

2024-0000072

FILED

SAN FRANCISCO County Clerk

December 18, 2024

by: *M. Nadonza*  
Mariedyne Nadonza  
Deputy County Clerk

49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103  
628.652.7600  
www.sfplanning.org



## NOTICE OF EXEMPTION

Final Approval Date: December 17, 2024  
 Case No.: 2022-008439ENV  
 Project Title: 620 03<sup>rd</sup> Street  
 Project Location-Specific: 3<sup>rd</sup> and Brannan streets  
 Project Location-City/County: City and County of San Francisco  
 Zoning: CMUO – Central SoMa-Mixed Use Office Use District  
 65-X Height and Bulk District  
 Block/Lot: 3787/005  
 Lot Size: 21,500 square feet  
 Lead Agency: San Francisco Planning Department  
 Project Applicant: Mark Loper, Reuben, Junius & Rose, LLP  
 (415) 567-9000  
 mloper@reubenlaw.com  
 Staff Contact: Megan Calpin  
 (628) 652-7508  
 megan.calpin@sfgov.org

To:	County Clerk, City and County of San Francisco City Hall Room 160 1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102	State of California Office of Planning and Research PO Box 3044 Sacramento, CA 95812-3044
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Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Exemption is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

**Attached fee:** \$82 filing fee

### Project Description

The generally rectangular-shaped project site is located at 620 3rd Street midblock on 3rd Street between Brannan and Townsend streets. The project site consists of block/lot number 3787/005. The site is developed with a two-story, 41,680 square-foot warehouse building, which is a contributory structure to the Clyde and Crooks Warehouses Historic District, that is currently used as a data center. The project proposes a third-story vertical addition consisting of 16,296 square feet of office use and the conversion



of the existing data center use to office use. In total, the project would contain 49,990 square feet of office space. The proposed project would also include 2,567 square feet of ground floor retail along the 3<sup>rd</sup> Street frontage, 10 class I and three class II bicycle spaces, bicycle showers and lockers, 943 square feet of private open space at the third floor, and a solar-ready and living roof area. Proposed improvements in the public right-of-way include six new street trees and two new class II bicycle parking racks on 3<sup>rd</sup> Street, and seven new street trees and one new class II bicycle parking rack on Ritch Street. A new 10-foot sidewalk would also be constructed along the project’s Ritch Street frontage. No diesel backup generators are proposed on-site.

Construction of the proposed project is anticipated to take 12 months. Project construction would not entail any excavation, grading, or ground disturbance, except for the construction of the proposed sidewalks on 3rd Street and Ritch Street and 30 cubic yards of soil disturbance for an elevator pit. Construction equipment staging would primarily occur in the adjacent parking lot to the northwest of the subject building. Intermittent sidewalk or traffic lane closures may be required to move construction equipment and construct right-of-way improvements.

**Determination**

The City and County of San Francisco decided to carry out or approve the project on November 14, 2024. On November 6, 2024, the Historic Preservation Commission approved the Certificate of Appropriateness for the proposed project under Motion No. 491, and on November 14, the City Planning Commission approved the Office Development Authorization of 49,999 square feet of office, via Motion 21651. The project was officially approved on December 17, 2024, when no appeal of the common sense exemption was filed during the 30-day appeal period. A copy of the documents may be examined at the Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103 in file no. 2022-008439ENV.

1. **Exempt Status:**

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption. State type and section number: \_\_\_\_\_
- Statutory Exemption. State code number: \_\_\_\_\_
- Community Plan Exemption (Sec. 21083.3; 15183)
- Common Sense Exemption (Sec. 15061(b)(3))

2. **Reason for Determination:** This project in its approved form has been determined to be exempt from environmental review because it fits the definition of the above-stated classes of exemption. The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

*Tsheyner*

For Lisa Gibson  
*Environmental Review Officer*

12/17/2024

Date

cc:

Mark Loper, Reuben, Junius & Rose, LLP  
Supervisor Dorsey, District 6

Date Received for filing at OPR:



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** [REDACTED] **Save**

RECEIPT NUMBER:  
 38-12/18/2024-120  
 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 12/18/2024
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2024-0000072	

PROJECT TITLE  
 620 03RD STREET

PROJECT APPLICANT NAME MEGAN CALPIN	PROJECT APPLICANT EMAIL megan.caipin@sfgov.org	PHONE NUMBER (628) 652-7508
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:**

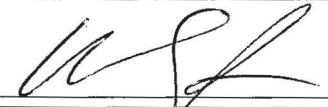
- Environmental Impact Report (EIR) \$ 4,051.25 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$ 2,916.75 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,377.25 \$ \_\_\_\_\_

- 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 \$ 82.00
- Other \$ \_\_\_\_\_

**PAYMENT METHOD:**

Cash   
 Credit   
 Check   
 Other 36605   
**TOTAL RECEIVED \$ 82.00**

SIGNATURE <b>X</b> 	AGENCY OF FILING PRINTED NAME AND TITLE Mariedyne Nadonza Deputy Clerk
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