



# SAN FRANCISCO PLANNING DEPARTMENT

## MITIGATED NEGATIVE DECLARATION

*Date:* July 24, 2013, amended on August 29, 2013 (amendments to the PMND are shown in deletions as strikethrough; additions in double underline)

*Case No.:* 2012.0153E

*Project Title:* 200 Paul Avenue

*Zoning:* PDR -2 (Core Production, Distribution, and Repair) District  
65-J Height and Bulk District

*Block/Lot:* 5431A/1F and 1G

*Lot Size:* 308,914 square feet (7.09 acres)

*Project Sponsor:* J. Gregg Miller, Pillsbury Winthrop Shaw Pittman LLP, for 200 Paul LLC  
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### PROJECT DESCRIPTION

The project site is located on the north side of Paul Avenue midblock between Highway 101 and Third Street, and opposite Exeter and Gould streets. The site contains four existing industrial buildings (Buildings A, B, D, and F) totaling approximately 493,000 square feet. Two multi-story buildings at the front of the property are used as an Internet services exchange (ISE) in which space is leased by 200 Paul LLC, an affiliate of Digital Realty Incorporated to tenants operating colocation data centers and/ or hubs for telecommunication carrier services. Two single-story warehouse buildings in the rear of the site are used for storage by non-ISE-related tenants, as well as for temporary staging for construction projects within the ISE. The proposed project would allow for the expansion of an existing ISE use by providing 18 additional diesel backup generators for use by the ISE tenants during power outages. **(continued on next page)**

### FINDING

This project could not have a significant effect on the environment. This finding is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15064 (Determining Significant Effect), 15065 (Mandatory Findings of Significance), and 15070 (Decision to prepare a Negative Declaration), and the following reasons as documented in the Initial Evaluation (Initial Study) for the project, which is attached. Mitigation measures are included in this project to avoid potentially significant effects. See page 117.

In the independent judgment of the Planning Department, there is no substantial evidence that the project could have a significant effect on the environment.

Sarah B. Jones  
Environmental Review Officer

September 3, 2013

Date of Adoption of Final Mitigated  
Negative Declaration

## PROJECT DESCRIPTION (continued)

In order to provide sufficient area to add the generators, an approximately 16,000-square-foot portion of the southernmost warehouse (Building B) would be demolished and a new building wall constructed at the end of the shortened building. The existing generator service yard would be expanded to include 12 additional concrete pads for new diesel generators that are planned to be installed over a six-year period to meet the demand by new and existing ISE tenants for a backup power source for their operations. The existing generator service yard currently has 17 operational diesel backup generators and empty pad areas available for the future installation of another six generators. As a result of this generator service yard expansion, 18 existing parking spaces in the immediate area would need to be removed from alongside a portion of Building B and would be replaced by up to 21 new parking spaces in the area between the expanded generator service yard and the altered warehouse building. The drive aisle created to access these new parking spaces would provide an emergency vehicle connection between the existing parking areas on the west and east sides of the property. The environmental review also analyzes occupancy of an additional 60,000 square feet within the existing ISE facility.

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## List of Acronyms

µg/m <sup>3</sup>	Micrograms Per Cubic Meter
AB	Assembly Bill
ADRP	Archeological Data Recovery Program
AMP	Archeological Monitoring Program
ARB	Air Resources Board
ASHRAE	American Society of Heating, Refrigerating and Air Conditioning Engineers
ASHRAE TC	American Society of Heating, Refrigerating and Air Conditioning Engineers Technical Committee
ATP	Archeological Testing Plan
BAAQMD	Bay Area Air Quality Management District
bgs	below ground surface
bhp	Brake-Horsepower
BMP	Best Management Practice
BVHP	Bayview Hunters Point
CA DPR	California Department of Park and Recreation
CA OHP	California Office of Historic Preservation
CAA	Clean Air Act
CalEEMod	California Emissions Estimator Model
CalTrans	California Department of Transportation
CAP	Clean Air Plan
CCAA	California Clean Air Act
CDMG	California Division of Mines and Geology
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CH <sub>4</sub>	Methane
CMP	Congestion Management Plan
CO	Carbon Monoxide
CO <sub>2</sub>	Carbon Dioxide
CO <sub>2</sub> E	Carbon Dioxide Equivalent
Corps	U.S. Army Corps of Engineers
CU	Conditional Use
dB	Decibels
dBA	Decibel A-weighting
DBI	Department of Building Inspection
DOE	Department of the Environment
DPH	Department of Public Health
DPM	Diesel Particulate Matter
DPW	Department of Public Works
EO	Executive Order
ERO	Environmental Review Officer
ESA	Environmental Site Assessment

