

# CALIFORNIA NEWSPAPER SERVICE BUREAU

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### COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE  
Ad Description LL - 180773 - IFD No. 2 - Pier 70

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

10/03/2018 , 10/17/2018

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

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EXM# 3180009

#### BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco Finally Approved the following Ordinance No. 220-18 (File No. 180773), and Approved by the Mayor on September 28, 2018: [Ordinance establishing Sub-Project Area G-2, Sub-Project Area G-3 and Sub-Project Area G-4 of City and County of San Francisco Infrastructure Financing District No. 2 (Port of San Francisco, Pier 70); affirming the Planning Department's determination and making findings under the California Environmental Quality Act; and approving other matters in connection therewith.] Be it ordained by the People of the City and County of San Francisco: (a) Findings. The Board of Supervisors of the City and County of San Francisco hereby finds, determines, and declares based on the record before it that: (1) California Statutes of 1988, Chapter 1333 (Burton Act) and San Francisco Charter Section 4.114 and Appendix B, beginning at Section B3.581, empower the City and County of San Francisco ("City") acting through the Port Commission ("Port"), with the power and duty to use, conduct, operate, maintain, manage, regulate, and control the lands within Port jurisdiction. (2) Under California Government Code Sections 53395 et seq. ("IFD Law"), the Board of Supervisors is authorized to establish an infrastructure financing district and to act as the legislative body for such an infrastructure financing district. More specifically, the Board of Supervisors is authorized to establish "waterfront districts" under IRFD Law Section 53395.8, including a waterfront district for approximately 65 acres of waterfront land in the area known as Pier 70 ("Pier 70 District"), and approve "Pier 70 enhanced financing plans" pursuant to IFD Law Section 53395.81. (3) Pursuant to IRFD Law Section 53395.8, a waterfront district may be divided into project areas, each with distinct limitations under IFD Law. (4) By Resolution No. 123-13, which the Board of Supervisors adopted on

April 23, 2013, signed by the Mayor approved on April 30, 2013, the City adopted "Guidelines for the Establishment and Use of Infrastructure Financing Districts on Project Areas on Land under Jurisdiction of the San Francisco Port Commission" ("Port IFD Guidelines") relating to the formation of infrastructure financing districts by the City on waterfront property in San Francisco under the jurisdiction of the Port. (5) By Resolution No. 110-12, which the Board of Supervisors adopted on March 27, 2012, and signed by the Mayor on April 5, 2012 ("Original Resolution of Intention to Establish IFD"), the City declared its intention to establish a waterfront district to be known as "City and County of San Francisco Infrastructure Financing District No. 2 (Port of San Francisco)" (IFD), and designated initial proposed project areas within the IFD ("Project Areas"). (6) By Resolution No. 227-12, which the Board of Supervisors adopted on June 12, 2012 and signed by the Mayor on June 20, 2012 ("First Amending Resolution"), the City amended the Original Resolution of Intention to Establish IFD to propose, among other things, an amended list of Project Areas. (7) By Resolution No. 421-15, which the Board of Supervisors adopted on November 17, 2015, and signed by the Mayor on November 25, 2015 ("Second Amending Resolution" and together with the Original Resolution of Intention to Establish IFD and the First Amending Resolution, the "Resolution of Intention to Establish IFD"), the Board of Supervisors amended the Original Resolution of Intention, as amended by the First Amending Resolution, to propose, among other things, a further amended list of project areas, including Project Area G (Pier 70), as a Pier 70 District, and Sub-Project Area G-1 (Pier 70 - Historic Core), as a Pier 70 District within Project Area G (Pier 70). (8) In the Resolution of Intention to Establish IFD, the Board of Supervisors directed the Executive Director of the Port of San Francisco ("Executive Director") to prepare an infrastructure financing plan for the IFD ("Infrastructure Financing Plan") that would comply with the IFD Law,



