

BOARD of SUPERVISORS



City Hall
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TDD/TTY No. 554-5227

MEMORANDUM

BUDGET AND FINANCE SUB-COMMITTEE SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Malia Cohen, Chair
Budget and Finance Sub-Committee

FROM: Linda Wong, Assistant Clerk

DATE: July 21, 2017

SUBJECT: **COMMITTEE REPORT, BOARD MEETING**
Tuesday, July 25, 2017

The following file should be presented as a **COMMITTEE REPORT** at the Board meeting on Tuesday, July 25, 2017, at 2:00 p.m. This item was acted upon at the Sub-Committee Meeting on Thursday, July 20, 2017, at 10:00 a.m., by the votes indicated.

Item No. 56 File No. 170822

Resolution authorizing and approving an Amendment to an existing Sharing Agreement for emergency radio telecommunications and associated equipment with the Department of Veterans Affairs Medical Center at 4150 Clement Street, for the Department of Emergency Management and the Department of Technology, commencing upon approval by the Board of Supervisors and Mayor at an annual base rent of \$54,856.26 in the initial year with 3% annual rent increases, with no change to the term length; adopting findings under the California Environmental Quality Act, Public Resources Code, Section 21000 et seq.; and finding the proposed transaction is in conformance with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

RECOMMENDED AS A COMMITTEE REPORT

Vote: Supervisor Malia Cohen - Aye
Supervisor Norman Yee - Aye
Supervisor Katy Tang - Aye

c: Board of Supervisors
Angela Calvillo, Clerk of the Board
Jon Givner, Deputy City Attorney
Alisa Somera, Legislative Deputy Director

1 [Sharing Agreement Amendment - Department of Veterans Affairs Medical Center, 4150
2 Clement Street - Emergency Communications Site - \$54,856.26 Annual Base Rent]

3 **Resolution authorizing and approving an Amendment to an existing Sharing**
4 **Agreement for emergency radio telecommunications and associated equipment with**
5 **the Department of Veterans Affairs Medical Center at 4150 Clement Street, for the**
6 **Department of Emergency Management and the Department of Technology,**
7 **commencing upon approval by the Board of Supervisors and Mayor at an annual base**
8 **rent of \$54,856.26 in the initial year with 3% annual rent increases, with no change to**
9 **the term length; adopting findings under the California Environmental Quality Act,**
10 **Public Resources Code, Section 21000 et seq.; and finding the proposed transaction is**
11 **in conformance with the General Plan, and the eight priority policies of Planning Code,**
12 **Section 101.1.**

13
14 WHEREAS, The Citywide Emergency Radio System (CERS) serves the City's police,
15 fire, and other first responders; and

16 WHEREAS, In 1997, the San Francisco Board of Supervisors approved Resolution
17 No. 804-97 authorizing the City and County of San Francisco ("City") to enter into an
18 agreement to replace its existing radio system with a new 800 MHz Radio System to benefit
19 the City's Police, Fire, Public Health, Sheriff, Parking and Traffic, Water and Recreation and
20 Park Departments; and

21 WHEREAS, The Veterans Administration facility at 4150 Clement Street ("VA Site")
22 with communications equipment located on the Water Tower was one of the City's original six
23 locations essential to radio coverage; and

24 WHEREAS, On August 25, 1997, the Board adopted Resolution No. 805-97, finding
25 that use of 4150 Clement Street for the emergency telecommunications equipment is

1 consistent with the City's General Plan and with Planning Code Section 101.1-(b); a copy of
2 the General Plan Referral is on file with the Clerk of the Board of Supervisors in File
3 No. 172-97-53 and is incorporated herein by reference; and

4 WHEREAS, On August 12, 2016, the San Francisco Planning Department found that
5 the CERS replacement project through a contract with Motorola was Categorically Exempt
6 from further environmental review; a copy of the finding is on file with the Clerk of the Board of
7 Supervisors and is incorporated herein by reference; and

8 WHEREAS, Resolution 580-03, in 2003, the City entered into a Sharing Agreement
9 with the Department of Veterans Affairs Medical Center, San Francisco ("VA") for radio
10 telecommunications equipment on the Water Tank at the VA site; and

11 WHEREAS, The current Sharing Agreement term expires on March 31, 2018, and is
12 subject to the VA's rights to terminate the agreement; and

13 WHEREAS, The City has one remaining five year option (through March 31, 2023) to
14 renew the term at a base rent of the then Fair Market Rent as determined by the VA in their
15 sole opinion; and

16 WHEREAS, The Board of Supervisors and Mayor approved Resolution No. 452-16 on
17 October 28, 2016, authorizing the Department of Emergency Management ("DEM") and the
18 Department of Technology ("DT") to enter into a Purchase and Installation Agreement, and a
19 Maintenance and Support Agreement for a new Citywide 800MHz Radio System with
20 Motorola, Inc., to enhance the reliability and performance of the emergency radio network;
21 and

22 WHEREAS, The new 800MHz Radio System Project will use most of the current radio
23 sites across the City including the VA site to ensure and achieve optimal radio coverage for
24 public safety agencies within the City's boundaries; and

1 WHEREAS, The Veterans Administration intends to ultimately demolish the existing
2 Water Tower Premises as part of the construction of its Long Range Development Plan
3 requiring relocation of the City's equipment; and

4 WHEREAS, The VA and City have identified an appropriate replacement location
5 within the Premises at 4150 Clement St. for the City's new 800MHz Radio System Project
6 which will ensure and achieve optimal radio coverage; and

7 WHEREAS, The Real Estate Division on behalf of DEM and DT has negotiated an
8 amendment ("Amendment") to the existing Sharing Agreement which provides for new
9 Premises at Building 200 at 4150 Clement Street at a slightly higher monthly rent than the
10 existing base rent; and

