



SAN FRANCISCO PLANNING DEPARTMENT

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

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Date: July 24, 2013
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
(415) 983-1557
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 would allow for the expansion of an existing Internet Service Exchange (ISE) by providing 18 additional diesel backup generators for use by the ISE tenants during power outages. 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 with 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.

The project requires conditional use authorization pursuant to San Francisco Planning Code (Planning Code) Section 227(r) to expand the existing ISE facility. The project also requires Planned Unit Development approval to reduce the required minimum parking for the ISE facility pursuant to Planning Code Section 304. The project would require Department of Building Inspection approval for demolition and building permits. Permits to operate the diesel backup generators would be required from the Bay Area Air Quality Management District.

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 20 calendar days following publication of the PMND (i.e., by 5:00 p.m. on August 13, 2013) 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 \$521 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 \$521.00 payable to the San Francisco Planning Department, and must be received by 5:00 p.m. on August 13, 2013.** 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 20 days from the date of publication of the PMND.

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.