FAR	Floor Area Ratio
FARR	Final Archeological Resources Report
FEIR	Final Environmental Impact Report
FEMA	Federal Emergency Management Agency
FIRMS	Flood Insurance Rate Maps
g/bhp-hr	Grams Per Brake-horsepower Hour
GHG	Greenhouse Gas Emissions
hp	Horsepower
HRER	Historic Resource Evaluation Response
IP	Internet Protocol
ISE	Internet Services Exchange
IT	Information Technology
ITE	Institute of Traffic Engineers
kW	kilowatt
L <sub>90</sub>	Noise level exceeded 90 percent of the time
L <sub>dn</sub>	Day-night Average Sound Level
LEED	Leadership in Energy and Environmental Design
LOS	Level of Service
MBTA	Migratory Bird Treaty Act
MTCO <sub>2</sub> E	Metric Tons of Carbon Dioxide Equivalent
MPO	Metropolitan Planning Organizations
MRZ	Mineral Zone
MTCO <sub>2</sub> /MWh	Metric Tons of Carbon Dioxide per Megawatt Hour
MW	Megawatt
MWh	Megawatt hour
N <sub>2</sub> O	Nitrous Oxide
NAHC	National American Heritage Commission
NESHAP	National Emissions Standards for Hazardous Air Pollutants
NFIP	National Flood Insurance Program
NO <sub>2</sub>	Nitrogen Dioxide
NO <sub>x</sub>	Oxides of Nitrogen
NPDES	National Pollutant Discharge Elimination System
NRC	Noise Reduction Coefficient
NSR	New Source Review
NWIC	Northwest Information Center
PBB	Power Base Building
PCB	Polychlorinated Biphenyl
PDR	Production, Distribution, and Repair
PM	Particulate Matter
PM <sub>10</sub>	Particulate Matter with Diameter 10 microns or less
PM <sub>2.5</sub>	Particulate Matter with Diameter 2.5 microns or less
PRC	Public Resources Code
psf	Pounds Per Square Foot
PUD	Planned Unit Development
PUE	Power Effectiveness Ratio
QAACL	Qualified Archeological Consultants List

RCRA-TSD	Resource Conservation and Recovery Act-Treatment, Storage and Disposal
RCRIS	Resource Conservation and Recovery Act Information System
ROG	Reactive Organic Gases
SB	Senate Bill
SCS	Sustainable Communities Strategy
SEWPCP	Southeast Water Pollution Control Plan
SFBAAB	San Francisco Bay Area Air Basin
SFCTA	San Francisco County Transportation Authority
SFHA	Special Flood Hazard Area
SFMTA	San Francisco Municipal Transportation Agency
SFPD	San Francisco Police Department
SFPUC	San Francisco Public Utilities Commission
SO <sub>2</sub>	Sulfur Dioxide
SPCC	Spill Prevention, Control and Countermeasures Plan
SWPP	Stormwater Pollution Prevention Plan
TAC	Toxic Air Contaminant
TKF	Turn-key Flex
USC	United States Code
USEPA	United States Environmental Protection Agency
USGS	United States Geological Survey
UWMP	Urban Water Management Plan
VDECS	Verified Diesel Emissions Control Strategy
VOIP	Voice over Internet Protocol

**Initial Study**  
**200 Paul Avenue Internet Services Exchange Expansion**  
**200 Paul LLC**  
**Planning Department Case No. 2012.0153E**

This is the Initial Study for the proposed expansion of the Internet services exchange (ISE), also commonly referred to as a data center,<sup>1</sup> at 200 Paul Avenue (proposed project), prepared in accordance with the California Environmental Quality Act (CEQA). The property owner, 200 Paul LLC (project sponsor), is proposing to expand the generator service yard to add 18 diesel backup generators for use by existing and future tenants of the ISE.<sup>2</sup> An approximately 16,000-square-foot portion of an existing warehouse building (Building B) at the center of the project site would be removed to provide space for the generator service yard expansion and related parking lot modifications.

The 7.09-acre site (project site) is located on the north side of Paul Avenue midblock between Bayshore Boulevard/Highway 101 and Third Street in the Bayview/ South Bayshore District. An existing ISE facility, operated by 200 Paul LLC, an affiliate of Digital Realty Incorporated, occupies two multi-story buildings, Buildings D and F, at the front of the site. The project sponsor leases portions of two single-story warehouse buildings behind the ISE facility as storage space to non-ISE-related tenants, as well as using it for temporary staging for construction projects within the ISE.

## **I. PROJECT DESCRIPTION**

### **Project Location and Site Characteristics**

The project site is comprised of two legal lots of record, Assessor's Block 5431A, Lots 1F and 1G, and is located on the north side of Paul Avenue midblock between Bayshore Boulevard/Highway 101 to the west and Third Street to the east, as shown on Figure 1 on p. 7. The project site contains four existing buildings addressed as 200 Paul Avenue, Buildings A, B, D, and F, as shown on Figure 2 on p. 8. The site is located in an established older industrial area in the City's Bayview/ South Bayshore District. Lot 1F is approximately 72,523 square feet in area and Lot 1G is 236,391 square feet for a combined total of 308,914 square feet, or 7.09 acres, for the entire project site. Together, both lots form a rectangular-shaped site. Only one of the lots, Lot 1G, has frontage on Paul Avenue. Access to the rear parcel, Lot 1F, is provided via the driveways on the western and eastern side of Lot 1G.

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<sup>1</sup> A data center is a facility used to house computer systems and associated components. It generally includes redundant or backup power supplies, redundant data communications connections, environmental controls (e.g., air conditioning, fire suppression) and security devices. The San Francisco Planning Code categorizes such use as an Internet Services Exchange.

<sup>2</sup> In 1999 (Permit No. 9904100) and 2000 (Case No. 2000.0232), the project sponsor received approvals, for among other things, the installation of 20 standby generators. Under those approvals, the project sponsor installed 17 generators to date. As such the project sponsor currently has the discretionary approvals to install three additional generators under these previous entitlements. This Initial Study analyzes 18 generators, in order to study the cumulative effects of all generators anticipated to be installed in the future. However, the analysis under this Initial Study has no effect on the project sponsor's prior discretionary approvals for the existing 17 generators and the three generators that remain to be installed.



Figure 1 - Location Map