11 WHEREAS, Pursuant to Administrative Code, Section 23, on May 15, 2017, a Fair
12 Market Rent appraisal by MAI appraisers Mateo Advisors found the proposed monthly base
13 rent to be approximately 45% less than the Fair Market Rent; and

14 WHEREAS, 4150 Clement Street is an essential site for the operation of emergency
15 communications equipment serving the Northwest sector of the City; and

16 WHEREAS, The proposed Amendment is subject to enactment of a resolution by the
17 Board of Supervisors and the Mayor, in their respective sole and absolute discretion,
18 approving and authorizing such new Premises and terms; now, therefore, be it

19 RESOLVED, That in accordance with the recommendation of the Executive Director of
20 the Department of Emergency Management, the Interim Director of the Department of
21 Technology, and the Director of Property, the Director of Property on behalf of the City, as
22 Sharing Partner, is hereby authorized to take all actions necessary to execute the Amendment
23 to Sharing Agreement at 4150 Clement Street in substantially the form on file with the Clerk of
24 the Board of Supervisors in File No. 170822, which is hereby declared to be a part of this
25 resolution; and, be it

1 FURTHER RESOLVED, The monthly base rent shall be \$4,537.40 increased to
2 \$4,673.22 beginning April 1, 2018, with annual rent adjustments of three (3%) percent
3 thereafter; and, be it

4 FURTHER RESOLVED, As the Director of Property has determined, in consultation
5 with the Director of the Department of Technology and the City Attorney, that an extended
6 term through March 31, 2023, is in the best interest of the City and are in compliance with all
7 applicable laws, including the City Charter, the Board of Supervisors authorizes the Director of
8 Property to exercise the option to extend the term; and, be it

9 FURTHER RESOLVED, The Board of Supervisors authorizes the Director of Property
10 to take all actions, on behalf of City, to enter into any amendments or modifications (including
11 without limitation, the exhibits) to the Amendment that the Director of Property determines, in
12 consultation with the City Attorney, are in the best interests of the City, do not materially
13 increase the obligations or liabilities of the City, and are necessary or advisable to complete
14 the transaction and effectuate the purposes and intent of this resolution and are in compliance
15 with all applicable laws, including City's Charter; and, be it

16 FURTHER RESOLVED, That any action heretofore taken by any City employee or
17 official with respect to the exercise of the Lease as set forth herein is hereby approved,
18 confirmed and ratified; and, be it

19 FURTHER RESOLVED, That the Board of Supervisors finds that the actions
20 contemplated in this Resolution are consistent with the City's General Plan and with Planning
21 Code Section 101.1-(b) for the reasons set forth in the General Plan Referral dated August
22 25, 1997 and Categorically Exempt under California Environmental Quality Act guidelines for
23 the same reasons as the August 12, 2016, finding of the Planning Department; and, be it

24 FURTHER RESOLVED, City shall occupy said premises for the entire lease term
25 unless funds for rental payments are not appropriated in any subsequent fiscal year, at

1 which time City may terminate this lease with written notice to Landlord, pursuant to
2 Charter, Section 3.105, of the City and County of San Francisco; and, be it

3 FURTHER RESOLVED, That within thirty (30) days of the Amendment being fully
4 executed by all parties, the Director of Property shall provide a copy of the agreement to the
5 Clerk of the Board to include into the official file.

6 ///

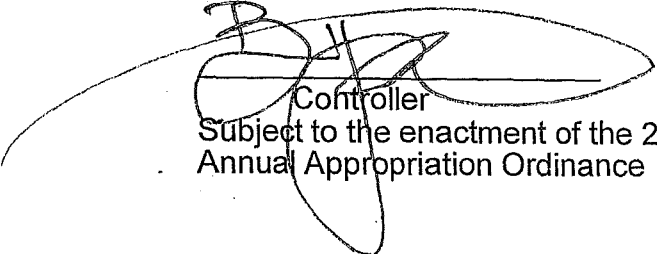
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8 Signatures on the following page


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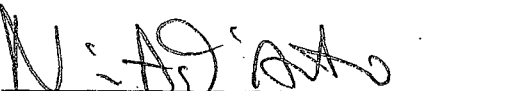
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\$54,856.26 available
(9 months at \$4,537.40 and 3 months at
\$4,673.22)
Index Code: 750512
Subobject: 03000


Controller
Subject to the enactment of the 2017/2018
Annual Appropriation Ordinance

RECOMMENDED:


