



# San Francisco Planning

2024-0000061

# FILED

SAN FRANCISCO County Clerk

November 6, 2024

49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103

628.652.7600

www.sfplanning.org

by: Mariedyne Nadonza  
Deputy County Clerk

## PUBLIC NOTICE

# AVAILABILITY OF NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

### PROJECT INFORMATION

**Project Title:** 447 Battery and 530 Sansome Street Project  
**Project Address:** 447 Battery Street, 530 Sansome Street, 425 Washington Street, and 439-445 Washington Street  
**Case No.:** 2024-007066ENV  
**Block/Lot No.:** Block 0206/Lots 002, 013, 014, 017  
**Zoning District(s):** C-3-O (Downtown Office) Use District  
 200-S Special Height and Bulk District  
**Neighborhood:** Financial District  
**Project Sponsors:** James Abrams, J. Abrams Law, P.C. on behalf of EQX JACKSON SQ HOLDCO LLC  
 415.999.4402, [jabrams@jabramslaw.com](mailto:jabrams@jabramslaw.com)  
 Andrico Penick, San Francisco Bureau of Real Estate  
 415.554.9850, [andrico.penick@sfgov.org](mailto:andrico.penick@sfgov.org)  
 Michael Mullin, San Francisco Fire Department  
 415.674.5066, [michael.mullin@sfgov.org](mailto:michael.mullin@sfgov.org)  
**EIR Coordinator:** Sherie George, [CPC.447Battery530SansomeEIR@sfgov.org](mailto:CPC.447Battery530SansomeEIR@sfgov.org), 628.652.7558

NOV 06 2024  
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 TO

The San Francisco Planning Department has issued a notice of preparation (NOP) of an Environmental Impact Report (EIR) in connection with this project. Next, the department will begin the preparation of an EIR as required by the California Environmental Quality Act (CEQA). The department welcomes your comments regarding the scope of the EIR. Refer to the Project Description and Purpose of Notice sections below for more information.

## Project Description

The San Francisco Fire Department, the San Francisco Bureau of Real Estate, and EQX JACKSON SQ HOLDCO LLC (project sponsors) propose to redevelop the approximately 24,830-square-foot project site located on the block bound by Sansome Street to the west, Washington Street to the north, Battery Street to the east, and Merchant Street to the south. The proposed 447 Battery and 530 Sansome streets project (proposed project) would involve demolition of the existing 17,800-square-foot, 3-story commercial building at 425 Washington Street (Block/Lot 0206/014), and the 12,862-square-foot, 2-story commercial building at 439-445 Washington Street (Block/Lot 0206/013) owned by EQX JACKSON SQ HOLDCO LLC; the 20,154-square-foot, 3-story commercial building at 447 Battery Street (Block/Lot 0206/002) owned by Battery Street Holdings LLC; and the 18,626-square-foot fire station at 530 Sansome Street (Block/Lot 0206/017) owned by the City and County of San Francisco. During construction, Fire Station 13 operations (including personnel

## Notice of Availability of NOP of an EIR

and firetrucks) would temporarily relocate to nearby offsite existing San Francisco Fire Department facilities prior to demolition of 530 Sansome Street and until construction of a replacement fire station is completed. No construction or tenant improvements would be required for temporary relocation. No interruption of fire department service would occur and relocated fire department operations would continue to serve the Financial District neighborhood and the city in general.

The project sponsors propose to 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 to the roof, including rooftop mechanical equipment) on the eastern portion of the project site. 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 square feet 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 and 27 Class 2 bicycle parking spaces, and utility rooms.

The proposed project would convert all of Merchant Street between Battery and Sansome streets into a shared street/living alley with approximately 12,695 square feet of privately owned public open space (POPOS).

Construction of the proposed project would last approximately 39 months, beginning in 2027. Construction would begin with mobilization and staging, followed by demolition and site preparation, structural and large utility work, and architectural and site work.

## Purpose of Notice

The planning department has determined that an EIR must be prepared for the proposed project prior to any final decision regarding whether to approve the project. The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project. Preparation of an NOP or EIR does not indicate a decision by the City to approve or to disapprove the project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

**You are not required to take any action.** If you wish to provide comments on the scope of the EIR, you may do so in either or both of the following ways:

### WRITTEN COMMENTS

*Planner:* **Sherie George, Sr. Environmental Planner**  
*Via Mail:* **49 South Van Ness Ave, Suite 1400**  
**San Francisco, CA 94103**  
*Via Email:* [CPC.447Battery530SansomeEIR@sfgov.org](mailto:CPC.447Battery530SansomeEIR@sfgov.org)

**From November 6, 2024, to 5 p.m. on December 9, 2024**

## Notice of Availability of NOP of an EIR

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. We will also need the name of the contact person for your agency. If you have questions concerning environmental review of the proposed project, please contact the planner listed above.

