



**Meeting Date:** December 16, 2022

**To:** Public Works Commission  
Lauren Post, Chair  
Fady Zoubi, Vice Chair  
Lynne Newhouse Segal  
Paul Woolford

**Through:** Carla Short, Interim Public Works Director  
Albert Ko, City Engineer and Deputy Director for Infrastructure

**From:** Sherry Katz, Project Manager

**Subject:** Fire Station 37 & 44 Generator Replacement – Contract Award, Section 6.23(c) Approval

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**Director’s Recommendation:** Approve the negotiations with the sole bidder, award the Fire Station 37 & 44 Generator Replacements Contract (Sourcing ID: 0000006601) to BBJ Electric in the amount of \$ 1,620,324 and a contract duration of 455 calendar days, and authorize a \$162,032 contingency.

**Contract Background:** As part of the 2016 Public Health and Safety Bond (“PHS”), the City is replacing obsolete generators in several fire stations. This project will replace the emergency diesel generators at Fire Stations No. 37 (798 Wisconsin Street) and 44 (1298 Girard St.) with a new emergency standby generator and automatic transfer switch. The replacement generators will meet the San Francisco Fire Department’s (SFFD) 72-hour runtime protocol. Both generators will be a 60 kW/75 KVA generator and will have fuel tanks with increased capacities.

**Solicitation Process:** On June 28, 2022, Public Works issued an Advertisement for Bids for the construction project. The engineer’s estimate was \$1,731,869.

On August 3, 2022, Public Works received one Bid from BBJ Electric, Inc. (“BBJ”) in the amount of \$1,620,324. The Bid Tabulation is included in Attachment 3. Public Works staff evaluated BBJ Electric’s bid and found BBJ Electric responsible. BBJ Electric previously performed this generator work on other SFFD fire stations and is particularly qualified to do this work based on past performance.

On August 8, 2022, however, the Contract Monitoring Division (“CMD”) initially determined BBJ’s Bid non responsive for failure to meet the 20% Local Business Enterprise (“LBE”) subcontractor participation requirement. See CMD memo (*CMD Non-Responsive Memo*), attached at Attachment 4. CMD initially found that BBJ’s listed subcontractor, Daly Pipelines, had an expired LBE certification, and therefore could not be credited to receive LBE subcontractor participation credit. Without Daly Pipelines participation credit, BBJ would not meet the LBE requirement.

San Francisco Administrative Code section 6.23(c) outlines the required procedures when a public works project is advertised and the department either receives no bids, or only one responsive bid from a responsible contractor. When a department receives no bids, the Commission may authorize the Director to negotiate with any bidder if the Director determines

that a) further outreach efforts would not result in contractors submitting bids, and/or b) removal or modification of certain contract requirements would not result in contractors submitting bids. When a department receives only one responsive bid from a responsible bidder, the Director may recommend award of a contract to the sole bidder provided that the bid price does not exceed the engineer’s estimate.

As further documented in Attachment 5, Public Works staff has determined that the qualifications were reasonable and not too onerous and that removal or modification of any requirements would not be in the best interest of the City. Further, staff determined that given the specialized nature of the generator work, additional outreach would not likely result in additional bidders if the project was rebid.

More significantly, however, after notice of its initial non-responsive finding, on September 6, 2022, CMD reversed its initial decision and found BBJ responsive. CMD determined that BBJ did meet the 20% LBE subcontractor participation requirement after Daly Pipelines was recertified as an LBE and listed to perform 21.68% of the contract. CMD’s second determination is included in Attachment 5.

Therefore, in accordance with Administrative Code section 6.23(c), the department recommends award of this contract to BBJ Electric as the sole responsive and responsible bidder with a bid price under the engineer’s estimate.

**Contract Details:**

<b>Contract Title:</b>	Fire Station 37 & Fire Station 44 Generator Replacements
<b>Contract Award Amount:</b>	\$1,620,324.
<b>Cost Estimate:</b>	\$1,731,869.
<b>Contract Funding Sources:</b>	2016 Public Health and Safety Bond
<b>Anticipated Project Schedule:</b>	Notice-to-Proceed: February 2023 Construction: February 2023 – May 2024
<b>Contract Duration:</b>	455 days
<b>Contractor Name:</b>	BBJ Electric
<b>Compliance with Chapter 14B Local Business Enterprise Ordinance:</b>	The Contract Monitoring Division (CMD) established a Local Business Enterprise (LBE) subcontracting requirement of 20% for this contract. The contractor committed to LBE participation of 20 % in its bid submittal, and San Francisco Public Works received CMD’s recommendation to award.

<p><b>Environmental Determination (if applicable):</b></p>	<p>On October 7, 2019, the Planning Department issued a Categorical Exemption under Class 1 (existing facilities) for the work at Fire Station 37. On October 7, 2019, the Planning Department issued a Categorical Exemption under Class 1 (existing facilities) for the work at Fire Station 44.</p>
<p><b>Other Compliance:</b></p>	<ul style="list-style-type: none"> <li>• 12B Equal Benefits Ordinance Compliant</li> <li>• 12X Prohibiting City Travel and Contracting in States that Allow Discrimination Compliant</li> </ul>
<p><b>Additional Information:</b></p>	<p>N/A</p>
<p><b>Attachments:</b></p>	<p>Attachment 1: Resolution                  Attachment 2: Presentation                  Attachment 3: Bid Tabulations/ Evaluation Results                  Attachment 4: CMD Non-Responsive Memo 8/8/2022                  Attachment 5: CMD Compliance Memo 9/6/2022                  Attachment 6: Fire Station 37 Categorical Exemption                  Attachment 7: Fire Station 44 Categorical Exemption</p>

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

**RESOLUTION NO. \_\_\_\_\_**

WHEREAS, On June 7, 2016, San Francisco voters approved the San Francisco Public Health and Safety Bond, 2016 (“Health and Safety Bond 2016”), the purposes of which include “[t]o protect public health and safety . . . and modernize neighborhood fire stations”; and

