



Meeting Date: July 24, 2025

To: Public Works Commission

Through: Carla Short, Public Works Director
Scott Anderson, Deputy Director for Project Delivery

From: Sherry Katz, Project Manager

Subject: Approval of Issuance of Notice to Proceed to Clark Construction – California, LP for Construction of San Francisco Police Department Surge Facility (1828 Egbert Avenue) (Ingleside District Police Station Replacement CM/GC Contract) –

Director's Recommendation: Approve issuance of Notice to Proceed for construction services to Clark Construction – California, LP, for the SFPD's Surge Facility construction project, located at 1828 Egbert Avenue.

Contract Background: On July 21, 2023, the Public Works Commission approved Resolution No. 2023-0068, awarding Clark Construction – California, LP ("Clark Construction") \$295,000 for pre-construction services for the Ingleside District Police Station Replacement Construction Manager/General Contractor ("CM/GC") Contract. The Commission anticipated that the Commission would consider approval of the construction portion of the Ingleside District Police Station Replacement project following the completion of environmental review under the California Environmental Quality Act ("CEQA"). A Categorical Exemption Determination was issued for the Surge Facility construction project located at 1828 Egbert Avenue in San Francisco's Bayview. Surge, which precedes the construction of the Ingleside District Police Station Replacement project, is a tenant improvement project that will serve as the temporary home for the officers and staff at the Ingleside Police Station during construction of Ingleside, as well as the SFPD's Phase 1 Property Control Division ("PCD Phase 1"). Separately, CEQA review is underway for Ingleside, the historic renovation and new police station replacement project located at 1 Sgt. John V Young Lane in Balboa Park.

The Notice To Proceed ("NTP") for pre-construction services was issued on July 22, 2024.

Public Works requests approval of NTP for construction services only for tenant improvements for SFPD's Surge Facility, inclusive of PCD Phase 1. The tenant improvement work consists of temporary offices for SFPD Ingleside District Police Station ("SFPD Ingleside Station"), and PCD evidence storage. The construction contract amount is not to exceed \$20,000,000 for construction services and other contract expenditures under the CM/GC contract, plus \$2,000,000 in construction contingency. A budgeted estimate in Clark's contract totals approximately \$15.3 million. The estimates in the RFQ/P issued in 2022 have been impacted by escalation. Escalation, running at about 5% per year, is factored to the midpoint of construction. For the Surge PCD, midpoint of construction is scheduled for mid to late 2026. Escalation is adding an overall factor of 1.15-1.21% to the \$15.3million estimate. In addition, the client

requested a freight elevator which added about \$1.5 million to the cost of the work. Public Works is in the process of value engineering the scope of work with the client and Clark Construction to contain costs to bring the project in under \$20 million.

The contract time allocated for construction of the Surge Facility will be 500 days.

On September 18, 2024, the Planning Department issued a Categorical Exemption determination for the Surge Facility Construction project.

Upon completion of the Surge Facility tenant improvements, the police officers and staff stationed at the SFPD Ingleside Station will move out of the SFPD Ingleside Station and into Surge Facility. This temporary move will facilitate and enable the construction of the replacement SFPD Ingleside Station. In addition, SFPD evidence will be moved into 1828 Egbert Avenue as part of PCD Phase 1.

When the replacement SFPD Ingleside Station project is completed, SFPD will move back into the renovated building, and new replacement station at 1 Sgt. John V. Young Lane. SFPD's Property Control Division will then occupy the entire facility at Egbert Avenue, and the Surge space will be repurposed for PCD. Under a future bond and as part of a separate future project, the entire facility at 1828 Egbert Avenue will be repurposed for use by PCD for their office and storage needs.

The only construction work to be performed under this contract is located at 1828 Egbert Avenue, San Francisco.

Solicitation Process:

On October 15, 2021, San Francisco Public Works advertised a Request for Qualifications for CM/GCs to provide services for the Ingleside District Police Station Replacement and Surge Facility Construction projects.

On October 27, 2022, Public Works invited three prequalified firms to submit proposals responding to a Request for Proposals for the projects.

Following a competitive process, Clark Construction Group – California, LP received the highest combined cost and non-cost criteria scores for its CM/GC contract proposal.