This notice is available for public review on the San Francisco Planning Department's website at [sfplanning.org/sfceqadocs](http://sfplanning.org/sfceqadocs) and at the San Francisco Permit Center, 49 South Van Ness Avenue, 2nd Floor, San Francisco, CA 94103. Referenced materials are available through the following planning department webpages: [sfplanning.org/sfceqadocs](http://sfplanning.org/sfceqadocs) and [sfplanning.org/resource/permits-my-neighborhood](http://sfplanning.org/resource/permits-my-neighborhood).

## General Information about Procedures

Members of the public are not required to provide personal identifying information when they communicate with the commission or the department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the department's website or in other public documents.

Recipients of this notice are encouraged to pass on this information to others who may have an interest in the proposed project.

# EIR

## WHAT IS AN EIR?

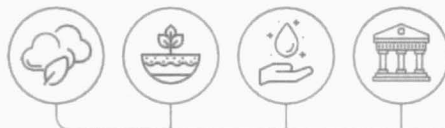
An environmental impact report (EIR) is a study required for a project that may have a significant effect on the environment.

## THE BASIC PARTS OF AN EIR ARE:

- 1 Notice of Preparation:** a notice to inform the public that the City is preparing an EIR. The public is invited to comment on the scope of and topics analyzed in the EIR.
- 2 Draft EIR** includes:
  - Description of the project, including the project goals (called objectives).
  - Environmental impact analysis, focusing on the project's significant environmental impacts and mitigation measures to reduce its impacts.
  - A range of other options (called alternatives) that meet project goals and reduce its significant impacts.
  - May include an initial study, which is a preliminary analysis prepared to determine the relative environmental impacts of the project.

*Public comments on the accuracy of the draft EIR are accepted in writing and at a public hearing.*

- 3 Responses to Comments:** A document formally responding to comments received on the draft EIR.



## THE PURPOSE OF AN EIR IS:

To inform decision makers and the public about the potential significant environment impacts of a proposed project. Mitigation measures identify the ways that the environmental damage can be avoided or reduced.

The EIR analysis includes alternatives to the project that would avoid or substantially lessen the proposed project's impacts. The alternatives must meet most of the basic project objectives.



**San Francisco**  
**Planning**

## EIR STEPS

### 1 SCOPING

Determines the scope of the EIR in consultation with agencies, the public, and the applicant proposing the project. The EIR notice of preparation describes the project and EIR process. This notice may include the initial study.

### 2 DRAFT EIR

Incorporates prior public comment, and includes project description, environmental impact analysis, and alternatives. This may include an initial study, if not previously published.

### 3 PUBLIC COMMENT PERIOD

- a. Draft EIR public hearing
- b. Written public comments accepted

### 4 RESPONSES TO COMMENTS

Responds to comments on the draft EIR and makes revisions to draft EIR, as needed.

### 5 EIR CERTIFICATION

The Planning Commission certifies the final EIR (the draft EIR and the Responses to Comments document) if it is adequate, accurate, and complete. It is not a project approval.

### PROJECT APPROVAL

After the final EIR is complete, the City determines whether to approve the project or an alternative to the project.

## HOW CAN I PARTICIPATE?

### SCOPING PERIOD - 30 DAYS



Written comments accepted throughout the 30 day period. Some projects have public meetings called scoping meetings, which anyone can attend to learn about the project and make comments on the environmental analysis topics, methods, or potential alternatives.

### DRAFT EIR PUBLIC COMMENT PERIOD



Once the draft EIR is published, written comments are accepted during the comment period, which is generally 45 days. Spoken comments are also accepted at the Planning Commission draft EIR hearing.

For some projects, the Historic Preservation Commission comments on the draft EIR.

### DRAFT EIR HEARING AT PLANNING COMMISSION



The Planning Commission comments on the draft EIR during one of their regularly scheduled hearings. During this hearing, the public also can provide spoken comments on the draft EIR either by calling in or attending the hearing in person.

Public participation is encouraged throughout the process. Each icon above represents a different way to share your thoughts. You can always contact Planning Department staff on any questions too.



Written comments are accepted as part of the formal EIR record



Spoken comments are accepted as part of the formal EIR record



Comment period

**What is an environmental effect?** EIRs consider how a project may affect a wide range of topics as part of the “physical environment.” Topics range from air quality and noise to transportation and historic resources.

**What is a mitigation measure?** Mitigation measures identify the ways that the environmental damage can be avoided or reduced.

