

BOARD of SUPERVISORS



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January 6, 2016

File No. 151275

Sarah Jones
Environmental Review Officer
Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear Ms. Jones:

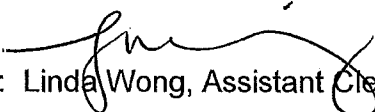
On December 15, 2015, Mayor Lee introduced the following legislation:

File No. 151275

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

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board


By: Linda Wong, Assistant Clerk

Attachment

c: Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning

*Not a project under CEQA Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.
1/12/16
M. Lee*

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

2
3 **Resolution determining and declaring that the public interest and necessity demand**
4 **the construction, acquisition, improvement and betterment of critical community**
5 **health, emergency response and safety, and animal care facilities for earthquake safety**
6 **and the payment of related costs necessary or convenient for the foregoing purposes;**
7 **finding that the estimated cost of \$350,000,000 for such improvements is and will be**
8 **too great to be paid out of the ordinary annual income and revenue of the City and**
9 **County and will require incurring bonded indebtedness; finding that a portion of the**
10 **proposed bond is not a project under the California Environmental Quality Act**
11 **("CEQA") and adopting findings under CEQA, CEQA Guidelines, and San Francisco**
12 **Administrative Code, Chapter 31, for the remaining portion of the proposed bond;**
13 **finding the proposed bond is in conformity with the priority policies of Planning Code,**
14 **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.**

17
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 emergency 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

24 WHEREAS, The Working Group on California Earthquake Probabilities (a collaborative
25 effort of the United States Geological Survey (the "U.S.G.S."), the California Geological

1 Society and the Southern California Earthquake Center) estimates a 72% chance that one or
2 more earthquakes of a magnitude of 6.7 or larger will occur in the Bay Area in the next 30
3 years; and

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

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

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

12 WHEREAS, With adequate funding the City can make essential seismic retrofits and
13 improvements at the Zuckerberg San Francisco General Hospital and Trauma Center campus
14 and neighborhood clinic, including but not limited to the modernization of fire response
15 systems and the renovation of the Southeast Health Center (collectively the "Public Health
16 Project"), and

17 WHEREAS, With adequate funding the City can renovate and seismically upgrade the
18 San Francisco Fire Department Ambulance Deployment Facility, which includes the
19 construction of a modern, seismically safe ambulance and paramedic deployment facility
20 (collectively, the "Safety Project"); and

21 WHEREAS, With adequate funding the City can construct an Animal Care and Control
22 Shelter in Mission Bay a Public Safety Building, which includes the construction of seismically
23 safe building to care for displaced animals and prevent the spread of communicable diseases
24 in the event of an earthquake (collectively the "Animal Rescue Project"); and

1 WHEREAS, The Board recognizes the need to seismically strengthen and safeguard
2 the City's critical public health, safety and animal care facilities to better secure the health,
3 safety and welfare of City residents; now, therefore, be it

4 RESOLVED, By the Board of Supervisors:

5 Section 1. The Board determines and declares that the public interest and necessity
6 demand the rehabilitation and seismic upgrade of public health and emergency facilities,
7 including making seismic upgrades and improvements to the Zuckerberg San Francisco
8 General Hospital campus, the construction of a new addition to the South East Health Center,
9 the construction of a seismically safe ambulance deployment and emergency medical
10 services facility, and the construction of a seismically safe Animal Care & Control Center, and
11 the payment of related costs necessary or convenient for the foregoing purposes.

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

16 Section 3. The Board, having reviewed the proposed legislation, makes the following
17 findings in compliance with the California Environmental Quality Act ("CEQA"), California
18 Public Resources Code, Sections 21000, et seq., the CEQA Guidelines, 15 Cal.
19 Administrative Code, Sections 15000, et seq., ("CEQA Guidelines"), and San Francisco
20 Administrative Code, Chapter 31 ("Chapter 31"). Each of the facilities proposed to be funded
21 with this Bond have been reviewed as required by CEQA. The Environmental Review Officer
22 has determined that the proposed facilities are either exempt from CEQA or have been
23 analyzed in an environmental document and are consistent with such analysis. The Board
24 affirms the determinations, for the reasons set forth in the analyses contained in Board of
25 Supervisors File No. _____, incorporated herein by this reference thereto.

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

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

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

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

17
18 APPROVED AS TO FORM:

19 DENNIS J. HERRERA
20 City Attorney

21
22 By: _____

23 Mark D. Blake
24 Deputy City Attorney

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