Anne Kronenberg, Executive Director
Department of Emergency Management


Nina D'Amato
Acting Director
Department of Technology


John Updike
Director of Property
Real Estate Division

<p>Item 8 File 17-0822</p>	<p>Department: Department of Emergency Management (DEM)</p>
<p>EXECUTIVE SUMMARY</p>	
<p style="text-align: center;">Legislative Objectives</p>	
<ul style="list-style-type: none"> • The proposed resolution would approve (a) an amendment to an existing sharing agreement between the City, as tenant, and the Department of Veterans Affairs Medical Center, as landlord, for the placement of emergency radio telecommunications and associated equipment at 4150 Clement Street, and (b) adopt findings under the California Environmental Quality Act (CEQA) and find that the proposed transaction is in conformance with the City’s General Plan and the eight priority policies of Planning Code. 	
<p style="text-align: center;">Key Points</p>	
<ul style="list-style-type: none"> • Since 1997, the City has owned and maintained an 800 MHz Citywide Emergency Radio System for the City’s public safety and other City departments. • In 2003, the City entered into a sharing agreement with the Department of Veterans Affairs Medical Center for radio telecommunications equipment on the Water Tower at the Veterans Administration facility from April 1, 2003 to March 31, 2013. In 2013, the City used the first of two (2) five-year renewal options to extend the agreement until March 31, 2018. • In October 2016, the City entered into a purchase and installation agreement for a new 800MHz Citywide Emergency Radio System. Concurrently, the Veterans Administration intends to demolish the existing Water Tower premises as part of the construction of its Long Range Development Plan requiring relocation of the City’s equipment. • The City will construct a prefabricated telecommunications shelter 500 feet from the Water Tank at Building 2 within the Veterans Administration campus at 4150 Clement Street, and have space on the roof to install new equipment and antennae to support the new radio system and new equipment. 	
<p style="text-align: center;">Fiscal Impact</p>	
<ul style="list-style-type: none"> • The proposed rent paid by the City is \$4,537.40 per month, which is \$133.12 or 3 percent more than the current rent of \$4,404.28. The rent per month will be adjusted annually by three percent beginning on April 1st, 2018 through March 31, 2023. Over the five-year term of the lease, the City will pay a total rent of \$289,076. • The proposed monthly base rent of \$4,537.40 is \$3,712.60 less, or 45 percent, of the fair market monthly rent of \$8,250 monthly. 	
<p style="text-align: center;">Recommendation</p>	
<ul style="list-style-type: none"> • Approve the proposed resolution. 	

MANDATE STATEMENT

City Charter Section 9.118(c) states that any modification, amendment or termination of a lease that had an initial term of ten years or more, including options to extend, or that had anticipated revenues of \$1 million or more is subject to Board of Supervisors approval.

BACKGROUND

Since 1997, the City has owned and maintained a 800 MHz Citywide Emergency Radio System for the City's public safety and other City departments, including the Police, Fire, Public Health, Sheriff, and Recreation and Park Departments, the San Francisco Public Utilities Commission Water Enterprise, and the San Francisco Municipal Transportation Agency. The current system relies on eight telecommunications equipment locations essential to city-wide coverage, including telecommunications equipment located on the Water Tower of the Veterans Administration facility at 4150 Clement Street.

In 2003, the City entered into a sharing agreement with the Department of Veterans Affairs Medical Center for radio telecommunications equipment on the Water Tower at the Veterans Administration facility. The agreement allowed the City to (a) install a 360 square foot enclosure at the Veterans Administration facility to house transmitting and receiving equipment, and (b) place two (2) six-foot microwave dishes and three (3) 800 MHz antennas on the Water Tower from April 1, 2003 to March 31, 2013. In 2013, the City used the first of two (2) five-year renewal options to extend the agreement until March 31, 2018.

In October 2016, the Board of Supervisors authorized the Department of Emergency Management and the Department of Technology to enter into a purchase and installation agreement, as well as a maintenance and support agreement, for a new citywide 800MHz Citywide Emergency Radio System with Motorola, Inc. The 800 MHz Citywide Emergency Radio System Replacement Project (Radio System Replacement Project), which will be completed by June 2020, will use most of the current radio sites across the City, including the Veterans Administration site, in order to ensure and achieve optimal radio coverage for public safety agencies. Concurrently, the Veterans Administration intends to demolish the existing Water Tower Premises as part of the construction of its Long Range Development Plan requiring relocation of the City's equipment. Therefore the City and the Veterans Administration entered into negotiations for an amendment to the existing sharing agreement.

DETAILS OF PROPOSED LEGISLATION

The proposed resolution would approve (a) an amendment to an existing sharing agreement between the City, as tenant, and the Department of Veterans Affairs Medical Center, as landlord, for the Department of Emergency Management and the Department of Technology to place emergency radio telecommunications and associated equipment at 4150 Clement Street and (b) adopt findings under the California Environmental Quality Act (CEQA) and find that the proposed transaction is in conformance with the City's General Plan and the eight priority policies of Planning Code, Section 101.1.

As noted above, the Department of Technology and the Department of Emergency Management are currently replacing the City’s end-of-life 800 MHz Citywide Emergency Radio System. According to Ms. Michelle Geddes, Project Manager for the Radio System Replacement Project, other sites in the northwest area of the City were explored, but the City chose to remain at the Veterans Administration site due to costs, and coverage.

As part of the Radio System Replacement Project, the Department of Technology and the Department of Emergency Management will construct a prefabricated telecommunications shelter 500 feet from the Water Tank at Building 2 within the Veterans Administration campus at 4150 Clement Street, and have space on the roof to install new equipment and antennae to support the new radio system. In addition to the shelter, the new equipment will include four whip antennas, two microwave dish antennas, and two GPS antennas.

Table 1 below summarizes the key lease provisions.

Table 1: Summary of Key Lease Provisions

	Proposed Amendment
Premises	4150 Clement Street, Building 2
Equipment	Equipment Shelter (4) Whip Antenna (2) Microwave Antenna (2) GPS W3 Antenna
Base Rent	\$4,537.40 monthly
Base Rent Increase Amount	3% annually beginning April 1, 2018
Term	Through March 31, 2023
Options to Extend	None

If the amendment to the sharing agreement between the City and the Department of Veterans Affairs Medical Center is approved by the Board of Supervisors, the construction of the new site will begin in October 2017 and will be completed in January 2018. The new equipment is expected to be installed by the middle of 2018.

According to Ms. Geddes, the City tried to include options to extend the sharing agreement. However, the Veterans Administration was unwilling to include City options. If the City is unable to negotiate an extension in 2023, the City will need to relocate to another site. If the lease is not renewed, the City could remove the pre-fabricated shelter and keep the equipment in the facility.