\* A 0 0 0 0 0 4 8 7 5 2 5 8 \*

and reserved the right to establish infrastructure financing plans in the future specific to other project areas and sub-project areas within the IFD. (9) In accordance with the IFD Law, at the direction of the Board of Supervisors, the Executive Director prepared the Infrastructure Financing Plan. (10) By Ordinance No. 27-16, which the Board of Supervisors adopted on February 23, 2016, and signed by the Mayor on March 11, 2016 ("Ordinance Establishing IFD"), the Board of Supervisors, among other things, declared the IFD to be fully formed and established with full force and effect of law and adopted the Infrastructure Financing Plan. (11) By Resolution No. 232-18, which the Board of Supervisors adopted on July 24, 2018, and signed by the Mayor on July 26, 2018 ("Resolution of Intention to Establish Sub-Project Areas G-2, G-3 and G-4"), the Board of Supervisors declared its intention to establish three additional sub-project areas within Project Area G (Pier 70) of the IFD designated Sub-Project Area G-2 (Pier 70 - 28-Acre Site), Sub-Project Area G-3 (Pier 70 - 28-Acre Site) and Sub-Project Area G-4 (Pier 70 - 28-Acre Site) collectively, the ("Sub-Project Areas"). (12) The Sub-Project Areas are within the Pier 70 District and are anticipated to be rehabilitated pursuant to a Disposition and Development Agreement (the DDA), by and between the City, acting by and through the Port, and FC Pier 70, LLC (Forest City). (13) The Sub-Project Areas are within the Pier 70 Mixed-Use District Project (Project), for which the Planning Commission certified a Final Environmental Impact Report (FEIR) for the Pier 70 Mixed-Use District Project pursuant to the California Environmental Quality Act (CEQA) (California Public Resources Code Sections 21000 et seq.), the CEQA Guidelines (14 Cal. Code Reg. Sections 15000 et seq.), and Chapter 31 of the Administrative Code. (14) In the Resolution of Intention to Establish Sub-Project Areas G-2, G-3 and G-4, the Board of Supervisors concurred with the FEIR conclusions, affirmed the Planning Commission's certification of the FEIR, and found that the actions contemplated in the

Resolution of Intention to Establish Sub-Project Areas G-2, G-3 and G-4 are within the scope of the Project described and analyzed in the FEIR. (15) In recommending the proposed Planning Code Amendments for approval by the Board of Supervisors at its hearing on August 24, 2017, by Motion No. 19977, the Planning Commission also adopted findings under CEQA, including a statement of overriding consideration, and a Mitigation Monitoring and Reporting Program (MMRP). (16) In the Resolution of Intention to Establish Sub-Project Areas G-2, G-3 and G-4, the Board of Supervisors also adopted the Planning Commission's CEQA approval findings and adopted the Project's MMRP. (17) The Resolution of Intention to Establish Sub-Project Area G-2, G-3 and G-4 directed the Executive Director to prepare Appendix G-2 to the Infrastructure Financing Plan relating to the Sub-Project Areas that complies with the requirements of the IFD Law. (18) As required by the IFD Law, the Executive Director: (A) Prepared Appendix G-2 to the Infrastructure Financing Plan, proposing an allocation of property tax increment from the Sub-Project Areas to finance the public facilities described in Appendix G-2 to the Infrastructure Financing Plan, which development and public facilities have been analyzed under CEQA in the FEIR; and, (B) Sent the Infrastructure Financing Plan, including Appendix G-2, along with the FEIR, to the City's Planning Department and the Board of Supervisors. (19) The Clerk of the Board of Supervisors made the Infrastructure Financing Plan, including Appendix G-2, available for public inspection. (20) Following publication of notice consistent with the requirements of the IFD Law, the Board of Supervisors held a public hearing on September 11, 2018, relating to the proposed Appendix G-2 to the Infrastructure Financing Plan. (21) At the hearing any persons having any objections to the proposed Appendix G-2 to the Infrastructure Financing Plan, or the regularity of any of the prior proceedings, and all written and oral objections, and all evidence and testimony for and against the adoption of Appendix G-2 to the Infrastructure Financing

Plan, were heard and considered, and a full and fair hearing was held. (22) Pursuant to the DDA, Forest City and the City anticipate forming one or more special tax districts ("Special Tax Districts") under the San Francisco Special Tax Financing Law (Admin. Code ch. 43, art. X) to finance (i) certain public infrastructure within the Sub-Project Areas, including facilities for shoreline protection, and (ii) the operation and maintenance of such infrastructure. (23) Appendix G-2 (i) contemplates the potential issuance of bonds by the Special Tax Districts that are secured by tax increment from the Sub-Project Areas to help finance the public facilities described in Appendix G-2, and (ii) expects that 100% of the cost of maintaining and operating spaces/facilities within and around the Sub-Project Areas will be funded by special taxes levied within the Special Tax Districts, not the City's general fund. (b) CEQA. The Board of Supervisors has reviewed and considered the FEIR and finds that the FEIR is adequate for its use for the actions taken by this Ordinance and incorporates the FEIR and the CEQA findings contained in the Resolution of Intention to Establish Sub-Project Areas G-2, G-3 and G-4 herein by this reference. (c) Formation of IFD and Approval of Appendix G-2. By the passage of this Ordinance, the Board of Supervisors hereby (i) declares the Sub-Project Areas to be fully formed and established with full force and effect of law, (ii) approves Appendix G-2 to the Infrastructure Financing Plan, subject to amendment as permitted by IFD Law, and (iii) establishes the respective base years for the Sub-Project Areas as set forth in Appendix G-2 to the Infrastructure Financing Plan, all as provided in the proceedings for the formation of Sub-Project Area G-2 within the IFD and in the IFD Law. It is hereby found that all prior proceedings and actions taken by the Board of Supervisors with respect to the IFD, including the Sub-Project Areas, were valid and in conformity with the IFD Law and the Port IFD Guidelines. (d) Port as Agent with respect to the Sub-Project Areas. The Board of Supervisors hereby appoints the Port Commis-

