

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

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 will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Tuesday, April 14, 2020

Time: 3:00 p.m.

Location: WATCH AT San Francisco Cable Channel 26 and www.sfgovtv.org
PARTICIPATE at <https://sfbos.org/remote-meeting-call>
The agenda packet and legislative files will be available at <https://sfbos.org/legislative-research-center-lrc> or by calling (415) 554-5184

Subject: **File No. 200119.** Hearing of the Board of Supervisors sitting as a Committee of the Whole on April 14, 2020, at 3:00 p.m., to hold a public hearing to consider the following legislation related to Special Tax District No. 2020-1 (Mission Rock Facilities and Services); a Resolution proposing the formation of the Special Tax District No. 2020-1 (Mission Rock Facilities and Services) and a future annexation area (File No. 200120); a Resolution determining necessity to incur bonded indebtedness and other debt in an aggregate principal amount not to exceed \$ 3,700,000,000 (File No. 200121); a Resolution calling a special election for the Special Tax District No. 2020-1 (File No. 200122); a Resolution declaring the results of the special election (File No. 200123); a Resolution authorizing and ratifying issuance of bonded indebtedness and other debt in an aggregate principal amount not to exceed \$3,700,000,000 (File No. 200124); and an Ordinance levying Special Taxes for the Special Tax District No. 2020-1 (File No. 200125); scheduled pursuant to Resolution No. 84-20 (File No. 200117), adopted on February 25, 2020.

DATED/POSTED: April 3, 2020
PUBLISHED: April 3, 2020

Continues on Next Page

Special Tax District No. 2020-1
(Mission Rock Facilities and Services)

On February 25, 2020, the Board of Supervisors (the "Board of Supervisors") of the City and County of San Francisco (the "City"), State of California, adopted a resolution (the "Resolution of Intention-Establish") declaring the intention to establish "City and County of San Francisco Special Tax District No. 2020-1 (Mission Rock Facilities and Services)" (the "Special Tax District") and a future annexation area (the "Future Annexation Area") for the Special Tax District under Chapter 43, Article X of the San Francisco Administrative Code (as it may be amended from time to time, "Code"), which Code incorporates by reference the Mello-Roos Community Facilities Act of 1982, as amended ("Mello-Roos Act"). The Resolution of Intention-Establish was signed by the Mayor of the City on March 6, 2020. Under the Code and the Resolution of Intention-Establish, the Board of Supervisors gives notice as follows:

1. The text of the Resolution of Intention-Establish, with Exhibits A and B thereto, as adopted by the Board of Supervisors, is on file with the Clerk of the Board of Supervisors in File No. 200117 and reference is made thereto for the particular provisions thereof. The text of the Resolution of Intention-Establish is summarized as follows:

- a. Under the Code, the Board of Supervisors is undertaking proceedings for the establishment of the Special Tax District and the Future Annexation Area, the boundaries of which are shown on a map on file with the City.
- b. The purpose of the Special Tax District is to provide for the financing of certain facilities (the "Facilities"), services (the "Services") and incidental expenses (the "incidental expenses") as more fully described in the Resolution of Intention and Exhibit A thereto.
- c. The method of financing the Facilities, Services and incidental expenses is through the imposition and levy of special taxes (the "Special Taxes") to be apportioned on the properties in the Special Tax District.
- d. The Resolution of Intention-Establish directed the preparation of a Special Tax District Report that shows the Facilities and Services and the estimated costs of the Facilities and Services. The Special Tax District Report will be made a permanent part of the record of the public hearing specified below. Reference is made to the Special Tax District Report as filed with the Clerk of the Board of Supervisors in File No. 200120.
- e. Property within the Future Annexation Area will be annexed to the Special Tax District, and the Special Taxes will be levied on such property, only with the unanimous approval (each, a "Unanimous Approval") of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed, without additional hearings or elections.
- f. As set forth below, the Board of Supervisors will hold a public hearing on the establishment of the Special Tax District and the Future Annexation Area, the Facilities, the Services, the incidental expenses and the Special Taxes.

In the Resolution of Intention-Establish, the Board of Supervisors resolved that the proposed rate and method of apportionment of special taxes among the parcels of real property within the Special Tax District was included in Exhibit B of the Resolution of Intention (“Rate and Method”). However, the version of the Rate and Method included in Exhibit B of the Resolution of Intention-Establish accidentally omitted portions of the Rate and Method. The complete version of the Rate and Method is attached as Exhibit C to the Special Tax District Report on file with the Clerk of the Board of Supervisors in File No. 200120.

2. The public hearing will be held on Tuesday, April 14, 2020, at 3:00 p.m. or as soon as possible thereafter, at San Francisco Cable Channel 26 and www.sfgovtv.org, San Francisco, California.

3. At the hearing, the testimony of all interested persons or taxpayers for or against the establishment of the Special Tax District, the extent of the Special Tax District or the furnishing of the specified Facilities, Services or incidental expenses may be made orally or in writing by any interested person. Any person interested may file a protest in writing as provided in Section 53323 of the Mello-Roos Act. If 50% or more of the registered voters, or 6 registered voters, whichever is more, residing in the territory proposed to be included in the Special Tax District, or the owners of one-half or more of the area of land in the territory proposed to be included in the Special Tax District and not exempt from the Special Taxes, file written protests against the establishment of the Special Tax District and the protests are not withdrawn to reduce the value of the protests to less than a majority, the Board of Supervisors shall take no further action to create the Special Tax District or levy the Special Tax for period of one year from the date of decision of the Board of Supervisors, and, if the majority protests of the registered voters or landowners are only against the furnishing of a type or types of Facilities, Services or incidental expenses within the Special Tax District, or against levying a specified Special Tax, those types of Facilities, Services or incidental expenses or the specified Special Tax will be eliminated from the proceedings to form the Special Tax District.

In addition, at the hearing, the testimony of all interested persons for and against the establishment of the Future Annexation Area or the levying of Special Taxes within any portion of the Future Annexation Area annexed in the future to the Special Tax District may be made orally or in writing by any interested person. Any person interested may file a protest in writing as provided in Section 53339.5 of the Mello-Roos Act. If 50% or more of the registered voters, or 6 registered voters, whichever is more, residing within the proposed territory of the Special Tax District, or if 50% or more of the registered voters, or 6 registered voters, whichever is more, residing in the territory proposed to be included in the Future Annexation Area, or the owners of 50% or more of the area of land in the territory proposed to be included in the Special Tax District or in the Future Annexation Area and not exempt from the Special Tax, file written protests against the establishment of the Future Annexation Area and the protests are not withdrawn to reduce the value of the protests to less than a majority, the Board of Supervisors shall take no further action to create the Future Annexation Area for a period of one year from the date of decision of the Board of Supervisors.

4. If there is no majority protest, the Board of Supervisors may submit the levy of the Special Taxes for voter approval at a special election. The Special Taxes require the approval of 2/3rds of the votes cast at a special election by the property owner voters of the Special Tax District, with each owner having one vote for each acre or portion thereof such owner owns in the Special Tax District that is not exempt from the Special Taxes.

Bonded Indebtedness and Other Debt

On February 25, 2020, the Board of Supervisors (the "Board of Supervisors") of the City and County of San Francisco (the "City"), State of California, adopted a resolution (the "Resolution of Intention-Debt") declaring the intention to incur bonded indebtedness and other debt in an aggregate principal amount not to exceed \$3,700,000,000 for the "City and County of San Francisco Special Tax District No. 2020-1 (Mission Rock Facilities and Services)" (the "Special Tax District") under Chapter 43, Article X of the San Francisco Administrative Code (as it may be amended from time to time, "Code"), which Code incorporates by reference the Mello-Roos Community Facilities Act of 1982, as amended ("Mello-Roos Act"). The Resolution was signed by the Mayor of the City on March 6, 2020. Under the Code and the Resolution, the Board of Supervisors gives notice as follows:

1. Reference is hereby made to the entire text of the Resolution of Intention-Debt, a complete copy of which is on file with the Clerk of the Board of Supervisors in File No. 200118. The text of the Resolution of Intention-Debt is summarized as follows:

- a. The Board of Supervisors has adopted the Resolution of Intention-Establish declaring the intention to establish the Special Tax District and a future annexation area for the Special Tax District for the purpose of financing, among other things, certain facilities (the "Facilities"), certain services and certain incidental expenses, as further provided in the Resolution of Intention-Establish. The Resolution of Intention-Establish is on file with the Clerk of the Board of Supervisors in File No. 200117.
- b. The Board of Supervisors estimates the amount required to finance the costs of the Facilities to be not more than \$3,700,000,000 and, in order to finance such costs, it is necessary to incur bonded indebtedness and other debt (as defined in the Act) in the amount of not more than \$3,700,000,000 (the "Limit").
- c. The proposed bonded indebtedness and other debt is to finance the Facilities and incidental expenses, including acquisition and improvement costs and all costs incidental to or connected with the accomplishment of such purposes and of the financing thereof, as permitted by the Code.

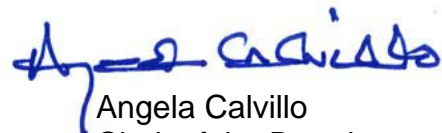
d. The Board of Supervisors intends to authorize the issuance and sale of bonds and other debt provided by the Code (“Bonds”) in one or more series in the maximum aggregate principal amount of not to exceed the Limit, bearing interest payable semi-annually or in such other manner as the Board of Supervisors determines, at a rate not to exceed the maximum rate of interest as may be authorized by applicable law at the time of sale of such Bonds, and maturing not later than 40 years from the date of the issuance of the Bonds.

e. The Bonds may include an agreement by the Special Tax District (or the City on behalf of the Special Tax District) to repay the City for one or more advances of land proceeds and other sources of funding to pay the costs of the Facilities and incidental expenses (“Advances”), which repayment obligation (“Repayment Obligation”) may be evidenced by a promissory note ratified or executed by the Special Tax District (or the City on behalf of the Special Tax District) in favor of the City, acting through the San Francisco Port Commission. Because the City expects to repay the Repayment Obligation with, among other sources, special taxes levied in the Special Tax District and proceeds of Bonds incurred by or on behalf of the Special Tax District, (i) the Repayment Obligation shall be included in the calculation of the Limit and (ii) any Bonds incurred by or on behalf of the Special Tax District to repay the Repayment Obligation (and the related costs of issuance and costs of funding a debt service reserve fund) shall not be included in the calculation of the Limit.

2. On Tuesday, April 14, 2020, at 3:00 p.m. or as soon as possible thereafter, at San Francisco Cable Channel 26 and www.sfgovtv.org, San Francisco, California, the Board of Supervisors will hold a public hearing on the necessity of incurring Bonds for the Special Tax District in an amount not to exceed the Limit (calculated in accordance with the Resolution of Intention-Establish).

3. At the public hearing, the testimony of all interested persons, including voters and/or persons owning property in the area of the proposed Special Tax District, for and against the proposed Bonds, will be heard. Interested persons may submit written protests or comment to the Clerk of the Board of Supervisors, City and County of San Francisco.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or board.of.supervisors@sfgov.org. Information relating to this matter can be found in the Legislative Research Center at sfgov.legistar.com/legislation. Meeting agenda information relating to this matter will be available for public review on Friday, April 10, 2020.



Angela Calvillo
Clerk of the Board

835 MARKET ST, SAN FRANCISCO, CA 94103
Telephone (415) 314-1835 / Fax (510) 743-4178

BRENT JALIPA
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)
1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA - 94102

EXM#: 3358260

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of SAN FRANCISCO) ss

Notice Type: GPN - GOVT PUBLIC NOTICE

Ad Description:

BJ - 200119 - Mission Rock CFD - Hearing Notice

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:

04/03/2020

Executed on: 04/03/2020
At Los Angeles, California

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



Signature



* A 0 0 0 0 0 5 4 0 9 8 7 9 *

Email

NOTICE OF PUBLIC HEARING 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 will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:
Date: Tuesday, April 14, 2020 Time: 3:00 p.m.
Location: WATCH AT San Francisco Cable Channel 26 and www.sfgovtv.org PARTICIPATE at https://sfbos.org/remotemeeting-call
The agenda packet and legislative files will be available at https://sfbos.org/legislative-research-center-lrc or by calling (415) 554-5184.
Subject: File No. 200119.
Hearing of the Board of Supervisors sitting as a Committee of the Whole on April 14, 2020, at 3:00 p.m., to hold a public hearing to consider the following legislation related to Special Tax District No. 2020-1 (Mission Rock Facilities and Services): a Resolution proposing the formation of the Special Tax District No. 2020-1 (Mission Rock Facilities and Services) and a future annexation area (File No. 200120); a Resolution determining necessity to incur bonded indebtedness and other debt in an aggregate principal amount not to exceed \$3,700,000,000 (File No. 200121); a Resolution calling a special election for the Special Tax District No. 2020-1 (File No. 200122); a Resolution declaring the results of the special election (File No. 200123); a Resolution authorizing and ratifying issuance of bonded indebtedness and other debt in an aggregate principal amount not to exceed \$3,700,000,000 (File No. 200124); and an Ordinance levying Special Taxes for the Special Tax District No. 2020-1 (File No. 200125); scheduled pursuant to Resolution No. 84-20 (File No. 200117), adopted on February 25, 2020.
Special Tax District No. 2020-1 (Mission Rock Facilities and Services) On February 25, 2020, the Board of Supervisors (the "Board of Supervisors" of the City and County of San Francisco (the "City"), State

of California, adopted a resolution (the "Resolution of Intention-Establish") declaring the intention to establish "City and County of San Francisco Special Tax District No. 2020-1 (Mission Rock Facilities and Services)" (the "Special Tax District") and a future annexation area (the "Future Annexation Area") for the Special Tax District under Chapter 43, Article X of the San Francisco Administrative Code (as it may be amended from time to time, "Code"), which Code incorporates by reference the Mello-Roos Community Facilities Act of 1982, as amended ("Mello-Roos Act"). The Resolution of Intention-Establish was signed by the Mayor of the City on March 6, 2020. Under the Code and the Resolution of Intention-Establish, the Board of Supervisors gives notice as follows:
1. The text of the Resolution of Intention-Establish with Exhibits A and B thereto, as adopted by the Board of Supervisors, is on file with the Clerk of the Board of Supervisors in File No. 200117 and reference is made thereto for the particular provisions thereof. The text of the Resolution of Intention-Establish is summarized as follows:
a. Under the Code, the Board of Supervisors is undertaking proceedings for the establishment of the Special Tax District and the Future Annexation Area, the boundaries of which are shown on a map on file with the City.
b. The purpose of the Special Tax District is to provide for the financing of certain facilities (the "Facilities"), services (the "Services") and incidental expenses (the "incidental expenses") as more fully described in the Resolution of Intention and Exhibit A thereto.
c. The method of financing the Facilities, Services and incidental expenses is through the imposition and levy of special taxes (the "Special Taxes") to be apportioned on the properties in the Special Tax District.
d. The Resolution of Intention-Establish directed the preparation of a Special Tax District Report that shows the Facilities and Services and the estimated costs of the Facilities and Services. The Special Tax District Report will be made

a permanent part of the record of the public hearing specified below. Reference is made to the Special Tax District Report as filed with the Clerk of the Board of Supervisors in File No. 200120.

e. Property within the Future Annexation Area will be annexed to the Special Tax District, and the Special Taxes will be levied on such property, only with the unanimous approval (each, a "Unanimous Approval") of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed, without additional hearings or elections.

f. As set forth below, the Board of Supervisors will hold a public hearing on the establishment of the Special Tax District and the Future Annexation Area, the Facilities, the Services, the incidental expenses and the Special Taxes.

In the Resolution of Intention-Establish, the Board of Supervisors resolved that the proposed rate and method of apportionment of special taxes among the parcels of real property within the Special Tax District was included in Exhibit B of the Resolution of Intention ("Rate and Method"). However, the version of the Rate and Method included in Exhibit B of the Resolution of Intention-Establish accidentally omitted portions of the Rate and Method. The complete version of the Rate and Method is attached as Exhibit C to the Special Tax District Report on file with the Clerk of the Board of Supervisors in File No. 200120.

2. The public hearing will be held on Tuesday, April 14, 2020, at 3:00 p.m. or as soon as possible thereafter, at San Francisco Cable Channel 26 and www.sfgovtv.org, San Francisco, California.

3. At the hearing, the testimony of all interested persons or taxpayers for or against the establishment of the Special Tax District, the extent of the Special Tax District or the furnishing of the specified Facilities, Services or incidental expenses may be made orally or in writing by any interested person. Any person interested may file a protest in writing as provided in Section 53323 of the Mello-Roos Act. If 50% or more of the registered

voters, or 6 registered voters, whichever is more, residing in the territory proposed to be included in the Special Tax District, or the owners of one-half or more of the area of land in the territory proposed to be included in the Special Tax District and not exempt from the Special Taxes, file written protests against the establishment of the Special Tax District and the protests are not withdrawn to reduce the value of the protests to less than a majority, the Board of Supervisors shall take no further action to create the Special Tax District or levy the Special Tax for period of one year from the date of decision of the Board of Supervisors, and, if the majority protests of the registered voters or landowners are only against the furnishing of a type or types of Facilities, Services or incidental expenses within the Special Tax District, or against levying a specified Special Tax, those types of Facilities, Services or incidental expenses or the specified Special Tax will be eliminated from the proceedings to form the Special Tax District.

In addition, at the hearing, the testimony of all interested persons for and against the establishment of the Future Annexation Area or the levying of Special Taxes within any portion of the Future Annexation Area annexed in the future to the Special Tax District may be made orally or in writing by any interested person. Any person interested may file a protest in writing as provided in Section 53339.5 of the Mello-Roos Act. If 50% or more of the registered voters, or 6 registered voters, whichever is more, residing in the territory proposed to be included in the Future Annexation Area, or the owners of 50% or more of the area of land in the territory proposed to be included in the Special Tax District or in the Future Annexation Area and not exempt from the Special Tax, file written protests against the establishment of the Future Annexation Area and the protests are not withdrawn to reduce the value of the protests to less than a majority, the Board of

Supervisors shall take no further action to create the Future Annexation Area for a period of one year from the date of decision of the Board of Supervisors.

4. If there is no majority protest, the Board of Supervisors may submit the levy of the Special Taxes for voter approval at a special election. The Special Taxes require the approval of 2/3rds of the votes cast at a special election by the property owner voters of the Special Tax District, with each owner having one vote for each acre or portion thereof such owner owns in the Special Tax District that is not exempt from the Special Taxes.

Bonded Indebtedness and Other Debt On February 25, 2020, the Board of Supervisors (the "Board of Supervisors") of the City and County of San Francisco (the "City"), State of California, adopted a resolution (the "Resolution of Intention-Debt") declaring the intention to incur bonded indebtedness and other debt in an aggregate principal amount not to exceed \$3,700,000,000 for the "City and County of San Francisco Special Tax District No. 2020-1 (Mission Rock Facilities and Services)" (the "Special Tax District") under Chapter 43, Article X of the San Francisco Administrative Code (as it may be amended from time to time, "Code"), which Code incorporates by reference the Mello-Roos Community Facilities Act of 1982, as amended ("Mello-Roos Act"). The Resolution was signed by the Mayor of the City on March 6, 2020. Under the Code and the Resolution, the Board of Supervisors gives notice as follows:

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a. The Board of Supervisors has adopted the Resolution of Intention-Establish declaring the intention to establish the Special Tax District and a future annexation area for the Special Tax District for the purpose of financing, among other things, certain facilities (the "Facilities"), certain services and certain incidental expenses, as further provided in the Resolution of Intention-

Establish. The Resolution of Intention-Establish is on file with the Clerk of the Board of Supervisors in File No. 200117.

b. The Board of Supervisors estimates the amount required to finance the costs of the Facilities to be not more than \$3,700,000,000 and, in order to finance such costs, it is necessary to incur bonded indebtedness and other debt (as defined in the Act) in the amount of not more than \$3,700,000,000 (the "Limit").

c. The proposed bonded indebtedness and other debt is to finance the Facilities and incidental expenses, including acquisition and improvement costs and all costs incidental to or connected with the accomplishment of such purposes and of the financing thereof, as permitted by the Code.

d. The Board of Supervisors intends to authorize the issuance and sale of bonds and other debt provided by the Code ("Bonds") in one or more series in the maximum aggregate principal amount of not to exceed the Limit, bearing interest payable semi-annually or in such other manner as the Board of Supervisors determines, at a rate not to exceed the maximum rate of interest as may be authorized by applicable law at the time of sale of such Bonds, and maturing not later than 40 years from the date of the issuance of the Bonds.

e. The Bonds may include an agreement by the Special Tax District (or the City on behalf of the Special Tax District) to repay the City for one or more advances of land proceeds and other sources of funding to pay the costs of the Facilities and incidental expenses ("Advances"), which repayment obligation ("Repayment Obligation") may be evidenced by a promissory note ratified or executed by the Special Tax District (or the City on behalf of the Special Tax District) in favor of the City, acting through the San Francisco Port Commission. Because the City expects to repay the Repayment Obligation with, among other sources, special taxes levied in the Special Tax District and proceeds of Bonds incurred by or on behalf of the Special Tax District, (i) the Repayment Obligation shall be included in the calculation of the Limit and (ii) any Bonds incurred by or on behalf of

the Special Tax District to repay the Repayment Obligation (and the related costs of issuance and costs of funding a debt service reserve fund) shall not be included in the calculation of the Limit.

2. On Tuesday, April 14, 2020, at 3:00 p.m. or as soon as possible thereafter, at San Francisco Cable Channel 26 and www.sfgovtv.org, San Francisco, California, the Board of Supervisors will hold a public hearing on the necessity of incurring Bonds for the Special Tax District in an amount not to exceed the Limit (calculated in accordance with the Resolution of Intention-Establish).

3. At the public hearing, the testimony of all interested persons, including voters and/or persons owning property in the area of the proposed Special Tax District, for and against the proposed Bonds, will be heard. Interested persons may submit written protests or comment to the Clerk of the Board of Supervisors, City and County of San Francisco.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors.

Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or at board.of.supervisors@sfgov.org. Information relating to this matter can be found in the Legislative Research Center at sfgov.legistar.com/legislation. Meeting agenda information relating to this matter will be available for public review on Friday, April 10, 2020. Angela Calvillo Clerk of the Board



PUBLIC NOTICES

SAN MATEO COUNTY: 650-556-1556
E-mail: smlegals@sfmediaco.com

SAN FRANCISCO: 415-314-1835
E-mail: sflegals@sfmediaco.com

SAN FRANCISCO EXAMINER • DALY CITY INDEPENDENT • SAN MATEO WEEKLY • REDWOOD CITY TRIBUNE • ENQUIRER-BULLETIN • FOSTER CITY PROGRESS • MILLBRAE - SAN BRUNO SUN • BOUTIQUE & VILLAGER

GOVERNMENT

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Subject: File No. 200119, Hearing of the Board of Supervisors sitting as a Committee of the Whole on April 14, 2020, at 3:00 p.m., to hold a public hearing to consider the following legislation related to Special Tax District No. 2020-1 (Mission Rock Facilities and Services); a Resolution proposing the formation of the Special Tax District No. 2020-1 (Mission Rock Facilities and Services) and a future annexation area (File No. 200120); a Resolution determining necessity to incur bonded indebtedness and other debt in an aggregate principal amount not to exceed \$ 3,700,000,000 (File No. 200121); a Resolution calling a special election for the Special Tax District No. 2020-1 (File No. 200122); a Resolution declaring the results of the special election (File No. 200123); a Resolution authorizing and ratifying issuance of bonded indebtedness and other debt in an aggregate principal amount not to exceed \$3,700,000,000 (File No. 200124); and an Ordinance levying Special Taxes for the Special Tax District No. 2020-1 (File No. 200125); scheduled pursuant to Resolution No. 84-20 (File No. 200117), adopted on February 25, 2020, Special Tax District No. 2020-1 (Mission Rock Facilities and Services) On February 25, 2020, the Board of Supervisors (the "Board of Supervisors") of the City and County of San Francisco (the "City"), State of California, adopted a resolution (the "Resolution of Intention-Establish") declaring the intention to establish "City and County of San Francisco Special Tax District No. 2020-1 (Mission Rock Facilities and Services)" (the "Special Tax District") and a future annexation area (the "Future Annexation Area") for the Special Tax District under Chapter 43, Article X of the San Francisco Administrative Code (as it may be amended from time to time, "Code"), which Code incorporates by reference the Mello-Roos Community Facilities Act of 1982, as amended ("Mello-Roos Act"). The Resolution of Intention-Establish was signed by the Mayor of the City on March 6, 2020. Under the

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a. Under the Code, the Board of Supervisors is undertaking proceedings for the establishment of the Special Tax District and the Future Annexation Area, the boundaries of which are shown on a map on file with the City.

b. The purpose of the Special Tax District is to provide for the financing of certain facilities (the "Facilities"), services (the "Services") and incidental expenses (the "incidental expenses") as more fully described in the Resolution of Intention and Exhibit A thereto.

c. The method of financing the Facilities, Services and incidental expenses is through the imposition and levy of special taxes (the "Special Taxes") to be apportioned on the properties in the Special Tax District.

d. The Resolution of Intention-Establish directed the preparation of a Special Tax District Report that shows the Facilities and Services and the estimated costs of the Facilities and Services. The Special Tax District Report will be made a permanent part of the record of the public hearing specified below. Reference is made to the Special Tax District Report as filed with the Clerk of the Board of Supervisors in File No. 200120.

e. Property within the Future Annexation Area will be annexed to the Special Tax District, and the Special Taxes will be levied on such property, only with the unanimous approval (each, a "Unanimous Approval") of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed, without additional hearings or elections.

f. As set forth below, the Board of Supervisors will hold a public hearing on the establishment of the Special Tax District and the Future Annexation Area, the Facilities, the Services, the incidental expenses and the Special Taxes.

In the Resolution of Intention-Establish, the Board of Supervisors resolved that the proposed rate and method of apportionment of special taxes among the parcels of real property within the Special Tax District was included in Exhibit B of the Resolution of Intention ("Rate and Method"). However, the version of the Rate and Method included in Exhibit B of the Resolution of Intention-Establish accidentally omitted portions of the Rate and Method. The complete version of the Rate and Method is attached as Exhibit C to the Special Tax District Report on file with the Clerk of the Board of Supervisors in File No. 200120.

2. The public hearing will be held on Tuesday, April 14, 2020, at 3:00 p.m. or as soon as possible thereafter, at San

Francisco Cable Channel 26 and www.sfgovtv.org, San Francisco, California.

3. At the hearing, the testimony of all interested persons or taxpayers for or against the establishment of the Special Tax District, the extent of the Special Tax District or the furnishing of the specified Facilities, Services or incidental expenses may be made orally or in writing by any interested person. Any person interested may file a protest in writing as provided in Section 53323 of the Mello-Roos Act. If 50% or more of the registered voters, or 6 registered voters, whichever is more, residing in the territory proposed to be included in the Special Tax District, or the owners of one-half or more of the area of land in the territory proposed to be included in the Special Tax District and not exempt from the Special Taxes, file written protests against the establishment of the Special Tax District and the protests are not withdrawn to reduce the value of the protests to less than a majority, the Board of Supervisors shall take no further action to create the Special Tax District or levy the Special Tax for period of one year from the date of decision of the Board of Supervisors, and, if the majority protests of the registered voters or landowners are only against the furnishing of a type or types of Facilities, Services or incidental expenses within the Special Tax District, or against levying a specified Special Tax, those types of Facilities, Services or incidental expenses or the specified Special Tax will be eliminated from the proceedings to form the Special Tax District.

In addition, at the hearing, the testimony of all interested persons for and against the establishment of the Future Annexation Area or the levying of Special Taxes within any portion of the Future Annexation Area annexed in the future to the Special Tax District may be made orally or in writing by any interested person. Any person interested may file a protest in writing as provided in Section 53339.5 of the Mello-Roos Act. If 50% or more of the registered voters, or 6 registered voters, whichever is more, residing within the proposed territory of the Special Tax District, or if 50% or more of the registered voters, or 6 registered voters, whichever is more, residing in the territory proposed to be included in the Future Annexation Area, or the owners of 50% or more of the area of land in the territory proposed to be included in the Special Tax District or in the Future Annexation Area and not exempt from the Special Tax, file written protests against the establishment of the Future Annexation Area and the protests are not withdrawn to reduce the value of the protests to less than a majority, the Board of Supervisors shall take no further action to create the Future Annexation Area for a period of one year from the date of decision of the Board of Supervisors.

4. If there is no majority protest, the Board of Supervisors may submit the levy of the Special Taxes for voter approval at a special election. The Special Taxes require the approval of 2/3rds of the votes cast at a special

election by the property owner voters of the Special Tax District, with each owner having one vote for each acre or portion thereof such owner owns in the Special Tax District that is not exempt from the Special Taxes.

Bonded Indebtedness and Other Debt On February 25, 2020, the Board of Supervisors (the "Board of Supervisors") of the City and County of San Francisco (the "City"), State of California, adopted a resolution (the "Resolution of Intention-Debt") declaring the intention to incur bonded indebtedness and other debt in an aggregate principal amount not to exceed \$3,700,000,000 for the "City and County of San Francisco Special Tax District No. 2020-1 (Mission Rock Facilities and Services)" (the "Special Tax District") under Chapter 43, Article X of the San Francisco Administrative Code (as it may be amended from time to time, "Code"), which Code incorporates by reference the Mello-Roos Community Facilities Act of 1982, as amended ("Mello-Roos Act"). The Resolution was signed by the Mayor of the City on March 6, 2020. Under the Code and the Resolution, the Board of Supervisors gives notice as follows:

1. Reference is hereby made to the entire text of the Resolution of Intention-Debt, a complete copy of which is on file with the Clerk of the Board of Supervisors in File No. 200118. The text of the Resolution of Intention-Debt is summarized as follows:

a. The Board of Supervisors has adopted the Resolution of Intention-Establish declaring the intention to establish the Special Tax District and a future annexation area for the purpose of financing, among other things, certain facilities (the "Facilities"), certain services and certain incidental expenses, as further provided in the Resolution of Intention-Establish. The Resolution of Intention-Establish is on file with the Clerk of the Board of Supervisors in File No. 200117.

b. The Board of Supervisors estimates the amount required to finance the costs of the Facilities to be not more than \$3,700,000,000 and, in order to finance such costs, it is necessary to incur bonded indebtedness and other debt (as defined in the Act) in the amount of not more than \$3,700,000,000 (the "Limit"). c. The proposed bonded indebtedness and other debt is to finance the Facilities and incidental expenses, including acquisition and improvement costs and all costs incidental to or connected with the accomplishment of such purposes and of the financing thereof, as permitted by the Code.

d. The Board of Supervisors intends to authorize the issuance and sale of bonds and other debt provided by the Code ("Bonds") in one or more series in the maximum aggregate principal amount of not to exceed the Limit, bearing interest payable semi-annually or in such other manner as the Board of Supervisors determines, at a rate not to exceed the maximum rate of interest as may be authorized by applicable law at the time of sale of such Bonds, and maturing not later than 40 years from the date of the

issuance of the Bonds.

e. The Bonds may include an agreement by the Special Tax District (or the City on behalf of the Special Tax District) to repay the City for one or more advances of land proceeds and other sources of funding to pay the costs of the Facilities and incidental expenses ("Advances"), which repayment obligation ("Repayment Obligation") may be evidenced by a promissory note ratified or executed by the Special Tax District (or the City on behalf of the Special Tax District) in favor of the City, acting through the San Francisco Port Commission. Because the City expects to repay the Repayment Obligation with, among other sources, special taxes levied in the Special Tax District and proceeds of Bonds incurred by or on behalf of the Special Tax District, (i) the Repayment Obligation shall be included in the calculation of the Limit and (ii) any Bonds incurred by or on behalf of the Special Tax District to repay the Repayment Obligation (and the related costs of issuance and costs of funding a debt service reserve fund) shall not be included in the calculation of the Limit.

2. On Tuesday, April 14, 2020, at 3:00 p.m. or as soon as possible thereafter, at San Francisco Cable Channel 26 and www.sfgovtv.org, San Francisco, California, the Board of Supervisors will hold a public hearing on the necessity of incurring Bonds for the Special Tax District in an amount not to exceed the Limit (calculated in accordance with the Resolution of Intention-Establish).

3. At the public hearing, the testimony of all interested persons, including voters and/or persons owning property in the area of the proposed Special Tax District, for and against the proposed Bonds, will be heard. Interested persons may submit written protests or comment to the Clerk of the Board of Supervisors, City and County of San Francisco.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or at board.of.supervisors@sfgov.org. Information relating to this matter can be found in the Legislative Research Center at sfgov.legistar.com/legislation. Meeting agenda information relating to this matter will be available for public review on Friday, April 10, 2020.

Angela Calvillo Clerk of the Board

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE
MONDAY, APRIL 13, 2020 - 1:30 PM
NOTICE IS HEREBY GIVEN