Contract Details:

Contract Title:	Surge Facility construction portion of SFPD Ingleside District Police Station Replacement and Surge Facility Construction projects
Contract Award Amount for Surge Facility Construction:	\$20,000,000
Cost Estimate:	\$15,400,000

Contract Funding Sources:	Earthquake Safety and Emergency Response Bond 2020 (Surge) and Certificates of Participation (Property Control Division)
Anticipated Project Schedule:	Notice-to-Proceed: August 2025 (long lead equipment procurement) Construction: March 2026 – November 2026
Contract Duration:	500 days
Contractor Name:	Clark Construction Group – California, LP
Compliance with Chapter 14B Local Business Enterprise Ordinance:	The Contract Monitoring Division (“CMD”) established a Local Business Enterprise (“LBE”) subcontracting requirement of 22% for this contract. The contractor committed to LBE participation of 22% in its bid submittal, and San Francisco Public Works received CMD’s recommendation to award.
Environmental Determination (if applicable):	CEQA Categorical Exemption, Case No. 2023-003238ENV (issued September 18, 2024)
Other Compliance:	<ul style="list-style-type: none"> 12B Equal Benefits Ordinance Compliant
Additional Information:	N/A
Attachments:	Attachment 1: Resolution Attachment 2: CEQA Categorical Exemption (1828 Egbert Avenue)

**PUBLIC WORKS COMMISSION
CITY AND COUNTY OF SAN FRANCISCO**

RESOLUTION NO. _____

WHEREAS, On July 21, 2023, the Public Works Commission approved Resolution No. 2023-0068, awarding Clark Construction – California, LP (“Clark Construction”) \$295,000 for pre-construction services for the Ingleside District Police Station (“Ingleside Station”) Replacement Construction Manager/General Contractor (“CM/GC”) contract, which contract includes the replacement of Ingleside Station located at 1 Sgt. John V. Young Lane in Balboa Park and the Surge Facility located at 1828 Egbert Avenue in the Bayview of San Francisco; and

WHEREAS, When the Commission approved Resolution No. 2023-0068, the Commission anticipated that the Commission would consider approval of the construction of any portion of the Ingleside Station Replacement project following the completion of environmental review under the California Environmental Quality Act (“CEQA”); and

WHEREAS, The Surge Facility tenant improvement work precedes the construction of the replacement of Ingleside Station and includes interior remodeling of the structure; code-mandated upgrades; new mechanical HVAC equipment and electrical systems; plumbing renovations; fire sprinkler and fire alarm upgrades; new security, data and phone systems; new and renovated restrooms and showers; new interior partitions for new offices; a new generator with a fuel tank capacity that meets the 72 hour run time protocols for first responder facilities, new fencing, and ADA upgrades; and

WHEREAS, Clark Construction’s contract dated July 21, 2023, was executed for an amount not to exceed \$295,000 for pre-construction services, and an amount not to exceed \$67,148,820 for construction services for “SFPD Ingleside Station Replacement project and Surge Construction projects,” for a total contract amount not to exceed \$67,443,820 and a total contract duration of 1,450 consecutive days for construction services, subject to the Commission’s approval of a Notice to Proceed for any project construction; and

WHEREAS, The Notice to Proceed for pre-construction services was issued on July 22, 2024; and

WHEREAS, The tenant improvements for the Surge Facility pertains only to the Surge Facility and requires approval of a construction contract amount that is not to exceed \$20,000,000 for construction services and other contract expenditures under the Ingleside District Police Station Replacement Construction CM/GC Contract, plus \$2,000,000 in construction contingency, and the contract time allocated for the Surge Facility construction will be 500 days; and

WHEREAS, This portion of Clark Construction’s contract is estimated at \$20,000,000 out of the total \$67,148,820, and the contract duration is 500 consecutive calendar days out of the total 1,450 contract days; and

WHEREAS, the Contract Monitoring Division (“CMD”) established a Local Business Enterprise (“LBE”) subcontracting requirement of 22% for this contract, and the contractor committed to LBE participation of 22% in its response to the RFQ/P submittal, and San Francisco Public Works received CMD’s recommendation to award; and

WHEREAS, Under the parameters of their CM/GC contract, Clark Construction advertised the Surge Facility project on May 26, 2025, and received multiple bids on June 5, 2025, and continues to negotiate other bid packages; and