sion to act as the agent of the IFD with respect to the Sub-Project Areas, which agency shall include the authority to: (1) disburse tax increment from the Sub-Project Areas as provided in Appendix G-2; (2) enter into one or more acquisition agreements that would establish the terms and conditions under which the Port and other City agencies would acquire the public facilities described in Appendix G-2; (3) determine in collaboration with the Office of Public Finance whether and in what amounts the IFD will issue or incur indebtedness for the purposes specified in Appendix G-2 and enter into agreements related to such indebtedness; (4) if the IFD issues or incurs indebtedness, direct the disbursement of the debt proceeds in conformance with Appendix G-2; and (5) prepare the annual statement of indebtedness required by the IFD Law for each of the Sub-Project Areas. (e) Special Tax Districts. Consistent with the provisions of the DDA, the Board of Supervisors hereby directs the Executive Director to bring, when the Executive Director determines the time is appropriate, a request to the Board of Supervisors to form the Special Tax Districts to help finance the construction, operation and maintenance of the public facilities described in Appendix G-2. (f) Severability. If any section, subsection, sentence, clause, phrase, or word of this Ordinance, or any application thereof to any person or circumstance, is held to be invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions or applications of the ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and each and every section, subsection, sentence, clause, phrase, and word not declared invalid or unconstitutional without regard to whether any other portion of this Ordinance or application thereof would be subsequently declared invalid or unconstitutional. (g) Publication. The Clerk of the Board of Supervisors shall cause this Ordinance to be published within 5 days of its passage and again within 15 days after its passage, in

each case at least once in a newspaper of general circulation published and circulated in the City. (h) Effective Date. This Ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within 10 days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

**SAN FRANCISCO  
PLANNING COMMISSION  
NOTICE OF HEARINGS**

Notice is hereby given to the general public that applications involving the properties/and or issues described below have been filed with the Planning Department for review as set forth in the City Planning Code. The Planning Commission will hold a **PUBLIC HEARING** on these items and on other matters on **Thursday, October 25, 2018, beginning at 1:00 p.m. or later, in City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400.**

**Case No. 2018-007959CUA: 1011 Market Street** – southside between 7<sup>th</sup> and 6<sup>th</sup> Streets, Lot 056 in Assessor's Block 3703 (District 6) - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1 and 210.2 to establish a Formula Retail establishment that will offer 4,500 square feet of General Retail Sales, including apparel and accessories (d.b.a Supreme) at an existing vacant tenant space within the C-3-G Zoning District and 120-X Height and Bulk District. This project was reviewed under the Community Business Priority Processing Program (CB3P). This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code. **For further information, call Mathew Chandler at (415) 575-9048 or email at [Mathew.Chandler@sfgov.org](mailto:Mathew.Chandler@sfgov.org) and ask about Record Number 2018-007959CUA.**

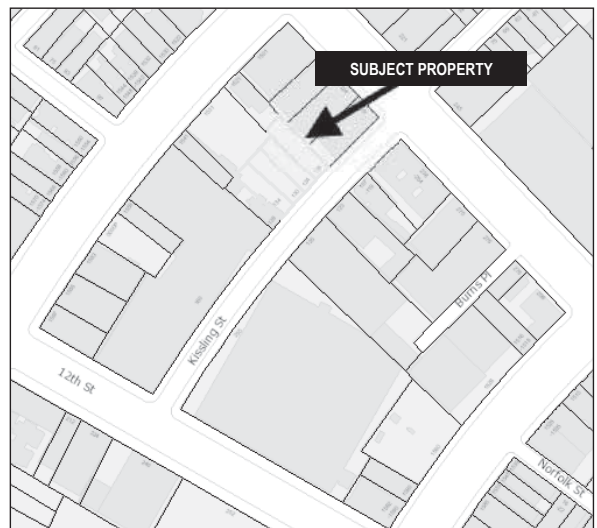
**Case No. 2013.0655CUA: 1513A-E YORK STREET** – east side of York Street between Cesar Chavez Street and Peralta Avenue; Lots 011, 012 & 020 in Assessor's Block 5513 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 242 and 303, to allow up to one dwelling unit per 1,500 square feet of lot area for the construction of four two-family, two- to three-story (30-ft tall) dwellings (between 1,383 sq. ft. and 1,552 sq. ft. each) with underground parking on Lots 011 & 012 in the center of Block 5513, one two-family three-story (30-ft tall) dwelling (between 1,040 sq. ft. and 1,208 sq. ft. each) on Lot 020 at York Street. The project will provide access to all ten dwellings through a driveway at 1513 York Street. The project site is located within the RH-2 (Residential – House, Two-Family) Zoning District, Bernal Heights Special Use District, and a 40-X Height and Bulk District. **For further information, call Doug Vu at (415) 575-9120, or via e-mail at [doug.vu@sfgov.org](mailto:doug.vu@sfgov.org) and ask about Case No 2013.0655CUA.**