WHEREAS, San Francisco Public Works identified the emergency generators at Fire Station 37 (798 Wisconsin Street) and Fire Station 44 (1298 Girard Street) as past their useful life, unable to meet protocols set by the San Francisco Fire Department (SFFD) to run generators for 72 hours in an emergency, and potentially eligible for modernization using funds from the Health and Safety Bond 2016; and

WHEREAS, The work is located at Fire Station 37 and Fire Station 44 located and consists of the replacement of existing generators with new generators with larger fuel tank capacity to meet SFFD’s 72 hour runtime protocol; and

WHEREAS, On November 7, 2019, the Planning Department issued a determination (Case No. 2019-019856ENV) that the replacement of an existing generator with a new emergency generator with a larger fuel tank capacity to meet SFFD’s 72 hour runtime protocol at Fire Station 37 is categorically exempt under the California Environmental Quality Act (“CEQA”) under the Class 1 (Existing Facilities) exemption; and

WHEREAS, On November 7, 2019, the Planning Department issued a determination (Case No. 2019-019861ENV) that the replacement of an existing generator with new generators with larger fuel tank capacity to meet SFFD’s 72 hour runtime protocol at Fire Station 44 is categorically exempt under CEQA under the Class 1 (Existing Facilities) exemption; and

WHEREAS, The project’s cost estimate was \$1,731,869.00 with a contract duration of 455 consecutive calendar days; and

WHEREAS, The Contract Monitoring Division (CMD) established a Local Business Enterprise (LBE) subcontracting requirement of 20% for this contract; and



WHEREAS, The Department advertised the project on June 28, 2022 and received one bid on August 3, 2022, however, CMD initially found the bid non-responsive for failure to meet the 20% LBE subcontractor participation requirement; and

WHEREAS, in conformance with San Francisco Administrative Code section 6.23(c), the Director determined that neither further outreach efforts nor removal or modification of certain contract requirements would result in additional contractors submitting bids, and as a result of this determination could negotiate with any qualified contractor; and

WHEREAS, CMD later revised its determination and found BBJ Electric responsive to the Administrative Code Chapter 14B requirements; and

WHEREAS, Administrative Code section 6.23(c) further provides that the Director may recommend award of a contract to the sole responsive bidder provided that the bid price does not exceed the engineer's estimate; and

WHEREAS, BBJ Electric's bid does not exceed the engineer's estimate; now, therefore, be it

RESOLVED, That this Commission hereby approves the negotiation with the sole bidder, BBJ Electric; and, be it further

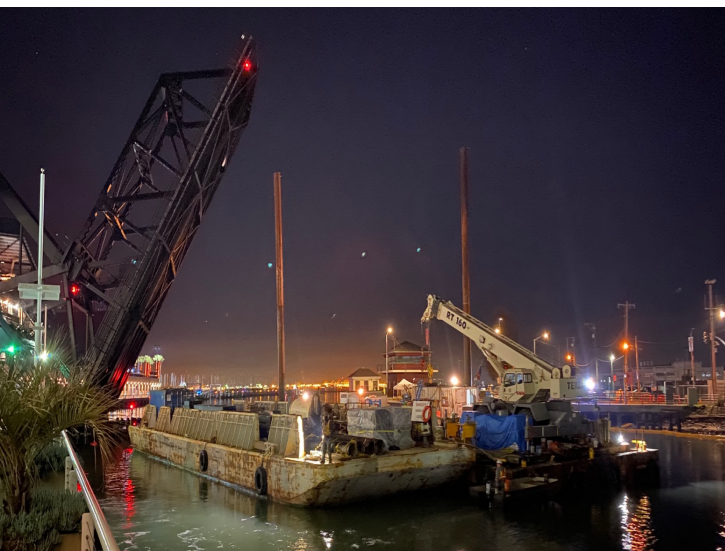
RESOLVED, That this Commission hereby awards the Fire Station 37 and 44 Generator Replacements Contract (Sourcing ID: 0000006601) to BBJ Electric in the amount of \$1,620,324 and a contract duration of 455 calendar days, and authorizes a \$162,032 contingency.

*I hereby certify that the foregoing resolution was adopted by the Public Works Commission at its meeting of \_\_\_\_\_, 20\_\_.*

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Commission Affairs Manager  
Public Works Commission

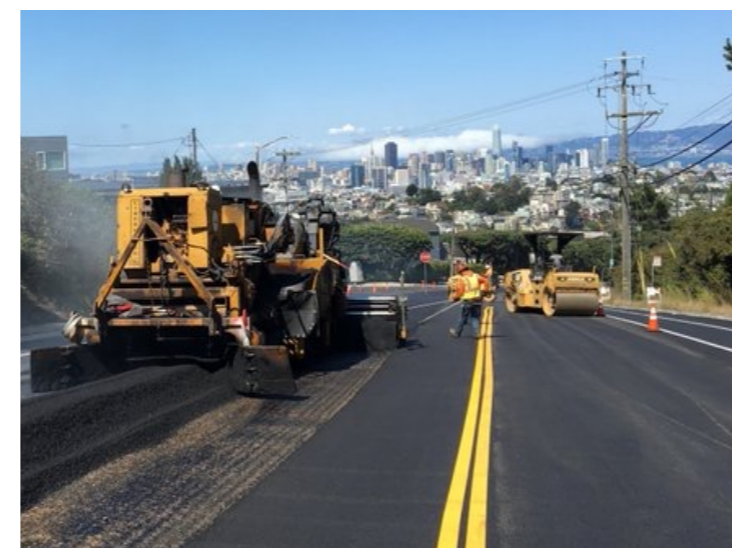
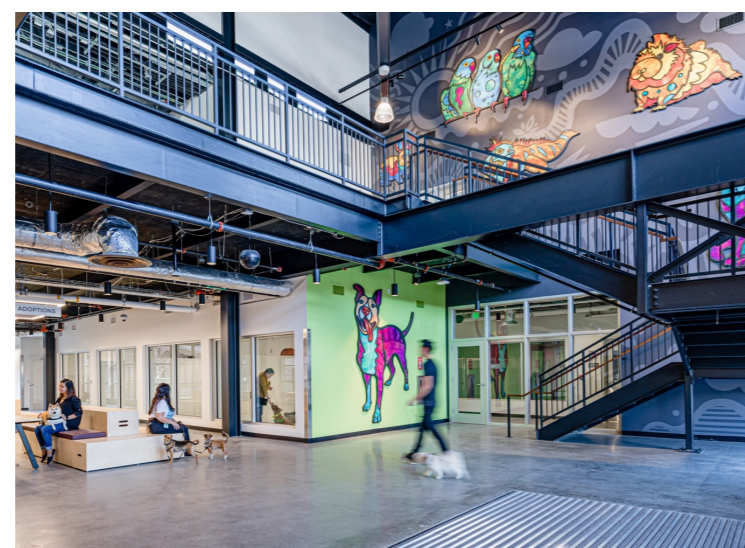




December 2, 2022  
Request to Negotiate

# SFFD Stations 37 and 44 Generator Replacements

Sherry Katz, Project Manager





# SFFD 37 & 44 Generator Replacements Request

Recommend Commission:

**Retroactive Request to Consent:  
Request to Negotiate**

Contractor:

**BBJ Electric**

Project:

**San Francisco Fire Stations 37 & 44  
Generator Replacements**

Reason:

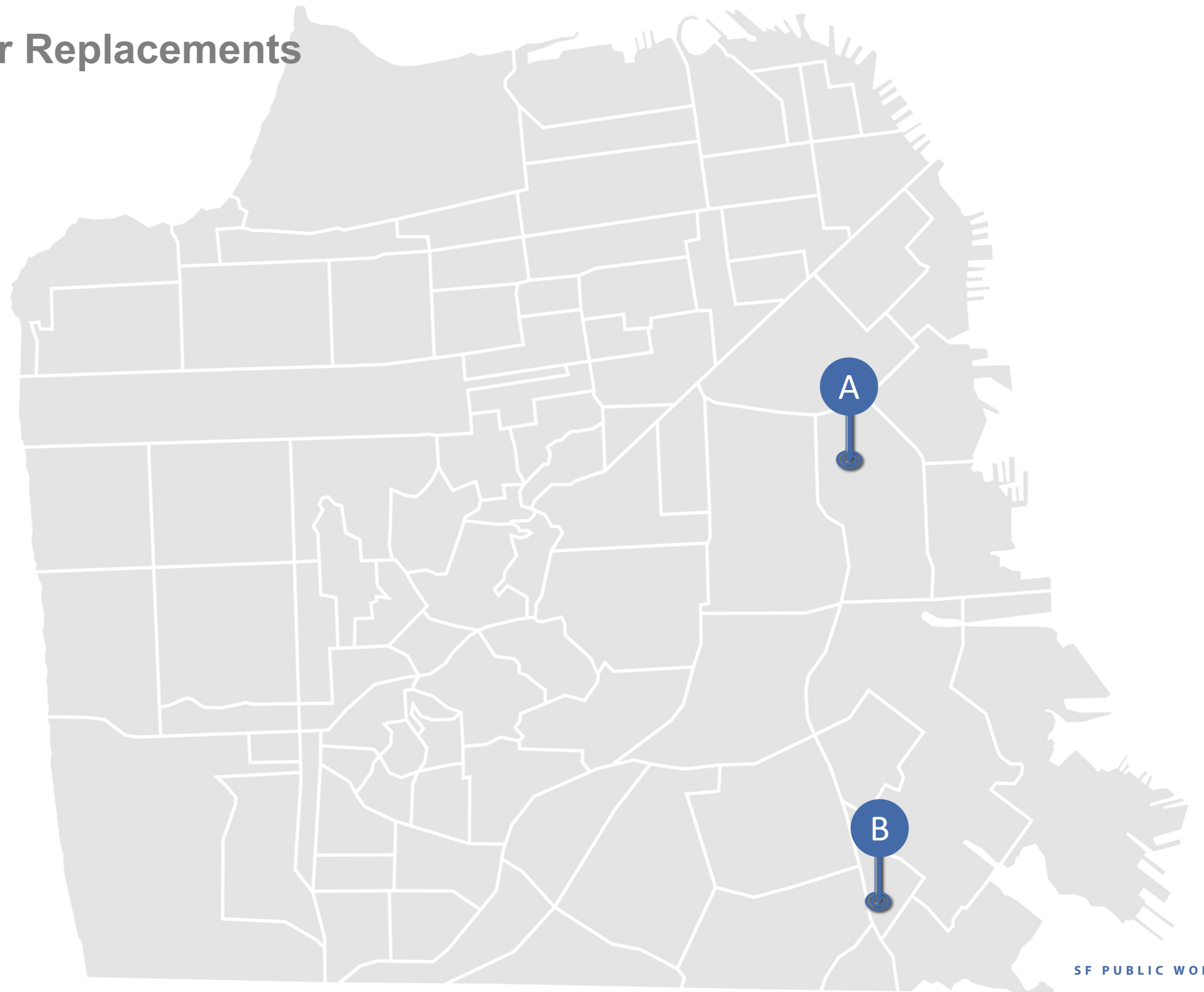
**Sub-contractor was not LBE compliant at the time of bid;  
CMD successfully rectified the problem.**

# SFFD 37 & 44 Generator Replacements

## Location

**A** **Fire Station 37**  
798 Wisconsin St.  
Potrero Hill

**B** **Fire Station 44**  
1298 Girard St.  
Visitation Valley



# SFFD 37 & 44 Generator Replacements

## Project Background

**As part of the Public Health & Safety 2016 Bond, funds were allocated to replace obsolete generators in certain neighborhood fire stations.**

This project involves the replacement of the emergency generators, which are past their useful life, at Fire Stations 37 and 44.