WHEREAS, On September 18, 2024, the Planning Department issued a Categorical Exemption Determination under CEQA for the Surge Facility construction project, finding the project to be categorically exempt as a Class 1 categorical exemption (Existing Facilities) under CEQA; now, therefore, be it

RESOLVED, That this Commission approves the Notice to Proceed for the Surge Facility construction component of the San Francisco Public Works “SFPD Ingleside Station Replacement project and Surge Construction Projects” Construction Contract to Clark Construction in the amount of \$20,000,000, with a contract duration of 500 consecutive calendar days to perform tenant improvements at Surge Facility.

I hereby certify that the foregoing resolution was adopted by the Public Works Commission at its meeting of _____

Commission Affairs Manager
Public Works Commission



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1828 EGBERT AVE		5434B005
Case No.		Permit No.
2023-003238ENV		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. San Francisco Public Works, on behalf of the San Francisco Police Department, proposes a series of tenant improvements to the existing SFPD storage facility at 1828 Egbert Street so that it can serve first, temporarily, as a donning and doffing facility during the rehabilitation of the historic Ingleside Police Station, and then as an evidence-and-storage facility. Public Works would undertake interior remodeling of the structure, involving reconfiguration of the existing space, and including any code-mandated upgrades. Proposed work includes, mechanical, electrical, and plumbing (MEP) maintenance, pending assessment, which may include: in-kind replacement of rooftop mechanical equipment; ventilation system upgrades and balancing; fire sprinkler and fire alarm upgrades or modifications; electrical system equipment and service upgrades and installations of photovoltaic panels and battery storage systems; installation of new conduit and wiring; lighting replacement and upgrades; security, data, and phone system installation or modification; and replacement of components of integrated electrical and electronic systems such as alarms, telecommunications, and climate controls. These may necessitate alterations to interior ceilings as part of alterations or replacement of MEP scope. Minor Repair and modification of the building, FULL PROJECT DESCRIPTION ATTACHED		

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Other ____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment. FOR ENVIRONMENTAL PLANNING USE ONLY

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to <i>The Environmental Information</i> tab on the https://sfplanninggis.org/pim/)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to <i>The Environmental Information</i> tab on the https://sfplanninggis.org/pim/)
<input type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input checked="" type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to <i>The Environmental Information</i> tab on the https://sfplanninggis.org/pim/) If box is checked, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? (refer to <i>The Environmental Planning</i> tab on the https://sfplanninggis.org/pim/) If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? (refer to <i>The Environmental</i> tab on the https://sfplanninggis.org/pim/) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): Don Lewis The planning department's staff archeologist conducted preliminary archeological review on 7/28/2023 and determined that Public Works Standard Archeological Measure I (Discovery during Construction) is required.	

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Property Information Map)</i>	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input checked="" type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. <i>(Attach HRER Part I)</i> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other <i>(specify)</i>: </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C <i>(No further historic review)</i> </div> </div>
<input type="checkbox"/>	2. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (Analysis required):
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Rebecca Salgado	

STEP 6: EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Don Lewis 08/02/2023
	<p>Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/pim/. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link.</p> <p>Once signed and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the SF Admin Code. Per Chapter 31, an appeal of an exemption determination to the Board of Supervisors shall be filed within 30 days after the Approval Action occurs at a noticed public hearing, or within 30 days after posting on the Planning Department's website a written decision or written notice of the Approval Action, if the approval is not made at a noticed public hearing.</p>	