FISCAL IMPACT

The proposed rent paid by the City to the Department of Veterans Affairs Medical Center is \$4,537.40 per month, which is \$133.12 or 3 percent more than the current rent of \$4,404.28. Annual rent is the first year is \$54,449. The rent per month will be adjusted annually by three

percent beginning on April 1st, 2018, and will continue through March 31, 2023. Over the five-year term of the lease, the City will pay a total rent of \$289,076 as shown below in Table 2.

Table 2: Annual Rent over Five-Year Lease

Lease Year	Rent
Year One	\$54,449
Year Two	56,082
Year Three	57,765
Year Four	59,498
Year Five	61,283
Total Five-Year Rent	\$289,076

Pursuant to Administrative Code Section 23, the Real Estate Division selected Mateo Advisors after a competitive process to provide a Fair Market Rent appraisal of the property. On May 15, 2017, Mateo Advisors found that proposed monthly base rent of \$4,537.40 was \$3,712.60 less, or 45 percent, of the fair market monthly rent of \$8,250 monthly.

The ongoing lease costs are funded by the Department of Technology.

Construction and Installation Costs

The City estimates the total cost of construction and installation of the equipment to be \$1,230,000. This amount includes the \$550,000 cost for the site equipment, software and installation services and the approximately \$680,000 cost from a competitive bidding process to install the pre-fabricated shelter. The cost for the site equipment, software and installation services are being paid through a \$34,000,000 financing agreement that the City entered into in December 2016 with Bank of America. The prefabricated shelter is being funded through the Capital Planning Project Funds for FY2015-16 and FY2016-17. The cost of the entire Radio System Replacement Project is \$78,000,000.

RECOMMENDATION

Approve the proposed resolution.

**ADDENDUM TO CONTRACT AND SHARING
AGREEMENT (V261S - 1583) FOR RADIO
EQUIPMENT AT 4150 CLEMENT ST., SAN FRANCISCO
(PERMANENT PREMISES)**

THIS ADDENDUM TO CONTRACT AND SHARING AGREEMENT (“Addendum”), is dated for reference purposes only as of _____ 2017, is made by and between the DEPARTMENT OF VETERANS AFFAIRS MEDICAL CENTER, SAN FRANCISCO, (“VA”), and the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation (“City” or “Sharing Partner”).

RECITALS

A. VA, and City, as Sharing Partner, entered into that certain Sharing Agreement (V261S-1583), dated for reference purposes as of April 1, 2003 (the “Sharing Agreement”), pursuant to which VA granted use of space to City certain Existing Premises (defined below) at the Veterans Affairs Medical Center, San Francisco located at 4150 Clement Street, San Francisco California. The Sharing Agreement was extended through March 31, 2018 pursuant to City’s exercise of its first option to extend the term by letter dated November 29, 2012.

B. The purpose of the Sharing Agreement was to allow the construction, placement and operation of vital communication equipment for operation of the City’s emergency radio systems.

C. City has one (1) remaining option to extend the term for five (5) years beyond the current expiration of March 31, 2018.

D. The Existing Premises (the “Existing Premises”), an integral part of City’s 911 communications systems equipment for police, fire, and other first responders, will be relocated to temporary premises (the “Temporary Premises”) while replacement permanent premises are constructed. Upon said relocation, VA will take ownership of the Existing Premises and demolish said premises in connection with its long-term development plans of the Veterans Affairs Medical Center.

E. City and VA now desire to approve the relocation of City’s vital communications network from the Temporary Premises as shown on the attached Exhibit A to Permanent Premises located on VA property as set forth on the attached Exhibit B.

F. VA and City presently desire to amend the Sharing Agreement in certain respects, all as more particularly described below.

NOW, THEREFORE, for and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, VA and City hereby agree as follows:

1. Definitions. All capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Sharing Agreement.

2. Effective Date. This Addendum shall be effective on the date (the "Addendum Effective Date") on which VA and City have each executed and delivered this Addendum, in compliance with applicable law.

3. Base Rent. Upon the Effective Date, the Base Monthly Rent shall be increased to four thousand five hundred thirty seven dollars and forty cents (\$4,537.40) beginning April 1, 2017 through March 31, 2018.

4. Relocation to Permanent Premises. City, generally at City's sole cost except as provided below and with VA's good faith cooperation, agrees to relocate the Temporary Premises (consisting of a mobile trailer and antenna as shown on the attached Exhibit A) to new permanent premises (the "Permanent Premises") in a building commonly known and numbered Building 2 of the campus at 4150 Clement Street. as shown on the attached Exhibit B which shall consist of a (i) new prefabricated shelter to house four (4) racks of new electronic equipment and batteries located on the 6th floor roof, (ii) coaxial cabling connecting the equipment shelter to the antennas routed up an existing ventilation shaft to four (4) Land Mobile Radio (LMR) omnidirectional whip antennas (15' long, 3" diameter, blue in color) and two (2) 3' microwave dish antennas (with white radome) to be mounted to the parapet of the 7th floor roof (one dish will be on the south facing parapet, and the other on the east facing parapet). All fiber shall be routed using a combination of existing VA provided underground conduit and new City provided conduit through Building 200 and Building 2, as shown on the attached Exhibit B. All cabling will be routed in the interior of the building and not visible in public right of ways. All of City's contractors and vendors performing work on or in the Permanent Premises and Building 200 shall be subject to VA's access request requirements. The City's construction contractor will install the prefabricated telecommunications shelter and all associated utility infrastructure necessary for the Permanent Premises. After completion of the Permanent Premises construction, the City's radio system contractor, will provide all professional services related to the radio system installation to the sixth floor roof, including two (2) microwave antenna and three (3) whip antenna attached to the 7th floor parapet and connection to the building grounding system. All of City's contractors and vendors shall meet VA's insurance, work rules, and other related construction requirements. All construction plans shall be subject to VA's prior review and approval. City agrees to provide Update Notice Emails with relocation schedule updates to the address set forth in Section 3.