**Case No. 201.0948ENX: 344 14<sup>th</sup> Street and 1463 Stevenson Street** – north side of 14<sup>th</sup> Street between Stevenson and Woodward Street on Lots: 013 and 021 in Assessor's Block 3523 (District 9) - Request for a Large Project Authorization (LPA), pursuant to Planning Code Section (PC) 329, for the Project proposing a lot merger and new construction of a 78-foot tall, 7-story-over-basement residential building (measuring approximately 78,738 gross square feet (gsf)) with ground floor retail and a 40-foot tall 3-story-over basement SEW and PDR (Production, Distribution and Repair) building (measuring approximately 19,360 gsf). The Project would construct a total of 56 dwelling units, 5,633 square feet of ground floor commercial, and 46 below-grade off-street parking spaces. The project would construct a 22,996 gsf below-grade garage to serve both buildings. The proposed project would utilize the State Density Bonus Law (California Government Code Sections 65915-65918), and proposes waivers for: 1) rear yard (PC 134), 2) and height (PC 260). Under the LPA, the Project is seeking an exception for vertical non-habitable architectural elements in the Eastern Neighborhoods Mixed Use Districts (PC 263.21). The project site is located within the UMU (Urban Mixed-Use) and PDR-1-G (Production, Distribution, and Repair-1-General) Zoning Districts, and a 40-X and 58-X Height and Bulk Districts. A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h). **For further information, call Esmeralda Jardines at (415) 575-9144, and ask about Case No. 2014.0948ENX.**

**Case No. 2016-012474CUA: 118-134 Kissling Street** – north side of Kissling Street on Lots: 039, 040, 041, and 042 in Assessor's Block 3516 (District 6) - Request for a Conditional Use Authorization, pursuant to Planning Code Sections: 303, 823, and 847.58, to permit construction of vehicle storage stackers serving an existing automotive repair use (DBA Royal Automotive Group) with a new screen wall along Kissling Street at 118-134 Kissling Street, within the RED-MX Zoning District, a 40-X Height and Bulk District, and the Western SoMa Special Use District. A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h). **For further information, call Esmeralda Jardines at (415) 575-9144, and ask about Case No. 2016-012474CUA.**

**Case No. 2016-012474MAP: 118-134 Kissling Street** – north side of Kissling Street on Lots: 039, 040, 041, and 042 in Assessor's Block 3516 (District 6) - Zoning Map Amendment to San Francisco Zoning Map Sheet No. ZN07 to rezone Block No. 3516 and Lot Nos. 039 (118-120 Kissling Street), 040 (124 Kissling Street), 041 (130 Kissling Street), and 042 (134 Kissling Street) from RED (Residential Enclave) to RED-MX (Residential Enclave-Mixed) Zoning District. The Planning Commission hearing will be advisory to the Board of Supervisors who has final approval authority; affirming the Planning Department's determination under the California Environmental Quality Act; making

findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code Section 302. **For further information, call Esmeralda Jardines at (415) 575-9144, and ask about Case No. 2016-012474MAP.**



**Case No.: 2017-012001PCA: Small Family Child Care in an Affordable Dwelling Unit on the Ground Floor [Board File 180917].** Ordinance amending the Planning Code to permit an affordable dwelling unit with a State-licensed Small Family Child Care Home on the ground floor on certain commercial streets; excluding certain Child Care units from the calculation of maximum density permitted on the site; making environmental findings; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302. For further information, call **Sheila Nickolopoulos at (415) 575-9089 or email at [sheila.nickolopoulos@sfgov.org](mailto:sheila.nickolopoulos@sfgov.org), and ask about Case No. 2017-012001PCA.**

**Case No.: 2018-007507GPA: Downtown Plan Amendment for 1650-1680 Mission Street [Board File TBD].** General Plan Amendment to amend the San Francisco General Plan to revise Map 1 of the Downtown Plan to include 1650, 1660, 1670 and 1680 Mission Street, Assessor's Block No. 3512, Lot Nos. 005, 006, 008, 009, and 010 in the C-3-G (Downtown General) zoning area; and making environmental findings, findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1, and findings of public necessity, convenience and welfare under Planning Code, Section 340. For further information, call **Aaron Starr at (415) 558-6362 or email at [aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org), and ask about Case No. 2018-007507GPA2.**

**Case No.: 2018-007507GPA-2: Market and Octavia Plan Amendment for 1650-1680 Mission Street [Board File TBD].** General Plan Amendment to amend the San Francisco General Plan to revise Map 1 of the Market and Octavia Plan to include 1650, 1660, 1670 and 1680 Mission Street, Assessor's Block No. 3512, Lot Nos. 005, 006, 008, 009, and 010 in the C-3-G, Downtown General zoning area; and making environmental findings, findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1, and findings of public necessity, convenience and welfare under Planning Code, Section 340. For further information, call **Aaron Starr at (415) 558-6362 or email at [aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org), and ask about Case No. 2018-007507GPA-2.**

Persons who are unable to attend the scheduled Planning Commission hearing may submit written comments regarding these cases to the individuals listed for each case above at the Planning Department, 1650 Mission Street, 4th Floor, San Francisco, CA 94103. Comments received by 9:30 a.m. on the day of the hearing will be made a part of the official record and will be brought to the attention of the Planning Commission.

Pursuant to Government Code § 65009, if you challenge, in court, the approval of a conditional use, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Scott Sanchez  
Zoning Administrator  
Planning Department  
1650 Mission Street, 4th Floor  
San Francisco, CA 94103

10/03/2018

CNS-3180406#

## GOVERNMENT

### PLANNING DEPARTMENT ENVIRONMENTAL REVIEW NOTICE

Notice is hereby given to the general public of the following actions under the Environmental Review Process. Review of the documents concerning these projects can be arranged by calling (415) 575-9025 and asking for the staff person indicated.

### PLANNING COMMISSION NOTICE OF HEARING ON DRAFT ENVIRONMENTAL IMPACT REPORT

**2017-011878ENV: POTRERO POWER STATION MIXED-USE DEVELOPMENT PROJECT** - California Barrel Company LLC proposes to redevelop a 29-acre site along San Francisco's central bayshore waterfront that includes the site of the former Potrero Power Plant [Assessors Block No. 4175, Lots 017 and 018, Block No. 4232, Lot 006]. The proposed project would rezone the site, establish land use controls, develop design standards, and provide for a multi-phased, mixed-use development, including residential, commercial, parking, community facilities and open space land uses. The proposed project would include amendments to the General Plan and Planning Code, creating a new Potrero Power Station Special Use District. The proposed rezoning would modify the existing height limits of 40 and 65 feet to various heights ranging from 65 to 300 feet. Overall, the proposed project would construct up to approximately 5.3 million gross square feet of mixed uses and approximately 6.2 acres of open space. [SCHUETT]

Notice is hereby given to the general public as follows:

1) A Draft Environmental Impact Report (DEIR) has been prepared by the Planning Department in connection with this project. A copy of the report is available for public review and comment online at <http://sf-planning.org/sfcedocdocs>. CDs and paper copies are also available at the Planning Information Center (PIC) at 1660 Mission Street, 1st Floor. Referenced materials are available for review at the Planning Department's office at 1650 Mission Street, Suite 400, as part of Case File No. 2017-011878ENV.

2) The DEIR found that implementation of the project would result in the following significant environmental effects that could not be mitigated to a less than significant level: historical architectural resources, transit capacity and operations, construction and operational noise and air quality, and wind during interim conditions.

3) A public hearing on this DEIR and other matters will be held by the Planning Commission on Thursday, November 8, 2018 in Room 400, City Hall, 1 Dr. Carlton

B. Goodlett Place, beginning at 1:00 p.m. or later (call 415-558-6422, the week of the hearing for a recorded message giving a more specific time).

4) Public comments will be accepted from October 4, 2018 to 5:00 p.m. on November 19, 2018. Written comments should be addressed to: Rachel A. Schuett, Environmental Planner, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 or via email to [CPC.PotreroPowerStation@sfgov.org](mailto:CPC.PotreroPowerStation@sfgov.org). Comments received at the public hearing and in writing will be responded to in a Responses to Comments document.

### BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco Finally Approved the following **Ordinance No. 220-18 (File No. 180773)**, and Approved by the Mayor on September 28, 2018: **[Ordinance establishing Sub-Project Area G-2, Sub-Project Area G-3 and Sub-Project Area G-4 of City and County of San Francisco Infrastructure Financing District No. 2 (Port of San Francisco, Pier 70); affirming the Planning Department's determination and making findings under the California Environmental Quality Act; and approving other matters in connection therewith.]** Be it ordained by the People of the City and County of San Francisco: (a) Findings . The Board of Supervisors of the City and County of San Francisco hereby finds, determines, and declares based on the record before it that: (1) California Statutes of 1968, Chapter 1333 (Burton Act) and San Francisco Charter Section 4.114 and Appendix B, beginning at Section B3.581, empower the City and County of San Francisco ("City"), acting through the Port Commission ("Port"), with the power and duty to use, conduct, operate, maintain, manage, regulate, and control the lands within Port jurisdiction. (2) Under California Government Code Sections 53395 et seq. ("IFD Law"), the Board of Supervisors is authorized to establish an infrastructure financing district and to act as the legislative body for such an infrastructure financing district. More specifically, the Board of Supervisors is authorized to establish "waterfront districts" under IRFD Law Section 53395.8, including a waterfront district for approximately 65 acres of waterfront land in the area known as Pier 70 ("Pier 70 District"), and approve "Pier 70 enhanced financing plans" pursuant to IFD Law Section 53395.81. (3) Pursuant to IRFD Law Section 53395.8, a waterfront district may be divided into project areas, each with distinct limitations under IFD Law. (4) By Resolution No. 123-13, which the Board of Supervisors adopted on April 23, 2013, signed by the Mayor approved on April 30, 2013, the City adopted "Guidelines for the Establishment and Use of

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835 MARKET ST, SAN FRANCISCO, CA 94103  
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LISA LEW  
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)  
1 DR CARLTON B GOODLETT PL #244  
SAN FRANCISCO, CA - 94102

EXM#: 3180009

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California )  
County of SAN FRANCISCO ) ss

Notice Type: GPN - GOVT PUBLIC NOTICE

Ad Description:

LL - 180773 - IFD No. 2 - Pier 70

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the SAN FRANCISCO EXAMINER, a newspaper published in the English language in the city of SAN FRANCISCO, county of SAN FRANCISCO, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of SAN FRANCISCO, State of California, under date 10/18/1951, Case No. 410667. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

10/03/2018, 10/17/2018

Executed on: 10/17/2018  
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco Finally Approved the following Ordinance No. 220-18 (File No. 180773), and Approved by the Mayor on September 28, 2018: Ordinance establishing Sub-Project Area G-2, Sub-Project Area G-3 and Sub-Project Area G-4 of City and County of San Francisco Infrastructure Financing District No. 2 (Port of San Francisco, Pier 70); affirming the Planning Department's determination and making findings under the California Environmental Quality Act; and approving other matters in connection therewith.] Be it ordained by the People of the City and County of San Francisco: (a) Findings. The Board of Supervisors of the City and County of San Francisco hereby finds, determines, and declares based on the record before it that: (1) California Statutes of 1968, Chapter 1333 (Burton Act) and San Francisco Charter, Section 4.114 and Appendix B, beginning at Section B3.581, empower the City and County of San Francisco ("City"), acting through the Port Commission ("Port"), with the power and duty to use, conduct, operate, maintain, manage, regulate, and control the lands within Port jurisdiction. (2) Under California Government Code Sections 53395 et seq. ("IFD Law"), the Board of Supervisors is authorized to establish an infrastructure financing district and to act as the legislative body for such an infrastructure financing district. More specifically, the Board of Supervisors is authorized to establish "waterfront districts" under IRFD Law Section 53395.8, including a waterfront district for approximately 65 acres of waterfront land in the area known as Pier 70 ("Pier 70 District"), and approve "Pier 70 enhanced financing plans" pursuant to IFD Law Section 53395.81. (3) Pursuant to IRFD Law Section 53395.8, a waterfront district may be divided into project areas, each with distinct limitations under IFD Law. (4) By Resolution No. 123-13, which the Board of Supervisors adopted on