Replacement of 25- to 30-year-old generators at neighborhood fire stations is integral to the San Francisco Fire Department's emergency response time and the City's resilience goals.

- **Old generators:** past their useful life with short run times
- **New generators:** 72-hour run times to meet the City's need for fire stations to remain fully operational immediately for at least three days following a major seismic event

Completion of this project is vitally needed to increase first-responder capability in the aftermath of an earthquake in order to better protect the lives of the people who live in, work in and visit San Francisco.



**FIRE STATION 37**  
**798 Wisconsin St**



**FIRE STATION 44**  
**1298 Girard St**



# SFFD 37 & 44 Generator Replacements

## Request to Negotiate

- **The pool of interested contractors for generators is small to begin with.**
  - There were 4 total contractors who participated in the mandatory pre-bid meeting at Fire Stations 37 & 44: BBJ Electric, PC Inc, JW Construction, NBC Construction.
  - BBJ Electric, the only contractor who has performed this scope of work for the City, provided a bid.
- **Generator replacement is specialized construction under demanding conditions that are logistically challenging.**
- **Stations continue to operate 24/7 and firefighters respond to calls throughout the day during construction.**
- **COVID 19 considerations:**
  - For operational reasons, there must be separation between firefighters and construction operations.
  - The State and City require stricter protocols, such as requiring that only fully vaccinated and boosted workers be onsite, to ensure the health of resident firefighters, staff and construction workers.
- **The current market environment of an unreliable supply chain and equipment delays have resulted in very limited bids for this specialized work. A previous 12- to 14-week lead time has become 44 weeks.**



# SFFD 37 & 44 Generator Replacements Request

Recommend Commission:

**Retroactive Request to Consent:  
Request to Negotiate**

Contractor:

**BBJ Electric**

Project:

**San Francisco Fire Stations 37 & 44  
Generator Replacements**

Reason:

**Sub-contractor was not LBE compliant at the time of bid;  
CMD successfully rectified the problem.**



**Questions?**



**City and County of San Francisco  
Department of Public Works  
TABULATION OF BIDS**

Contract ID: 0000006601  
 Contract Title: PW FS STTN 37 & 44 GEN RPLCMT  
 Full Title: FIRE STATIONS 37 & 44 GENERATOR REPLACEMENT  
 Bids Received: August 3, 2022

<u>BIDDERS (in the order received &amp; opened):</u>	<u>LBE Status Claimed</u>	<u>Total Bid Price</u>
BBJ Electric, Inc.	Micro-LBE 10%	\$1,620,324.00
	Average Bid:	\$1,620,324.00
	Engineer's Estimate:	\$1,731,869.00
	% of Engineer's Estimate:	94%
	% of Engineer's Estimate vs. Low Bid Received	94%

= *Indicates a correction of the bid price after review.*


cc:	Sherry Katz Richard Gee Jason Chin Julia Laue	Carla Short Selormey Dzikunu Ken Nim	Ronald Alameida Ivan Oldenkamp Albert Ko	All Bidders
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For complete subcontractor listings, check: <https://bidopportunities.apps.sfdpw.org/CaseLoad/Details/2372>

Reviewed By: Robert Loftus	Ben Washington
(Insert Name)	(Insert Name)

Contract ID: 0000006601  
Short Title: PW FS STTN 37 & 44 GEN RPLCMT  
Full Title: FIRE STATIONS 37 & 44 GENERATOR REPLACEMENT  
Bid Date: August 3, 2022

BID ITEMS	BBJ Electric, Inc. EXTENSION
1	\$918,383.00
2	\$674,441.00
3	\$7,500.00
4	\$20,000.00
<b>TOTAL BID PRICE:</b>	<b>\$1,620,324.00</b>

 = Indicates a correction of the bid price after review.



# CONTRACT MONITORING DIVISION OFFICE OF THE CITY ADMINISTRATOR



Edwin M. Lee, Mayor  
Carmen Chu, City Administrator

Romulus Asenloo, Director

## MEMORANDUM

Date: August 8, 2022

To: Robert Loftus, SF Public Works  
Sherry Katz, SF Public Works

From: Ivan Oldenkamp, Contract Monitoring Division

Subject: Non-responsive Bid from BBJ Electric, Inc. for 0000006601 Fire Stations 37 & 44 Generator Replacement

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The Contract Monitoring Division (“CMD”) has reviewed the bids submitted for the above referenced project to determine responsiveness to the Chapter 14B pre-award requirements. Based on the review, CMD determined that BBJ Electric, Inc. (“BBJ”) is non-responsive because it did not meet the 20% subcontracting participation requirement at the time of bid.

The LBE subcontractor participation requirement for the subject contract is 20%. This means that at least 20% of the contract, measured in dollars, must be performed by LBE subcontractors. At time of bid, BBJ submitted a base bid in the amount of \$1,620,324.00. BBJ listed the following LBE firms on Section 00 43 36 Proposed Subcontractors Form:

LBE Subcontractor	Scope of Work	Status	Percent LBE	Listed Amount	Amount Credited	Percent of Work
Daly Pipeline Inc	Demo, Excavation, trenching, concrete, fence	Non-LBE	0%	\$224,575.00	\$0	0%
			<b>TOTAL</b>	<b>\$224,575.00</b>	<b>\$0</b>	<b>0%</b>

Per CMD Attachment 1, Part III, Section 3.01(A) “A bidder’s failure to meet the LBE subcontractor participation requirement may result in the refection of its bid as non-responsive.”

The San Francisco Administrative Code Chapter 14B Local Business Enterprise Utilization and Non-Discrimination in Contracting Ordinance (“Chapter 14B”) Section 14B.8 (C), states that:

“Bids that do not meet the LBE subcontracting participation requirements set under 14B.8(A) will be rejected as non-responsive...”