5. Expediently Relocate to the Permanent Premises. City agrees to use good faith efforts to move expeditiously to (a) secure all permits and approvals including but not limited to State Historic Preservation Office (SHPO) approvals, as per the Programmatic Agreement dated November 25, 2014, between the US Dept. of Veterans Affairs and the California State Historic Preservation Office; (b) bid and construct the

improvements to the Permanent Premises; and (c) test, and relocate the equipment from the Temporary Premises to the Permanent Premises. As soon as practically possible, City shall deliver, through Update Notice Emails (as defined below), a schedule for the relocation to the Permanent Premises and City and VA agree to meet in person or telephonically on a regularly scheduled basis to discuss the progress of relocation. Upon relocation to the Permanent Premises, City shall remove all Temporary Premises trailers, antennas and repair any damage. All plans and submissions shall be subject to VA's prior review and approval, which approval shall not be unreasonably withheld or delayed.

City further agrees to provide VA with written monthly email updates ("Update Notice Emails") of the Temporary Premises relocation schedule. Such emails shall be delivered to:

____ @ _____,
____ @ _____,
____ @ _____,

6. Preparation of the Permanent Premises. City, at City's cost shall provide and install a 125 amp 480 volt (the "Circuit") for the new Permanent Premises equipment shelter on the 6th floor. VA will allow use of the abandoned shaft for cabling to the 7th floor antennas. City agrees to provide and install the Circuit at an electrical panel in the electrical room located on the ground floor of Building 2 as shown on Exhibit B. City will abide by VA Electrical shutdown requirements when they need to install circuit at recommended panel location. From said ground floor room, City will install all disconnects, conduits and wiring via the abandoned shaft to a City supplied 480V – 208/120V transformer on the 6th floor roof to be mounted adjacent to the Permanent Premises equipment shelter. VA will also provide use of that portion of underground conduit from "Existing" location to "Permanent" location for fiber. VA will also provide coordination/access to City contractors during construction of the Permanent Premises based upon VA's access requirements.

7. Amendments to Section II.

A. Paragraph 2. SHARING PARTNER Access to Space: of Section II C. of the Sharing Agreement is hereby amended in its entirety to read as follows:

2. SHARING PARTNER Access to Space:

a. VA shall provide emergency access to SHARING PARTNER for Priority Level 1 issues based upon VA's emergency access request process. All requests for Priority Level 2 & 3 access shall be submitted through the VA's normal business hours' access request process. Access request requirements may be amended from time to time upon VA written approval. The point of contact for such requests is Engineering Service.

Priority level	
1	In an emergency: *Service affecting equipment failures, resulting in loss of audio or data for end users; or *Any degradation of system backhaul, microwave connectivity or fiber disruption; or *50% or greater loss of DC power capacity.
2	In need of repairs; or Loss of Redundant capacity.
3	In need of maintenance: *Non Critical Failure; or *Preventative Maintenance; or *Software Upgrades; or *Visual inspection.

b. No other person(s) or organization(s) shall have access to the space, except in the conduct of official business as it pertains to SHARING PARTNER or matters such as SHARING PARTNER deems appropriate after full consideration of all laws and agreements governing the operation of said space.

c. VA may interrupt SHARING PARTNER's access in the event of an immediate threat to the Space or the Medical Center being rendered unsafe for human occupancy.

d. If SHARING PARTNER's use of the Space or access thereto is interrupted for any reason other than SHARING PARTNER's default hereunder, and such condition continues for twenty-four (24) hours, then the rent and other fees payable hereunder shall be abated based on the extent to which such access or use is denied to SHARING PARTNER, upon receipt by VA of written notification by SHARING PARTNER, of the interruption.

e. Current Points of Contact for all notices pursuant to this Paragraph 2. are set forth below. City and VA agree to provide

an updated list of all preauthorized emergency service personnel in accordance with VA access request requirements:

	NAME	TITLE	PHONE	EMAIL
SHARING PARTNER	Christopher Chamberlain	Infrastructure Manager		
VA Engineering				
VA Police				

f. Sharing Partner acknowledges and agrees that any Sharing Partner employee, City contractors or subcontractors operating under this Paragraph 2. will be subject to VA security screening which may include recordation of his or her fingerprints and consent to background checks at Sharing Partner's expense.

g. All Sharing Partner employees on Premises shall at all times wear City issued identification together with any additional identification or badge required by VA.

h. Both Sharing Partner and VA acknowledge and agree that either Party may substitute personnel listed in this Paragraph 2. by providing written notice to the other Party. Only employees that are on the most current VA approved list will be allowed access during and outside of normal duty hours.

B. Paragraph 9. of Section II A. of the Sharing Agreement is hereby amended by adding subparagraph c. to read as follows:

c. SHARING PARTNER will provide a separate key for their shelter to the VA for use in case of fire or other emergency within the shelter.

C. Paragraph 1. of Section II D. of the Sharing Agreement is hereby amended to read as follows:

D. AGREEMENT RENTAL RATES:

1. The following monthly use of space rates shall apply:

<u>Base Year</u>	<u>PERIOD OF TERM</u>	<u>MONTHLY RATE</u>
Option #2		Annual increases includes a three (3) percent escalation factor
Year 16	April 1, 2018 through March 31, 2019	\$4,673.22
Year 17	April 1, 2019 through March 31, 2020	\$4,813.73
Year 18	April 1, 2020 through March 31, 2021	\$4,958.14
Year 19	April 1, 2021 through March 31, 2022	\$5,106.88
Year 20	April 1, 2022 through March 31, 2023	\$5,260.09

D. Paragraph 18. of Section II G. of the Sharing Agreement is hereby amended in its entirety to read as follows:

MacBride Principles – Northern Ireland.