Full Project Description

San Francisco Public Works, on behalf of the San Francisco Police Department, proposes a series of tenant improvements to the existing SFPD storage facility at 1828 Egbert Street so that it can serve first, temporarily, as a donning and doffing facility during the rehabilitation of the historic Ingleside Police Station, and then as an evidence-and-storage facility. Public Works would undertake interior remodeling of the structure, involving reconfiguration of the existing space, and including any code-mandated upgrades. Proposed work includes, mechanical, electrical, and plumbing (MEP) maintenance, pending assessment, which may include: in-kind replacement of rooftop mechanical equipment; ventilation system upgrades and balancing; fire sprinkler and fire alarm upgrades or modifications; electrical system equipment and service upgrades and installations of photovoltaic panels and battery storage systems; installation of new conduit and wiring; lighting replacement and upgrades; security, data, and phone system installation or modification; and replacement of components of integrated electrical and electronic systems such as alarms, telecommunications, and climate controls. These may necessitate alterations to interior ceilings as part of alterations or replacement of MEP scope. Minor Repair and modification of the building, pending assessment, which may include: New or replaced exterior signage; other interior/exterior maintenance including exterior surface repair and repainting; lighting replacements, with associated wiring and minor alterations to architectural finishes; and repair and replacement of windows, exterior doors, and garage entry vehicle doors; and ADA barrier removal including required changes to site walkways, stairs and ramps.

The structure may also require minor alterations to the parcel for improved functionality, including installation of ADA actuator buttons, safety lighting, and any replacement paving. The soil disturbance is isolated to the area of the new sidewalk and the generator pad that will have less than a foot of disturbance. There would be no work related to stormwater management, it will not replace the perimeter fencing and vehicular gates. It is possible that there may be some underground utilities would need to be replaced on-site. The project would require approximately 45 cubic yards of soils disturbance.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?

If at least one of the above boxes is checked, further environmental review is required

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
<p>If this box is checked, the proposed modifications are exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed to the Environmental Review Officer within 10 days of posting of this determination.</p>	
Planner Name:	Date:



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1828 EGBERT AVE		5434B005
Case No.		Permit No.
2023-003238ENV		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. San Francisco Public Works, on behalf of the San Francisco Police Department, proposes a series of tenant improvements to the existing SFPD storage facility at 1828 Egbert Street so that it can serve first, temporarily, as a donning and doffing facility during the rehabilitation of the historic Ingleside Police Station, and then as an evidence-and-storage facility. Public Works would undertake interior remodeling of the structure, involving reconfiguration of the existing space, and including any code-mandated upgrades. Proposed work includes, mechanical, electrical, and plumbing (MEP) maintenance, pending assessment, which may include: in-kind replacement of rooftop mechanical equipment; ventilation system upgrades and balancing; fire sprinkler and fire alarm upgrades or modifications; electrical system equipment and service upgrades and installations of photovoltaic panels and battery storage systems; installation of new conduit and wiring; lighting replacement and upgrades; security, data, and phone system installation or modification; and replacement of components of integrated electrical and electronic systems such as alarms, telecommunications, and climate controls. These may necessitate alterations to interior ceilings as part of alterations or replacement of MEP scope. Minor Repair and modification of the building. FULL PROJECT DESCRIPTION ATTACHED		

EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. (CEQA Guidelines section 15301) Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. (CEQA Guidelines section 15303) Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. (CEQA Guidelines section 15332) New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.
<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment.

ENVIRONMENTAL SCREENING ASSESSMENT

Comments:

The planning department's staff archeologist conducted preliminary archeological review on 7/28/2023 and determined that Public Works Standard Archeological Measure I (Discovery during Construction) is required.

Planner Signature: Don Lewis

PROPERTY STATUS - HISTORIC RESOURCE

PROPERTY IS ONE OF THE FOLLOWING:

<input type="checkbox"/>	Category A: Known Historical Resource.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age).
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age).

PROPOSED WORK CHECKLIST

Check all that apply to the project.

<input checked="" type="checkbox"/>	Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	Window replacement that meets the Department's <i>Window Replacement Standards</i> .
<input type="checkbox"/>	Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	Addition(s) not visible from any immediately adjacent public right-of-way for 150 feet in each direction; or does not extend vertically beyond the floor level of the top story of the structure, or does not cause the removal of architectural significant roofing features.
<input type="checkbox"/>	Façade or storefront alterations that do not remove, alter, or obscure character -defining features.
<input type="checkbox"/>	Restoration based upon documented evidence of a building's historic condition , such as historic photographs, plans, physical evidence, or similar buildings.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed.
<input type="checkbox"/>	Project involves scope of work listed above.

ADVANCED HISTORICAL REVIEW

Check all that apply to the project.

<input type="checkbox"/>	Reclassification of property status. (<i>Attach HRER Part I relevant analysis; requires Principal Preservation Planner approval</i>) <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C <input type="checkbox"/> Lacks Historic Integrity <input type="checkbox"/> Lacks Historic Significance
<input type="checkbox"/>	Project involves a known historical resource (CEQA Category A)
<input type="checkbox"/>	Project does not substantially impact character-defining features of a historic resource (see Comments)
<input type="checkbox"/>	Project is compatible, yet differentiated, with a historic resource.
<input type="checkbox"/>	Project consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties
Note: If ANY box above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with EXEMPTION REVIEW. The project has been reviewed by the Preservation Planner and can proceed with exemption review.
Comments by Preservation Planner: 	
Preservation Planner Signature: Rebecca Salgado	

EXEMPTION DETERMINATION

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Don Lewis 08/02/2023
	Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/pim/ . Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed and dated, this document constitutes an exemption pursuant to CEQA Guidelines and chapter 31 of the San Francisco Administrative Code. Per chapter 31, an appeal of an exemption determination to the Board of Supervisors shall be filed within 30 days after the approval action occurs at a noticed public hearing, or within 30 days after posting on the planning department's website (https://sfplanning.org/resource/ceqa-exemptions) a written decision or written notice of the approval action, if the approval is not made at a noticed public hearing.	

Full Project Description

San Francisco Public Works, on behalf of the San Francisco Police Department, proposes a series of tenant improvements to the existing SFPD storage facility at 1828 Egbert Street so that it can serve first, temporarily, as a donning and doffing facility during the rehabilitation of the historic Ingleside Police Station, and then as an evidence-and-storage facility. Public Works would undertake interior remodeling of the structure, involving reconfiguration of the existing space, and including any code-mandated upgrades. Proposed work includes, mechanical, electrical, and plumbing (MEP) maintenance, pending assessment, which may include: in-kind replacement of rooftop mechanical equipment; ventilation system upgrades and balancing; fire sprinkler and fire alarm upgrades or modifications; electrical system equipment and service upgrades and installations of photovoltaic panels and battery storage systems; installation of new conduit and wiring; lighting replacement and upgrades; security, data, and phone system installation or modification; and replacement of components of integrated electrical and electronic systems such as alarms, telecommunications, and climate controls. These may necessitate alterations to interior ceilings as part of alterations or replacement of MEP scope. Minor Repair and modification of the building, pending assessment, which may include: New or replaced exterior signage; other interior/exterior maintenance including exterior surface repair and repainting; lighting replacements, with associated wiring and minor alterations to architectural finishes; and repair and replacement of windows, exterior doors, and garage entry vehicle doors; and ADA barrier removal including required changes to site walkways, stairs and ramps.

The structure may also require minor alterations to the parcel for improved functionality, including installation of ADA actuator buttons, safety lighting, and any replacement paving. The soil disturbance is isolated to the area of the new sidewalk and the generator pad that will have less than a foot of disturbance. There would be no work related to stormwater management, it will not replace the perimeter fencing and vehicular gates. It is possible that there may be some underground utilities would need to be replaced on-site. The project would require approximately 45 cubic yards of soils disturbance.

Modified Project Description (9/18/2024) - The modified project includes the installation of an emergency generator.

MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

MODIFIED PROJECT DESCRIPTION

The modified project includes the installation of an emergency generator. The generator would be a Kohler 300REOJZ diesel generator rated at 300 KW. The generator would operate once per month, for testing and maintenance purposes, and whenever there is a power outage. The monthly testing would be a minimum of 30 minutes in accordance with NFPA. The generator would rest on a new concrete pad approximately 44' long by 19' deep, on the south side of the building, facing Egbert Avenue. Surrounding the generator would be an acoustic barrier wall 18' high from the top of the concrete pad. The acoustic barrier wall would attenuate the noise when the generator is operating. The acoustic barrier wall would be supported by wide flange steel columns spaced approximately 7' apart. Spanning between the columns would be 4" thick metal panels that are perforated on the inside face and solid on the outside face. The metal panels are factory finished with a coating of a neutral color. The steel columns would be painted to match the panels.

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?

If at least one of the above boxes is checked, further environmental review is required

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input checked="" type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed to the Environmental Review Officer within 10 days of posting of this determination.	
Planner Name:	Date:
Don Lewis	09/18/2024