THAT the Land Use and Transportation Committee will hold a remote public hearing to consider the following proposals and said public hearing will be held as follows, at which time all interested parties may attend and be heard: File No. 200086. Ordinance amending the Planning Code by amending the Zoning Map to change the use classification of certain parcels in the Bayview Industrial Redevelopment Project Area (Project Area) from M-1 (Light Industrial) and NC-3 (Moderate-Scale Neighborhood Commercial) to PDR-1-G (General Production, Distribution, and Repair) and NCT-3 (Moderate-Scale Neighborhood Commercial Transit) Districts, and to change the height and bulk classification of certain parcels in the Project Area from 40-X to 65-X; affirming the Planning Department's determination under the California Environmental Quality Act; 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. File No. 200087. Ordinance amending the Planning Code and Zoning Map to create the Bayview Industrial Triangle Cannabis Restricted Use District; affirming the Planning Department's determination under the California Environmental Quality Act; 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. In accordance with Governor Gavin Newsom's statewide order for all residents to "Stay at Home" - and the numerous preceding local and state proclamations, orders and supplemental directions - aggressive directives have been issued to slow down and reduce the spread of the COVID-19 virus. On March 17, 2020, the Board of Supervisors authorized their Board and Committee meetings to convene remotely and allow for remote public comment; therefore, Board of Supervisors meetings that are held through videoconferencing will allow remote public comment. Visit the SFGovTV website (www.sfgovtv.org) to stream the live meetings or watch them on demand. PUBLIC COMMENT CALL-IN (888) 204-5984 / Access Code: 3501008. As the COVID-19 disease progresses, please visit the Board's website regularly to be updated on the current situation as it affects the legislative process and the Board of Supervisors. Persons are encouraged to submit written comments electronically to Erica Major, Land Use and Transportation Committee Clerk, at Erica.Major@sfgov.org. These comments will be made part of the official public record in these matters and shall be brought to the attention of the Committee. Information relating to these matters can be found in the Legislative Research Center at sfgov.legistar.com/legislation. Meeting agenda information relating to these matters will be available for

public review on Friday, April 10, 2020.

NOTICE OF REGULAR MEETING SAN FRANCISCO BOARD OF SUPERVISORS LAND USE AND TRANSPORTATION COMMITTEE APRIL 13, 2020 - 1:30 PM

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a remote public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: Subject: Potrero Power Station Mixed-Use Project File No. 200174. Ordinance amending the General Plan to revise the Central Waterfront Plan, the Commerce and Industry Element, the Recreation and Open Space Element, the Transportation Element, the Urban Design Element, and the Land Use Index, to reflect the Potrero Power Station Mixed-Use Project; adopting findings 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 adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340. File No. 200039. Ordinance amending the Planning Code and Zoning Map to establish the Potrero Power Station Special Use District, generally bound by 22nd Street and the southern portion of the newly created Craig Lane to the north, the San Francisco Bay to the east, 23rd Street to the south, and Illinois Street to the west; and making findings under the California Environmental Quality Act, findings of consistency with the General Plan, the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302. File No. 200040. Ordinance approving a Development Agreement between the City and County of San Francisco and California Barrel Company LLC, a California limited liability company, for the Potrero Power Station Mixed-Use Project at the approximately 29-acre site generally bounded by 22nd Street to the north, the San Francisco Bay to the east, 23rd Street to the south, and Illinois Street to the west, in the southeast part of San Francisco, with various public benefits, including 30% affordable housing and approximately 6.9 acres of publicly-accessible parks and open space; making findings under the California Environmental Quality Act, findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b); making public trust findings in accordance with the approval of a ground lease of Port-owned land; approving specific development impact fees and waiving any conflicting provisions in Planning Code, Article 4, or Administrative Code, Article 10; confirming compliance with or waiving certain provisions of Administrative Code, Chapters 14B, 23, 56, 82, and 99, Planning Code, Sections 169 and 138.1, Public Works

Code, Section 806(d), and Subdivision Code, Section 1348; and ratifying certain actions taken in connection therewith, as defined herein. In accordance with Governor Gavin Newsom's statewide order for all residents to "Stay at Home" - and the numerous preceding local and state proclamations, orders and supplemental directions - aggressive directives have been issued to slow down and reduce the spread of the COVID-19 virus. On March 17, 2020, the Board of Supervisors authorized their Board and Committee meetings to convene remotely and allow for remote public comment; therefore, Board of Supervisors meetings that are held through videoconferencing will allow remote public comment. Visit the SFGovTV website (www.sfgovtv.org) to stream the live meetings or watch them on demand. PUBLIC COMMENT CALL-IN (888) 204-5984 / Access Code: 3501008. As the COVID-19 disease progresses, please visit the Board's website regularly to be updated on the current situation as it affects the legislative process and the Board of Supervisors. Persons are encouraged to submit written comments electronically to Erica Major, Land Use and Transportation Committee Clerk, at Erica.Major@sfgov.org. These comments will be made part of the official public record in these matters and shall be brought to the attention of the members of the Committee. Information relating to these matters can be found in the Legislative Research Center at sfgov.legistar.com/legislation. Meeting agenda information relating to these matters will be available for public review on Friday, April 10, 2020.

NOTICE OF REGULAR MEETING SAN FRANCISCO BOARD OF SUPERVISORS LAND USE AND TRANSPORTATION COMMITTEE

APRIL 13, 2020 - 1:30 PM
NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a remote public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: File No. 191002. Ordinance amending the Planning Code to modify the Geary-Masonic Special Use District regarding minimum parking requirements, ground floor ceiling heights, and to allow payment of an inclusionary housing fee; 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 adopting findings of public convenience, necessity, and welfare under Planning Code, Section 302. If this legislation passes, developers within the Geary-Masonic Special Use District would be required to submit payment for the Affordable Housing Fee under Planning Code, Section 415 et seq. The payment shall be for on-site units for a project providing owned units, rental units, or