The provisions of San Francisco Administrative Code §12F are incorporated herein by this reference and made part of this Agreement. By signing this Agreement, VA confirms that VA has read and understood that the City urges companies doing business in Northern Ireland to resolve employment inequities and to abide by the MacBride Principles, and urges San Francisco companies to do business with corporations that abide by the MacBride Principles.

E. Section II G. of the Sharing Agreement is hereby amended by adding subparagraphs 24 to read as follows:

24. Sunshine Ordinance

In accordance with Section 67.24(e) of the San Francisco Administrative Code, contracts, contractors' bids, leases, agreements, responses to Requests for Proposals, and all other records of communications between City and persons or firms seeking contracts will be open to inspection immediately after a contract has

been awarded. Nothing in this provision requires the disclosure of a private person's or organization's net worth or other proprietary financial data submitted for qualification for a contract, lease, agreement or other benefit until and unless that person or organization is awarded the contract, lease, agreement or benefit. Information provided which is covered by this Section will be made available to the public upon request.

2. Miscellaneous. Except as expressly modified herein, the terms, covenants and conditions of the Sharing Agreement shall remain unmodified and in full force and effect. The Sharing Agreement and this Addendum constitutes the entire agreement of the parties concerning the subject matter hereof, and supersedes and cancels any and all previous negotiations, agreements, or understandings, if any, regarding the matters contained herein. The execution of this Addendum shall not constitute a waiver of relinquishment of any rights that VA or City may have relating to the Sharing Agreement. VA and City hereby ratify and confirm all of the provisions of the Sharing Agreement as amended by this Addendum.

IN WITNESS WHEREOF, VA and City have caused this Addendum to be executed effective as of the Effective Date.

SIGNATURES ON THE NEXT PAGE

LICENSOR:

VETERANS ADMINISTRATION

By: _____
Its

CITY:

CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation

By: _____
JOHN UPDIKE
Director of Property

RECOMMENDED:

N. J. A. Acting, CTO
Director, Department of Technology

APPROVED AS TO FORM:

DENNIS J. HERRERA, City Attorney

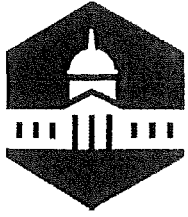
By: _____
Michelle Sexton
Deputy City Attorney

EXHIBIT A

Temporary Premises

EXHIBIT B

Permanent Premises



SAN FRANCISCO
DEPARTMENT OF
TECHNOLOGY

Honorable Board of Supervisors
City and County of San Francisco
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, California 94102

Dear Board Members:

Attached for your consideration is a Resolution authorizing and approving an amendment to a communications site lease at 4150 Clement Street, San Francisco, at the Veterans Affairs Medical Center (VA), for use by the Department of Technology (DT) to operate the City's 800MHz Citywide Emergency Public Safety Radio System.

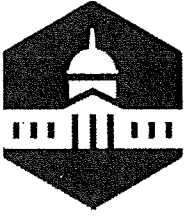
The original Sharing Agreement with the VA was executed in 2003, and approved by the Board of Supervisors in Resolution 580-03. The VA has requested that the City relocate its current equipment, as the current location on the VA water tank is being demolished as part of the VA's long term development plan.

DT, in conjunction with the Department of Emergency Management (DEM), is currently in the process of replacing the City's end-of-life 800 MHz Citywide Emergency Radio System (CERS). As part of this CERS radio replacement project, DEM and DT will construct a prefabricated telecommunications shelter at Building 2 within the VA Hospital campus at 4150 Clement Street, and have space on the roof to install new equipment and antennae to support the new CERS system.

The new equipment will include:

- installing a prefabricated RF shelter on parapet of Building 2
- installing four (4) whip antennas and two (2) microwave dish antennas on the roof of Building 2
- installing two (2) GPS antennas on the prefabricated RF shelter

The proposed Base Rent is \$4,537.40 per month adjusted annually by three percent (3%) **beginning on April 1st, 2018**. The amendment also changes the calculation of Base Rent at the City's next option period. Under the current agreement Option Period Rent is a Fair Market Value as determined solely by the VA. Under the proposed amendment, the Option Period Rent simply continues the 3% annual increases. Other than the change in location of the Premises on the VA site and a small monthly increase (\$133.12/month) in rent and a likely reduced option rent, all other terms of the Original Sharing Agreement remain the same. Attachment 1 provides a before and after summary of the Sharing Agreement changes.



SAN FRANCISCO
DEPARTMENT OF
TECHNOLOGY

On May 18, 2017 an MAI appraisal by Mateo Advisors Inc. found the Fair Market Rent to be \$8,250 per month (versus the \$4,537.40 per month proposed).

The Department of Technology, Department of Emergency Management, and Real Estate Division recommend approval of the proposed lease.

If you have any questions, please contact Christopher Chamberlain with DT at 415-603-9629. For the public safety radio replacement project questions, please contact Michelle Geddes with the DEM at 558-3825. And for real estate questions please contact Charlie Dunn at 554-9861 of the Real Estate Division.

