

ATTACHMENT A

Types of Facilities To Be Financed By

City of South San Francisco Community Facilities District No. 2021-01 (Public Facilities and Services)

The facilities set forth below (the “Facilities”) are proposed to be financed or funded in whole or in part by City of South San Francisco, County of San Mateo, State of California” (the “District”). The authorized Facilities shall be owned and operated by the City or another public agency, and shall be constructed, whether or not acquired in a completed state, pursuant to the plans and specifications approved by the City and its officials.

I. Roadway and Transportation Improvements

Authorized Facilities include any and all on-site and off-site publicly-owned roadway and transportation facilities required to meet the needs of development within the District. Eligible improvements include, but are not limited to: acquisition of land and easements; design; project management; clearing, grubbing, and demolition; grading, soil import/export; paving, and decorative/enhanced pavement concrete and/or pavers; bridge crossings and culverts; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site); enhanced fencing, and access ramps; street lights; intersections, signalization, and traffic signal control systems; bus turnouts and bus shelters; signs and striping; erosion control; median and landscape corridor landscaping and irrigation; masonry walls; traffic control and agency fees; and other improvements related thereto.

II. Water System Improvements

Authorized Facilities include any and all water facilities required to meet the needs of development within the District. Eligible improvements include, but are not limited to: acquisition of land and easements; potable water storage, groundwater wells, storage tanks, distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto

III. Recycled Water System Improvements

Authorized Facilities include any and all recycled water system facilities required to meet the needs of development within the District. Eligible improvements include, but are not limited to: acquisition of land and easements; recycled water storage, treatment and distribution facilities including pipelines and appurtenances, gate valves, storage tanks, flow meters, booster pump pressurization system, and other improvements related thereto.

IV. Drainage System Improvements

Authorized Facilities include any and all drainage and storm drain improvements required to meet the needs of development within the District. Eligible improvements include, but are not limited to: acquisition of land and easements; design; project management; mains, pipelines and appurtenances; outfalls and water quality measures; temporary drainage facilities; detention/retention basins and drainage pretreatment facilities; drainage ways/channels; pump stations; landscaping and irrigation; access roads, gates, and fencing; striping and signage; and other improvements related thereto where required.

V. Wastewater System Improvements

Authorized Facilities include on-site and off-site facilities required to meet the conveyance needs of development within the District. Eligible improvements include, but are not limited to: acquisition of land and easements; design; project management; pipelines and all appurtenances thereto; manholes; tie-in to existing main line; force mains; lift stations; odor control facilities; sewer treatment plant improvements; and other improvements related thereto.

VI. Parks, Trails, Landscaping, and Open Space Improvements

Authorized Facilities include on-site and off-site park, trail, landscaping and open space facilities required to meet the needs of development within the District. Eligible improvements include, but are not limited to: acquisition of land and easements; design; project management; grading; turf and irrigation; trees and shrubs; sidewalks pathways and trails; masonry sound walls; sports fields, sport courts, playground equipment, picnic areas, benches, drinking fountain and bathrooms; other related hard and soft-scape improvements along roadways and adjacent to or within parks, open space, drainage channels and detention basins; bike trails, bike/pedestrian bridges; storm drain crossings; publicly-owned improvements required for wetland mitigation, tree mitigation, off-site hawk mitigation, and/or agricultural mitigation; landscaping and irrigation, access gates and fencing and related open space improvements.

VII. Fire Station

Fire Facilities, including but not limited to fire stations, apparatus, and facilities and equipment required to meet the needs of development within the District. Eligible improvements include, but are not limited to: acquisition of land and easements; construction; relocation; rehabilitation; replacement; leasing; repair; planning; design; engineering; soils testing; construction staking; construction coordination and inspection; furniture, fixtures, and equipment; and other improvements related thereto.

VIII. Impact Fees

The District will also finance any fees payable to the City, the proceeds of which will be used to fund all or a portion of the cost of any Facilities described above.

1. Traffic or Transportation Impact Fee
2. Oyster Point Grade Separation Fee

3. East of 101 Sewer Impact Fee
4. Sewer Capacity Fee
5. Bicycle and Pedestrian Impact Fee
6. Parkland Acquisition & Construction Fee
7. Public Art/Transit Enhancement Fee
8. Childcare Impact Fee
9. Public Safety Impact Fee
10. Mass Decontamination Fee

IX. Other Public Improvements

Any and all other public improvements authorized under the Mello-Roos Community Facilities Act of 1982 and otherwise necessary to meet the needs of development within the District.

X. Private Utility Facilities

1. Natural Gas Distribution
2. Electrical Distribution
3. Telephone
4. Cable Television
5. Other Private Utility Facilities as Authorized by the Mello-Roos Act

XI. Administrative and Incidental Expenses

In addition to the above Facilities and services, other incidental expenses that may be financed by the District include but are not limited to the following: the cost of planning, permitting, approving and designing the authorized Facilities (including the cost of environmental evaluation, orthophotography, environmental remediation/mitigation); land acquisition and easement payments for authorized Facilities; project management, construction staking; engineering studies; utility relocation and demolition costs incidental to the construction of the public Facilities; and any other expenses incidental to the construction, completion, and inspection of the Facilities and related expenses associated with any of the foregoing.

In addition, the District shall fund the direct and indirect expenses incurred by the City in carrying out its duties with respect to the District including, but not limited to: the levy and collection of the special taxes; the fees and expenses of attorneys; any fees related to the collection of special taxes; an allocable share of the salaries and benefits of any City staff, or consultant fees, directly related thereto and a proportionate amount of the City's general administrative overhead related thereto; expenses incurred by the City in undertaking action to foreclose on properties for which the payment of special taxes is delinquent; administrative fees of the City and the bond trustee or fiscal agent related to the District and the bonds issued by or for the District; costs related to the formation of the District; reimbursement of costs related to the formation of the District advanced by City, the landowner(s) in the District or any party related to any of the foregoing, as well as reimbursement of any costs advanced by the City, the landowner(s) in the District or any party related to any of the foregoing, for Facilities, fees or other purposes or costs of the District; costs related to the issuance of bonds by or for the District, including underwriters

discount, reserve fund, capitalized interest, letter of credit fees and expenses, fees and expenses of bond counsel, disclosure counsel, special tax consultant, municipal advisor and appraiser, bond remarketing costs, and all other incidental expenses; and all other costs and expenses of the City in any way related to the District.

**Types of Services To Be
Financed By
City of South San Francisco Community Facilities District No. 2021-01
(Public Facilities and Services)**

The services authorized to be funded by City of South San Francisco, County of San Mateo, State of California” (the “District”) and paid by the Special Taxes levied within the District (the “Services”) are described below. For purposes of the District, the Services shall incorporate and have the meaning given to the term “services” in section 53313 of the Mello-Roos Community Facilities Act of 1982.

1. Police protection services.

1. Maintenance and lighting of parks, parkways, streets, roads, and open space, including without limitation:

- Roadway maintenance,
- Streetlight maintenance and operations,
- Traffic signal maintenance and operations,
- Parks, waterfront and Bay Trail maintenance,
- Landscaping, parkway, median and open space maintenance, including erosion prevention,
- Public surface parking maintenance, and
- Operation and maintenance of public restroom buildings,

2. Operation and maintenance of storm drainage systems.

The cost of the Services shall include all related administrative costs and expenses, necessary utility (water and electricity) costs, and related reserves for replacement of vehicles, equipment and facilities..

ATTACHMENT B
BALLOT PROPOSITIONS

CITY OF SOUTH SAN FRANCISCO
COMMUNITY FACILITIES DISTRICT NO. 2021-01
(PUBLIC FACILITIES AND SERVICES),
CITY OF SOUTH SAN FRANCISCO, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

SPECIAL TAX AND SPECIAL BOND ELECTION

March 10, 2021

PROPOSITION A: Shall City of South San Francisco Community Facilities District No. 2021-01 (Public Facilities and Services), City of South San Francisco, County of San Mateo, State of California (the "District") incur an indebtedness and issue bonds in the maximum principal amount of \$105,000,000, with interest at a rate or rates not to exceed the maximum interest rate permitted by law, to finance the Facilities and the Facilities Incidental Expenses described in Resolution No. 18-2021 of the City Council of the City of South San Francisco?

YES _____

NO _____

PROPOSITION B: Shall a Special Tax A and a Special Tax B (as such terms are defined in the rate and method of apportionment of special taxes for the District (the "Rate and Method")) as provided in Resolution No. 18-2021 of the City Council of the City of South San Francisco be levied in accordance with the Rate and Method to pay for the Facilities, the Services and Incidental Expenses and other purposes described in Resolution No. 18-2021, including the payment of the principal of and interest on bonds issued to finance the Facilities and Facilities Incidental Expenses?

YES _____

NO _____

PROPOSITION C: For each year commencing with Fiscal Year 2021-22, shall the appropriations limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution, for the District be an amount equal to \$100,000,000?

YES _____

NO _____

