

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 # 2024110311

Project Title: 447 Battery and 530 Sansome Street Project

Lead Agency: San Francisco Planning Department

Contact Person: Sherie George, Sr. Environmental Planner

Mailing Address: 49 South Van Ness Avenue, Suite 1400

Phone: 628-652-7558

City: San Francisco

Zip: 94103

County: San Francisco

Project Location: County: San Francisco

City/Nearest Community: San Francisco

Cross Streets: Sansome and Washington Streets

Zip Code: 94111

Longitude/Latitude (degrees, minutes and seconds): 37 ° 47 ' 44.3 " N / 122 ° 24 ' 05.1 " W Total Acres: 0.57

Assessor's Parcel No.: Block 0206/Lots 002, 013, 014, 017

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: I-80, US-101, I-280

Waterways: San Francisco Bay

Airports: n/a

Railways: BART, MUNI, Caltrans Schools: Multiple

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: Responses to Comments/Final EIR ☐ 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 ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other:

Development Type:

☐ Residential: Units Acres
☒ Office: Sq.ft. 344-390k Acres Employees
☒ Commercial: Sq.ft. 7,405 Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational: Type
☐ Recreational: Type
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☒ Other: Fire Station (31,200 sq. ft.); Hotel (100-200 Guest Rooms)

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:

C-3-O (Downtown Office) Use District, 200-S Special Height and Bulk District

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

The project sponsors propose to demolish four existing buildings and construct a 4-story replacement fire station and a separate high-rise building up to 41 stories tall. The replacement fire station would be located on the 447 Battery Street parcel and would include approximately 31,200 square feet (including basement) in a 4-story, approximately 55-foot-tall building (60 feet total, including rooftop mechanical equipment) on the eastern portion of the project site. There would be one below-grade level under the 4-story replacement fire station, which would provide 18 vehicle parking spaces, four class 1 bicycle spaces, and mechanical, electrical, and plumbing space. The high-rise building, approximately 544 feet tall (574 feet total, including rooftop mechanical equipment), would be located on the remaining three parcels and would include approximately 7,405 square feet of retail/restaurant space; between approximately 344,840 and 390,035 square feet of office space; approximately 27,195 square feet of office amenity space; between approximately 127,710 and 188,820 square feet of hotel space for approximately 100 to 200 hotel rooms; and approximately 10,135 square feet of ballroom/pre-function/meeting space. There would be three below-grade levels under the high-rise building, which would provide approximately 74 vehicle parking spaces, 77 class 1 bicycle parking spaces, and utility rooms. The proposed project would provide 20 class 2 bicycle parking spaces on streets adjacent to the project site, and one passenger loading zone on Sansome Street, subject to San Francisco Municipal Transportation Agency (SFMTA) and San Francisco Public Works approval. The proposed project would convert all of Merchant Street between Battery and Sansome streets into a shared street/living alley with approximately 10,364 square feet of privately maintained public open space.

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".

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

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

Starting Date N/A Ending Date N/A

Lead Agency (Complete if applicable):

Consulting Firm: <u>Environmental Science Associates</u>	Applicant: <u>EQX Jackson SQ Holdco LLC</u>
Address: <u>575 Market Street, Suite 3700</u>	Address: <u>44 Montgomery Street, Suite 1300</u>
City/State/Zip: <u>San Francisco, CA 94105</u>	City/State/Zip: <u>San Francisco, CA 94104</u>
Contact: <u>Susan Yogi</u>	Phone: <u>415-677-9000</u>
Phone: <u>415-962-8447</u>	

Signature of Lead Agency Representative: Joy Navarrete

Digitally signed by Joy Navarrete
Date: 2025.06.30 12:56:09 -0700

Date: 6/30/2025

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