Per CMD Attachment 1, Part III, Section 3.01(A)(3) "Bidders are responsible for verifying the LBE status of a subcontractor or supplier immediately prior to submitting a bid. A subcontractor that has a certification application pending, that has been denied certification, that has had its certification revoked or that is in the process of appealing a CMD denial or revocation at the date and time the bid is due is not an LBE and cannot be counted as an LBE for purposes of achieving LBE subcontracting participation requirement even if the firm is later certified or ultimately prevails in its appeal. A bidder's failure to meet the LBE subcontractor participation requirement may result in the reflection of its bid as non-responsive."

Daly Pipeline Inc. was, at one point, a certified SF-LBE Micro, but their certification expired on November 1, 2021 and has not been renewed. They are not currently an SF-LBE and thus their portion of the work cannot be counted towards the LBE subcontracting requirement. Furthermore, the total value of work apportioned to them on Section 00 43 36 is only 13.86% of BBJ's total bid.

Since BBJ's bid amount is \$1,620,324.00, BBJ had to have demonstrated that at least \$324,064.80 of work was allocated to be performed by LBE subcontractor(s). At time of bid, BBJ did not demonstrate that any amount of the contract, would be performed by a LBE subcontractor, thereby falling short of the minimum LBE subcontracting requirement of 20%.

Based on the forgoing, BBJ Electric, Inc. is deemed non-responsive because it failed to meet the City's Chapter 14B LBE subcontracting requirement at the date and time of bid.

Should you have any questions, or if I can be of further assistance, please do not hesitate to contact me at [ivan.oldenkamp@sfgov.org](mailto:ivan.oldenkamp@sfgov.org).



# CONTRACT MONITORING DIVISION OFFICE OF THE CITY ADMINISTRATOR



London N. Breed, Mayor  
Carmen Chu, City Administrator

Romulus Asenloo, Director

## MEMORANDUM

Date: September 6, 2022

To: Robert Loftus, SF Public Works

From: Ivan Oldenkamp, Contract Monitoring Division

Subject: Sourcing ID: 0000006601 Fire Stations No. 37 & 44 Generator Replacement – CMD Review

The Contract Monitoring Division (“CMD”) has reviewed the sole bid submitted for the above referenced project, applied the appropriate bid discounts, and determined responsiveness to the Chapter 14B pre-award requirements. An LBE subcontracting requirement of 20% was established for this project. Below is a summary of CMD’s review.

Bidder	LBE Status	Total Bid with Alternates	LBE Bid Discount	Adjusted Bid with Bid Discount
BBJ Electric Inc.	SF LBE - OBE (Micro)	\$1,620,324.00	10%	\$1,458,291.60

BBJ Electric, Inc. (“BBJ”) is the lowest responsive bidder. BBJ satisfied the Good Faith Outreach requirement by exceeding the subcontractor participation requirement by counting its own participation as an LBE prime contractor.

BBJ met the 20% LBE subcontracting requirement by listing the following LBE firms for the base bid items:

LBE Subcontractor	Scope of Work	Status	Percent LBE	Listed Amount	Amount Credited	Percent of Work
Daly Pipelines	Demo, Excavation, trenching, concrete, fence	SF LBE - OBE (Micro)	100%	\$465,412.00	\$351,267.00*	21.68%
Base Bid: \$1,620,324.00			<b>TOTAL</b>	<b>\$465,412.00</b>	<b>\$351,267.00</b>	<b>21.68%</b>

\* Per CMD Form 6 submitted for Daly Pipelines, Daly Pipelines will be further subcontracting out \$114,145.00 of work to Superior Underground Tank Service.

BBJ has also listed the following non-LBE subcontractors for base bid items:

<b>Non-LBE Subcontractor</b>	<b>Scope of Work</b>	<b>Status</b>	<b>Listed Amount</b>
Culpepper & Forgensi Architects	Fuel piping design and permitting	Non-LBE	\$25,580.00
Hatton Crane & Rigging	Crane and rigging, lifting and hoisting	Non-LBE	\$34,250.00
Superior Underground Tank Service	Fuel port and fuel piping	Non-LBE	\$342,313.00
Energy Systems	Generators	Non-LBE	\$152,023.00
Milani & Associates	HASP & HMMP	Non-LBE	\$30,000.00
<b>TOTAL</b>			<b>\$584,166.00</b>

Based on the foregoing, CMD has determined that BBJ Electric, Inc. has complied with the Chapter 14B pre-award requirements. Should you have any questions, please contact Ivan Oldenkamp at [ivan.oldenkamp@sfgov.org](mailto:ivan.oldenkamp@sfgov.org)

# Your California Environmental Quality Act (CEQA) environmental-clearance document is attached. What happens next?

**PROJECT APPROVAL.** CEQA is not complete until the project is "approved", which happens when the City commits itself to constructing the project. In the case of your project, this happens when:

- The building permit is issued
- The Director directs you to proceed with the project
- The project is formally approved at a project meeting (such as of the Board of Supervisors)
- Other: \_\_\_\_\_

After approval, there is a period during which the public may challenge your CEQA Categorical Exemption ("CE" or CatEx") determination. This period lasts for 180 days from the date of approval. (You may still proceed with project development and construction during this time, unless successfully challenged.

For this reason, it is important that you are aware that the approval action has occurred, and that you provide a record of the approval action to Regulatory Affairs. Please forward to us a scan of the building permit, the meeting agenda at which the project was approved, the communication in which the direction to proceed was sent to you, or other relevant record of the approval, along with the FSP ID.

This 180-day period can be shortened to 30 days by filing a "Notice of Exemption" (NOE) with the County Clerk and the state Office of Planning and Research. Please feel free to discuss with the Regulatory Affairs Section whether filing an NOE would be useful or appropriate for your project. Additional fees from Planning and Regulatory Affairs may apply.

Projects with other forms of clearance have different appeals periods — contact Regulatory Affairs for information.

