Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov

Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

January 26, 2026

Megan Calpin
Senior Planner
San Francisco Planning Department
49 South Van Ness Aveneue #1400
San Francisco, CA 94103
megan.calpin@sfgov.org

RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR FREEDOM WEST 2.0 (710 MCALLISTER STREET, 889 MCALLISTER STREET, 735 GOUGH STREET, 550 FULTON STREET) DATED JANUARY 20, 2026, STATE CLEARINGHOUSE NUMBER 2025050078

Dear Megan Calpin,

The Department of Toxic Substances Control (DTSC) reviewed Draft Environmental Impact Report (DEIR) for Freedom West 2.0 (710 McAllister Street, 889 McAllister Street, 735 Gough Street, 550 Fulton Street) (Project). The proposed Project plans to demolish 22 existing low-rise buildings and construct 15 new buildings, ranging in height from 85 feet to 335 feet. The proposed development program includes a mix of residential uses (267 co-op housing units and 2,024 additional residential), a 150-room hotel, commercial and Commercial Information Exchange use, 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. In total, the project would construct approximately 3.7 million gross square feet of mixed-use development. Construction of the proposed project would take place over approximately seven years. The project site would be rezoned from Residential

Transit Oriented to a new special use. DTSC recommends and requests consideration of the following comments:

1. If buildings or other structures are to be demolished on any Project sites included in the proposed Project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's Preliminary Endangerment Assessment (PEA) Guidance Manual.
2. DTSC recommends all imported soil/fill material be tested to ensure all COCs meet screening levels as outlined in DTSC's PEA Guidance Manual. Furthermore, DTSC advises referencing the DTSC Information Advisory Clean Imported Fill Material Fact Sheet if importing fill is necessary. To minimize the possibility of introducing contaminated soil/fill material there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.

DTSC would like to thank you for the opportunity to comment on the DEIR for Freedom West 2.0 (710 McAllister Street, 889 McAllister Street, 735 Gough Street, 550 Fulton Street) Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via our CEQA Review email for additional guidance.

Sincerely,

Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

cc: (via email)

Governor's Office of Land Use and Climate Innovation
State Clearinghouse
state.clearinghouse@lci.ca.gov

Victor MacFarlane
Project Applicant
MacFarlane Development Company, LLC
vmacfarlane@macfarlanepartners.com

Julie Barlow
Principal Planner
SWCA Environmental Consultants / Consulting Firm
jbarlow@swca.com

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Scott Wiley
Associate Governmental Program Analyst
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov