



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Availability of and Intent to Adopt a Mitigated Negative Declaration

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Date: June 11, 2014
Case No.: 2011.0408E
Project Title: 320-400 Paul Avenue Internet Services Exchange (ISE)
Project Location: 320-400 Paul Avenue, San Francisco (ISE Facility)
Brisbane, Daly City, and San Francisco (12kV Electrical Distribution Circuits)
Zoning: PDR -2 (Core Production, Distribution, and Repair) District
65-J Height and Bulk District
Block/Lot: 5431A/014 and 015
Lot Size: 319,900 square feet (7.34 acres)
Project Sponsor: Keith Dines, The Cambay Group, Inc. (925) 933-1405
Lead Agency: San Francisco Planning Department
Staff Contact: Heidi Kline - (415) 575-9043, Heidi.Kline@sfgov.org

To Whom It May Concern:

This notice is to inform you of the availability of the environmental review document concerning the proposed project as described below. The document is a preliminary mitigated negative declaration (PMND), containing information about the possible environmental effects of the proposed project. The PMND documents the determination of the Planning Department that the proposed project could not have a significant adverse effect on the environment. Preparation of a mitigated negative declaration does not indicate a decision by the City to carry out or not to carry out the proposed project.

Project Description:

The proposed project includes the construction of an Internet services exchange (ISE) at 320-400 Paul Avenue and the installation of two underground 12kV electrical distribution circuits between the PG&E Martin substation at 3150 Geneva Avenue in Brisbane and the proposed ISE facility to provide 24 MW electrical service for the ISE. The route for the underground electrical distribution circuits would include the portion of Geneva Avenue along the northeast boundary of the PG&E Martin substation, the portion of Bayshore Boulevard between Geneva and San Bruno Avenues, the portion of San Bruno Avenue between Bayshore Boulevard and Paul Avenue, and the portion of Paul Avenue between San Bruno Avenue and 320-400 Paul Avenue.

The proposed ISE site, comprised of two parcels totaling 319,900 square feet, contains three vacant industrial buildings (320, 350, and 400 Paul Avenue) totaling approximately 150,760 square feet in area. The proposed improvements include the renovation of the front two buildings (320 and 350 Paul Avenue) for administrative and office uses, totaling approximately 55,760 square feet, and the demolition and replacement of the 95,000-square-foot rear building with a two-story, 187,000-square-foot data center

building. The approximately 243,000-square-foot three-building facility would be operated as an ISE, also known as a data center. The project would provide approximately 80 vehicle and 14 bicycle parking spaces on-site for employees and visitors. A backup power supply comprised of eighteen 2 megawatt emergency generators would be provided on site at the 320-400 Paul Avenue ISE facility.

The project would require Planning Commission approval of a Conditional Use Authorization to operate the ISE facility, among other approvals. The Conditional Use Authorization would be the project approval action under Chapter 31 of the San Francisco Administrative Code.

The PMND is available to view or download from the Planning Department's Negative Declarations and EIRs web page (<http://tinyurl.com/sfceqadocs>). Paper copies are also available at the Planning Information Center (PIC) counter on the ground floor of 1660 Mission Street, San Francisco.

If you have questions concerning environmental review of the proposed project, contact the Planning Department staff listed above.

Within 30 calendar days following publication of the PMND (i.e., by 5:00 p.m. on July 11, 2014) any person may:

- 1) Review the PMND as an informational item and take no action;
- 2) Make recommendations for amending the text of the document. The text of the PMND may be amended to clarify or correct statements and may be expanded to include additional relevant issues or to cover issues in greater depth. This may be done **without** the appeal described below; **OR**
- 3) Appeal the determination of no significant effect on the environment to the Planning Commission in a letter that specifies the grounds for such appeal, accompanied by a \$534 check payable to the San Francisco Planning Department.¹ An appeal requires the Planning Commission to determine whether or not an environmental impact report must be prepared based upon whether or not the proposed project could cause a substantial adverse change in the environment. Send the appeal letter to the Planning Department, Attention: Sarah Jones, 1650 Mission Street, Suite 400, San Francisco, CA 94103. **The letter must be accompanied by a check in the amount of \$534.00 payable to the San Francisco Planning Department, and must be received by 5:00 p.m. on July 11, 2014.** The appeal letter and check may also be presented in person at the PIC counter on the first floor of 1660 Mission Street, San Francisco.

In the absence of an appeal, the mitigated negative declaration shall be made final, subject to necessary modifications, after 30 days from the date of publication of the PMND.

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.

¹ Upon review by the Planning Department, the appeal fee may be reimbursed for neighborhood organizations that have been in existence for a minimum of 24 months.