

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

2
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.**

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 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

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. 151275, 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
25

1 the conclusions set forth in these exemption determinations by the Planning Department that
2 these proposed projects are exempt from environmental review.

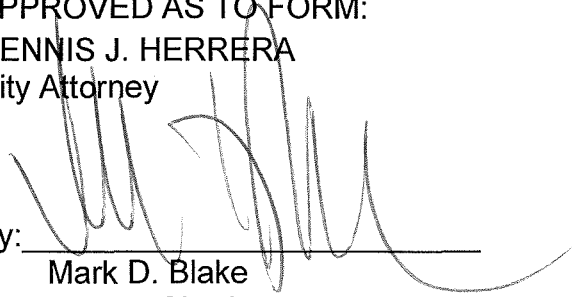
3 Section 4. The Board finds and declares that the proposed Bond is (i) in conformity
4 with the priority policies of Section 101.1(b) of the San Francisco Planning Code, (ii) in
5 accordance with Section 4.105 of the San Francisco Charter and Section 2A.53(f) of the
6 San Francisco Administrative Code, 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 January 26, 2016, a copy of which is on file with the Clerk of the Board of
9 Supervisors in File No. 151275 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. 151275, which is hereby declared to be a part of this
18 resolution as if set forth fully herein.

19
20 APPROVED AS TO FORM:
21 DENNIS J. HERRERA
22 City Attorney

23
24 By: 
25 Mark D. Blake
Deputy City Attorney
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City and County of San Francisco
Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 151275

Date Passed: February 09, 2016

Resolution determining and declaring that the public interest and necessity demand the construction, acquisition, improvement, seismic strengthening and betterment of critical community and mental health, emergency response and safety, and homeless shelter and service facilities 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.

January 27, 2016 Budget and Finance Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

January 27, 2016 Budget and Finance Committee - CONTINUED AS AMENDED

February 03, 2016 Budget and Finance Committee - CONTINUED

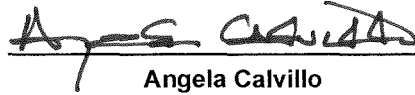
February 08, 2016 Budget and Finance Committee - REFERRED WITHOUT RECOMMENDATION AS COMMITTEE REPORT

February 09, 2016 Board of Supervisors - ADOPTED

Ayes: 10 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee
Noes: 1 - Peskin

File No. 151275

I hereby certify that the foregoing
Resolution was ADOPTED on 2/9/2016 by
the Board of Supervisors of the City and
County of San Francisco.



Angela Calvillo
Clerk of the Board



Mayor



Date Approved