## MORE QUESTIONS ON THIS PARTICULAR PROJECT?

Contact the assigned environmental planner

## WHERE CAN I FIND MORE INFORMATION?

To learn more, please visit: [sfplanning.org/environmental-review](http://sfplanning.org/environmental-review)

To view all published EIR documents: [sfplanning.org/sfceqadocs](http://sfplanning.org/sfceqadocs)

To learn more about CEQA: [sfplanning.org/whatisCEQA](http://sfplanning.org/whatisCEQA)



# San Francisco Planning

49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103

628.652.7600  
www.sfplanning.org

Date: **11/6/2024**

The San Francisco Planning Department is studying a project's potential environmental effects and welcomes your comments. The enclosed notice concerns a project located at **447 Battery and 530 Sansome Street (2024-007066ENV)**. The other side of this page describes the environmental review process under state law. You may provide comments by **12/9/2024** or request future project updates from the staff contact indicated in the attached notice.

To obtain information about this notice in Spanish, Chinese, or Filipino, please call **628.652.7550**. Please be advised that the Planning Department will require at least one business day to respond to any call.

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三藩市規劃局 (San Francisco Planning Department) 正在研究一項專案的潛在環境影響，歡迎大家踴躍提出意見。本函所附的通知書涉及位於 **447 Battery and 530 Sansome Street (2024-007066ENV)** 的專案。本頁背面對加州法律規定的環境影響審核流程做了詳細說明。請於 **12/9/2024** 日之前針對本案提出評論，或者向本函所附通知書中指定的聯絡人提出要求，繼續瞭解專案的最新發展。請致電 **628.652.7550** 以索取通知書中文版本資訊。請注意，規劃局需要至少一個工作天才能回電。

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El Departamento de Planificación está estudiando los posibles efectos medioambientales de un proyecto y desea saber su opinión. El aviso incluido concierne a un proyecto ubicado en **447 Battery and 530 Sansome Street (2024-007066ENV)**. Al reverso de esta página se describe el proceso de análisis medioambiental según la ley estatal. Usted puede entregar sus opiniones y comentarios a más tardar el **12/9/2024** o solicitar futuras actualizaciones sobre el proyecto al contacto indicado en el aviso adjunto.

Para obtener información sobre este aviso en español, llame al **628.652.7550**. Le informamos que el Departamento de Planificación necesitará por lo menos un día hábil para responder cualquier llamada.

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Pinag-aaralan ng Kagawaran ng Pagpapalano ng San Francisco ang mga potensyal na epekto sa kapaligiran ng isang proyekto at tinatanggap ang iyong mga komento. Ang nakapaloob na paunawa ay patungkol sa isang proyekto na matatagpuan sa **447 Battery and 530 Sansome Street (2024-007066ENV)**. Inilalarawan ng kabilang panig ng pahinang ito ang proseso ng pagsusuri sa kapaligiran sa ilalim ng batas ng estado. Maaari kang magbigay ng mga komento sa **12/9/2024** o humiling ng mga bagong kaalaman sa proyekto sa hinaharap mula sa pagkontak sa kawani na nakalagay sa kalakip na abiso.

Upang makakuha ng impormasyon tungkol sa paunawang ito sa Filipino, mangyaring tumawag sa **628.652.7550**. Mangyaring maabisuhan na ang Kagawaran ng Pagpapalano ay mangangailangan ng kahit isang araw ng may trabaho o pasok upang tumugon sa anumang tawag.



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

Print  Save

RECEIPT NUMBER:  
 38-11/06/2024-100  
 STATE CLEARINGHOUSE NUMBER (if applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL pic@sfgov.org	DATE 11/06/2024
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2024-0000061	

PROJECT TITLE  
 447 BATTERY AND 530 SANSOME STREET PROJECT

PROJECT APPLICANT NAME SHERIE GEORGE	PROJECT APPLICANT EMAIL CPC.447Battery530SansomeEIR@sfgov.org	PHONE NUMBER (628) 652-7558
PROJECT APPLICANT ADDRESS 49 SOUTH VAN NESS AVENUE, SUITE 1400	CITY SAN FRANCISCO	STATE CA
		ZIP CODE 94103

**PROJECT APPLICANT (Check appropriate box)**

Local Public Agency     School District     Other Special District     State Agency     Private Entity

**CHECK APPLICABLE FEES:**

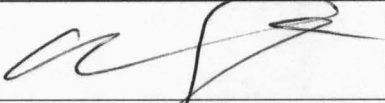
- Environmental Impact Report (EIR) \$ 4,051.25 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$ 2,916.75 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,377.25 \$ \_\_\_\_\_

- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ \_\_\_\_\_
- County documentary handling fee \$ 82.00 \$ \_\_\_\_\_
- Other NOTICE OF AVAILABILITY \$ \_\_\_\_\_

**PAYMENT METHOD:**

- Cash     Credit     Check     Other    **TOTAL RECEIVED \$ \_\_\_\_\_ 0.00**

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Mariedyne Nadonza Deputy Clerk
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