April 23, 2013, signed by the Mayor approved on April 30, 2013, the City adopted "Guidelines for the Establishment and Use of Infrastructure Financing Districts on Land under Jurisdiction of the San Francisco Port Commission" ("Port IFD Guidelines") relating to the formation of infrastructure financing districts by the City on waterfront property in San Francisco under the jurisdiction of the Port. (5) By Resolution No. 110-12, which the Board of Supervisors adopted on March 27, 2012, and signed by the Mayor on April 5, 2012, ("Original Resolution of Intention to Establish IFD"), the City declared its intention to establish a waterfront district to be known as "City and County of San Francisco Infrastructure Financing District No. 2 (Port of San Francisco)" (IFD), and designated initial proposed project areas within the IFD ("Project Areas"). (6) By Resolution No. 27-12, which the Board of Supervisors adopted on June 12, 2012 and signed by the Mayor on June 20, 2012 ("First Amending Resolution"), the City amended the Original Resolution of Intention to Establish IFD to propose, among other things, an amended list of Project Areas. (7) By Resolution No. 421-12, which the Board of Supervisors adopted on November 17, 2012, and signed by the Mayor on November 25, 2012 ("Second Amending Resolution"), and together with the Original Resolution of Intention to Establish IFD and the First Amending Resolution, the Board of Supervisors amended the Original Resolution of Intention to Establish IFD, the Board of Supervisors amended the Original Resolution of Intention, as amended by the First Amending Resolution, to propose, among other things, a further amended list of project areas, including Project Area G (Pier 70), as a Pier 70 District, and Sub-Project Area G-1 (Pier 70 - Historic Core) as a Pier 70 District within Project Area G (Pier 70). (8) In the Resolution of Intention to Establish IFD, the Board of Supervisors directed the Executive Director of the Port of San Francisco ("Executive Director") to prepare an infrastructure financing plan for the IFD ("Infrastructure Financing Plan") that would comply with the IFD Law,



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and reserved the right to establish infrastructure financing plans in the future specific to other project areas and sub-project areas within the IFD. (9) In accordance with the IFD Law, at the direction of the Board of Supervisors, the Executive Director prepared the Infrastructure Financing Plan. (10) By Ordinance No. 27-16, which the Board of Supervisors adopted on February 23, 2016, and signed by the Mayor on March 11, 2016 ("Ordinance Establishing IFD"), the Board of Supervisors, among other things, declared the IFD to be fully formed and established with full force and effect of law and adopted the Infrastructure Financing Plan. (11) By Resolution No. 232-18, which the Board of Supervisors adopted on July 24, 2018, and signed by the Mayor on July 26, 2018 ("Resolution of Intention to Establish Sub-Project Areas G-2, G-3 and G-4"), the Board of Supervisors declared its intention to establish three additional sub-project areas within Project Area G (Pier 70) of the IFD designated Sub-Project Area G-2 (Pier 70 - 28-Acre Site), Sub-Project Area G-3 (Pier 70 - 28-Acre Site) and Sub-Project Area G-4 (Pier 70 - 28-Acre Site) collectively, the ("Sub-Project Areas"). (12) The Sub-Project Areas are within the Pier 70 District and are anticipated to be rehabilitated pursuant to a Disposition and Development Agreement (the DDA), by and between the City, acting by and through the Port, and FC Pier 70, LLC (Forest City). (13) The Sub-Project Areas are within the Pier 70 Mixed-Use District Project (Project), for which the Planning Commission certified a Final Environmental Impact Report (FEIR) for the Pier 70 Mixed-Use District Project pursuant to the California Environmental Quality Act (CEQA) (California Public Resources Code Sections 21000 et seq.), the CEQA Guidelines (14 Cal. Code Reg. Sections 15000 et seq.), and Chapter 31 of the Administrative Code. (14) In the Resolution of Intention to Establish Sub-Project Areas G-2, G-3 and G-4, the Board of Supervisors concurred with the FEIR conclusions, affirmed the Planning Commission's certification of the FEIR, and found that the actions contemplated in the