**PROJECT COMMITMENTS.** Projects cleared under a Mitigated Negative Declaration (MND, such as the Better Streets Plan MND) or an Environmental Impact Report (EIR, such as an Area Plan EIR) will have mitigation commitments. ("Mitigation" under CEQA means an action that needs to be taken to reduce a project impact below the threshold of significance.) Projects cleared by a CE may have avoidance of impacts to resources, particularly historic resources, built into the design, which need to be incorporated into the final design. Projects cleared under a Public Works directive may also have "measures" from the directive that must be incorporated for avoidance of impacts. For your project, the following apply:

Mitigation Measures: <input type="checkbox"/>	Avoidance Features: <input type="checkbox"/>
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See your Environmental Commitment Record for details. Please ensure that these are incorporated into plans and construction specifications by 100% design. Regulatory Affairs can provide appropriate specifications for a fee. Projects requiring the disposal of excavated material may require handling and disposal specifications provided by Site Assessment and Remediation (SAR) for compliance with state and federal law. Please consult with SAR for more information.

**FURTHER ACTIONS BY PLANNING.** If your project requires a building permit, it will proceed to Current Planning staff, who will evaluate the project for compliance with City code. Be advised that code-compliance review for projects affecting historic properties rarely can be conducted over the counter at the Planning Information Center (PIC). The current planner who checks the code will generally want to confer with the preservation planner who reviewed the project for CEQA before signing off on the permit application. Coordinate your PIC visit with the preservation planner who previously reviewed your project.

Projects that trigger Better Streets obligations for street trees and sidewalk width may be routed to Sidewalk Design Advisory Team (SDAT); substantial architectural projects visible to the public may be routed to the Urban Design Advisory Team (UDAT). For larger projects, we recommend you consider a Project Review meeting (application form is available at <http://forms.sfplanning.org/ProjectReviewApplication-Fillable-rev040416.pdf>) to head off potential code and design issues before project design advances too far.

Projects that are required to demonstrate conformity with the General Plan will be required to submit a General Plan Referral. These include :

1. Property acquisition, sale or lease by the City
2. Ordinances concerning the extension, widening, narrowing, removal, relocation, vacation, abandonment, sale or change in the use of any public way, transportation route, ground, open space, building, or structure owned by the City and County
3. Subdivisions of land within the City and County
4. Projects for the construction, improvement of, or demolition of City-owned buildings or structures within the City and County
5. Programs that link the General Plan to the al-
6. location of local, state and federal resources, the City's annual capital expenditure plan, six-year capital improvement program, a capital improvement project or a long-term financing proposal, general obligation or revenue bonds or nonprofit corporation proposals
7. Project plans for public housing, or publicly assisted private housing in the City and County
8. Proposed Redevelopment project plans within the City and County
9. Substantial change to the above

Projects with substantial interactions with historic resources may require a Certificate of Appropriateness (CoA) and/or Historic Preservation Commission review.

Projects for which the scope has changed substantially since the date of environmental clearance may need to have their environmental clearances revisited. Please contact Regulatory Affairs should this be the case, so that we can reinitiate consultations with Environmental Planning.

**ENVIRONMENTAL PERMITS.** Your project may require the issuance of environmental permits from regulatory agencies. You may request that Regulatory Affairs obtain these permits for you. Additional fees will apply.

If your project is in the Coastal Zone on the west coast of San Francisco, you will require a coastal development permit. Construction in the San Francisco Bay Shoreline band requires a San Francisco Bay Conservation and Development Commission permit. Projects in or around water or in the vicinity of biological resources may trigger various state and federal permitting requirements. Navigational impacts require Coast Guard permitting. Installation of new generators or similar stationary-source generators of airbourne emissions require permitting by the Bay Area Air Quality Management District (BAAQMD).

If this box is checked, one or more of these permits is expected to apply. Please consult with Regulatory Affairs regarding an appropriate permitting strategy:

Some City permits are customarily pulled by contractors; you will need to include appropriate language in your construction specifications to reflect this. The following are common permits for Public Works projects:

Land disturbance activities of 5,000 square feet or more of the ground surface, measured cumulatively, are prohibited without a Construction Site Runoff Control Permit that your contractor obtains from the San Francisco Public Utilities Commission (SFPUC), which requires the submittal of an Erosion and Sediment Control Plan (ESCP). SFPUC also issues permits for use of potable water for construction purposes, and for similar activities.

The Bureau of Street Use and Mapping issues a wide range of permits for excavation, temporary occupation of the public right-of-way, and for the construction of various streetscape features.

If the project falls within the Separate (MS4) sewer area as mapped by the San Francisco Public Utilities Commission, land disturbance of one (1) or more acres of soil, either as a single project or as part of a larger common plan of development as determined by the City Representative is prohibited without a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD) prepared by your contractor for the RE's approval.





# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
DPW: 798 Wisconsin Street - Emergency Generator Replacement Fire St		
<b>Case No.</b>		<b>Permit No.</b>
2019-019856ENV		
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b></p> <p>DPW: 798 Wisconsin Street - Emergency Generator Replacement Fire Station 37 - The project proposes to replace the existing generator at Fire Station 37, located at 798 Wisconsin Street in SF, with a new emergency standby generator and Automatic Transfer Switch. The existing generator is past its useful life, and the replacement generator would meet the SFFD's 72 hour runtime protocol. It will be a 60 kW/75 KVA generator. A new fuel tank will increase capacity from 30 gallons to 521 gallons to provide for the runtime protocol. Existing equipment pad will also be demolished and replaced. The generator and equipment pad sit on an existing 4" thick concrete patio floor, which will be saw-cut to install the new generator pad. The location is a recessed rear courtyard about 1 story below street grade. A new fuel fill port will be installed in a sidewalk vault with new fuel sump fill station equipment, to be installed in the sidewalk adjacent to the backyard along 21st Street. New 4" exhaust piping is to be installed, and mounted on the unit over to the face of the building wall going up the wall. The existing normal power feed will be extended to new ATS. The new generator will be equipped with a Level 2 sound attenuating, weatherproof enclosure with rodents screens and manufacturer standard marine grade coating. The project also</p> <p>FULL PROJECT DESCRIPTION ATTACHED</p>		