Respectfully,

Nina D'Amato

Acting Director, Department of Technology

Attachments

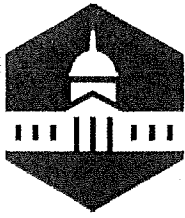
cc: Anne Kronenberg, DEM
Michelle Geddes, DEM
Christopher Chamberlain, DT
John Updike, RED



SAN FRANCISCO
DEPARTMENT OF
TECHNOLOGY

Attachment #1
VA Hospital - 4150 Clement Street

	Current Agreement	Proposed Amendment
Premises	4150 Clement Street, Water tower	4150 Clement Street, Building 200
Equipment	Equipment Shelter (4) Whip Antenna (4) Microwave Antenna (1) GPS W3 Antenna	Equipment Shelter (4) Whip Antenna (2) Microwave Antenna (2) GPS W3 Antenna
Base Rent	\$4,404.28 monthly	\$4,537.40 monthly
Base Rent Increase Amount	To Fair Market Rent (FMR) on April 1, 2018, if option is exercised	3% annually beginning April 1, 2018
Term	Through March 31, 2018	Through March 31, 2023
Options to Extend	1 remaining for 5 years (through March 31 2023) at the VA's sole determination of FMR.	None
City's Appraised FMR per MAI appraisal May 15, 2018	NA	\$8,250/ monthly



**SAN FRANCISCO
DEPARTMENT OF
TECHNOLOGY**

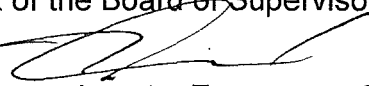
Attachment #1
VA Hospital - 4150 Clement Street

	Current Agreement	Proposed Amendment
Premises	4150 Clement Street, Water tower	4150 Clement Street, Building 200
Equipment	Equipment Shelter (4) Whip Antenna (4) Microwave Antenna (1) GPS W3 Antenna	Equipment Shelter (4) Whip Antenna (2) Microwave Antenna (2) GPS W3 Antenna
Base Rent	\$4,404.28 monthly	\$4,537.40 monthly
Base Rent Increase Amount	To Fair Market Rent (FMR) on April 1, 2018, if option is exercised	3% annually beginning April 1, 2018
Term	Through March 31, 2018	Through March 31, 2023
Options to Extend	1 remaining for 5 years (through March 31 2023) at the VA's sole determination of FMR.	None
City's Appraised FMR per MAI appraisal May 15, 2018	NA	\$8,250/ monthly

OFFICE OF THE MAYOR
SAN FRANCISCO



EDWIN M. LEE

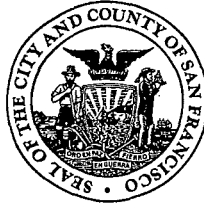
TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: *for* Mayor Edwin M. Lee 
RE: Sharing Agreement Amendment – Emergency Communications Site –
Department of Veterans Affairs Medical Center – 4150 Clement Street -
\$54,856.26 Annual Base Rent
DATE: July 11, 2017

Attached for introduction to the Board of Supervisors is a resolution authorizing and approving (i) an Amendment to an existing Sharing Agreement for emergency radio telecommunications and associated equipment with the Department of Veterans Affairs Medical Center, San Francisco ("VA"), for the Department of Emergency Management and the Department of Technology at 4150 Clement Street, San Francisco, commencing upon approval by the Board of Supervisors and Mayor at an annual base rent of \$54,856.26 in the initial year with 3% annual rent increases and (ii) adopting findings under the California Environmental Quality Act, Public Resources Code section 21000 et seq. ("CEQA"), and finding the proposed transaction is in conformance with the City's General Plan, and the eight priority policies of Planning Code, Section 101.1.

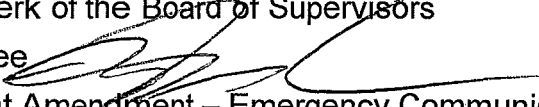
I respectfully request this item be heard in Budget & Finance Committee on July 20, 2017 and sent forward as a Committee Report to the full Board on July 25, 2017.

Should you have any questions, please contact Mawuli Tugbenyoh (415) 554-5168.

OFFICE OF THE MAYOR
SAN FRANCISCO



EDWIN M. LEE

TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: *for* Mayor Edwin M. Lee 
RE: Sharing Agreement Amendment – Emergency Communications Site –
Department of Veterans Affairs Medical Center – 4150 Clement Street -
\$54,856.26 Annual Base Rent
DATE: July 11, 2017

Attached for introduction to the Board of Supervisors is a resolution authorizing and approving (i) an Amendment to an existing Sharing Agreement for emergency radio telecommunications and associated equipment with the Department of Veterans Affairs Medical Center, San Francisco ("VA"), for the Department of Emergency Management and the Department of Technology at 4150 Clement Street, San Francisco, commencing upon approval by the Board of Supervisors and Mayor at an annual base rent of \$54,856.26 in the initial year with 3% annual rent increases and (ii) adopting findings under the California Environmental Quality Act, Public Resources Code section 21000 et seq. ("CEQA"), and finding the proposed transaction is in conformance with the City's General Plan, and the eight priority policies of Planning Code, Section 101.1.

I respectfully request this item be heard in Land Use Committee on July 17, 2017 and sent forward as a Committee Report to the full Board on July 18, 2017.

Should you have any questions, please contact Mawuli Tugbenyoh (415) 554-5168.

AK
RECEIVED
CITY OF SAN FRANCISCO
JUL 11 2017

Replacement on file

170822



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
DEM 800MHz Public Safety Radio Replacement Project		Various - see attached	
Case No.	Permit No.	Plans Dated	
2016-009970ENV		N/A	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Replace the Citywide Emergency Radio System and the Public Service Emergency Radio System with one citywide network. Install and replace antennas at the primary dispatch site, 10 radio communication sites, and fire and police stations and other City Department Emergency Operating Centers. See attached.			

