

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 # 2018052060

Project Title: The Hub Plan, 30 Van Ness Avenue Project, 98 Franklin Street Project, and Hub Housing Sustainability District

Lead Agency: San Francisco Planning Department Contact Person: Elizabeth White
Mailing Address: 1650 Mission St #400 Phone: (415) 575-6813
City: San Francisco Zip: 94103 County: San Francisco

Project Location: County: San Francisco City/Nearest Community: San Francisco
Cross Streets: Haight/Gough/Franklin/Fell/Hayes/Market/Mission/Minna/Lafayette/Howard/13th streets Zip Code: 94103
Longitude/Latitude (degrees, minutes and seconds): 37 ° 46 ' 20.2 " N / 122 ° 25 ' 14.4 " W Total Acres: 84
Assessor's Parcel No.: Multiple Section: S9 Twp.: T2S Range: R5W Base: Mt. Diablo
Within 2 Miles: State Hwy #: US 101, I-80, I-280 Waterways: San Francisco Bay, Mission Creek
Airports: N/A Railways: Caltrain, BART Schools: Multiple

Document Type:

CEQA: [ ] NOP [X] 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:

Governor's Office of Planning & Research

Local Action Type:

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

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Development Type:

[X] Residential: Units 8,100 Acres
[X] Office: Sq.ft. 50K Acres Employees 208
[X] Commercial: Sq.ft. 24,000 Acres Employees 69
[ ] Industrial: Sq.ft. Acres Employees
[X] Educational: 75,000 sq ft.
[ ] Recreational:
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[ ] Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Neighborhood Comm (NCT-3), Downtown General Comm (C 3-G), Hayes Neighborhood Comm (Hayes NCT), Public (P)

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

The Hub Plan would amend the 2008 Market and Octavia Area Plan of the San Francisco General Plan for the easternmost portions of the Market and Octavia Area Plan. The proposed project at 30 Van Ness Avenue includes retention of portions of an existing 75-foot-tall, five-story building and construction of a 45-story building with ground-floor retail space, up to 11 floors of office space, and 33 floors of residential space. The proposed project at 98 Franklin Street includes demolition of an existing 100-space surface parking lot and construction of a 31-story residential tower above a five-story podium that would be occupied by new facilities for the International High School. The EIR will also evaluate the designation of portions or all of the Hub Plan area as a Housing Sustainability District (HSD), in accordance with Assembly Bill 73.

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.

Revised 2010

State Clearinghouse Contact: [Signature] (916) 445-0613

State Review Began: 7 - 24 - 2019

SCH COMPLIANCE 9 - 6 - 2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
CDFW # 3
Cal Fire
Historic Preservation
X Parks & Rec
Bay Cons & Dev Comm.
DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl. & Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
X Reg. WQCB # 2
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
X NAHC
X Public Utilities Comm
Santa Monica Bay Restoration
X State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2018052060
Please forward late comments directly to the Lead Agency

AQMD/APCD 2

(Resources: 7 / 27)

**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 checked="" type="checkbox"/> Office of Historic Preservation           |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input checked="" type="checkbox"/> Office of Public School Construction      |
| <input type="checkbox"/> California Emergency Management Agency         | <input checked="" 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 checked="" type="checkbox"/> Public Utilities Commission               |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB #2                          |
| <input checked="" type="checkbox"/> Caltrans Planning                   | <input checked="" 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 checked="" type="checkbox"/> State Lands Commission                    |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                            |
| <input checked="" type="checkbox"/> Education, Department of            | <input checked="" 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 checked="" type="checkbox"/> Toxic Substances Control, Department of   |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input checked="" type="checkbox"/> Water Resources, Department of            |
| <input type="checkbox"/> General Services, Department of                |   |
| <input type="checkbox"/> Health Services, Department of                 | Other: _____  |
| <input checked="" type="checkbox"/> Housing & Community Development     | Other: _____  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |   |

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

Starting Date July 25, 2019 Ending Date September 9, 2019

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**Lead Agency (Complete if applicable):**

Consulting Firm: <u>ICF</u>	Applicant: <u>San Francisco Planning Department</u>
Address: <u>201 Mission St 15th floor</u>	Address: <u>1650 Mission St #400</u>
City/State/Zip: <u>San Francisco, CA 94105</u>	City/State/Zip: <u>San Francisco, CA 94103</u>
Contact: <u>Erin Efner</u>	Phone: <u>Elizabeth White, (415) 575-6813</u>
Phone: <u>(415) 677-7181</u>	

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Signature of Lead Agency Representative: *Eg White* Date: 7/24/19

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