Resolution of Intention to Establish Sub-Project Areas G-2, G-3 and G-4 are within the scope of the Project described and analyzed in the FEIR. (15) In recommending the proposed Planning Code Amendments for approval by the Board of Supervisors at its hearing on August 24, 2017, by Motion No. 19977, the Planning Commission also adopted findings under CEQA, including a statement of overriding consideration, and a Mitigation Monitoring and Reporting Program (MMRP). (16) In the Resolution of Intention to Establish Sub-Project Areas G-2, G-3 and G-4, the Board of Supervisors also adopted the Planning Commission's CEQA approval findings and adopted the Project's MMRP. (17) The Resolution of Intention to Establish Sub-Project Area G-2, G-3 and G-4 directed the Executive Director to prepare Appendix G-2 to the Infrastructure Financing Plan relating to the Sub-Project Areas that complies with the requirements of the IFD Law. (18) As required by the IFD Law, the Executive Director: (A) Prepared Appendix G-2 to the Infrastructure Financing Plan, proposing an allocation of property tax increment from the Sub-Project Areas to finance the public facilities described in Appendix G-2 to the Infrastructure Financing Plan, which development and public facilities have been analyzed under CEQA in the FEIR; and, (B) Sent the Infrastructure Financing Plan, including Appendix G-2, along with the FEIR, to the City's Planning Department and the Board of Supervisors. (19) The Clerk of the Board of Supervisors made the Infrastructure Financing Plan, including Appendix G-2, available for public inspection. (20) Following publication of notice consistent with the requirements of the IFD Law, the Board of Supervisors held a public hearing on September 11, 2018, relating to the proposed Appendix G-2 to the Infrastructure Financing Plan. (21) At the hearing any persons having any objections to the proposed Appendix G-2 to the Infrastructure Financing Plan, or the regularity of any of the prior proceedings, and all written and oral objections, and all evidence and testimony for and against the adoption of Appendix G-2 to the Infrastructure Financing

Plan, were heard and considered, and a full and fair hearing was held. (22) Pursuant to the DDA, Forest City and the City anticipate forming one or more special tax districts ("Special Tax Districts") under the San Francisco Special Tax Financing Law (Admin. Code ch. 43, art. X) to finance (i) certain public infrastructure within the Sub-Project Areas, including facilities for shoreline protection, and (ii) the operation and maintenance of such infrastructure. (23) Appendix G-2 (i) contemplates the potential issuance of bonds by the Special Tax Districts that are secured by tax increment from the Sub-Project Areas to help finance the public facilities described in Appendix G-2, and (ii) expects that 100% of the cost of maintaining and operating spaces/facilities within and around the Sub-Project Areas will be funded by special taxes levied within the Special Tax Districts, not the City's general fund. (b) CEQA. The Board of Supervisors has reviewed and considered the FEIR and finds that the FEIR is adequate for its use for the actions taken by this Ordinance and incorporates the FEIR and the CEQA findings contained in the Resolution of Intention to Establish Sub-Project Areas G-2, G-3 and G-4 herein by this reference. (c) Formation of IFD and Approval of Appendix G-2. By the passage of this Ordinance, the Board of Supervisors hereby (i) declares the Sub-Project Areas to be fully formed and established with full force and effect of law, (ii) approves Appendix G-2 to the Infrastructure Financing Plan, subject to amendment as permitted by IFD Law, and (iii) establishes the respective base years for the Sub-Project Areas as set forth in Appendix G-2 to the Infrastructure Financing Plan, all as provided in the proceedings for the formation of Sub-Project Area G-2 within the IFD and in the IFD Law. It is hereby found that all prior proceedings and actions taken by the Board of Supervisors with respect to the IFD, including the Sub-Project Areas, were valid and in conformity with the IFD Law and the Port IFD Guidelines. (d) Port as Agent with respect to the Sub-Project Areas. The Board of Supervisors hereby appoints the Port Commis-

sion to act as the agent of the IFD with respect to the Sub-Project Areas, which agency shall include the authority to: (1) disburse tax increment from the Sub-Project Areas as provided in Appendix G-2; (2) enter into one or more acquisition agreements that would establish the terms and conditions under which the Port and other City agencies would acquire the public facilities described in Appendix G-2; (3) determine in collaboration with the Office of Public Finance whether and in what amounts the IFD will issue or incur indebtedness for the purposes specified in Appendix G-2 and enter into agreements related to such indebtedness; (4) if the IFD issues or incurs indebtedness, direct the disbursement of the debt proceeds in conformance with Appendix G-2; and (5) prepare the annual statement of indebtedness required by the IFD Law for each of the Sub-Project Areas. (e) Special Tax Districts. Consistent with the provisions of the DDA, the Board of Supervisors hereby directs the Executive Director to bring, when the Executive Director determines the time is appropriate, a request to the Board of Supervisors to form the Special Tax Districts to help finance the construction, operation and maintenance of the public facilities described in Appendix G-2. (f) Severability. If any section, subsection, sentence, clause, phrase, or word of this Ordinance, or any application thereof to any person or circumstance, is held to be invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions or applications of the ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and each and every section, subsection, sentence, clause, phrase, and word not declared invalid or unconstitutional without regard to whether any other portion of this Ordinance or application thereof would be subsequently declared invalid or unconstitutional. (g) Publication. The Clerk of the Board of Supervisors shall cause this Ordinance to be published within 5 days of its passage and again within 15 days after its passage, in

each case at least once in a newspaper of general circulation published and circulated in the City. (h) Effective Date. This Ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within 10 days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.