

**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

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| <b>SCH #</b> |
|--------------|

**Project Title:** Railyards Mixed-Use Development Project (700 4th Street)

Lead Agency: San Francisco Planning Department

Contact Person: Ryan Shum, Sr. Environmental Planner

Mailing Address: 49 South Van Ness Avenue, Suite 1400

Phone: 628-652-7542

City: San Francisco

Zip: 94103

County: San Francisco

**Project Location:** County: San Francisco

City/Nearest Community: San Francisco

Cross Streets: Fourth and King Streets

Zip Code: 94107

Longitude/Latitude (degrees, minutes and seconds): 37 ° 46 ' 36.66 " N / 122 ° 23 ' 41.5 " W Total Acres: 18.63

Assessor's Parcel No.: 8701/003, 8701/004, 8700/001, 8703/005

Section: Twp.: Range: Base:

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

Waterways: San Francisco Bay

Airports: n/a

Railways: Caltrain, BART, MUNI

Schools: Multiple

**Document Type:**

|                                               |                                                    |                                    |                                                |
|-----------------------------------------------|----------------------------------------------------|------------------------------------|------------------------------------------------|
| CEQA: <input checked="" type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons           | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec              | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Mit Neg Dec          | Other: _____                                       | <input type="checkbox"/> FONSI     | _____                                          |

**Local Action Type:**

|                                                            |                                                   |                                                            |                                         |
|------------------------------------------------------------|---------------------------------------------------|------------------------------------------------------------|-----------------------------------------|
| <input type="checkbox"/> General Plan Update               | <input type="checkbox"/> Specific Plan            | <input checked="" type="checkbox"/> Rezone                 | <input type="checkbox"/> Annexation     |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element              | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                        | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan                    | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____   |

**Development Type:**

|                                                                                              |                                                                                                                                                              |
|----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Residential: Units 1765-5834 Acres _____                 | <input type="checkbox"/> Transportation: Type _____                                                                                                          |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____                    | <input type="checkbox"/> Mining: Mineral _____                                                                                                               |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. 153k-563k Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____                                                                                                          |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____                | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____                                                                                               |
| <input type="checkbox"/> Educational: _____                                                  | <input type="checkbox"/> Hazardous Waste: Type _____                                                                                                         |
| <input type="checkbox"/> Recreational: _____                                                 | <input checked="" type="checkbox"/> Other: New Caltrain Station and Station Hall, 3.50-4.3 acres open space, offsite train storage and maintenance facility. |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____                              |                                                                                                                                                              |

**Project Issues Discussed in Document:**

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

**Present Land Use/Zoning/General Plan Designation:**

MB-O (Mission Bay Office), Mission Bay North Public Facility District / 110 and MB-RA (Mission Bay Redevelopment Area) Height &amp; Bulk District

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

The proposed project includes two scenarios with the potential maximum extent of commercial or residential uses on the site. Depending on the uses developed, the proposed project's development, excluding below-grade parking and below-grade loading and support areas, would range from 7,820,390 square feet (Maximum Commercial Scenario) to 7,839,210 square feet (Maximum Residential Scenario). The Maximum Commercial Scenario proposes the development of up to 1,765 residential units totaling up to 1,765,910 square feet, along with up to approximately 5,638,120 square feet of commercial space and up to approximately 172,660 square feet of retail space. The other proposed project scenario, the Maximum Residential Scenario, proposes the development of up to 5,834 residential units totaling up to approximately 5,834,800 square feet; up to approximately 1,589,980 square feet of commercial space; and up to approximately 159,970 square feet of retail space. Under both scenarios, the new 19,560-square-foot Caltrain Station Hall would be located in Block 1 and would consist of the public hall, restrooms, and staff work areas. Full buildout of the proposed project could fall within the development range under the Maximum Commercial and Maximum Residential scenarios. Under either the Maximum Commercial Scenario or the Maximum Residential Scenario, the proposed project would construct a new Caltrain tunnel with two below-grade railroad tracks and one service platform, terminating at a new, reconfigured Caltrain Station below the project site. The Caltrain platforms would be accessed from the new Caltrain Station Hall. The proposed project also include an At-Grade Rail Variant and Fifth Street Variant as well as the development of an off-site train storage and maintenance facility for both scenarios.

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 type="checkbox"/> Air Resources Board                            | <input checked="" 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 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 # <u>4</u>        | <input checked="" type="checkbox"/> Public Utilities Commission              |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics    | <input checked="" type="checkbox"/> Regional WQCB # <u>2</u>                 |
| <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 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 # <u>3</u>       | <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 type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                |                                                                              |
| <input type="checkbox"/> Health Services, Department of                 | <input checked="" type="checkbox"/> Other: <u>High Speed Rail Authority</u>  |
| <input type="checkbox"/> Housing & Community Development                | <input type="checkbox"/> Other: _____                                        |
| <input checked="" type="checkbox"/> Native American Heritage Commission |                                                                              |

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

Starting Date 10/1/2026 Ending Date 10/30/2026

### Lead Agency (Complete if applicable):

|                                                          |                                                               |
|----------------------------------------------------------|---------------------------------------------------------------|
| Consulting Firm: <u>Environmental Science Associates</u> | Applicant: <u>James Abrams, c/o Prologis 4th and King LLC</u> |
| Address: <u>44 Montgomery Street, Suite 1900</u>         | Address: <u>538 Hayes Street</u>                              |
| City/State/Zip: <u>San Francisco, CA 94104</u>           | City/State/Zip: <u>94102</u>                                  |
| Contact: <u>Susan Yogi</u>                               | Phone: <u>415-999-4402</u>                                    |
| Phone: <u>415-962-8447</u>                               |                                                               |

Signature of Lead Agency Representative: \_\_\_\_\_

*Delia Dwyer*

Date: 9/30/2026

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