of residential common and private open space and open space for childcare. The proposal would develop a special use district, with new zoning and height limits.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 4	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 2
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input checked="" type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date April 30, 2025 Ending Date May 30, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>SWCA Environmental Consultants</u>	Applicant: <u>MacFarlane Development Company, LLC</u>
Address: <u>95 3rd Street, 2nd Floor</u>	Address: <u>201 Spear Street, Suite 1000</u>
City/State/Zip: <u>San Francisco, CA 94103</u>	City/State/Zip: <u>San Francisco, CA 94105</u>
Contact: <u>Julie Barlow, Principal Planner</u>	Phone: <u>(213) 675-9348</u>
Phone: <u>(415) 536-2883</u>	

Signature of Lead Agency Representative: *T Sheyner* Date: April 30, 2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.