

1 [General Obligation Bonds - Public Health and Safety - \$350,000,000]

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3 **Resolution determining and declaring that the public interest and necessity demand**  
4 **the construction, acquisition, improvement, seismic strengthening and betterment of**  
5 **critical community and mental health, emergency response and safety, and homeless**  
6 **shelter and service facilities and the payment of related costs necessary or convenient**  
7 **for the foregoing purposes; finding that the estimated cost of \$350,000,000 for such**  
8 **improvements is and will be too great to be paid out of the ordinary annual income and**  
9 **revenue of the City and County and will require incurring bonded indebtedness; finding**  
10 **that a portion of the proposed bond is not a project under the California Environmental**  
11 **Quality Act ("CEQA") and adopting findings under CEQA, CEQA Guidelines, and San**  
12 **Francisco Administrative Code, Chapter 31, for the remaining portion of the proposed**  
13 **bond; finding the proposed bond is in conformity with the priority policies of Planning**  
14 **Code, Section 101.1(b) and with the General Plan consistency requirement of Charter,**  
15 **Section 4.105, and Administrative Code, Section 2A.53; and waiving the time limits set**  
16 **forth in Administrative Code, Section 2.34.**

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18 WHEREAS, The City and County of San Francisco (the "City") owns and operates a  
19 number of facilities and maintains infrastructure whose primary purpose is to provide critical  
20 public health and safety services for City residents and businesses; and

21 WHEREAS, The City has determined that many of such public health facilities and  
22 infrastructure are deteriorating and seismically inadequate to ensure public health and safety  
23 in the event of an earthquake occurring in or near the City; and

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1           WHEREAS, The Working Group on California Earthquake Probabilities (a collaborative  
2 effort of the United States Geological Survey (the "U.S.G.S."), the California Geological  
3 Society and the Southern California Earthquake Center) estimates a 72% chance that one or  
4 more earthquakes of a magnitude of 6.7 or larger will occur in the Bay Area in the next 30  
5 years; and

6           WHEREAS, The U.S.G.S. predicts that a magnitude 7.5 earthquake occurring today on  
7 the Hayward Fault would likely cause hundreds of deaths and significant property damage,  
8 with estimates as high as \$200 billion; and

9           WHEREAS, A large magnitude earthquake would damage critical City public health  
10 facilities and infrastructure, thereby compromising the capacity of health care workers and first  
11 responders, including fire and police personnel, to respond effectively; and

12           WHEREAS, The Public Health and Safety Bond (the "Bond") will provide funding for  
13 critical public health and safety facilities as further described below; and

14           WHEREAS, With adequate funding the City can make essential seismic retrofits and  
15 fire response system improvements at the Pricilla Chan and Mark Zuckerberg San Francisco  
16 General Hospital and Trauma Center campus and neighborhood clinic, including but not  
17 limited to the modernization of fire response systems and the renovation and expansion of the  
18 Southeast Health Center, and the improvement of high-demand community health centers  
19 with access to mental health, urgent care, substance abuse, dental and social services  
20 (collectively the "Public Health Project"), and

21           WHEREAS, With adequate funding the City can renovate and seismically upgrade the  
22 San Francisco Fire Department Ambulance Deployment Facility, which includes the  
23 construction of a modern, seismically safe ambulance and paramedic deployment facility, as  
24 well as make urgently needed repairs and modernizations to neighborhood fire stations  
25 Citywide (collectively, the "Fire Safety Project"); and

1           WHEREAS, With adequate funding the City can correct public health and safety  
2 deficiencies at City-owned shelters and service delivery sites to improve facilities and expand  
3 services for homeless individuals and families (collectively, the “Homeless Health and Safety  
4 Project” and

5           WHEREAS, The Board recognizes the need to seismically strengthen and safeguard  
6 the City's critical public health, safety and homeless services facilities to better secure the  
7 health, safety and welfare of City residents; now, therefore, be it

8           RESOLVED, By the Board of Supervisors:

9           Section 1. The Board determines and declares that the public interest and necessity  
10 demand the rehabilitation, improvement and seismic upgrade of public health and safety  
11 facilities, including making seismic upgrades and improvements to the Pricilla Chan and Mark  
12 Zuckerberg San Francisco General Hospital campus, the renovation of and construction of a  
13 new addition to the South East Health Center; the improvement of high-demand community  
14 health centers with the expansion of and access to mental health, urgent care, substance  
15 abuse, dental, and social services; the construction of a seismically safe Ambulance  
16 Deployment Facility, and the modernization and upgrade of neighborhood fire stations  
17 Citywide; and the improvement and increased capacity of facilities to better serve homeless  
18 individuals and families at City-owned shelters and homeless service sites, and the payment  
19 of related costs necessary or convenient for the foregoing purposes.

20           Section 2. The estimated cost of \$350,000,000 of the Bond is and will be too great to  
21 be paid out of the ordinary annual income and revenue of the City, will require an expenditure  
22 greater than the amount allowed by the annual tax levy, and will require the incurrence of  
23 bonded indebtedness in an amount not to exceed \$350,000,000.

24           Section 3. The Board, having reviewed the proposed legislation, makes the following  
25 findings in compliance with the California Environmental Quality Act ("CEQA"), California

1 Public Resources Code Sections 21000 et seq., the CEQA Guidelines, 15 Cal. Administrative  
2 Code Sections 15000 et seq., ("CEQA Guidelines"), and San Francisco Administrative Code  
3 Chapter 31 ("Chapter 31"). The facilities and programs proposed to be funded with this Bond  
4 have been reviewed as required by CEQA. Certain programmatic facilities to be constructed  
5 or acquired with proceeds of the Bonds, including the neighborhood fire stations, the  
6 homeless shelters and service facilities and the high demand community health centers are  
7 statutorily exempt from environmental review under CEQA Guidelines, Section 15273(a)(4).  
8 The Environmental Review Officer has also determined that the proposed facilities are either  
9 exempt from CEQA as follows:

10 a. PUBLIC HEALTH PROJECTS.

11 1. San Francisco General Hospital Building 5. On April 6, 2015, the Planning  
12 Department determined that interior alterations and seismic retrofit of San Francisco General  
13 Hospital Buildings 5 is categorically exempt from environmental review under Class 1 of  
14 CEQA Guidelines Section 15301.

15 2. Southeast Health Center. On June 16, 2015, the Planning Department determined  
16 that renovation of and a two-story horizontal addition to the Southeast Health Center (2401  
17 Keith Street) was categorically exempt from environmental review under Class 32 of the  
18 CEQA Guidelines, Section 15332.

19 3. Community Health Centers. On January 26, 2016, the Planning Department  
20 determined that the Bond funding program for the improvement of high demand community  
21 health centers across the City and the expansion of access to mental health, urgent care,  
22 substance abuse, dental, and social services was statutorily exempt from environmental  
23 review under CEQA Guidelines, Section 15273(a)(4)—establishment of rates, tolls, fares, and  
24 charges for the purpose of obtaining funds for capital projects necessary to maintain service  
25 within existing service.

1           b. SAFETY PROJECT. On December 11, 2015, the Planning Department determined  
2 that the demolition of two small structures and construction of a 30,334 gross square foot San  
3 Francisco Fire Department (“SFFD”) Emergency Medical Services Facility and 62,000 gross  
4 square foot parking structure behind SFFD Fire Station No. 9 at 2245 Jerrold Avenue was  
5 categorically exempt from environmental review under Class 32 of the CEQA Guidelines,  
6 Section 15332.

7           c. NEIGHBORHOOD FIRE STATIONS. On January 26, 2016, the Planning  
8 Department determined that the Bond funding program for the modernization and upgrade of  
9 San Francisco Fire Department neighborhood fire stations citywide was statutorily exempt  
10 from environmental review under CEQA Guidelines, Section 15273(a)(4)—establishment of  
11 rates, tolls, fares, and charges for the purpose of obtaining funds for capital projects  
12 necessary to maintain service within existing service areas;

13           d. HOMELESS HEALTH AND SAFETY PROJECT. On January 26, 2016, the Planning  
14 Department determined that the Bond funding program for the improvement of facilities to  
15 better serve homeless individuals and families at shelters and homeless service sites, and  
16 acquisition and construction of related facilities, was statutorily exempt from environmental  
17 review under CEQA Guidelines, Section 15273(a)(4)—establishment of rates, tolls, fares, and  
18 charges for the purpose of obtaining funds for capital projects necessary to maintain service  
19 within existing service areas.

20           The Board affirms these exemption determinations of the Planning Department, for the  
21 reasons set forth in the analyses in these exemptions contained in Board of Supervisors File  
22 No. \_\_\_\_\_, incorporated herein by this reference thereto. The Board finds that based on the  
23 whole record before it there are no substantial project changes, no substantial changes in  
24 project circumstances, and no new information of substantial importance that would change  
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1 the conclusions set forth in these exemption determinations by the Planning Department that  
2 these proposed projects are exempt from environmental review.

3 Section 4. The Board finds and declares that the proposed Bond is (i) in conformity  
4 with the priority policies of Section 101.1(b) of the San Francisco Planning Code, (ii) in  
5 accordance with Section 4.105 of the San Francisco Charter and Section 2A.53(f) of the  
6 San Francisco Administrative Code, and (iii) consistent with the City's General Plan, and  
7 adopts the findings of the Planning Department, as set forth in the General Plan Referral  
8 Report dated December \_\_, 2015, a copy of which is on file with the Clerk of the Board in File  
9 No. \_\_\_\_\_ and incorporates such findings by reference.

10 Section 5. The time limit for approval of this resolution specified in Section 2.34 of the  
11 San Francisco Administrative Code is waived.

12 Section 6. Under Section 2.40 of the San Francisco Administrative Code, the  
13 ordinance submitting this proposal to the voters shall contain a provision authorizing landlords  
14 to pass-through 50% of the resulting property tax increases to residential tenants in  
15 accordance with Chapter 37 of the San Francisco Administrative Code.

16 Section 7. Documents referenced in this resolution are on file with the Clerk of the  
17 Board of Supervisors in File No. \_\_\_\_\_, which is hereby declared to be a part of  
18 this resolution as if set forth fully herein.

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20 APPROVED AS TO FORM:  
21 DENNIS J. HERRERA  
22 City Attorney

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24 By: \_\_\_\_\_  
25 Mark D. Blake  
Deputy City Attorney  
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