### STEP 1: EXEMPTION CLASS

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> 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"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(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.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class ____</b>

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p><b>Air Quality:</b> 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., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> 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?</p> <p><i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i></p>
<input type="checkbox"/>	<p><b>Transportation:</b> 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?</p>
<input type="checkbox"/>	<p><b>Archeological Resources:</b> 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, archeo review is required (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p><b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Don Lewis</p>	

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

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

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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> 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.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A  a. Per HRER or PTR dated  b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C  (attach HRER or PTR) </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Don Lewis	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> DPW Director's Direction to Proceed	<b>Signature:</b> Don Lewis
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	11/07/2019
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

## **Full Project Description**

DPW: 798 Wisconsin Street - Emergency Generator Replacement Fire Station 37 - The project proposes to replace the existing generator at Fire Station 37, located at 798 Wisconsin Street in SF, with a new emergency standby generator and Automatic Transfer Switch. The existing generator is past its useful life, and the replacement generator would meet the SFFD's 72 hour runtime protocol. It will be a 60 kW/75 KVA generator. A new fuel tank will increase capacity from 30 gallons to 521 gallons to provide for the runtime protocol. Existing equipment pad will also be demolished and replaced. The generator and equipment pad sit on an existing 4" thick concrete patio floor, which will be saw-cut to install the new generator pad. The location is a recessed rear courtyard about 1 story below street grade. A new fuel fill port will be installed in a sidewalk vault with new fuel sump fill station equipment, to be installed in the sidewalk adjacent to the backyard along 21st Street. New 4" exhaust piping is to be installed, and mounted on the unit over to the face of the building wall going up the wall. The existing normal power feed will be extended to new ATS. The new generator will be equipped with a Level 2 sound attenuating, weatherproof enclosure with rodents screens and manufacturer standard marine grade coating. The project also proposes the provision of a temporary generator for all the times the fixed generator is not connected, maintaining a 25 foot distance from exhaust location to operable windows/building opening.

## 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.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
DPW: 798 Wisconsin Street - Emergency Generator Replacement Fire Station 37		/
Case No.	Previous Building Permit No.	New Building Permit No.
2019-019856PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Other (please specify)	
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?
<b>If at least one of the above boxes is checked, further environmental review is required.</b>	

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically 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 within 10 days of posting of this determination.	
Planner Name:	Date:

# Your California Environmental Quality Act (CEQA) environmental-clearance document is attached. What happens next?

**PROJECT APPROVAL.** CEQA is not complete until the project is "approved", which happens when the City commits itself to constructing the project. In the case of your project, this happens when:

- The building permit is issued
- The Director directs you to proceed with the project
- The project is formally approved at a project meeting (such as of the Board of Supervisors)
- Other: \_\_\_\_\_

After approval, there is a period during which the public may challenge your CEQA Categorical Exemption ("CE" or CatEx") determination. This period lasts for 180 days from the date of approval. (You may still proceed with project development and construction during this time, unless successfully challenged.

For this reason, it is important that you are aware that the approval action has occurred, and that you provide a record of the approval action to Regulatory Affairs. Please forward to us a scan of the building permit, the meeting agenda at which the project was approved, the communication in which the direction to proceed was sent to you, or other relevant record of the approval, along with the FSP ID.

This 180-day period can be shortened to 30 days by filing a "Notice of Exemption" (NOE) with the County Clerk and the state Office of Planning and Research. Please feel free to discuss with the Regulatory Affairs Section whether filing an NOE would be useful or appropriate for your project. Additional fees from Planning and Regulatory Affairs may apply.

Projects with other forms of clearance have different appeals periods — contact Regulatory Affairs for information.

**PROJECT COMMITMENTS.** Projects cleared under a Mitigated Negative Declaration (MND, such as the Better Streets Plan MND) or an Environmental Impact Report (EIR, such as an Area Plan EIR) will have mitigation commitments. ("Mitigation" under CEQA means an action that needs to be taken to reduce a project impact below the threshold of significance.) Projects cleared by a CE may have avoidance of impacts to resources, particularly historic resources, built into the design, which need to be incorporated into the final design. Projects cleared under a Public Works directive may also have "measures" from the directive that must be incorporated for avoidance of impacts. For your project, the following apply:

Mitigation Measures: <input type="checkbox"/>	Avoidance Features: <input type="checkbox"/>
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See your Environmental Commitment Record for details. Please ensure that these are incorporated into plans and construction specifications by 100% design. Regulatory Affairs can provide appropriate specifications for a fee. Projects requiring the disposal of excavated material may require handling and disposal specifications provided by Site Assessment and Remediation (SAR) for compliance with state and federal law. Please consult with SAR for more information.

**FURTHER ACTIONS BY PLANNING.** If your project requires a building permit, it will proceed to Current Planning staff, who will evaluate the project for compliance with City code. Be advised that code-compliance review for projects affecting historic properties rarely can be conducted over the counter at the Planning Information Center (PIC). The current planner who checks the code will generally want to confer with the preservation planner who reviewed the project for CEQA before signing off on the permit application. Coordinate your PIC visit with the preservation planner who previously reviewed your project.

Projects that trigger Better Streets obligations for street trees and sidewalk width may be routed to Sidewalk Design Advisory Team (SDAT); substantial architectural projects visible to the public may be routed to the Urban Design Advisory Team (UDAT). For larger projects, we recommend you consider a Project Review meeting (application form is available at <http://forms.sfplanning.org/ProjectReviewApplication-Fillable-rev040416.pdf>) to head off potential code and design issues before project design advances too far.