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an Environmental Evaluation Application is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) 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. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input checked="" type="checkbox"/>	Class 2 Replacement of existing facilities.

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an Environmental Evaluation Application is required.	
<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., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<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? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i> Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? 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 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<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 EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 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 > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 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 > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 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 > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling <small>Digital signed by Jean Poling DN: cn=jean.poling, o=San Francisco Planning Department, email=jean.poling@sfdph.org, date=2016.11.04 15:01:00 -0700</small>	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input checked="" 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 checked="" 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 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 <i>Residential Design Guidelines</i> .
<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 type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. 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"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input checked="" type="checkbox"/>	7. Addition(s) , 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. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input checked="" type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p>Antennas and cabling would be minimally visible from the public right-of-way and completely reversible with no harm to the historic fabric.</p> <p><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p><input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C</p> <p>a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p>b. Other <i>(specify)</i>:</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input checked="" type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p>	
<p>Preservation Planner Signature: <i>signed</i> _____</p>	

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

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>	
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p>	
	<p>Planner Name:</p> <hr/> <p>Project Approval Action:</p> <p>Bd. of Sups. approves Motorola contract</p> <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p>	<p>Signature:</p> <p style="font-size: 2em; font-weight: bold;">Jean Poling</p> <p><small>Digitally signed by Jean Poling DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Environmental Planning, cn=Jean Poling, email=jeanie.poling@sfgov.org Date: 2016.08.12 09:47:29 -07'00'</small></p>
<p><small>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</small></p> <p><small>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 first approval action.</small></p>		

**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)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
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. ATEX FORM	

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.	
Planner Name:	Signature or Stamp:

DEM 800MHz Public Safety Radio Replacement Project – 2016-009970ENV

Site	Block/Lot	Project Description	Notes
Bay View Park (1 Bay View Park Road)	4991/001C	Lease existing commercial broadcast radio site with existing 390' tower. Add new antennas and cabling to existing tower.	Lease requires General Plan Referral (2016-009998GPR).
Bernal Heights (10 Bernal Heights Blvd.)	5548/003	Existing radio communications site. Replace antennas and cabling like for like.	
Twin Peaks (1 Christmas Tree Point Rd.)	2719C/004	New tower, antennas and cabling.	Environmental clearance issued 12/11/15 (2014-002827ENV).
Clay-Jones (1250 Jones St)	0221/044	Existing radio communications site. Replace antennas and cabling.	
Combined Energy Communications Center (1011 Turk St.)	0759/001	Existing primary dispatch site. Replace antennas and cabling.	
Forest Hill (150 Mendosa Ave.)	2207/040	Existing radio communications and water tank site. Replace antennas and cabling.	
Ft Miley/VA Hospital (4150 Clement St., Building 200)	1313/023	Existing radio communications site. Construct new shelter for equipment, add cabling and antennas.	Not City & County of San Francisco jurisdiction.
One Market Plaza	3713/007	Existing radio communications site. Replace antennas with fewer antennas	
SF County Jail, San Bruno	N/A	Existing radio communications site. Replace antenna and cabling.	
San Francisco State University (1600 Holloway Ave – Thornton Hall)	7299/005	Existing radio communications site. Install and replace antennas and cabling.	Not City & County of San Francisco jurisdiction.
South Hill (57 Alta Vista Way, Daly City)	N/A	New tower, antennas and cabling.	Environmental clearance issued 4/26/16 (2015-004078ENV).
Citywide antennas, cabling at police, fire and other emergency centers	Multiple	All fire stations and police stations. No new conduit visible from public ROW. Replace small antennas like for like.	

Member, Board of Supervisors
District 10



City and County of San Francisco

COB, Clerk,
B&F Clerk,
Leg Dep, Leg Clerk

MALIA COHEN
馬莉亞郭嫻

DATE: July 20, 2017

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Malia Cohen *me*

RE: Budget and Finance Committee
COMMITTEE REPORT

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2017 JUL 20 AM 9:24
ST 218

Pursuant to Board Rule 4.20, as Chair of the Budget and Finance Committee, I have deemed the following matters are of an urgent nature and request they be considered by the full Board on Tuesday, July 25, 2017, as Committee Reports:

- **File No. 170757** - Real Property Lease - American Towers LLC - Communications Services Facilities on San Bruno Mountain in Daly City - \$22,800 Total Annual Initial Year Base Rent
- **File No. 170759** - Real Property Lease - Various Owners - 170-9th Street - \$1,256,250 in Initial Year
- **File No. 170800** - Grant Agreement - California Department of Public Health - Naloxone Distribution Grant Program - \$102,480
- **File No. 170646** - Real Property Lease - T-Mobile West LLC - 1 South Van Ness Avenue - \$60,000 Per Year Base Rent
- **File No. 170697** - Intergovernmental Agreement Amendment - San Mateo County - Methodology of Calculating Reimbursement
- **File No. 170822** - Sharing Agreement Amendment - Department of Veterans Affairs Medical Center, 4150 Clement Street - Emergency Communications Site - \$54,856.26 Annual Base Rent
- **File No. 170689** - Grant Agreement - Department of Public Health - Law Enforcement Assisted Diversion Pilot Program - FYs 2017-2018 and 2018-2019
- **File No. 170823** - Apply for, Accept, and Expend Grant - U.S. Department of Housing and Urban Development - Housing Opportunities for Persons with AIDS Program Supplemental - \$422,196 - FY2017-2018
- **File No. 170771** - Amendment to Memorandum of Understanding - San Francisco Local Agency Formation Commission - Not to Exceed \$2,100,000