Projects that are required to demonstrate conformity with the General Plan will be required to submit a General Plan Referral. These include :

1. Property acquisition, sale or lease by the City
2. Ordinances concerning the extension, widening, narrowing, removal, relocation, vacation, abandonment, sale or change in the use of any public way, transportation route, ground, open space, building, or structure owned by the City and County
3. Subdivisions of land within the City and County
4. Projects for the construction, improvement of, or demolition of City-owned buildings or structures within the City and County
5. Programs that link the General Plan to the al-
6. location of local, state and federal resources, the City's annual capital expenditure plan, six-year capital improvement program, a capital improvement project or a long-term financing proposal, general obligation or revenue bonds or nonprofit corporation proposals
7. Project plans for public housing, or publicly assisted private housing in the City and County
8. Proposed Redevelopment project plans within the City and County
9. Substantial change to the above

Projects with substantial interactions with historic resources may require a Certificate of Appropriateness (CoA) and/or Historic Preservation Commission review.

Projects for which the scope has changed substantially since the date of environmental clearance may need to have their environmental clearances revisited. Please contact Regulatory Affairs should this be the case, so that we can reinitiate consultations with Environmental Planning.

**ENVIRONMENTAL PERMITS.** Your project may require the issuance of environmental permits from regulatory agencies. You may request that Regulatory Affairs obtain these permits for you. Additional fees will apply.

If your project is in the Coastal Zone on the west coast of San Francisco, you will require a coastal development permit. Construction in the San Francisco Bay Shoreline band requires a San Francisco Bay Conservation and Development Commission permit. Projects in or around water or in the vicinity of biological resources may trigger various state and federal permitting requirements. Navigational impacts require Coast Guard permitting. Installation of new generators or similar stationary-source generators of airbourne emissions require permitting by the Bay Area Air Quality Management District (BAAQMD).

If this box is checked, one or more of these permits is expected to apply. Please consult with Regulatory Affairs regarding an appropriate permitting strategy:

Some City permits are customarily pulled by contractors; you will need to include appropriate language in your construction specifications to reflect this. The following are common permits for Public Works projects:

Land disturbance activities of 5,000 square feet or more of the ground surface, measured cumulatively, are prohibited without a Construction Site Runoff Control Permit that your contractor obtains from the San Francisco Public Utilities Commission (SFPUC), which requires the submittal of an Erosion and Sediment Control Plan (ESCP). SFPUC also issues permits for use of potable water for construction purposes, and for similar activities.

The Bureau of Street Use and Mapping issues a wide range of permits for excavation, temporary occupation of the public right-of-way, and for the construction of various streetscape features.

If the project falls within the Separate (MS4) sewer area as mapped by the San Francisco Public Utilities Commission, land disturbance of one (1) or more acres of soil, either as a single project or as part of a larger common plan of development as determined by the City Representative is prohibited without a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD) prepared by your contractor for the RE's approval.





# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
DPW: 1298 Girard Street - Replace Existing Generator Fire Station 44		
<b>Case No.</b>		<b>Permit No.</b>
2019-019861ENV		
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>          DPW: 1298 Girard Street - Replace Existing Generator Fire Station 44 - The existing generator is past its useful life, and the replacement diesel generator would meet the SF Fire Department's 72 hour runtime protocol. The existing generator and equipment pad are to be removed and replaced, and a new replacement emergency diesel standby generator is to be mounted on a new rear yard equipment pad with an integrated "belly" fuel tank. A new fuel tank will increase capacity from 30 gallons to 521 gallons to provide for the runtime protocol. The new generator size will be 80-KW/100-KVA, and will be installed with a Level 2 acoustic enclosure. The generator and equipment pad sit on top of an existing 4" thick concrete patio floor, which will be saw-cut to install the new generator pad. The location is a recessed rear courtyard about 1 story below street grade. The new fuel port will be installed in the sidewalk above, with a sump and new piping from the fill port, cored through the existing retaining wall and down into the recessed courtyard to the new generator. A new remote fill station equipment is to be installed on a new metal platform adjacent to the modified backyard fence along Wilde Avenue, out of sight and not accessible to the public. Project includes modification to the existing electrical service. New generator exhaust          FULL PROJECT DESCRIPTION ATTACHED</p>		

### STEP 1: EXEMPTION CLASS

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> 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"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(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.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class ____</b>

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p><b>Air Quality:</b> 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., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> 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?</p> <p><i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i></p>
<input type="checkbox"/>	<p><b>Transportation:</b> 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?</p>
<input type="checkbox"/>	<p><b>Archeological Resources:</b> 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, archeo review is required (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p><b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Don Lewis</p>	

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

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

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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> 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.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
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**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) b. Other (specify):
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Don Lewis	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Public Works Director's Direction to Proceed	<b>Signature:</b> Don Lewis
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	11/07/2019
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

## **Full Project Description**

DPW: 1298 Girard Street - Replace Existing Generator Fire Station 44 - The existing generator is past its useful life, and the replacement diesel generator would meet the SF Fire Department's 72 hour runtime protocol. The existing generator and equipment pad are to be removed and replaced, and a new replacement emergency diesel standby generator is to be mounted on a new rear yard equipment pad with an integrated "belly" fuel tank. A new fuel tank will increase capacity from 30 gallons to 521 gallons to provide for the runtime protocol. The new generator size will be 80-KW/100-KVA, and will be installed with a Level 2 acoustic enclosure. The generator and equipment pad sit on top of an existing 4" thick concrete patio floor, which will be saw-cut to install the new generator pad. The location is a recessed rear courtyard about 1 story below street grade. The new fuel port will be installed in the sidewalk above, with a sump and new piping from the fill port, cored through the existing retaining wall and down into the recessed courtyard to the new generator. A new remote fill station equipment is to be installed on a new metal platform adjacent to the modified backyard fence along Wilde Avenue, out of sight and not accessible to the public. Project includes modification to the existing electrical service. New generator exhaust piping with a new 4" exhaust pipe is being routed on top of the unit and over to the existing building wall for mounting on the face.

## 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.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
DPW: 1298 Girard Street - Replace Existing Generator Fire Station 44		/
Case No.	Previous Building Permit No.	New Building Permit No.
2019-019861PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Other (please specify)	
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?
<b>If at least one of the above boxes is checked, further environmental review is required.</b>	

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically 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 within 10 days of posting of this determination.	
Planner Name:	Date: