

CITY OF DALY CITY

Regular Meeting - CITY COUNCIL

AGENDA

Monday, October 25, 2021 - 7:00 PM

Visit Daly City's virtual meeting website to attend the virtual meeting via Zoom, watch the livestream of the meeting and view the agenda: <https://bit.ly/dalycityoct25livestream>

COVID-19 ANNOUNCEMENT - PUBLIC MEETINGS

Pursuant to Government Code section 54953(e) *et seq.*, members of the Daly City Council and staff will participate in this meeting via a teleconference. Members of the public are encouraged to watch the meeting via Livestream (City Council Meeting Livestream) at <https://bit.ly/dalycityoct25livestream> or on local Channel 27 (Comcast).

Public Participation:

There are two ways to submit public comment: (1) send written comments by 4:00 pm on meeting day and (2) join to speak at the meeting via Zoom.

To submit a comment in writing, please email cityclerk@dalycity.org and write "Public Comment" in the subject line. In the body of the email, include the item number and/or title of the item as well as your comments. All comments received by 4:00 pm will be emailed to the City Council members prior to the meeting. Those comments received after 4:00 pm will be added to the record and shared with the City Council members following the public meeting. Comments are not read aloud into the record.

To speak at the meeting via Zoom, join at <https://bit.ly/dalycityoct25zoom>. Zoom will require an email address and name. The name entered will be visible online and will be used to notify you that it is your turn to speak. You may also join by visiting <https://zoom.us/join>. Enter meeting ID: 892 4485 0683, then enter email address and name. The October 25, 2021 Regular City Council meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local). Enter the meeting ID: 892 4485 0683, then press #.

When you would like to speak on an item during the public comment portion of the meeting, you will need to use the "raise hand" feature in Zoom. Public comment is limited to two (2) minutes maximum, and speakers may only comment once per item. You must familiarize yourself with Zoom prior to joining the meeting. The City will not be providing technical support.

If you do not wish to speak, the City requests that you watch the livestream of the meeting on the City's virtual meeting website at <https://bit.ly/dalycityoct25livestream>.

Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting should call the office of the City Clerk at 991-8078 as soon as possible.

CALL TO ORDER:

PLEDGE TO THE FLAG:

AVAILABILITY OF PUBLIC RECORDS:

All public record to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the City Clerk's Office, City Hall located at 333 90th Street, Daly City, CA during normal business hours, at the same time that the public records are distributed or made available to the legislative body.

ROLL CALL:

PRESENTATIONS:

1. Proclaiming October 20, 2021 as National Chicken and Waffles Day, Keith Richardson, Keith's Chicken N Waffles
2. Reimagine SamTrans Project (Proposed Additions to Daly City Fixed Bus Routes), Jessica Epstein and Jonathan Steketee, SamTrans
3. Proclaiming October 2021 as Domestic Violence Awareness and Prevention Month
4. Proclaiming October 2021 as Breast Cancer Awareness Month

APPROVAL OF MINUTES:

5. Regular Meeting of October 11, 2021

APPROVAL OF AGENDA:

CONSENT AGENDA:

Resolutions

6. Amending Traffic Regulations to install a 75-ft. passenger loading/unloading (white) zone along the south side of Brooklawn Avenue, just west of the staircase to Tobias Elementary School (TSR 22/18)
7. Accepting Public Service Utility Easements from the Chinese Cemetery Association for the Site Improvements at 4650 Callan Boulevard
8. Approving Application for Proposition 68 Per Capita Grant and Authorizing City Manager to Execute All Grant Documents for Polaris Park Improvement Project
9. Setting Time and Place for a Public Hearing to Consider Amendments to Daly City Municipal Code Chapter 17.36 – Home Occupations Zoning Ordinance to Allow Microenterprise Home Kitchen Operations (MEHKOs) **Set Hearing: 11/8/21**
10. Setting Time and Place of Public Hearing – Proposed Ordinance Adding Chapter 8.80 – Mandatory Organic Waste Disposal Reduction **Set Hearing: 11/8/21**

Check Registers:

11. Check Registers for the Month of September 2021

END OF CONSENT AGENDA

COMMUNICATIONS:

12. Preliminary Plan Review of a Proposed Precise Plan for the Redevelopment of the Serramonte Del Rey Campus at 699 Serramonte Boulevard

STAFF: Carmelisa Morales

RECOMMENDATION: Motion to Continue
Roll Call

13. Use Permit UPR-7-19-14148 (Coastal Development Permit) and Design Review DR-7-19-14149 — Monopine Cell Tower at 220 Avalon Drive
 - A. Findings
 - B. EA (Categorical Exemption)
 - C. UPR-7-19-14148, DR-7-19-14149

STAFF: Brian Paland

RECOMMENDATION: Adopt Resolution by Roll Call Vote

14. Approval of Written Response to Grand Jury Report: "Building Greater Trust between the Community and Law Enforcement via the Racial Identity Profiling Act (RIPA)."

STAFF: John Gamez

RECOMMENDATION: Motion to approve

15. Approval of Written Response to 2020/2021 San Mateo County Civil Grand Jury Report, "San Mateo County: California's Ground Zero for Sea Level Rise"

STAFF: Stephen Stolte

RECOMMENDATION: Motion to approve

PUBLIC APPEARANCES/ORAL COMMUNICATIONS:

NOTE: Speakers are limited to two minutes, unless modified by the Mayor. The Council cannot take action on any matter raised under this item.

APPOINTMENTS: Board/Commission Membership Committee Appointments

REPORTS:

16. Council Committee

a. Council Committee Meetings July 12 - October 25, 2021

17. City Council

18. Staff

ADJOURNMENT:

Proclamation

National Chicken and Waffles Day

WHEREAS, October 20, 2021 is National Chicken and Waffles Day across the country; and

WHEREAS, savory and sweet collide for this soulful celebration of flavor. Imagine a world where ingredients of every spice and spirit find their way into the honeycombs of thick and crispy waffles; and

WHEREAS, from Los Angeles to New York City, this quintessential meal of the rural south made a slow migration to the urban communities to the north and west as well as in Daly City; and

WHEREAS, Chicken and Waffles has been around for more than 150 years. While no one knows who first put Chicken and Waffles on the same plate together, we do know the meal was a staple of both African-American cooks and the Pennsylvania Dutch. Part breakfast part supper, everyone can enjoy Chicken and Waffles any time of the day; and

WHEREAS, the meal serves up some hearty combinations. Our only limit is our imaginations. Not only does Chicken and Waffles Day bring together two food groups, but it also unites others. For example, friends and families, communities and organizations, and multiple generations; and

WHEREAS, Roscoe's House of Chicken N' Waffles in Southern California founded National Chicken and Waffles Day in 2021. The Registrar at National Day Calendar proclaimed the first National Chicken and Waffles Day to be observed on October 20, 2021, and annually thereafter.

NOW, THEREFORE, I, Juslyn C. Manalo, Mayor, and members of the City Council, hereby proclaim **October 20, 2021 as National Chicken and Waffles Day** in the City of Daly City and **recognize Keith's Chicken N Waffles** on this special occasion. We encourage the Daly City community to observe and celebrate this delightful occasion by enjoying their favorite version of Chicken and Waffles.

Signed and sealed by the Mayor and City Council
of the City of Daly City this 25th day of October
2021.

Juslyn C. Manalo, Mayor

Roderick Daus-Magbual, Vice Mayor

Raymond A. Buenaventura, Councilmember

Pamela DiGiovanni, Councilmember

Glenn R. Sylvester, Councilmember

Proclamation

Domestic Violence Awareness Month

October 2021

- WHEREAS,** the City of Daly City recognizes and participates in public awareness to support National Domestic Violence Awareness Month; and
- WHEREAS,** Domestic Violence Awareness Month provides an excellent opportunity for citizens to learn more about preventing domestic violence and to show support for the organizations and individuals who provide critical advocacy, services, and assistance to victims; and
- WHEREAS,** on average, 24 people per minute are victims of rape, physical violence or stalking by an intimate partner in the United States which totals 12 million women and men over the course of a year; and
- WHEREAS,** the problem of domestic violence is not confined to any group or groups of people, but crosses all economic, racial, gender, educational, religious, and societal barriers, and are sustained by societal indifference; and
- WHEREAS,** the crimes of domestic violence violate an individual's privacy, dignity, security, and humanity due to the systematic use of physical, emotional, sexual, psychological, and economic control and/or abuse; and
- WHEREAS,** oftentimes the victims of domestic violence are children, who can have lifelong repercussions from the emotional or physical trauma of being exposed to domestic violence; and
- WHEREAS,** domestic violence survivors and their advocates have rallied to the cause of victim justice.

NOW, THEREFORE, I, Juslyn C. Manalo, Mayor, and members of the City Council, hereby proclaim **October 2021 as Domestic Violence Awareness Month** in the City of Daly City and encourage the Daly City community to stand together against domestic violence, to offer support and understanding to survivors, and to participate in domestic violence awareness activities.

Signed and sealed by the Mayor and City Council
of the City of Daly City this 25th day of October
2021.

Juslyn C. Manalo, Mayor

Roderick Daus-Magbual, Vice Mayor

Raymond A. Buenaventura, Councilmember

Pamela DiGiovanni, Councilmember

Glenn R. Sylvester, Councilmember

PROCLAMATION

BREAST CANCER AWARENESS MONTH

October 2021

WHEREAS *October is Breast Cancer Awareness Month, an annual campaign to raise awareness about the impact of breast cancer in women and men and honor those who have lost their battle to this terrible disease.; and*

WHEREAS *breast cancer is the second most common cancer affecting women. It is estimated 1 in 8 women will develop breast cancer over the course of their lifetime and 281,550 women will be diagnosed with breast cancer in the United States in 2021; and*

WHEREAS *early detection is one of the most important strategies for treating breast cancer successfully, and regular screenings are the most reliable way to detect it early. There is renewed energy focusing on getting women to do the recommended screening schedule, before a cancer has spread and becomes less treatable; and*

WHEREAS *the COVID-19 pandemic has disrupted many parts of our lives and has produced new deficits in breast cancer early detection. It is important to maintain scheduled screenings, doctor appointments, and treatments without delay while observing coronavirus safety measures; and*

WHEREAS *we applaud the advocates, medical professionals, researchers and caregivers who dedicate their lives to making progress toward cures; and*

WHEREAS *we stand in solidarity with breast cancer survivors across the country; and*

WHEREAS *this is an opportunity to Go Pink in October to raise awareness, promote early screening and honor those affected by breast cancer. Pink ribbon has become the universal symbol of breast cancer, illustrating the cause, raising awareness and bringing together women in solidarity. By wearing a simple piece of ribbon affixed with a pin, we can show our support for breast cancer awareness; and*

WHEREAS *join us as we rise together to help uplift women in need by joining the cause. Individuals can get involved by becoming a volunteer, donating toward a mammogram for a person in need or start a fundraiser with family and friends.*

NOW, THEREFORE, I, Juslyn C. Manalo, Mayor and members of the City Council of the City of Daly City, do hereby proclaim the month of October 2021, as BREAST CANCER AWARENESS MONTH in Daly City and urge all citizens to rise to the occasion of becoming involved with breast cancer awareness by learning the warning signs and what steps to take to help prevent fatalities related to breast cancer.

Signed and sealed by the Mayor and City Council of the City of Daly City, this 25th day of October, 2021.

Juslyn C. Manalo, Mayor

Roderick Daus-Magbual, Vice Mayor

Raymond A. Buenaventura, Councilmember

Pamela DiGiovanni, Councilmember

Glenn R. Sylvester, Councilmember

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
OCTOBER 11, 2021

To view videos of the City Council meetings, visit <http://yt.vu/+dalycitycouncil>

The meeting was called to order by Mayor Manalo at 7:00 P.M. by video conference call pursuant to Governor Gavin Newsom's Executive Order N-29-20.

ROLL CALL: Councilmembers Present:
 Juslyn C. Manalo, Mayor
 Raymond A. Buenaventura
 Pamela DiGiovanni
 Glenn R. Sylvester

Councilmembers Absent:
 Rod Daus-Magbual, Vice Mayor

Staff Present:
 Shawwna Maltbie, City Manager
 Rose L. Zimmerman, City Attorney
 K. Annette Hipona, City Clerk

PRESENTATIONS:

Proclaiming October 2021 as Filipino-American History Month
(Dorie Paniza & Ray Satorre, Board of Directors, Pilipino Bayanihan Resource Center (PBRC))

APPROVAL OF MINUTES:

Regular Meeting of September 27, 2021

It was moved by Councilmember DiGiovanni, seconded by Mayor Manalo and carried to approve the minutes of the Regular Meeting of September 27, 2021, as amended.

APPROVAL OF AGENDA:

It was moved by Councilmember Sylvester, seconded by Councilmember DiGiovanni and carried to approve the agenda.

CONSENT AGENDA:

It was moved by Councilmember Sylvester, seconded by Councilmember DiGiovanni and carried to approve the consent agenda with the exception of items #6, #8 and #10 which were removed from consent for further discussion.

Note on Public Comments: For this meeting, members of the public were encouraged to watch the meeting via livestream at <https://bit.ly/dalycityoct11> and to register and speak at the meeting via Zoom, and/or submit public comments via email to cityclerk@dalycity.org prior to the public meeting. Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting were instructed to call the office of the City Clerk at 991-8078 prior to the meeting.

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
OCTOBER 11, 2021

Resolutions:

Notice of Completion for the Gellert Park Renovations - Prefabricated Restroom Building Installation

Resolution 21-133, Accepting Completion of Certain Project in the Department of Public Works (Gellert Park Renovations - Prefabricated Restroom Building Installation)

Notice of Completion for the Gellert Park Renovations Project

Resolution 21-134, Accepting Completion of Certain Project in the Department of Public Works (Gellert Park Renovations Project)

Notice of Completion for the 2019-2020 Original Daly City/Civic Center Slurry Seal Project

Resolution 21-135 , Accepting Completion of Certain Project in the Department of Public Works (2019-2020 Original Daly City/Civic Center Slurry Seal Project)

Authorizing City Manager to Execute Agreement with Off the Grid Services, LLC

Denise Brown, Recreation Manager, provided information on the \$2 million funding allocated by the San Mateo County Board of Supervisors to assist former Great Plates Delivered participants that have severe nutrition risk without delivered meals. Ms. Brown recommended the City contract with Off the Grid Services, a meal deployment operation, to deliver meals to seniors and participants through the end of the calendar year. The Council thanked Ms. Brown and her staff for all their hard work.

It was moved by Mayor Manalo, seconded by Councilmember Buenaventura and carried by voice vote to adopt the following resolution:

Resolution 21-136, Authorizing Execution of Agreement with Off the Grid Services, LLC

Final Acceptance of the Subdivision Improvements for the Lausanne Subdivision, Acceptance of the Offer of Dedication of a Public Right-Of-Way Easement, and Acceptance of a Water Meter Easement from the Ping and Lily C. Hsu Trust Dated July 25, 2003

Resolution 21-137, Approving Final Acceptance of the Subdivision Improvements for the Lausanne Subdivision, Acceptance of the Offer of Dedication of a Public Right-Of-Way Easement and Acceptance of a Water Meter Easement

Adopting Resolution Authorizing Remote City Council Meetings Under New State Brown Act Requirements (AB 361)

City Attorney Rose Zimmerman provided information on AB361 signed by the Governor on September 16, 2021 as an urgency measure to amend the Brown Act and to authorize all public meetings remotely. The Council must comply with AB361 and pass the proposed resolution to continue meeting remotely for a period of 30 days, and subsequent resolutions to extend the use of remote meetings for additional periods of 30 days thereafter.

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
OCTOBER 11, 2021

It was moved by Mayor Manalo, seconded by Councilmember Buenaventura and carried by voice vote to adopt the following resolution:

Resolution 21-138, Authorizing Remote Teleconference Meetings by the City Council and All Boards, Commissions, and Standing Committees of the City in Accordance with Assembly Bill 361 for a Period of Thirty Days

Approve Second Amendment to Peninsula Traffic Congestion Relief Alliance JPA

Resolution 21-139, Approving Second Amendment and Restatement of the Joint Powers Agreement Establishing the Peninsula Congestion Relief Alliance

Approving the City of Daly City Procedure and Conduct Guidelines for Elected and Appointed Officials

Mayor Manalo thanked City Manager Maltbie, Assistant City Manager Stolte and City Attorney Zimmerman for their work on the procedure and guidelines. It was moved by Mayor Manalo, seconded by Councilmember Buenaventura and carried by voice vote to table the item in respect to Vice Mayor Daus-Magbual who was not present for the meeting.

END OF CONSENT AGENDA

PUBLIC APPEARANCES/ORAL COMMUNICATIONS:

Call-In User_1, who identified themselves as Curt, complained about the Council meetings not starting on time, requested to speak for 5 minutes without interruption, requested answers for the death of Roger Allen, cited conflicts of interest, supported citizens' rights, and raised issues with law enforcement.

Ray Satorre fully endorsed the proposed procedure and conduct guidelines to promote public confidence, public interests, a norm of conduct, and ethical procedures during meetings while the City delivers services to its residents. Mr. Satorre looked forward to the implementation of the guidelines for proper and professional conduct for the City Council, the City Manager, City Officials, City Commissioners, and everyone.

Call-In User_2, who identified themselves as "The Public", asked for everyone's resignations and reported that agencies have been contacted regarding unanswered complaints and a recall. The Public requested the Council not to comment on The Public's comments and complained about the City Clerk, the City Manager, and the Police.

John Jones empathized with the Council for the personal abuse they have been receiving regarding the case of Mr. Allen. Mr. Jones hoped no money will be paid by the City on this claim.

Rita Chow spoke as a member of the 2021 Supervisory District Lines Advisory Commission. Ms. Chow reported the commission uses 2020 census data to draw lines to ensure all residents of the County have equal representation. On behalf of the commission, Ms. Chow invited everyone to get involved in this important process by visiting [Smcdistrictlines.org](https://smcdistrictlines.org) to find a wealth of information as well as an online survey to collect community input. Ms. Chow also encouraged residents to participate at the Commission's public meetings.

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
OCTOBER 11, 2021

Desi Danganan, Executive Director of Kultivate Labs, stated that no financial impropriety occurred at the event at Gellert Park for Saints and Sentinels. He reported the community-led event, whose goal was to address Asian hate crimes, raised funds amounting to \$1400 which was used for free martial arts/self-defense classes to the community and to pay for the insurance for the event. Mr. Danganan stated no money was paid to Mayor Manalo or Eskabo Daan Martial Arts from the grassroots event.

Christi Morales-Kumasawa, Filipino Mental Health Initiative, stated her organization was one of the groups (along with Pilipino Bayanihan Center and Kultivate Labs) involved in coming together for the Saints and Sentinels to address the anti-Asian sentiment and attacks. Ms. Morales-Kumasawa stated the money raised was used to fund self-defense classes for scared community members, shared her experience at the event, and thanked Mayor Manalo for her support in the grassroots effort.

Cheryll Catuar read a letter she sent to the Council as a concerned citizen regarding an incident she had with Councilmember DiGiovanni at Serramonte Center on September 19. In the letter, Ms. Catuar recounted that Councilmember DiGiovanni stated she would file a complaint against fellow Councilmembers regarding fraudulent activities, which included County Supervisor Canepa, and that never again will another person of Filipino race sit on the Council after what they did to her, and that others should be given the opportunity to represent, and the union does not want another Filipino in the Council. Ms. Catuar agreed with the statement about more diversity but asked Councilmember DiGiovanni not to generalize a race. Ms. Catuar stated she previously supported Councilmember DiGiovanni because she displayed a great deal of concern for Daly City by being accessible, but the incident showed Ms. Catuar that Councilmember DiGiovanni was not respectful in her interactions and displayed racist opinions and thoughts during the meeting with Ms. Catuar.

REPORTS:

Council Committee

Social Justice Committee (Buenaventura/Manalo)

City Council

Councilmember DiGiovanni wished everyone a happy Indigenous Day and requested reviving Italian Heritage Month in Daly City by having a Daly City delegation in the Italian Heritage Parade. Councilmember DiGiovanni clarified when she reached out to City Attorney Zimmerman regarding conflict of interest issues, Ms. Zimmerman advised she sent all Councilmembers a document defining what a conflict of interest is, that Council can decide for themselves whether there is a conflict, and that Ms. Zimmerman never mentioned to Mayor Manalo that she did not have a conflict of interest. Councilmember DiGiovanni reported attendance at the Police Athletic League dinner and acknowledged participation by Pacific Islands Together (PIT) members including Theresa Faapuaa, Phil, Ruth and Reyna. Councilmember DiGiovanni reported the Police Athletic League has donated funds, along with Supervisor Canepa, towards the soccer turf at Woodrow Wilson School and acknowledged Chief Gamez and Police Officer Ortiz.

Councilmember Buenaventura reported on San Mateo County engaging in a process to balance out the population sizes for each district based on the recent census data. In Daly City, known as District 5, there are talks of drawing district lines that will dilute the votes in Daly City – i.e. one map has Pacifica

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
OCTOBER 11, 2021

being drawn into District 5, which Councilmember Buenaventura objected to. Councilmember Buenaventura urged the public to pay attention to district lines discussion and to engage by speaking at a meeting or drawing their own map or supporting a proposed map. At the upcoming next meeting of October 21, several maps will be displayed as draft proposals and the public will have an opportunity to study those and provide input during the meeting; Smcdistrictlines.org also provides various tools such as drawing a new map. Councilmember Buenaventura expressed appreciation for all employees and requested if something can be done by the City to show its thanks and appreciation.

Mayor Manalo agreed on the importance of community members being involved in the creation of district lines and civic engagement. Mayor Manalo stated that funds at the Gellert Park event were utilized for the community as heard tonight from various organizations. Mayor Manalo reported contacting City Attorney Zimmerman and was informed by Ms. Zimmerman that there was no conflict of interest and stated she had no monetary gain from the Gellert Park event. Mayor Manalo thanked staff for their work on the Filipino American History Month Event and asked staff and her colleagues to look at how the City can honor Indigenous People's Day next year and perhaps work with Dr. Jonathan Cordero, a professor and leader in the Ramaytush Ohlone community. Mayor Manalo reported attendance at the Project Pearls event (held at Tanforan), a community-led effort for donations that gives back to the Philippines by donating toys, acknowledging participation by Tony Bayuden, Supervisor Canepa's Chief of Staff. Mayor Manalo attended the Police Athletic League's annual golf tournament which has provided for the youth; Republic Services and City Toyota also attended the event. Mayor Manalo reported many residents have been vaccinated and acknowledged the many challenges and work ahead; the Mayor thanked her colleagues and staff, thanking all workers from all departments for their consistency and hard work during this time. Mayor Manalo thanked City Manager Maltbie for thinking of the employees and hiring a local vendor. Mayor Manalo addressed members of the public, stating that although the Council cannot respond to the public's comments, the Council is listening to all input.

Councilmember Sylvester requested City Manager Maltbie for an update on police body-worn cameras and to place this item on an upcoming Council agenda,

Staff:

City Manager Shawna Maltbie acknowledged the incredible work force from top to bottom. Ms. Maltbie reported an upcoming event by Human Resources to celebrate employees from all departments via a lunch from a local merchant and invited the Council to join the event.

ADJOURNMENT:

Mayor Manalo adjourned the meeting in memory of Ezekiel Dazzle Cruz and Beverly Halbur at 8:30 PM.

Approved as submitted, this 25th
day of October, 2021.

City Clerk

Mayor



City Council Agenda Report

Item # _____

Meeting Date: October 25, 2021

Subject: Amend Traffic Regulations to install a 75-ft. passenger loading/unloading (white) zone along the south side of Brooklawn Avenue, just west of the staircase to Tobias Elementary School (TSR 22/18).

Recommended Action

Recommend the City Council amend the City's traffic regulations to install a 75ft. white zone along the south side of Brooklawn Avenue, just west of the staircase to Tobias Elementary School, enforceable between 8:00 am to 8:30 am and 1:30 pm to 3:30 pm on school days (TSR 22/18).

Background

On September 9, 2021, the City's Traffic Safety Committee met and reviewed various requests for traffic improvements, signage and pavement markings, and recommended that the City Manager proceed with amending the aforementioned traffic regulations.

Discussion

The amendment to the traffic regulations is recommended for the following reason:

Staff received a request from the principal, staff and students at Tobias Elementary School for a second loading zone at the back entrance to the school. The school district recently completed sidewalk improvements on Brooklawn Avenue and have been using this alternate entry point to access the school. The school has staff and student safety patrollers monitoring the new drop-off and pick-up area. The enforceable times of the proposed whites zone will be the same as the times for the existing white zone on Southgate Avenue. The additional loading zone on Brooklawn Avenue will help alleviate the congestion along Southgate Avenue during drop-off and pick-up times.

Fiscal Impact

Funding is available for the proposed signs and/or markings in the Street Maintenance operating budget 17-314-330 for the current Fiscal Year 2021-2022.

Summary/Conclusion

Recommend the City Council amend the aforementioned traffic regulations.

Staff is available to provide any additional information desired by the Mayor or Councilmembers.

Respectfully submitted,

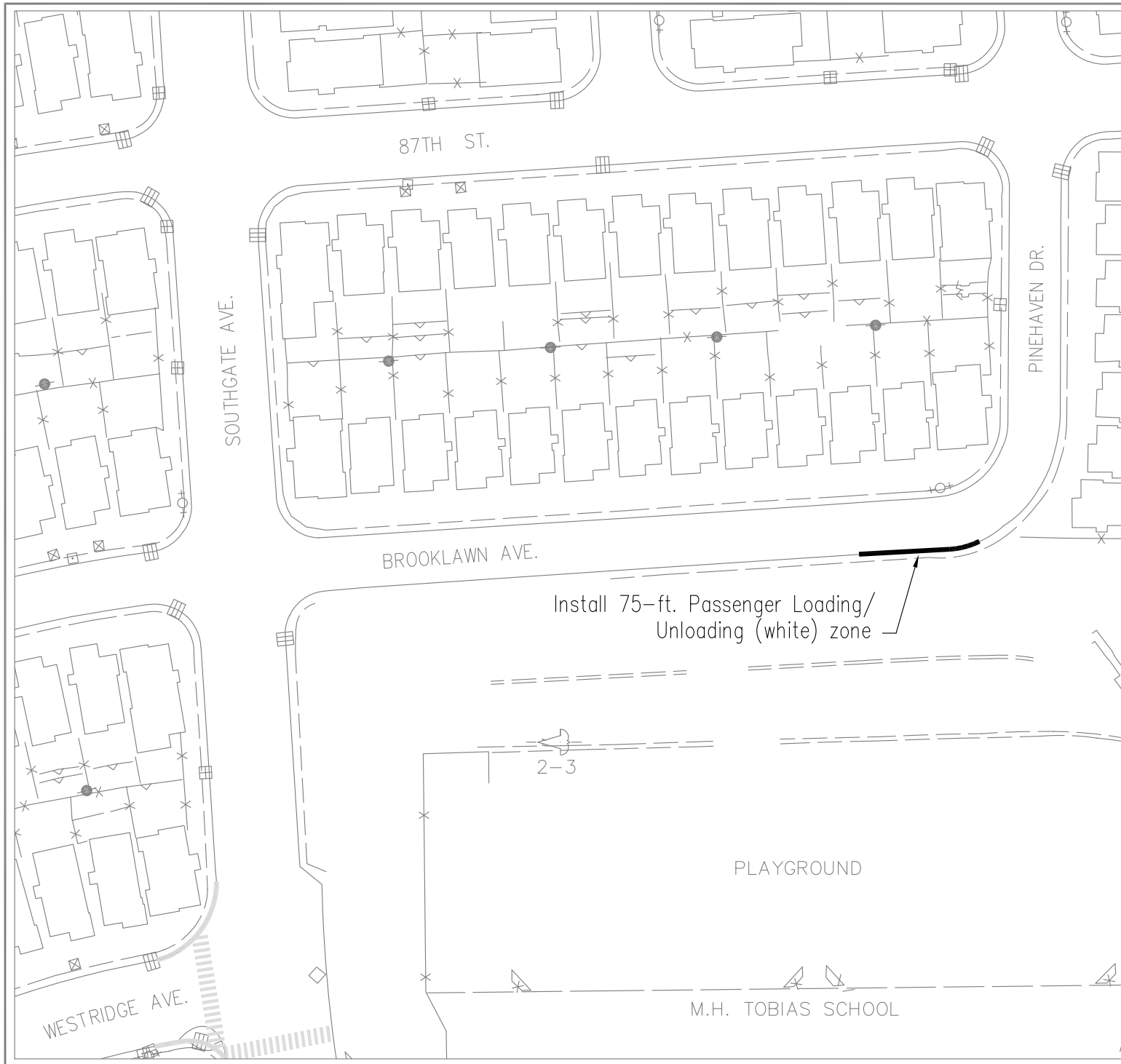


Shirley Chan
Traffic Engineer



Richard Chiu, Jr.,
Director of Public Works

Attachment: Traffic Improvements Location Map



TSR 22/18



THE CITY OF DALY CITY
CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

TRAFFIC IMPROVEMENTS
M.H. TOBIAS SCHOOL
BROOKLAWN AVE

DRAWN	SCY	DATE	10/21	APPROVED	CITY ENGINEER
CHECKED	KF	SCALE	NTS	SHEET NO.	1 OF 1
DESIGNED	SCY	SURVEY NO.		TSR 22/18	DRAWING NUMBER
					REV.



City Council Agenda Report

Item # _____

Meeting Date: October 25, 2021

Subject: Acceptance of Public Service Utility Easements from the Chinese Cemetery Association for the Site Improvements at 4650 Callan Boulevard

Recommended Action

Staff recommends that the City Council approve and authorize the City Manager to accept, on behalf of the City, the Public Service Utility Easement Deed from the Chinese Cemetery Association for two (2) public service utility easements at 4650 Callan Boulevard.

Background

The Chinese Cemetery Association (Grantor) was issued a site improvement permit on June 19, 2017 from the Department of Public Works to construct improvements associated with a new columbarium at 4650 Callan Boulevard. During construction inspections, it was determined that there were two water meters installed on private property rather than the public Right-Of-Way where water meters are typically required to be installed. In order for the City to maintain these improvements, the Grantor is required to grant Public Service Utility Easements for two (2) areas on the west side of the property.

Discussion

Acceptance of the Public Service Utility Easements will allow the City to enter the easement areas to construct, replace, maintain, and repair any and all public service facilities and appurtenances within the easements.

The attached legal descriptions and plat maps for the Public Service Utility Easement Deed have been reviewed and approved by staff.

Fiscal Impact

There is no fiscal impact associated with these recommendations.

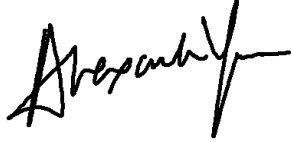
Summary/Conclusion

Staff recommends that the City Council approve and authorize the City Manager to accept, on behalf of the City, the Public Service Utility Easement Deed from the Chinese Cemetery Association for two (2) public service utility easements at 4650 Callan Boulevard.

Staff is available to provide any additional information desired by the Mayor or Councilmembers.

Acceptance of Public Service Utility Easements from the Chinese Cemetery Association
for the Site Improvements at 4650 Callan Boulevard
Meeting Date: October 25, 2021
Page 2 of 2

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Alexander Yuen', with a stylized flourish at the end.

Alexander Yuen
Engineer I

A handwritten signature in black ink, appearing to read 'Richard Chiu, Jr.', with a stylized flourish at the end.

Richard Chiu, Jr.
Director of Public Works

Attachments:

1. Public Service Utility Easement Deed

RECORDING REQUESTED BY:

City of Daly City

WHEN RECORDED MAIL TO:

City of Daly City
Attn: City Clerk
333 90th Street
Daly City, CA 94015

APN: 091-211-230

**PUBLIC SERVICE UTILITY EASEMENT DEED
4650 CALLAN BOULEVARD, DALY CITY, CA 94015**

THE UNDERSIGNED GRANTOR DECLARES:

Documentary Transfer Tax – EXEMPT – Rev. & Tax. C.A. § 11922
Filing Fee – EXEMPT – Gov. Code § 6103

CHINESE CEMETERY ASSOCIATION (“Grantor”), a benevolent corporation of the State of California, owner of that certain real property located in the City of Daly City, County of San Mateo, State of California, **HEREBY GRANTS** to the **CITY OF DALY CITY** (“City”), a municipal corporation, **PUBLIC SERVICE UTILITY EASEMENT #1** over and under that certain real property more particularly described and attached hereto as Exhibit A, and depicted on the plat attached hereto as Exhibit B, and **PUBLIC SERVICE UTILITY EASEMENT #2** over and under that certain real property more particularly described and attached hereto as Exhibit C, and depicted on the plat attached hereto as Exhibit D, for the right to erect, install, construct, remove, repair, replace, reconstruct, maintain and use, for public service purposes, any and all materials, fixtures, appliances, equipment, pipes, pipelines, necessary for the transmission, collection, distribution and delivery of utility services over, along, upon, under and across the parcel of real property lands of Grantor for all purposes useful or convenient in connection with or incidental to the exercise of the rights herein.

GRANTOR FURTHER GRANTS TO CITY:

1. Review and control the maintenance of any improvements within said easements; and
2. Enter upon said easements for the purpose of construction, replacement, maintenance and repair of any and all public service facilities and appurtenances within said easements. City shall have the further right to pass through the contiguous real property of Grantor for access to the easements.

GRANTOR FURTHER ACKNOWLEDGES AND AGREES to the following:

1. Grantor shall not plant any trees or bushes within or erect, construct or install any fence, wall, irrigation or any other type of structure, improvement or private utilities over, across or under said easement without first obtaining written permission from City. Grantor shall keep the easement areas clear from any obstructions that will make the area inaccessible.

The conveyance of said easements is made for the benefit of the City and its respective successors and assigns. This conveyance is binding on the Grantor, its heirs, assigns and successors in interest.

**CHINESE CEMETERY ASSOCIATION,
a benevolent corporation of the State of
California**

By: Alisa Lam

Name: Alisa Lam

Its: president

DATED: 9/13, 2021.

CERTIFICATE OF ACCEPTANCE
(Government Section 27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the Public Service Utility Easements Deed dated _____, 2021 from CHINESE CEMETERY ASSOCIATION to the City of Daly City, a municipal corporation, is hereby accepted by the undersigned on behalf of the City of Daly City pursuant to the authority conferred by City Council Resolution No. _____ adopted on _____, 2021, and the City of Daly City consents to recordation thereof by its duly authorized officer.

CITY OF DALY CITY, a municipal corporation

Dated: _____, 2021

By: _____
Shawwna Maltbie
City Manager

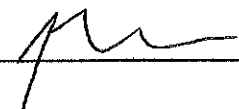
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF San Mateo) SS

On 9/13/2021 before me, Jennifer Lynch, a Notary Public, personally appeared Alisa Lam, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

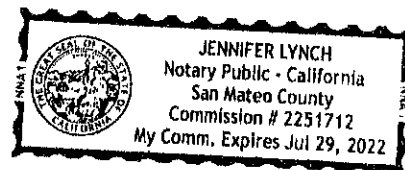


EXHIBIT A

Public Service Utility Easement #1 Description

EXHIBIT "A"
LEGAL DESCRIPTION
PUBLIC SERVICE UTILITY EASEMENT #1
APN 091-211-200

Being a public service utility easement over real property situated in the City of Daly City, County of San Mateo, State of California, described as follows:

Being a portion of Parcel 2 as said parcel is described in that certain quitclaim deed from the Suburban Realty Company to the Chinese Cemetery Association recorded April 6, 1972 in Volume 6123, Page 707, San Mateo County Records, particularly described as follows:

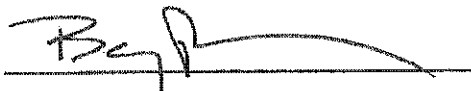
Commencing at the northerly terminus of that certain curve having a radius of 30.00 feet, a central angle of 84°39'06" and an arc distance of 44.32 feet, as said curve connects the easterly line of Callan Boulevard (80.00' wide) with the northerly line of Hickey Boulevard, as said boulevards are shown on that certain map entitled "Serramonte, Unit No. 11, Daly City, California", recorded April 9, 1969 in Book 69 of Maps, Page 15, San Mateo County Records; thence from said Point of Commencement, along said easterly line of Callan Boulevard North 31°41'03" West 87.75 feet, as said line is described in said quitclaim deed; thence along the following curves as described in last said deed, a tangent curve to the right having a radius of 460.00 feet, through a central angle of 47°22'19", an arc distance of 380.33 feet; thence along a reverse curve to the left having a radius of 1040.00 feet, through a central angle of 12°05'42", an arc distance of 219.54 feet to the **True Point of Beginning**; thence continuing along said easterly line of Callan Boulevard and last said curve having a radius 1040.00 feet, through a central angle of 00°33'08", an arc distance of 10.02 feet; thence leaving said easterly line South 82°47'53" East 11.74 feet; thence South 06°30'28" West 10.00 feet; thence North 82°47'53" West 11.18 feet to said easterly line and the **True Point of Beginning**.

Containing an area of 114 +/- Square Feet

Exhibit "B", Plat to Accompany Legal Description, is attached hereto and by this reference made a part hereof.

TRANSAMERICAN ENGINEERS

By:



Barry A Pierce, L.S. 6975

Date: 05/21/2021

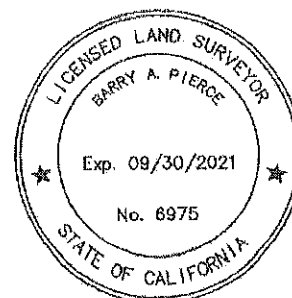
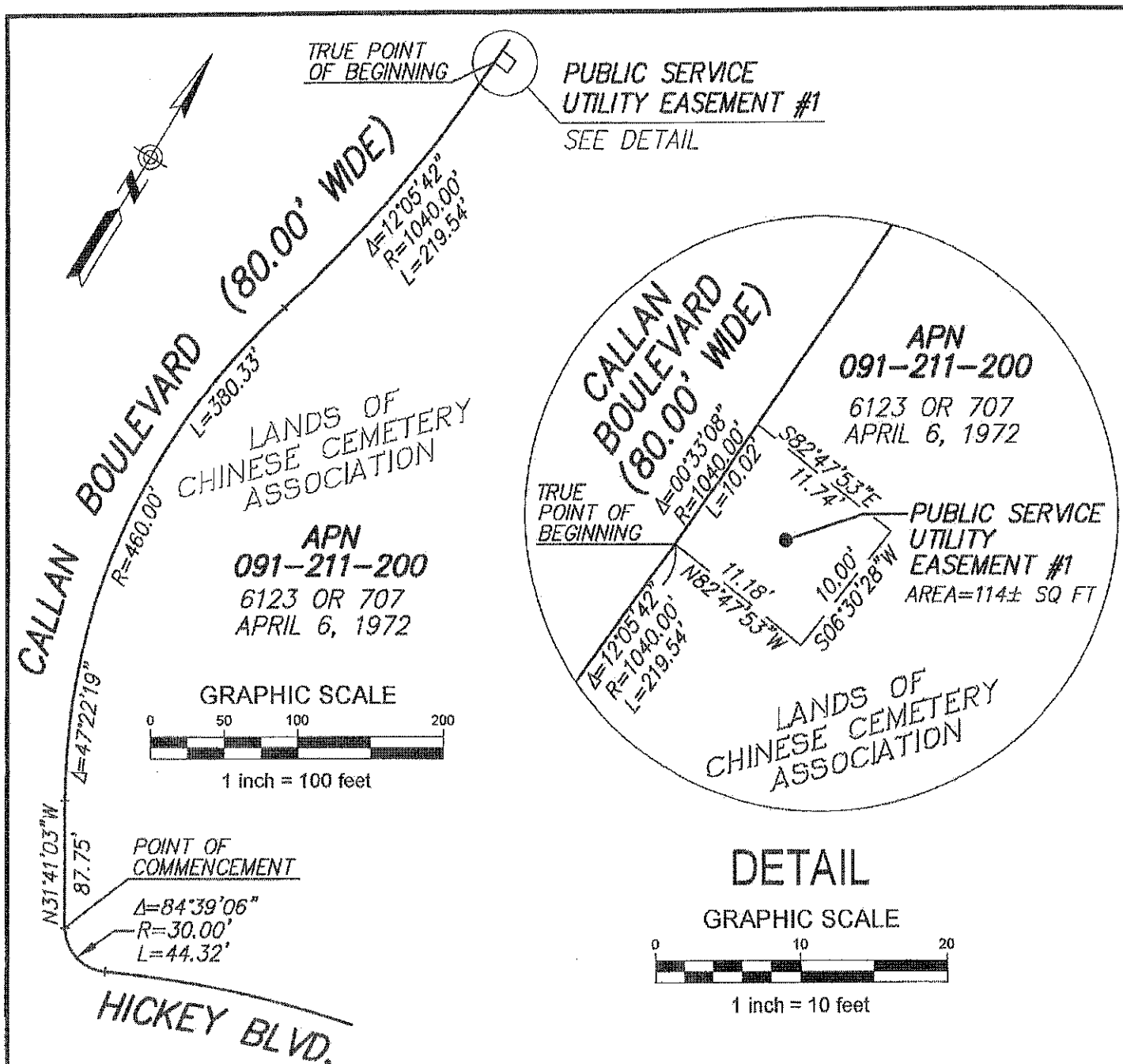


EXHIBIT B

Public Service Utility Easement #1 Depiction



ABBREVIATIONS

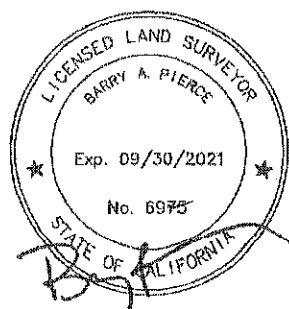
BLVD BOULEVARD
L LENGTH
OR OFFICIAL RECORDS
R RADIUS
SQ FT SQUARE FEET

LEGEND

RIGHT OF WAY LINE
EASEMENT LINE
BORDER LINE

NOTES

1. ALL MEASURED DISTANCES ARE SHOWN HEREON IN FEET AND DECIMALS THEREOF.
ALL OTHERS ARE SHOWN AS PER RECORDS AND NOTED AS SUCH.



Approved:

L.S. 6975

TRANSAMERICAN ENGINEERS

1390 Market Street, Suite 201 San Francisco, CA. 94102
Tel: 415-553-4099 Fax: 415-553-4071 Email: info@transamericanengineers.com

EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION
PUBLIC SERVICE UTILITY EASEMENT #1
APN 091-211-200

DALY CITY

SAN MATEO COUNTY

CALIFORNIA

Job No. 6509

Date: MAY 2021

Surveyed by: DP/EM

Drawn by: LF

Checked by: BP

Scale: AS SHOWN

Sheet No. 1 OF 1

EXHIBIT C

Public Service Utility Easement #2 Description

EXHIBIT "C"
LEGAL DESCRIPTION
PUBLIC SERVICE UTILITY EASEMENT #2
APN 091-211-200

Being a public service utility easement over real property situated in the City of Daly City, County of San Mateo, State of California, described as follows:

Being a portion of Parcel 2 as said parcel is described in that certain quitclaim deed from the Suburban Realty Company to the Chinese Cemetery Association recorded April 6, 1972 in Volume 6123, Page 707, San Mateo County Records, particularly described as follows:

Commencing at the northerly terminus of that certain curve having a radius of 30.00 feet, a central angle of 84°39'06" and an arc distance of 44.32 feet, as said curve connects the easterly line of Callan Boulevard (80.00' wide) with the northerly line of Hickey Boulevard, as said boulevards are shown on that certain map entitled "Serramonte, Unit No. 11, Daly City, California", recorded April 9, 1969 in Book 69 of Maps, Page 15, San Mateo County Records; thence from said Point of Commencement, along said easterly line of Callan Boulevard North 31°41'03" West 87.75 feet, as said line is described in said quitclaim deed; thence along the following curves as described in last said deed, a tangent curve to the right having a radius of 460.00 feet, through a central angle of 47°22'19", an arc distance of 380.33 feet; thence along a reverse curve to the left having a radius of 1040.00 feet, through a central angle of 12°56'43", an arc distance of 234.97 feet to the **True Point of Beginning**; thence continuing along said easterly line of Callan Boulevard and last said curve having a radius 1040.00 feet, through a central angle of 00°33'03", an arc distance of 10.00 feet; thence leaving said easterly line South 87°31'59" East 7.37 feet; thence South 02°28'01" West 10.00 feet; thence North 87°31'59" West 7.37 feet to said easterly line and the **True Point of Beginning**.

Containing an area of 74 +/- Square Feet

Exhibit "D", Plat to Accompany Legal Description, is attached hereto and by this reference made a part hereof.

TRANSAMERICAN ENGINEERS

By: 
Barry A Pierce, L.S.

Date: 05/21/2021

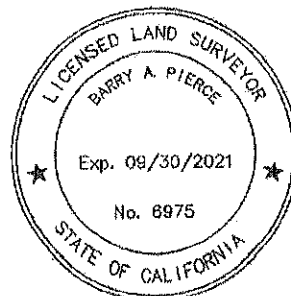
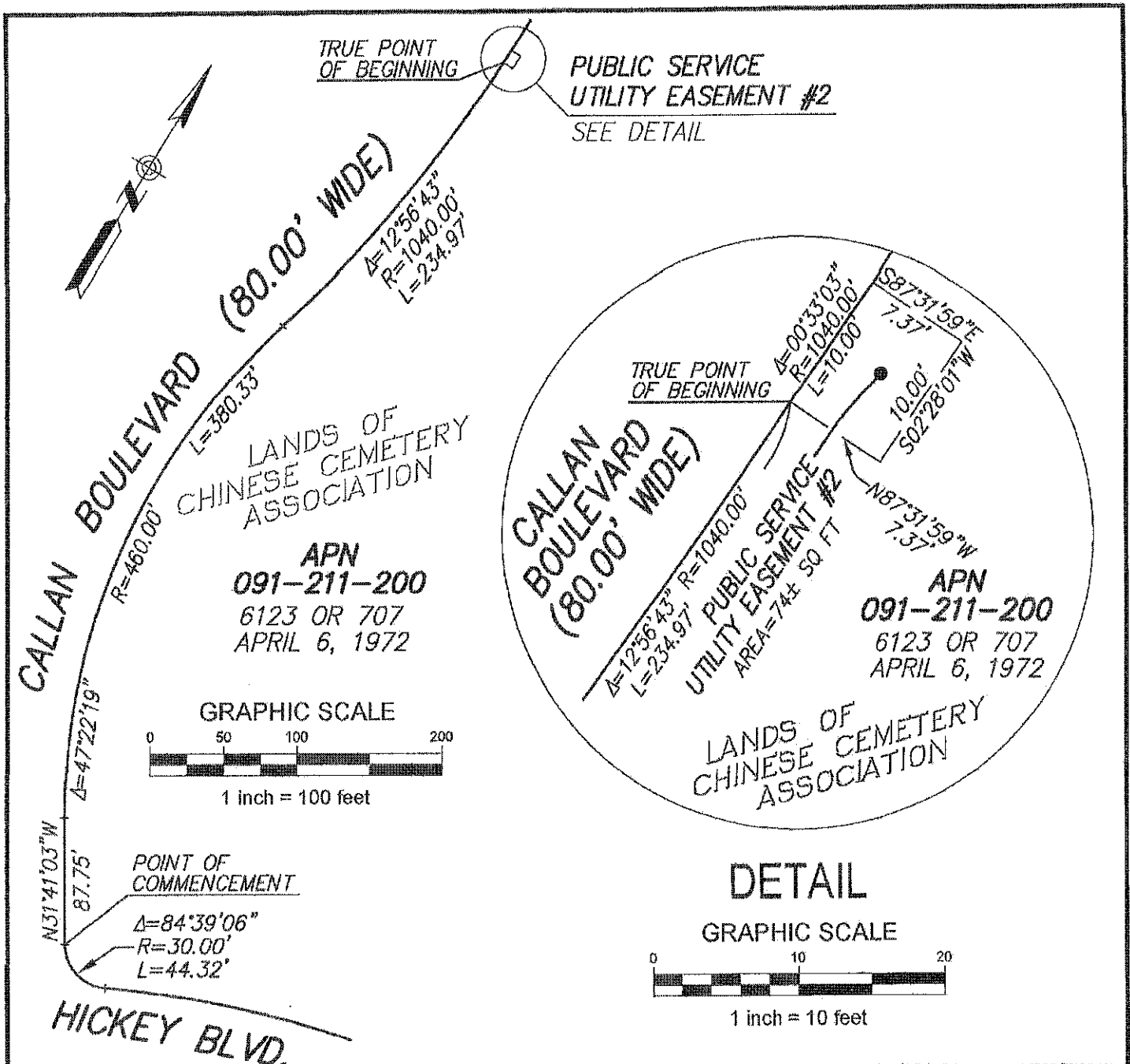


EXHIBIT D

Public Service Utility Easement #2 Depiction



ABBREVIATIONS

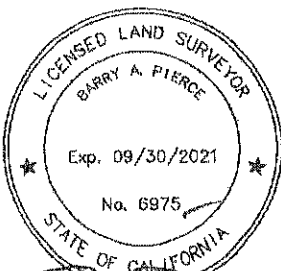
BLVD BOULEVARD
L LENGTH
OR OFFICIAL RECORDS
R RADIUS
SQ FT SQUARE FEET

LEGEND

————— RIGHT OF WAY LINE
————— EASEMENT LINE
————— BORDER LINE

NOTES

1. ALL MEASURED DISTANCES ARE SHOWN HEREON IN FEET AND DECIMALS THEREOF. ALL OTHERS ARE SHOWN AS PER RECORDS AND NOTED AS SUCH.



Approved:

L.S. 6975

TRANSAMERICAN ENGINEERS

1390 Market Street, Suite 201 San Francisco, CA, 94102
Tel: 415-553-4099 Fax: 415-553-4071 Email: info@transamericanengineers.com

EXHIBIT "D"

**PLAT TO ACCOMPANY LEGAL DESCRIPTION
PUBLIC SERVICE UTILITY EASEMENT #2**

APN 091-211-200

DALY CITY

SAN MATEO COUNTY

CALIFORNIA

Job No. 6509

Date: MAY 2021

Surveyed by: DP/EM

Drawn by: LF

Checked by: BP

Scale: AS SHOWN

Sheet No. 1 OF 1



City Council Agenda Report

Item # _____

Meeting Date: October 25, 2021

Subject: Adoption of a Resolution Approving Application for Proposition 68 Per Capita Grant and Authorize City Manager to Execute All Grant Documents for Polaris Park Improvement Project

Recommended Action

Staff recommends the City Council adopt a resolution to approve the application for the State of California Department of Parks and Recreation's Per Capita Grant Program for Polaris Park Improvement project and authorize the City Manager to execute all documents necessary for the grant.

Background

In June of 2018, State Ballot Proposition 68 "California Drought, Water, Parks, Climate, Coastal, and Outdoor Access Act of 2018" was approved by voters, which authorized \$4 billion in general obligation bonds to fund various state natural resources-related programs that would benefit parks, protect natural resources and wildlife, increase drought and flood protection, and supply clean water. Grant funds are available for local park rehabilitation, creation, and improvements on a per capita basis.

The process to obtain these grant funds is initiated by the City Council adoption of a resolution authorizing the City of Daly City to apply to the "Per Capita Program". Such authorizing resolutions are common for State grants and the City Council must adopt the resolution language as supplied by the State. Adoption of the resolution expresses the City's agreement with the funding contract with the State and confirmation that the City has the funds to complete, operate and maintain the grant-funded project(s). The resolution also authorizes the City Manager to represent the City and execute all documents on behalf of the City.

Discussion

If approved, the City of Daly City will receive \$244,645 in grant funds. The "Per Capita Program" requires a minimum 20% local match for Daly City. Public Works staff has identified the Polaris Park Improvement project for application submittal. The proposed project would replace and install new equipment at the park along with other miscellaneous improvements. The existing park equipment is near the end of its useful life.

The application package is due no later than December 31, 2021 and a copy of the resolution needs to be submitted as part of the application.

Fiscal Impact

The total estimated cost of the project is \$375,000 which includes a 15% contingency. The State's contribution will be \$244,645, and the City's estimated contribution would be approximately \$130,355.

**Adoption of a Resolution Approving Application
for Proposition 68 Per Capita Grant and Authorize
City Manager to execute all grant documents for
Polaris Park Improvement project
Meeting Date: October 25, 2021
Page 2 of 2**

There are sufficient funds from Park In-Lieu fees for this recommendation.

Summary/Conclusion

Staff recommends the City Council adopt a resolution to approve the application for the State of California Department of Parks and Recreation's Per Capita Grant Program for Polaris Park Improvement project and authorize the City Manager to execute all documents necessary for the grant.

Staff is available to provide any additional information desired by the Mayor or Councilmembers.

Respectfully submitted,



Sibely Calles
Senior Management Analyst



Richard Chiu, Jr
Director of Public Works

Attachment: Resolution

Resolution Number:

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DALY CITY APPROVING APPLICATION(S) FOR PER CAPITA GRANT FUNDS

WHEREAS, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Per Capita Grant Program, setting up necessary procedures governing application(s); and

WHEREAS, said procedures established by the State Department of Parks and Recreation require the grantee's Governing Body to certify by resolution the approval of project application(s) before submission of said applications to the State; and

WHEREAS, the grantee will enter into a contract(s) with the State of California to complete project(s);

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Daly City hereby:

1. Approves the filing of project application(s) for Per Capita program grant project(s); and
2. Certifies that said grantee has or will have available, prior to commencement of project work utilizing Per Capita funding, sufficient funds to complete the project(s); and
3. Certifies that the grantee has or will have sufficient funds to operate and maintain the project(s), and
4. Certifies that all projects proposed will be consistent with the park and recreation element of the Daly City general or recreation plan (PRC §80063(a)), and
5. Certifies that these funds will be used to supplement, not supplant, local revenues in existence as of June 5, 2018 (PRC §80062(d)), and
6. Certifies that it will comply with the provisions of §1771.5 of the State Labor Code, and
7. (PRC §80001(b)(8)(A-G)) To the extent practicable, as identified in the "Presidential Memorandum--Promoting Diversity and Inclusion in Our National Parks, National Forests, and Other Public Lands and Waters," dated January 12, 2017, the City of Daly City will consider a range of actions that include, but are not limited to, the following:
 - (A) Conducting active outreach to diverse populations, particularly minority, low-income, and disabled populations and tribal communities, to increase awareness within those communities and the public generally about specific programs and opportunities.
 - (B) Mentoring new environmental, outdoor recreation, and conservation leaders to increase diverse representation across these areas.
 - (C) Creating new partnerships with state, local, tribal, private, and nonprofit organizations to expand access for diverse populations.

(D) Identifying and implementing improvements to existing programs to increase visitation and access by diverse populations, particularly minority, low-income, and disabled populations and tribal communities.

(E) Expanding the use of multilingual and culturally appropriate materials in public communications and educational strategies, including through social media strategies, as appropriate, that target diverse populations.

(F) Developing or expanding coordinated efforts to promote youth engagement and empowerment, including fostering new partnerships with diversity-serving and youth-serving organizations, urban areas, and programs.

(G) Identifying possible staff liaisons to diverse populations.

8. Agrees that to the extent practicable, the project(s) will provide workforce education and training, contractor and job opportunities for disadvantaged communities (PRC §80001(b)(5)).
9. Certifies that the grantee shall not reduce the amount of funding otherwise available to be spent on parks or other projects eligible for funds under this division in its jurisdiction. A one-time allocation of other funding that has been expended for parks or other projects, but which is not available on an ongoing basis, shall not be considered when calculating a recipient's annual expenditures. (PRC §80062(d)).
10. Certifies that the grantee has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Procedural Guide; and
11. Delegates the authority to the City Manager, or designee to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the grant scope(s); and
12. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.

Approved and adopted the day of , 20 .

I, the undersigned, hereby certify that the foregoing Resolution Number was duly adopted by the City Council of the City of Daly City following a roll call vote:

Ayes:
Noes:
Absent:

City Clerk of the City Of Daly City



City Council Meeting Agenda Report

Item # _____

Meeting Date: October 25, 2021

Subject: Setting Time and Place for a Public Hearing to Consider Amendments to Daly City Municipal Code Chapter 17.36 – Home Occupations Zoning Ordinance to Allow Microenterprise Home Kitchen Operations (MEHKOs)

Recommended Action

Set time and place for a public hearing on November 8, 2021, to consider Zone Change ZC-9-21-15240.

Background

State law requires that the City of Daly City authorize Microenterprise Home Kitchen Operations before they can be issued a permit to operate. The City is therefore proposing to amend Chapter 17.36 – Home Occupations of the Zoning Ordinance to authorize these retail food facilities. Under the current proposal, MEHKOs would be permitted to operate in Daly City although exempt from the requirement of obtaining a Home Occupation Permit. Such facilities would still be subject to regulations established by AB 377/626, the California Retail Food Code (CRFC), and any other regulations adopted by the County of San Mateo.

Summary/Conclusion

Staff recommends that the City Council set November 8, 2021, at 7:00 p.m. as the date and time for a public hearing to consider Zone Change ZC-9-21-15240.

Staff is available to provide any additional information desired by the Mayor or Council members.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michael Van Lonkhuysen".

Michael Van Lonkhuysen
Planning Manager

A handwritten signature in black ink, appearing to read "Tatum Mothershead".

Tatum Mothershead
Director of Economic and Community
Development



City Council Meeting Agenda Report

Item # _____

Meeting Date: October 25, 2021

Subject: Setting Time and Place of Public Hearing – Proposed Ordinance Adding Chapter 8.80 – Mandatory Organic Waste Disposal Reduction

Recommended Action

Staff recommends that the City Council set November 8, 2021 at 7:00 p.m. as the date and time for a public hearing – Ordinance adding Chapter 8.80 to the Daly City Municipal Code regarding Mandatory Organic Waste Disposal Reduction.

Background

In California, landfills are the third largest source of methane, a climate super pollutant 84 times more potent than carbon dioxide. Organic waste in landfills emits over 20% of the state's methane emission annually, which contribute to health conditions like asthma. Organic waste like food scraps, yard trimmings, paper, and cardboard make up half of what Californians dump in landfills.

Senate Bill (SB) 1383, signed into law September 2016 by Governor Brown, was designed to reduce global warming gasses like methane, a short-lived climate pollutant (SLCP), by setting organic waste disposal reduction targets for California. The targets must reduce organic waste disposal 50% below 2014¹ levels by 2020 and 75% by 2025, as well as rescue at least 20% of currently disposed edible food to feed those in need by 2025.

In November 2020, the Department of Resources Recycling and Recovery (CalRecycle) published a regulatory approach that detailed how the State planned to meet these ambitious targets by requiring local jurisdictions to implement a suite of programs and comply with specific requirements to achieve SB 1383's statewide mandates.

The implementation timeline for SB 1383 is as follows:

- January 1, 2022 – Regulations take effect and State enforcement begins
- January 1, 2024 – Cities are required to take enforcement against noncompliant entities
- January 1, 2025 – The State must achieve 75% organics waste reduction and 20% food recovery targets

To comply with SB1383, the City must conduct the following activities beginning January 1, 2022:

1. Collection
2. Food Recovery
3. Education and Outreach
4. Procurement of Recycled Organic Products
5. Capacity Planning
6. Enforcement
7. Recordkeeping and Reporting

¹ Per CalRecycle, the organic waste disposal reduction targets required by SB 1383 are measured against a 2014 baseline of approximately 23 million tons of organic waste disposal.

City Council Agenda Report

Subject: Setting Time and Place of Public Hearing – Proposed Ordinance Adding Chapter 8.80 – Mandatory Organic Waste Disposal Reduction

Meeting Date: October 25, 2021

Page 2 of 2

Staff has outlined the following action plan to implement the law and ensure compliance with SB 1383:

1. Adopt an ordinance for collection, recycling, and food recovery requirements
2. Enter into agreement with the County of San Mateo to administer Food Recovery Program
3. Establish a procurement policy
4. Update Franchise Agreement to reflect SB 1383 collection requirements
5. Plan for rate increases to support new collection and recycling requirements
6. Determine future staff and funding needs to implement the law

Summary/Conclusion

It is no question that California is experiencing the effects of climate change—longer droughts and warmer temperatures drying our forests, contributing to the number of wildfires, and negatively impacting air quality; bigger storms; and coastal erosion due to rising sea levels. Reducing climate super pollutants, like organic waste, will have the fastest impact on the climate crisis. Cities, counties and the state are paying the financial and public health impacts, so it is imperative that action be taken to mitigate climate change immediately.

Staff recommends that the City Council set November 8, 2021 at 7:00 p.m. as the date and time for a public hearing – Ordinance adding Chapter 8.80 to the Daly City Municipal Code regarding Mandatory Organic Waste Disposal Reduction.

Staff is available to provide any additional information desired by the Mayor or Councilmembers.

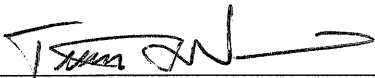
Respectfully submitted,

A handwritten signature in black ink, appearing to read "Leilani Ramos", with a stylized flourish at the end.

Leilani Ramos
Assistant to the City Manager

CITY OF DALY CITY
CHECK REGISTERS
FOR THE MONTH OF SEPTEMBER 2021

09/01/2021		
CHECKS ISSUED	-	#392765 TO 392766
CANCELED CHECK	-	NONE
VOID CHECK	-	NONE
09/10/2021		
CHASE CREDIT CARD	-	N/A – Electronic Payment
09/15/2021		
CHECKS ISSUED	-	#392767 TO 393076
CANCELED CHECK	-	NONE
VOID CHECK	-	NONE
09/16/2021		
CHECKS ISSUED	-	#393077 TO 393079
CANCELED CHECK	-	NONE
VOID CHECK	-	NONE
09/21/2021		
CHECKS ISSUED	-	#393080 TO 393080
CANCELED CHECK	-	NONE
VOID CHECK	-	NONE
09/30/2021		
CHECKS ISSUED	-	#393081 TO 393361
CANCELED CHECK	-	NONE
VOID CHECK	-	NONE

AUDITED  FINANCE DIRECTOR

APPROVED _____ CITY MANAGER

APPROVED _____ MAYOR

APPROVED _____ VICE MAYOR

ACCOUNTS PAYABLE CHECK RUN SUMMARY
FISCAL YEAR 2021-2022

	MONTH	TOTAL
2021	July	\$ 8,215,036.28
	August	7,147,595.02
	September	6,462,709.20
	October	
	November	
	December	
2022	January	
	February	
	March	
	April	
	May	
	June	
	TOTAL	\$ 21,825,340.50

SEPTEMBER 2021 BREAK DOWN OF EXPENSES BY FUND

Fund	Total for Month	Total for Year	% of Total
General Fund	\$ 2,019,712.93	\$ 8,649,986.31	0.40
Gas Tax Fund	247,295.23	1,387,794.70	0.06
Utility/Enterprise Funds	4,195,701.04	11,787,559.49	0.54
Total:	\$ 6,462,709.20	\$ 21,825,340.50	1.00

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
AP CHK 00392765	48520	DALY CITY PARTNERSHIP	09/01/21	105,407.62	MW	IS	
AP CHK 00392766	51980	STEEL STRUCTURES INC	09/01/21	8,972.06	MW	IS	

G R A N D T O T A L S:

Total Void Machine Written	0.00	Number of Checks Processed:	0
Total Void Hand Written	0.00	Number of Checks Processed:	0
Total Machine Written	114,379.68	Number of Checks Processed:	2
Total Hand Written	0.00	Number of Checks Processed:	0
Total Reversals	0.00	Number of Checks Processed:	0
Total Cancelled	0.00	Number of Checks Processed:	0
Total EFTs	0.00	Number of EFTs Processed:	0
Total EPAYs	0.00	Number of EPAYs Processed:	0

G R A N D T O T A L 114,379.68

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
CB CHK 00091021	49024	JP MORGAN CHASE BANK N	09/10/21	39,197.54	HW	IS	Hand Written

G R A N D T O T A L S:

Total Void Machine Written	0.00	Number of Checks Processed:	0
Total Void Hand Written	0.00	Number of Checks Processed:	0
Total Machine Written	0.00	Number of Checks Processed:	0
Total Hand Written	39,197.54	Number of Checks Processed:	1
Total Reversals	0.00	Number of Checks Processed:	0
Total Cancelled	0.00	Number of Checks Processed:	0
Total EFTs	0.00	Number of EFTs Processed:	0
Total EPAYs	0.00	Number of EPAYs Processed:	0

G R A N D T O T A L 39,197.54

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00392767	46218R	24/7 ROOTER & PLUMBING SERV	09/15/21	6,000.00	MW	IS	
AP CHK 00392768	56349R	A2Z CONSTRUCTION CO INC	09/15/21	3,575.00	MW	IS	
AP CHK 00392769	33975	ACE FIRE EQUIPMENT & SERVIC	09/15/21	3,896.97	MW	IS	
AP CHK 00392770	53561	ACTION TOWING	09/15/21	247.50	MW	IS	
AP CHK 00392771	1514	ADAM HILL COMPANY, THE	09/15/21	2,068.63	MW	IS	
AP CHK 00392772	13854	AECO SYSTEMS INC	09/15/21	6,660.00	MW	IS	
AP CHK 00392773	29880	AIRGAS USA LLC	09/15/21	675.57	MW	IS	
AP CHK 00392774	48347	ALAMEDA COUNTY SHERIFF'S OF	09/15/21	500.00	MW	IS	
AP CHK 00392775	14004	ALERT PEST CONTROL COMPANY	09/15/21	2,194.50	MW	IS	
AP CHK 00392776	1025	ALHAMBRA	09/15/21	37.42	MW	IS	
AP CHK 00392777	1025	ALHAMBRA	09/15/21	227.70	MW	IS	
AP CHK 00392778	56344R	ALL AIR MECHANICAL CONTRACT	09/15/21	21,766.91	MW	IS	
AP CHK 00392779	39657	ALL STAR GLASS	09/15/21	69.95	MW	IS	
AP CHK 00392780	37116	ALPHA ANALYTICAL LABORATORI	09/15/21	9,790.65	MW	IS	
AP CHK 00392781	56231	AMAZON CAPITAL SERVICES INC	09/15/21	341.32	MW	IS	
AP CHK 00392782	45439JPA	AMERICAN MEDICAL RESPONSE	09/15/21	500.00	MW	IS	
AP CHK 00392783	27427	AMERICAN TEXTILE & SUPPLY I	09/15/21	846.30	MW	IS	
AP CHK 00392784	56234	ANCHOR ENGINEERING INC	09/15/21	8,675.75	MW	IS	
AP CHK 00392785	24868	ANIXTER INC	09/15/21	1,523.70	MW	IS	
AP CHK 00392786	1259	ARAMARK	09/15/21	300.82	MW	IS	
AP CHK 00392787	24478	ARAMARK	09/15/21	171.92	MW	IS	
AP CHK 00392788	55833	ARAMARK	09/15/21	729.47	MW	IS	
AP CHK 00392789	35117	ARROWHEAD FORENSICS	09/15/21	329.78	MW	IS	
AP CHK 00392790	45195	AT&T	09/15/21	4,435.00	MW	IS	
AP CHK 00392791	6413	AT&T MOBILITY	09/15/21	2,201.43	MW	IS	
AP CHK 00392792	6413	AT&T MOBILITY	09/15/21	19.03	MW	IS	
AP CHK 00392793	6413	AT&T MOBILITY	09/15/21	1,177.37	MW	IS	
AP CHK 00392794	6413	AT&T MOBILITY	09/15/21	166.99	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
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AP CHK 00392795	6413	AT&T MOBILITY	09/15/21	181.63	MW	IS	
AP CHK 00392796	6413	AT&T MOBILITY	09/15/21	583.76	MW	IS	
AP CHK 00392797	44649	ATLAS COPCO COMPRESSORS LLC	09/15/21	1,599.26	MW	IS	
AP CHK 00392798	44506R	ATLAS PLUMBING AND ROOTER I	09/15/21	2,000.00	MW	IS	
AP CHK 00392799	55994	ATLAS TECHNICAL CONSULTANTS	09/15/21	1,225.44	MW	IS	
AP CHK 00392800	53260	AXON ENTERPRISE INC	09/15/21	22,616.03	MW	IS	
AP CHK 00392801	56346R	BACK, KEUNG HEE	09/15/21	225.00	MW	IS	
AP CHK 00392802	2495	BARKER BLUE DIGITAL IMAGING	09/15/21	1,209.17	MW	IS	
AP CHK 00392803	7950	BAY AREA AIR QUALITY MANAGE	09/15/21	20,208.00	MW	IS	
AP CHK 00392804	53898R	BERMUDEZ, JAIME	09/15/21	150.00	MW	IS	
AP CHK 00392805	38585	BFI OF CALIFORNIA INC	09/15/21	719.25	MW	IS	
AP CHK 00392806	19200	BIRITE FOODSERVICE DISTRIBU	09/15/21	6,983.13	MW	IS	
AP CHK 00392807	48840	BK TECHNOLOGIES INC	09/15/21	745.96	MW	IS	
AP CHK 00392808	22205	BLACKSTONE PUBLISHING	09/15/21	39.99	MW	IS	
AP CHK 00392809	51296	BLUE LINE TRANSFER INC	09/15/21	73.00	MW	IS	
AP CHK 00392810	46139R	BOWMAN, SCOTT	09/15/21	150.00	MW	IS	
AP CHK 00392811	20933	BRAY, DENNIS	09/15/21	720.00	MW	IS	
AP CHK 00392812	35592R	BRENNAN, MICHAEL	09/15/21	150.00	MW	IS	
AP CHK 00392813	3349	BROADMOOR LANDSCAPE SUPPLY	09/15/21	161.60	MW	IS	
AP CHK 00392814	1059	BRODART CO	09/15/21	133.66	MW	IS	
AP CHK 00392815	3064	BROWN & CALDWELL INC	09/15/21	38,359.04	MW	IS	
AP CHK 00392816	48024R	BUSALACCHI, MARIO	09/15/21	150.00	MW	IS	
AP CHK 00392817	48259	BWNVT MOTORS INC	09/15/21	1,719.81	MW	IS	
AP CHK 00392818	33941	C & A BROWN COMPANY	09/15/21	557.84	MW	IS	
AP CHK 00392819	55991	CAL ENGINEERING & GEOLOGY I	09/15/21	1,026.20	MW	IS	
AP CHK 00392820	1196	CALIFORNIA WATER SERVICE CO	09/15/21	232.99	MW	IS	
AP CHK 00392821	56351R	CALPRO ROOFING INC	09/15/21	275.00	MW	IS	
AP CHK 00392822	9356	CASCADE FIRE EQUIPMENT	09/15/21	182.20	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
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AP CHK 00392823	28636	CDW GOVERNMENT INC	09/15/21	3,196.07	MW	IS	
AP CHK 00392824	2930	CED CONTRACTORS SF	09/15/21	912.33	MW	IS	
AP CHK 00392825	42277	CEL ANALYTICAL INC	09/15/21	5,238.00	MW	IS	
AP CHK 00392826	48009	CENGAGE LEARNING INC / GALE	09/15/21	175.09	MW	IS	
AP CHK 00392827	24769	CENTER POINT LARGE PRINT	09/15/21	23.24	MW	IS	
AP CHK 00392828	10299JPA	CENTRAL COUNTY FIRE DEPARTM	09/15/21	15,888.00	MW	IS	
AP CHK 00392829	56354R	CHANG, KIMBERLY	09/15/21	844.29	MW	IS	
AP CHK 00392830	56356R	CHEKENE, VICTORIA	09/15/21	500.00	MW	IS	
AP CHK 00392831	56355R	CHEUNG, GIN	09/15/21	3,001.36	MW	IS	
AP CHK 00392832	3678	CINTAS CORPORATION #464	09/15/21	2,135.44	MW	IS	
AP CHK 00392833	35395	CITY AUTO SUPPLY	09/15/21	5,429.80	MW	IS	
AP CHK 00392834	46465JPA	CITY OF BELMONT	09/15/21	3,505.00	MW	IS	
AP CHK 00392835	6649JPA	CITY OF BRISBANE	09/15/21	2,492.00	MW	IS	
AP CHK 00392836	43155JPA	CITY OF DALY CITY	09/15/21	9,058.00	MW	IS	
AP CHK 00392837	5342JPA	CITY OF FOSTER CITY	09/15/21	4,061.00	MW	IS	
AP CHK 00392838	6034JPA	CITY OF PACIFICA	09/15/21	3,017.00	MW	IS	
AP CHK 00392839	55405JPA	CITY OF REDWOOD CITY	09/15/21	5,446.00	MW	IS	
AP CHK 00392840	20562JPA	CITY OF SAN BRUNO	09/15/21	1,645.00	MW	IS	
AP CHK 00392841	46083JPA	CITY OF SAN CARLOS	09/15/21	4,182.00	MW	IS	
AP CHK 00392842	25816JPA	CITY OF SAN MATEO	09/15/21	9,393.00	MW	IS	
AP CHK 00392843	40147	CITY TOYOTA	09/15/21	37.93	MW	IS	
AP CHK 00392844	54186	CIVICPLUS INC	09/15/21	600.00	MW	IS	
AP CHK 00392845	19943	CLEAN HARBORS ENV SERVICES	09/15/21	6,979.54	MW	IS	
AP CHK 00392846	18465	CLEARLITE TROPHIES	09/15/21	2,488.67	MW	IS	
AP CHK 00392847	51892R	CLINKSCALES, TYRELL	09/15/21	150.00	MW	IS	
AP CHK 00392848	56357R	COLLINS, WILLIAM	09/15/21	51.86	MW	IS	
AP CHK 00392849	25819JPA	COLMA FIRE PROTECTION DISTR	09/15/21	2,053.00	MW	IS	
AP CHK 00392850	47244	COMCAST	09/15/21	89.96	MW	IS	

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AP CHK 00392851	48645	COMCAST	09/15/21	80.00	MW	IS	
AP CHK 00392852	49446	COMCAST	09/15/21	116.33	MW	IS	
AP CHK 00392853	52453	COMCAST	09/15/21	125.08	MW	IS	
AP CHK 00392854	12578	COMPLETE LINEN SERVICES INC	09/15/21	108.05	MW	IS	
AP CHK 00392855	2599	CONTINUING EDUCATION OF THE	09/15/21	1,420.00	MW	IS	
AP CHK 00392856	52002	CONTRA COSTA COUNTY SHERIFF	09/15/21	3,422.00	MW	IS	
AP CHK 00392857	56253	CORE & MAIN LP	09/15/21	11,445.39	MW	IS	
AP CHK 00392858	30109	CORELOGIC SOLUTIONS LLC	09/15/21	300.00	MW	IS	
AP CHK 00392859	14930	COUNTY OF SAN MATEO	09/15/21	82.25	MW	IS	
AP CHK 00392860	43157JPA	COUNTY OF SAN MATEO	09/15/21	1,060.66	MW	IS	
AP CHK 00392861	6410	COW PALACE	09/15/21	76.67	MW	IS	
AP CHK 00392862	1053	CPS HR CONSULTING	09/15/21	608.00	MW	IS	
AP CHK 00392863	42324	CRIME SCENE CLEANERS INC	09/15/21	200.00	MW	IS	
AP CHK 00392864	48323	CRYSTAL CREAMERY	09/15/21	1,072.40	MW	IS	
AP CHK 00392865	28906	CSG CONSULTANTS INC	09/15/21	12,697.00	MW	IS	
AP CHK 00392866	53761	CT WEST INC	09/15/21	2,307.38	MW	IS	
AP CHK 00392867	25580	CWEA-MEMBERSHIP	09/15/21	7,568.00	MW	IS	
AP CHK 00392868	1836	DAILY JOURNAL CORPORATION	09/15/21	510.00	MW	IS	
AP CHK 00392869	1836	DAILY JOURNAL CORPORATION	09/15/21	87.00	MW	IS	
AP CHK 00392870	1793	DALY CITY TOOL MART	09/15/21	811.53	MW	IS	
AP CHK 00392871	51806	DAVID J POWERS & ASSOCIATES	09/15/21	13,402.32	MW	IS	
AP CHK 00392872	1510	DEMCO INC	09/15/21	109.66	MW	IS	
AP CHK 00392873	1299	DEPARTMENT OF JUSTICE	09/15/21	396.00	MW	IS	
AP CHK 00392874	1299	DEPARTMENT OF JUSTICE	09/15/21	343.00	MW	IS	
AP CHK 00392875	26138R	DISCOUNT PLUMBING & HEATING	09/15/21	4,000.00	MW	IS	
AP CHK 00392876	9643	DONATI, ROBERT	09/15/21	720.00	MW	IS	
AP CHK 00392877	30629LAW	DOWNEY BRAND ATTORNEYS LLP	09/15/21	737.00	MW	IS	
AP CHK 00392878	48177	EAST BAY TIRE CO	09/15/21	1,810.87	MW	IS	

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AP CHK 00392879	49830R	ECONOMY PLUMBING	09/15/21	4,000.00	MW	IS	
AP CHK 00392880	56187	ELLIS INVESTIGATIONS LAW CO	09/15/21	23,632.50	MW	IS	
AP CHK 00392881	56297	EME ENTERPRISE INC	09/15/21	678.97	MW	IS	
AP CHK 00392882	44735	ENVIRONMENTAL EXPRESS INC	09/15/21	1,004.27	MW	IS	
AP CHK 00392883	3786	ENVIRONMENTAL RESOURCE ASSO	09/15/21	1,090.61	MW	IS	
AP CHK 00392884	56350R	ESTIVA, FERDINAND AND PERLA	09/15/21	2,666.19	MW	IS	
AP CHK 00392885	26327	EWING IRRIGATION PRODUCTS I	09/15/21	564.03	MW	IS	
AP CHK 00392886	1383	FEDEX	09/15/21	116.72	MW	IS	
AP CHK 00392887	26375	FEINBERG, JEANETTE	09/15/21	420.00	MW	IS	
AP CHK 00392888	56343R	FENG, GAOYU	09/15/21	2,892.40	MW	IS	
AP CHK 00392889	52678	FERGUSON GROUP LLC, THE	09/15/21	6,500.00	MW	IS	
AP CHK 00392890	56194	FIRE CATT LLC	09/15/21	2,449.60	MW	IS	
AP CHK 00392891	37459	FIRE CONNECTION INC, THE	09/15/21	1,826.09	MW	IS	
AP CHK 00392892	49393	FIRE SAFETY SUPPLY INCORPOR	09/15/21	333.00	MW	IS	
AP CHK 00392893	19787	FIRST CHOICE COFFEE SERVICE	09/15/21	475.54	MW	IS	
AP CHK 00392894	56191	FRANCHISE TAX BOARD	09/15/21	187.50	MW	IS	
AP CHK 00392895	G-HOLMES	FRANCHISE TAX BOARD	09/15/21	200.00	MW	IS	
AP CHK 00392896	40202R	FREUTEL ROOFING INC	09/15/21	275.00	MW	IS	
AP CHK 00392897	51893R	FULMORE, ZACHARY	09/15/21	150.00	MW	IS	
AP CHK 00392898	55864	GAO, JAMIE CHIAHUI	09/15/21	50.00	MW	IS	
AP CHK 00392899	48247	GCS ENVIRONMENTAL EQUIPMENT	09/15/21	2,545.54	MW	IS	
AP CHK 00392900	37387R	GLASS, ESMERALDA	09/15/21	720.00	MW	IS	
AP CHK 00392901	4581	GOLDEN BAY CONSTRUCTION INC	09/15/21	145,678.70	MW	IS	
AP CHK 00392902	36227	GOLDEN GATE TRUCK CENTER	09/15/21	69.66	MW	IS	
AP CHK 00392903	30509	GOODYEAR COMMERCIAL TIRE &	09/15/21	1,754.97	MW	IS	
AP CHK 00392904	31925	GOVCONNECTION INC	09/15/21	373.50	MW	IS	
AP CHK 00392905	3942	GOVERNMENT FINANCE OFFICERS	09/15/21	1,440.00	MW	IS	
AP CHK 00392906	1754	GRAINGER INC	09/15/21	3,498.73	MW	IS	

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AP CHK 00392907	36985	GRAND INDUSTRIES INC	09/15/21	7,500.00	MW	IS	
AP CHK 00392908	53721	GRAPHICS ON THE EDGE	09/15/21	4,589.74	MW	IS	
AP CHK 00392909	1123	GRAYBAR ELECTRIC CO INC	09/15/21	85.27	MW	IS	
AP CHK 00392910	37554R	GREGORIO, JOYCE	09/15/21	200.00	MW	IS	
AP CHK 00392911	56363	GRIDLESS POWER CORPORATION	09/15/21	3,733.40	MW	IS	
AP CHK 00392912	19293	GYM DOCTORS	09/15/21	240.00	MW	IS	
AP CHK 00392913	2223	HACH COMPANY	09/15/21	8,330.97	MW	IS	
AP CHK 00392914	6476	HANSON, CATHERINE	09/15/21	750.00	MW	IS	
AP CHK 00392915	56337R	HART, AARON	09/15/21	30.00	MW	IS	
AP CHK 00392916	47707R	HART, SHANE	09/15/21	150.00	MW	IS	
AP CHK 00392917	12013	HARTZELL, BRADLEY	09/15/21	750.00	MW	IS	
AP CHK 00392918	45695	HERRERA, MARIELA	09/15/21	550.00	MW	IS	
AP CHK 00392919	9049	HI TECH EVS INC	09/15/21	2,160.27	MW	IS	
AP CHK 00392920	49700	HILL BROTHERS CHEMICAL CO	09/15/21	3,183.19	MW	IS	
AP CHK 00392921	15857	HOME DEPOT CREDIT SERVICES	09/15/21	743.88	MW	IS	
AP CHK 00392922	56109	HONEY BUCKET	09/15/21	209.00	MW	IS	
AP CHK 00392923	56342R	HUANG, WEN JIE	09/15/21	1,915.89	MW	IS	
AP CHK 00392924	56341	HUMAN PERFORMANCE TRAINING	09/15/21	1,500.00	MW	IS	
AP CHK 00392925	41818	HUNTINGTON COURT REPORTERS	09/15/21	1,163.10	MW	IS	
AP CHK 00392926	48013	HYLAND SOFTWARE INC	09/15/21	7,315.55	MW	IS	
AP CHK 00392927	48933	INFOSEND INC	09/15/21	6,444.79	MW	IS	
AP CHK 00392928	38914	J P COOKE COMPANY	09/15/21	84.48	MW	IS	
AP CHK 00392929	56192	JAVA CONNECTIONS LLC	09/15/21	11,055.62	MW	IS	
AP CHK 00392930	52573R	JML ENGINEERING & CONSTRUCT	09/15/21	2,000.00	MW	IS	
AP CHK 00392931	33449	K & L SUPPLY COMPANY	09/15/21	96.59	MW	IS	
AP CHK 00392932	10144	KAMAN INDUSTRIAL TECHNOLOGI	09/15/21	514.07	MW	IS	
AP CHK 00392933	21792	KELLY PAPER	09/15/21	902.90	MW	IS	
AP CHK 00392934	53932R	KENMORE, ANDREW	09/15/21	3,575.00	MW	IS	

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AP CHK 00392935	56339R	KEYES, SIMON	09/15/21	12,887.04	MW	IS	
AP CHK 00392936	39604	KIMBALL MIDWEST	09/15/21	117.70	MW	IS	
AP CHK 00392937	20073	KIMLEY HORN & ASSOCIATES IN	09/15/21	792.36	MW	IS	
AP CHK 00392938	39952R	KLIER, EDWARD	09/15/21	385.97	MW	IS	
AP CHK 00392939	48396R	KOFELOA, SIONE	09/15/21	221.44	MW	IS	
AP CHK 00392940	36720	KONECRANES INC	09/15/21	1,931.25	MW	IS	
AP CHK 00392941	56340R	KYI, JOYCE	09/15/21	20.95	MW	IS	
AP CHK 00392942	1108	L N CURTIS AND SONS	09/15/21	5,771.18	MW	IS	
AP CHK 00392943	56352R	LACSI, KAREN	09/15/21	30.00	MW	IS	
AP CHK 00392944	48008LAW	LAW OFFICES OF BURKE WILLIA	09/15/21	8,411.55	MW	IS	
AP CHK 00392945	45083	LEHR	09/15/21	15,548.96	MW	IS	
AP CHK 00392946	41290R	LEI'S CONSTRUCTION	09/15/21	14,833.00	MW	IS	
AP CHK 00392947	44868R	LEYSON, CYNTHIA	09/15/21	24.95	MW	IS	
AP CHK 00392948	56338R	LI, JAMES CHENG	09/15/21	1,271.00	MW	IS	
AP CHK 00392949	12906LAW	LIEBERT CASSIDY WHITMORE	09/15/21	5,962.00	MW	IS	
AP CHK 00392950	14431	LINDE INC	09/15/21	20,339.71	MW	IS	
AP CHK 00392951	29332	LORAL LANDSCAPING	09/15/21	18,721.07	MW	IS	
AP CHK 00392952	49874	LOU'S GLOVES INC	09/15/21	876.00	MW	IS	
AP CHK 00392953	54077	LOWE'S	09/15/21	1,094.96	MW	IS	
AP CHK 00392954	53573R	M L S BUILDER INC	09/15/21	2,000.00	MW	IS	
AP CHK 00392955	56008R	MADDISON, IAN	09/15/21	718.64	MW	IS	
AP CHK 00392956	19262	MCGOWAN, TOMMY	09/15/21	720.00	MW	IS	
AP CHK 00392957	15393	MCMASTER-CARR	09/15/21	113.22	MW	IS	
AP CHK 00392958	25805JPA	MENLO PARK FIRE PROTECTION	09/15/21	13,000.00	MW	IS	
AP CHK 00392959	23949	METRO MOBILE COMMUNICATIONS	09/15/21	1,545.00	MW	IS	
AP CHK 00392960	37348	METROPOLITAN ELECTRICAL CON	09/15/21	1,679.00	MW	IS	
AP CHK 00392961	48672	METTLER TOLEDO RAININ LLC	09/15/21	448.61	MW	IS	
AP CHK 00392962	55748R	MIKE MC CURDY ROOFING	09/15/21	1,925.00	MW	IS	

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AP CHK 00392963	56358R	MILAN, DAVID	09/15/21	10.00	MW	IS	
AP CHK 00392964	49436REN	MKD CEDAR HILL LLC	09/15/21	6,013.01	MW	IS	
AP CHK 00392965	49476R	MOALA, JOSHUA	09/15/21	150.00	MW	IS	
AP CHK 00392966	15210	MUNICIPAL MAINTENANCE EQUIP	09/15/21	163.34	MW	IS	
AP CHK 00392967	52324R	NEWTON, CAMERON	09/15/21	150.00	MW	IS	
AP CHK 00392968	52305	NRC ENVIRONMENTAL SERVICES	09/15/21	3,985.25	MW	IS	
AP CHK 00392969	47093	O'REILLY AUTOMOTIVE INC	09/15/21	31.28	MW	IS	
AP CHK 00392970	1055	OFFICE DEPOT	09/15/21	663.98	MW	IS	
AP CHK 00392971	15337	OFFICE DEPOT	09/15/21	640.80	MW	IS	
AP CHK 00392972	42500	OFFICE DEPOT	09/15/21	4,965.09	MW	IS	
AP CHK 00392973	4918	OTIS ELEVATOR COMPANY	09/15/21	14,653.43	MW	IS	
AP CHK 00392974	56336R	OUYANG, WEI	09/15/21	98.00	MW	IS	
AP CHK 00392975	42838	PACE SUPPLY CORP	09/15/21	448.06	MW	IS	
AP CHK 00392976	39107	PACIFIC ECORISK	09/15/21	3,093.33	MW	IS	
AP CHK 00392977	1216	PACIFIC GAS & ELECTRIC	09/15/21	26,200.98	MW	IS	
AP CHK 00392978	1080	PACIFIC NURSERIES	09/15/21	5,677.88	MW	IS	
AP CHK 00392979	29252	PACIFIC PRODUCE INC	09/15/21	2,139.75	MW	IS	
AP CHK 00392980	5870R	PALABY, NORMAN	09/15/21	345.36	MW	IS	
AP CHK 00392981	53495	PAVEMENT ENGINEERING INC	09/15/21	4,812.50	MW	IS	
AP CHK 00392982	3297	PENINSULA LIBRARY SYSTEM	09/15/21	34,206.14	MW	IS	
AP CHK 00392983	55742	PENNE BROTHERS LLC DBA YOUN	09/15/21	448.00	MW	IS	
AP CHK 00392984	40804R	PERDOMO, BRUCE	09/15/21	150.00	MW	IS	
AP CHK 00392985	42326R	PEREZ, IRA	09/15/21	150.00	MW	IS	
AP CHK 00392986	56013	PERRY JOHNSON LABORATORY AC	09/15/21	2,499.00	MW	IS	
AP CHK 00392987	19678	PERS LONG TERM CARE PROGRAM	09/15/21	163.22	MW	IS	
AP CHK 00392988	47044	PETERSON TRUCKS INC	09/15/21	4,517.09	MW	IS	
AP CHK 00392989	54331	PIIAN SYSTEMS LLC	09/15/21	5,508.38	MW	IS	
AP CHK 00392990	25817JPA	POINT MONTARA HALF MOON BAY	09/15/21	7,152.00	MW	IS	

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AP CHK 00392991	36106	POLYDYNE INC	09/15/21	65,893.44	MW	IS	
AP CHK 00392992	30986	PUBLIC RISK MANAGEMENT ASSO	09/15/21	385.00	MW	IS	
AP CHK 00392993	1143	PUMP REPAIR SERVICE	09/15/21	49,820.79	MW	IS	
AP CHK 00392994	40133	PUPPET ART THEATER CO	09/15/21	300.00	MW	IS	
AP CHK 00392995	51526	PURETEC INDUSTRIAL WATER	09/15/21	294.77	MW	IS	
AP CHK 00392996	54044	QUADIENT LEASING USA INC	09/15/21	1,653.54	MW	IS	
AP CHK 00392997	49840	QUALITY CONTROL SERVICES IN	09/15/21	590.50	MW	IS	
AP CHK 00392998	42389	QUALITY LOGO PRODUCTS INC	09/15/21	6,385.39	MW	IS	
AP CHK 00392999	48668JPA	RAVNTECH CORPORATION	09/15/21	71,538.36	MW	IS	
AP CHK 00393000	50803	READYREFRESH BY NESTLE	09/15/21	96.87	MW	IS	
AP CHK 00393001	1200	REPUBLIC SERVICES OF NORTH	09/15/21	1,508,951.48	MW	IS	
AP CHK 00393002	39655	RIMS SUN RIDGE SYSTEMS INC	09/15/21	3,100.00	MW	IS	
AP CHK 00393003	49886R	ROGERS, ASHLEY	09/15/21	250.00	MW	IS	
AP CHK 00393004	52843R	S F UNDERGROUND	09/15/21	18,000.00	MW	IS	
AP CHK 00393005	1087	SAFETY KLEEN SYSTEMS INC	09/15/21	1,913.16	MW	IS	
AP CHK 00393006	45148	SAFEWAY SIGN COMPANY	09/15/21	1,015.79	MW	IS	
AP CHK 00393007	1109	SAN FRANCISCO PUBLIC	09/15/21	705,082.39	MW	IS	
AP CHK 00393008	51614	SAN MATEO CART SERVICE	09/15/21	562.50	MW	IS	
AP CHK 00393009	1643	SAN MATEO COUNTY ENVIRONMEN	09/15/21	187.70	MW	IS	
AP CHK 00393010	43158JPA	SAN MATEO COUNTY FIRE COUNT	09/15/21	13,099.00	MW	IS	
AP CHK 00393011	43158JPA	SAN MATEO COUNTY FIRE COUNT	09/15/21	16,570.00	MW	IS	
AP CHK 00393012	G1MARTINEZ	SAN MATEO COUNTY SHERIFF	09/15/21	112.50	MW	IS	
AP CHK 00393013	52160R	SANDINO, NOREEN	09/15/21	2,399.30	MW	IS	
AP CHK 00393014	55607	SANTANA, BRUNO	09/15/21	1,500.00	MW	IS	
AP CHK 00393015	54717	SANTANA, VALERIA CRISTINA	09/15/21	5,900.00	MW	IS	
AP CHK 00393016	49441	SC FUELS	09/15/21	29,576.31	MW	IS	
AP CHK 00393017	41900R	SCHOLES, BRANDON	09/15/21	150.00	MW	IS	
AP CHK 00393018	1111	SF - WATER	09/15/21	632,573.82	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00393019	23742	SHOE DEPOT INC	09/15/21	692.11	MW	IS	
AP CHK 00393020	35528	SHOWCASES	09/15/21	64.60	MW	IS	
AP CHK 00393021	52666	SHRED WORKS INC	09/15/21	188.00	MW	IS	
AP CHK 00393022	54855R	SIGALA, MARIO	09/15/21	180.00	MW	IS	
AP CHK 00393023	31650	SING TAO DAILY	09/15/21	1,152.00	MW	IS	
AP CHK 00393024	56359R	SINGH, BYRON	09/15/21	3,875.00	MW	IS	
AP CHK 00393025	46212R	SKEEHAN, PETER	09/15/21	300.00	MW	IS	
AP CHK 00393026	32237	SMART & FINAL STORES LLC	09/15/21	395.40	MW	IS	
AP CHK 00393027	55808	SOUTHERN COUNTIES LUBRICANT	09/15/21	5,114.91	MW	IS	
AP CHK 00393028	18948	STATE CONTROLLER	09/15/21	1,673.24	MW	IS	
AP CHK 00393029	18948	STATE CONTROLLER	09/15/21	150.00	MW	IS	
AP CHK 00393030	40598R	STATEWIDE ROOFING INC	09/15/21	1,925.00	MW	IS	
AP CHK 00393031	51980	STEEL STRUCTURES INC	09/15/21	9,565.72	MW	IS	
AP CHK 00393032	36511	STELLA, ROBERT	09/15/21	195.00	MW	IS	
AP CHK 00393033	40900	STEVENS BAY AREA DIESEL SER	09/15/21	5,575.00	MW	IS	
AP CHK 00393034	1090	STEWART CHEVROLET CADILLAC	09/15/21	250.59	MW	IS	
AP CHK 00393035	40145R	SUPER ROOFING CO	09/15/21	275.00	MW	IS	
AP CHK 00393036	18334	SUPERION LLC	09/15/21	10,320.00	MW	IS	
AP CHK 00393037	51439	SWEET DELIGHT BAKERY	09/15/21	4,585.00	MW	IS	
AP CHK 00393038	24619	TALX UC EXPRESS	09/15/21	65.00	MW	IS	
AP CHK 00393039	46855	TELE WORKS INC	09/15/21	2,372.91	MW	IS	
AP CHK 00393040	56353R	TEODORA, ROSARIO	09/15/21	400.00	MW	IS	
AP CHK 00393041	45972	THIRD DEGREE COMMUNICATIONS	09/15/21	1,575.00	MW	IS	
AP CHK 00393042	55544R	TILETILE, ALEXANDER	09/15/21	150.00	MW	IS	
AP CHK 00393043	56347R	TO, TONY	09/15/21	912.50	MW	IS	
AP CHK 00393044	53970	TRIDENT K9 CONSULTING	09/15/21	1,125.00	MW	IS	
AP CHK 00393045	51119R	TUALAULELEI, JEREL	09/15/21	150.00	MW	IS	
AP CHK 00393046	26803	TURBO DATA SYSTEMS INC	09/15/21	7,635.29	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
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AP CHK 00393047	4675	TURF & INDUSTRIAL EQUIPMENT	09/15/21	493.65	MW	IS	
AP CHK 00393048	37637	ULINE INC	09/15/21	468.49	MW	IS	
AP CHK 00393049	32209	UNIVAR SOLUTIONS USA INC	09/15/21	15,968.30	MW	IS	
AP CHK 00393050	39811	UPS	09/15/21	80.10	MW	IS	
AP CHK 00393051	46998	UTILITY TELECOM GROUP LLC	09/15/21	1,619.96	MW	IS	
AP CHK 00393052	38922	VANTAGEPOINT TRANSFER AGENT	09/15/21	7,100.00	MW	IS	
AP CHK 00393053	38922	VANTAGEPOINT TRANSFER AGENT	09/15/21	2,000.00	MW	IS	
AP CHK 00393054	56360R	VARGAS, DAVIDV	09/15/21	300.00	MW	IS	
AP CHK 00393055	G1LEMELLE	VEHICLE REGISTRATION COLLEC	09/15/21	193.00	MW	IS	
AP CHK 00393056	G1PURSCH	VEHICLE REGISTRATION COLLEC	09/15/21	200.00	MW	IS	
AP CHK 00393057	3376	VERITIV OPERATING COMPANY	09/15/21	4,295.90	MW	IS	
AP CHK 00393058	29329	VERIZON WIRELESS SERVICES L	09/15/21	2,373.10	MW	IS	
AP CHK 00393059	29329	VERIZON WIRELESS SERVICES L	09/15/21	92.22	MW	IS	
AP CHK 00393060	29329	VERIZON WIRELESS SERVICES L	09/15/21	3,729.06	MW	IS	
AP CHK 00393061	1579	VWR INTERNATIONAL LLC	09/15/21	4,001.77	MW	IS	
AP CHK 00393062	56348R	WANG, MICHAEL	09/15/21	3,251.13	MW	IS	
AP CHK 00393063	36355	WASTEWATER SOLUTIONS INC	09/15/21	10,077.39	MW	IS	
AP CHK 00393064	50909R	WATERMAN, TRENTON	09/15/21	133.42	MW	IS	
AP CHK 00393065	50485	WAVE BROADBAND	09/15/21	4,114.05	MW	IS	
AP CHK 00393066	49085	WEST COAST ARBORISTS INC	09/15/21	697.60	MW	IS	
AP CHK 00393067	39237	WEST COAST CODE CONSULTANTS	09/15/21	11,332.30	MW	IS	
AP CHK 00393068	1095	WESTLAKE ECO SOFT-TOUCH	09/15/21	295.65	MW	IS	
AP CHK 00393069	56345R	WESTMOOR HIGH SCHOOL	09/15/21	400.00	MW	IS	
AP CHK 00393070	54330	WILLIAMS SCOTSMAN INC	09/15/21	665.39	MW	IS	
AP CHK 00393071	25139	WITMER PUBLIC SAFETY GROUP	09/15/21	168.31	MW	IS	
AP CHK 00393072	56361R	WONG TR, WILLY AND JULIANNA	09/15/21	500.00	MW	IS	
AP CHK 00393073	18388JPA	WOODSIDE FIRE PROTECTION DI	09/15/21	8,625.00	MW	IS	
AP CHK 00393074	43396R	YAMA CONSTRUCTION	09/15/21	6,810.90	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
AP CHK 00393075	34537	YAMAMURA, JAIME	09/15/21	770.00	MW	IS	
AP CHK 00393076	56362R	ZHEREBIN, RUSLAN	09/15/21	275.00	MW	IS	

G R A N D T O T A L S:

Total Void Machine Written	0.00	Number of Checks Processed:	0
Total Void Hand Written	0.00	Number of Checks Processed:	0
Total Machine Written	4,165,308.04	Number of Checks Processed:	310
Total Hand Written	0.00	Number of Checks Processed:	0
Total Reversals	0.00	Number of Checks Processed:	0
Total Cancelled	0.00	Number of Checks Processed:	0
Total EFTs	0.00	Number of EFTs Processed:	0
Total EPAYs	0.00	Number of EPAYs Processed:	0

G R A N D T O T A L 4,165,308.04

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
AP CHK 00393077	G-HOLMES	FRANCHISE TAX BOARD	09/16/21	200.00	MW	IS	
AP CHK 00393078	50942	HANDLED WITH CARE	09/16/21	6,373.13	MW	IS	
AP CHK 00393079	G1MARTINEZ	SAN MATEO COUNTY SHERIFF	09/16/21	112.50	MW	IS	

G R A N D T O T A L S:

Total Void Machine Written	0.00	Number of Checks Processed:	0
Total Void Hand Written	0.00	Number of Checks Processed:	0
Total Machine Written	6,685.63	Number of Checks Processed:	3
Total Hand Written	0.00	Number of Checks Processed:	0
Total Reversals	0.00	Number of Checks Processed:	0
Total Cancelled	0.00	Number of Checks Processed:	0
Total EFTs	0.00	Number of EFTs Processed:	0
Total EPAYs	0.00	Number of EPAYs Processed:	0

G R A N D T O T A L 6,685.63

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel	To Note
AP CHK 00393080	48520	DALY CITY PARTNERSHIP	09/21/21	185,356.85	MW	IS		

G R A N D T O T A L S:

Total Void Machine Written	0.00	Number of Checks Processed:	0
Total Void Hand Written	0.00	Number of Checks Processed:	0
Total Machine Written	185,356.85	Number of Checks Processed:	1
Total Hand Written	0.00	Number of Checks Processed:	0
Total Reversals	0.00	Number of Checks Processed:	0
Total Cancelled	0.00	Number of Checks Processed:	0
Total EFTs	0.00	Number of EFTs Processed:	0
Total EPAYs	0.00	Number of EPAYs Processed:	0

G R A N D T O T A L 185,356.85

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00393081	54162R	A & B ROOFING INC	09/30/21	275.00	MW	IS	
AP CHK 00393082	25627	A S F ELECTRIC INC	09/30/21	1,200.00	MW	IS	
AP CHK 00393083	50236	ABM BUILDING SOLUTIONS SAN	09/30/21	52,273.50	MW	IS	
AP CHK 00393084	53561	ACTION TOWING	09/30/21	1,480.75	MW	IS	
AP CHK 00393085	34666	AD BRAKES	09/30/21	86.62	MW	IS	
AP CHK 00393086	1514	ADAM HILL COMPANY, THE	09/30/21	6,074.40	MW	IS	
AP CHK 00393087	54281	ADBAG INC	09/30/21	1,258.56	MW	IS	
AP CHK 00393088	13854	AECO SYSTEMS INC	09/30/21	763.88	MW	IS	
AP CHK 00393089	15226	AFSCME DISTRICT COUNCIL 57	09/30/21	3,907.94	MW	IS	
AP CHK 00393090	13501R	AGUINALDO, MARLENA	09/30/21	500.00	MW	IS	
AP CHK 00393091	32391R	AGUIRRE III, BALTAZAR	09/30/21	827.31	MW	IS	
AP CHK 00393092	29880	AIRGAS USA LLC	09/30/21	13,279.67	MW	IS	
AP CHK 00393093	36102R	ALL FOUR SEASONS ROOFING	09/30/21	550.00	MW	IS	
AP CHK 00393094	37981	ALS TRIBOLOGY	09/30/21	1,298.40	MW	IS	
AP CHK 00393095	39355	ALTA LANGUAGE SERVICES INC	09/30/21	204.00	MW	IS	
AP CHK 00393096	56231	AMAZON CAPITAL SERVICES INC	09/30/21	1,060.95	MW	IS	
AP CHK 00393097	38846	AMERICAN MESSAGING	09/30/21	29.35	MW	IS	
AP CHK 00393098	14988	AMERICAN TOWER CORPORATION	09/30/21	8,377.72	MW	IS	
AP CHK 00393099	42310	AMERINAT	09/30/21	395.70	MW	IS	
AP CHK 00393100	29596R	ANCHETA, PAT	09/30/21	250.00	MW	IS	
AP CHK 00393101	34614R	ANISIMOV, JOSEF	09/30/21	40.00	MW	IS	
AP CHK 00393102	24868	ANIXTER INC	09/30/21	1,467.72	MW	IS	
AP CHK 00393103	46585	ANTHEM BLUE CROSS	09/30/21	106.70	MW	IS	
AP CHK 00393104	46585	ANTHEM BLUE CROSS	09/30/21	94.40	MW	IS	
AP CHK 00393105	55833	ARAMARK	09/30/21	2,421.13	MW	IS	
AP CHK 00393106	32577	AT&T	09/30/21	388.59	MW	IS	
AP CHK 00393107	32577	AT&T	09/30/21	1,579.04	MW	IS	
AP CHK 00393108	32577	AT&T	09/30/21	10,583.16	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
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AP CHK 00393109	45195	AT&T	09/30/21	2,520.00	MW	IS	
AP CHK 00393110	47003	AT&T	09/30/21	103.49	MW	IS	
AP CHK 00393111	47003	AT&T	09/30/21	103.49	MW	IS	
AP CHK 00393112	6413	AT&T MOBILITY	09/30/21	4,398.17	MW	IS	
AP CHK 00393113	6413	AT&T MOBILITY	09/30/21	764.56	MW	IS	
AP CHK 00393114	6413	AT&T MOBILITY	09/30/21	1,916.72	MW	IS	
AP CHK 00393115	6413	AT&T MOBILITY	09/30/21	40.24	MW	IS	
AP CHK 00393116	44649	ATLAS COPCO COMPRESSORS LLC	09/30/21	2,455.35	MW	IS	
AP CHK 00393117	44506R	ATLAS PLUMBING AND ROOTER I	09/30/21	4,784.50	MW	IS	
AP CHK 00393118	56374R	AURA FIRE SAFETY	09/30/21	420.00	MW	IS	
AP CHK 00393119	29643	AUTO COLLISION CENTER	09/30/21	2,963.25	MW	IS	
AP CHK 00393120	53260	AXON ENTERPRISE INC	09/30/21	60,598.47	MW	IS	
AP CHK 00393121	1232	BAKER & TAYLOR COMPANY INC	09/30/21	4,696.26	MW	IS	
AP CHK 00393122	1232	BAKER & TAYLOR COMPANY INC	09/30/21	1,117.42	MW	IS	
AP CHK 00393123	14891R	BALDINI, AL	09/30/21	9,950.00	MW	IS	
AP CHK 00393124	56375R	BARER, OLEG	09/30/21	2,275.60	MW	IS	
AP CHK 00393125	50602	BAY AREA CAR CARE PRODUCTS	09/30/21	1,272.46	MW	IS	
AP CHK 00393126	1562	BAY AREA WATER SUPPLY & CON	09/30/21	225.00	MW	IS	
AP CHK 00393127	8796	BAY CITY BOILER	09/30/21	660.00	MW	IS	
AP CHK 00393128	48115	BAYSHORE TRANSMISSIONS	09/30/21	1,534.61	MW	IS	
AP CHK 00393129	19200	BIRITE FOODSERVICE DISTRIBU	09/30/21	5,559.80	MW	IS	
AP CHK 00393130	27835	BISHOP COMPANY	09/30/21	379.90	MW	IS	
AP CHK 00393131	35495	BLUE WATER TOWING & AUTO SE	09/30/21	180.00	MW	IS	
AP CHK 00393132	55851	BOV EMBROIDERY INC	09/30/21	865.17	MW	IS	
AP CHK 00393133	56068	BRADSHAW CONSTRUCTION	09/30/21	11,500.00	MW	IS	
AP CHK 00393134	3064	BROWN & CALDWELL INC	09/30/21	9,467.50	MW	IS	
AP CHK 00393135	50538R	BRYSON ROOFING INC	09/30/21	275.00	MW	IS	
AP CHK 00393136	17997	C.L.E.A.	09/30/21	2,156.00	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
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AP CHK 00393137	33981	CAGWIN & DORWARD	09/30/21	355.00	MW	IS	
AP CHK 00393138	5642	CAL STEAM	09/30/21	212.33	MW	IS	
AP CHK 00393139	36927	CALCON SYSTEMS INC	09/30/21	25,743.83	MW	IS	
AP CHK 00393140	1196	CALIFORNIA WATER SERVICE CO	09/30/21	115.68	MW	IS	
AP CHK 00393141	17888	CARL WARREN & COMPANY INC	09/30/21	923.80	MW	IS	
AP CHK 00393142	9356	CASCADE FIRE EQUIPMENT	09/30/21	42.81	MW	IS	
AP CHK 00393143	28636	CDW GOVERNMENT INC	09/30/21	645.38	MW	IS	
AP CHK 00393144	56365R	CHEVRON USA	09/30/21	1,610.00	MW	IS	
AP CHK 00393145	56172	CHINOOK MEDICAL GEAR INC	09/30/21	39.60	MW	IS	
AP CHK 00393146	48727	CINTAS CORPORATION	09/30/21	1,408.30	MW	IS	
AP CHK 00393147	3678	CINTAS CORPORATION #464	09/30/21	9,083.09	MW	IS	
AP CHK 00393148	55905	CITY CONSULTANTS & RESEARCH	09/30/21	1,125.00	MW	IS	
AP CHK 00393149	25602	CITY OF DALY CITY	09/30/21	117,616.24	MW	IS	
AP CHK 00393150	25602	CITY OF DALY CITY	09/30/21	3,605.07	MW	IS	
AP CHK 00393151	56237	CLAREMONT BEHAVIORAL SERVIC	09/30/21	1,322.75	MW	IS	
AP CHK 00393152	18465	CLEARLITE TROPHIES	09/30/21	197.78	MW	IS	
AP CHK 00393153	48517	COMCAST	09/30/21	280.37	MW	IS	
AP CHK 00393154	51804	COMCAST	09/30/21	371.11	MW	IS	
AP CHK 00393155	52652	COMCAST	09/30/21	330.34	MW	IS	
AP CHK 00393156	12578	COMPLETE LINEN SERVICES INC	09/30/21	401.07	MW	IS	
AP CHK 00393157	2930	CONTRACTORS ELECTRICAL DIST	09/30/21	85.81	MW	IS	
AP CHK 00393158	56253	CORE & MAIN LP	09/30/21	2,289.07	MW	IS	
AP CHK 00393159	30109	CORELOGIC SOLUTIONS LLC	09/30/21	533.78	MW	IS	
AP CHK 00393160	56329R	CORTEZ, MARIA MARTINEZ DE	09/30/21	400.00	MW	IS	
AP CHK 00393161	14930	COUNTY OF SAN MATEO	09/30/21	411.27	MW	IS	
AP CHK 00393162	43157JPA	COUNTY OF SAN MATEO	09/30/21	1,685.64	MW	IS	
AP CHK 00393163	56382R	COVARRUBIAS, DANIEL	09/30/21	250.51	MW	IS	
AP CHK 00393164	42324	CRIME SCENE CLEANERS INC	09/30/21	480.00	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
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AP CHK 00393165	48323	CRYSTAL CREAMERY	09/30/21	1,079.80	MW	IS	
AP CHK 00393166	1836	DAILY JOURNAL CORPORATION	09/30/21	286.50	MW	IS	
AP CHK 00393167	1836	DAILY JOURNAL CORPORATION	09/30/21	87.00	MW	IS	
AP CHK 00393168	1836	DAILY JOURNAL CORPORATION	09/30/21	78.00	MW	IS	
AP CHK 00393169	1836	DAILY JOURNAL CORPORATION	09/30/21	54.00	MW	IS	
AP CHK 00393170	1414	DALY CITY CENTRAL CASHIER	09/30/21	1,824.90	MW	IS	
AP CHK 00393171	1937	DALY CITY FIREFIGHTERS UNIO	09/30/21	16,415.50	MW	IS	
AP CHK 00393172	48520	DALY CITY PARTNERSHIP	09/30/21	68,118.26	MW	IS	
AP CHK 00393173	30935	DALY CITY POLICE OFFICERS B	09/30/21	1,123.60	MW	IS	
AP CHK 00393174	9290	DALY CITY POLICE OFFICERS A	09/30/21	1,780.00	MW	IS	
AP CHK 00393175	9290	DALY CITY POLICE OFFICERS A	09/30/21	14,546.16	MW	IS	
AP CHK 00393176	1793	DALY CITY TOOL MART	09/30/21	165.72	MW	IS	
AP CHK 00393177	7817	DANS DRILLING & FENCING INC	09/30/21	2,740.00	MW	IS	
AP CHK 00393178	1299	DEPARTMENT OF JUSTICE	09/30/21	554.00	MW	IS	
AP CHK 00393179	52039	DIPIETRO AND ASSOCIATES INC	09/30/21	300.00	MW	IS	
AP CHK 00393180	26138R	DISCOUNT PLUMBING & HEATING	09/30/21	6,000.00	MW	IS	
AP CHK 00393181	48647	DRS MARINE INC	09/30/21	10,891.00	MW	IS	
AP CHK 00393182	48177	EAST BAY TIRE CO	09/30/21	4,245.40	MW	IS	
AP CHK 00393183	40611	ECMS INC	09/30/21	2,248.04	MW	IS	
AP CHK 00393184	56187	ELLIS INVESTIGATIONS LAW CO	09/30/21	1,347.50	MW	IS	
AP CHK 00393185	56369	EMERGENCY REPORTING	09/30/21	667.58	MW	IS	
AP CHK 00393186	3786	ENVIRONMENTAL RESOURCE ASSO	09/30/21	1,090.61	MW	IS	
AP CHK 00393187	56287	EPLUS TECHNOLOGY INC	09/30/21	108,379.51	MW	IS	
AP CHK 00393188	1049	EQUIFAX INFORMATION SVCS LL	09/30/21	151.09	MW	IS	
AP CHK 00393189	26327	EWING IRRIGATION PRODUCTS I	09/30/21	870.00	MW	IS	
AP CHK 00393190	1383	FEDEX	09/30/21	426.39	MW	IS	
AP CHK 00393191	10971	FEDEX OFFICE	09/30/21	187.04	MW	IS	
AP CHK 00393192	ALA8749	FERNANDEZ, ANNABELLE	09/30/21	400.00	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
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AP CHK 00393193	51196	FIRESTAR STUDIOS	09/30/21	5,090.28	MW	IS	
AP CHK 00393194	19787	FIRST CHOICE COFFEE SERVICE	09/30/21	255.77	MW	IS	
AP CHK 00393195	7380	GALLIGAN-CHONG, JUDY	09/30/21	1,440.00	MW	IS	
AP CHK 00393196	55864	GAO, JAMIE CHIAHUI	09/30/21	100.00	MW	IS	
AP CHK 00393197	56377R	GARDEN CARE SF	09/30/21	500.00	MW	IS	
AP CHK 00393198	30509	GOODYEAR COMMERCIAL TIRE &	09/30/21	1,003.45	MW	IS	
AP CHK 00393199	31925	GOVCONNECTION INC	09/30/21	154.26	MW	IS	
AP CHK 00393200	1754	GRAINGER INC	09/30/21	6,068.64	MW	IS	
AP CHK 00393201	36985	GRAND INDUSTRIES INC	09/30/21	40,000.00	MW	IS	
AP CHK 00393202	56292	GRANICUS LLC	09/30/21	9,013.30	MW	IS	
AP CHK 00393203	1571	GRANITEROCK	09/30/21	824.10	MW	IS	
AP CHK 00393204	30894	GRM	09/30/21	344.41	MW	IS	
AP CHK 00393205	56373R	GUILLEN, AUSTIN	09/30/21	39.95	MW	IS	
AP CHK 00393206	2223	HACH COMPANY	09/30/21	8,062.67	MW	IS	
AP CHK 00393207	56148	HADRONEX INC	09/30/21	32,015.54	MW	IS	
AP CHK 00393208	55721	HARVEY'S HONEY HUTS	09/30/21	320.00	MW	IS	
AP CHK 00393209	55667	HAZEN AND SAWYER	09/30/21	2,371.63	MW	IS	
AP CHK 00393210	9049	HI TECH EVS INC	09/30/21	20,270.69	MW	IS	
AP CHK 00393211	49700	HILL BROTHERS CHEMICAL CO	09/30/21	9,318.21	MW	IS	
AP CHK 00393212	15857	HOME DEPOT CREDIT SERVICES	09/30/21	10,309.26	MW	IS	
AP CHK 00393213	47748	HONEYWELL ANALYTICS INC	09/30/21	850.00	MW	IS	
AP CHK 00393214	26844	HOPKINS TECHNICAL PRODUCTS	09/30/21	1,174.81	MW	IS	
AP CHK 00393215	41818	HUNTINGTON COURT REPORTERS	09/30/21	922.98	MW	IS	
AP CHK 00393216	56379R	INNOVATE DESIGN CONSTRUCTIO	09/30/21	485.00	MW	IS	
AP CHK 00393217	26328	JAM SERVICES INC	09/30/21	4,532.34	MW	IS	
AP CHK 00393218	25311	JOHNSON CONTROLS SECURITY S	09/30/21	469.36	MW	IS	
AP CHK 00393219	11281	JWC ENVIRONMENTAL INC	09/30/21	1,470.15	MW	IS	
AP CHK 00393220	7901	K 119 OF CALIFORNIA INC	09/30/21	25.44	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
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AP CHK 00393221	47002MED	KAISER PERMANENTE	09/30/21	2,568.10	MW	IS	
AP CHK 00393222	10144	KAMAN INDUSTRIAL TECHNOLOGI	09/30/21	23.24	MW	IS	
AP CHK 00393223	51402R	KLATT, JOHN	09/30/21	50.50	MW	IS	
AP CHK 00393224	48573	KOSMONT COMPANIES	09/30/21	7,139.60	MW	IS	
AP CHK 00393225	1108	L N CURTIS AND SONS	09/30/21	4,175.90	MW	IS	
AP CHK 00393226	13776	LANGUAGE LINE SERVICES	09/30/21	1,240.21	MW	IS	
AP CHK 00393227	53259	LEFTA SYSTEMS	09/30/21	2,351.00	MW	IS	
AP CHK 00393228	33497	LEGACY MECHANICAL & ENERGY	09/30/21	11,156.00	MW	IS	
AP CHK 00393229	29200	LEGAL SHIELD	09/30/21	610.12	MW	IS	
AP CHK 00393230	45083	LEHR	09/30/21	16,257.62	MW	IS	
AP CHK 00393231	56378R	LESYNA, KRISTINE	09/30/21	500.00	MW	IS	
AP CHK 00393232	37094	LEXISNEXIS RISK DATA MANAGE	09/30/21	510.00	MW	IS	
AP CHK 00393233	12906LAW	LIEBERT CASSIDY WHITMORE	09/30/21	16,519.00	MW	IS	
AP CHK 00393234	14431	LINDE INC	09/30/21	22,154.29	MW	IS	
AP CHK 00393235	56380R	LOI ELECTRIC	09/30/21	1,424.58	MW	IS	
AP CHK 00393236	56232	LOOKINGPOINT INC	09/30/21	4,539.89	MW	IS	
AP CHK 00393237	29332	LORAL LANDSCAPING	09/30/21	515.00	MW	IS	
AP CHK 00393238	49874	LOU'S GLOVES INC	09/30/21	876.00	MW	IS	
AP CHK 00393239	56381R	MA, EMILY	09/30/21	3,175.69	MW	IS	
AP CHK 00393240	56366	MATRIX CONSULTING GROUP LTD	09/30/21	5,100.00	MW	IS	
AP CHK 00393241	54358	MAVERICK NETWORKS INC	09/30/21	402.37	MW	IS	
AP CHK 00393242	23949	METRO MOBILE COMMUNICATIONS	09/30/21	503.70	MW	IS	
AP CHK 00393243	22863	MIDWEST TAPE INC	09/30/21	583.80	MW	IS	
AP CHK 00393244	46655	MSC INDUSTRIAL SUPPLY CO	09/30/21	491.62	MW	IS	
AP CHK 00393245	15210	MUNICIPAL MAINTENANCE EQUIP	09/30/21	13,950.27	MW	IS	
AP CHK 00393246	56293	NATEC INTERNATIONAL INC	09/30/21	2,750.00	MW	IS	
AP CHK 00393247	49974	NGLIC	09/30/21	1,479.42	MW	IS	
AP CHK 00393248	33466	NON PROFIT HOUSING ASSOCIAT	09/30/21	350.00	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
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AP CHK 00393249	55490	NORTHSTAR CHEMICAL	09/30/21	5,996.95	MW	IS	
AP CHK 00393250	54672	OCEAN TREASURES SERVICING I	09/30/21	315.00	MW	IS	
AP CHK 00393251	40765RJPA	ODLE, JOHN	09/30/21	130.42	MW	IS	
AP CHK 00393252	1055	OFFICE DEPOT	09/30/21	1,074.32	MW	IS	
AP CHK 00393253	15337	OFFICE DEPOT	09/30/21	62.42	MW	IS	
AP CHK 00393254	42500	OFFICE DEPOT	09/30/21	3,286.32	MW	IS	
AP CHK 00393255	VOID.CONTINU	Void - Continued Stub	09/30/21	0.00	VM	VD	Void
AP CHK 00393256	56371R	OPULENCIA, STEPHANIE MEJIA	09/30/21	250.00	MW	IS	
AP CHK 00393257	3685	OTIS ELEVATOR COMPANY	09/30/21	937.72	MW	IS	
AP CHK 00393258	4918	OTIS ELEVATOR COMPANY	09/30/21	6,273.00	MW	IS	
AP CHK 00393259	56211R	PACHECOLOPEZ, ROBERTO	09/30/21	500.00	MW	IS	
AP CHK 00393260	10360R	PACIFIC GAS & ELECTRIC	09/30/21	10,400.00	MW	IS	
AP CHK 00393261	1216	PACIFIC GAS & ELECTRIC	09/30/21	135,309.96	MW	IS	
AP CHK 00393262	1216	PACIFIC GAS & ELECTRIC	09/30/21	14,441.01	MW	IS	
AP CHK 00393263	29252	PACIFIC PRODUCE INC	09/30/21	1,976.80	MW	IS	
AP CHK 00393264	50620	PARK ENGINEERING INC	09/30/21	23,096.97	MW	IS	
AP CHK 00393265	56367MED	PAUL R GOOD PHD	09/30/21	900.00	MW	IS	
AP CHK 00393266	54718	PENINSULA HAULING & DEMOLIT	09/30/21	8,900.00	MW	IS	
AP CHK 00393267	3297	PENINSULA LIBRARY SYSTEM	09/30/21	34,204.00	MW	IS	
AP CHK 00393268	1936	PENINSULA PEACE OFFICERS AS	09/30/21	264.60	MW	IS	
AP CHK 00393269	29738	PENINSULA UNIFORMS & EQUIPM	09/30/21	3,377.25	MW	IS	
AP CHK 00393270	10255MED	PERMANENTE MEDICAL GROUP IN	09/30/21	1,242.00	MW	IS	
AP CHK 00393271	19678	PERS LONG TERM CARE PROGRAM	09/30/21	163.22	MW	IS	
AP CHK 00393272	51799	PET FOOD EXPRESS	09/30/21	137.96	MW	IS	
AP CHK 00393273	47044	PETERSON TRUCKS INC	09/30/21	2,857.71	MW	IS	
AP CHK 00393274	56384R	PHAM, TAM AND IRENE	09/30/21	606.72	MW	IS	
AP CHK 00393275	32428R	PICCOLOTTI, THOMAS	09/30/21	439.17	MW	IS	
AP CHK 00393276	54331	PIIAN SYSTEMS LLC	09/30/21	11,016.56	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
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AP CHK 00393277	36106	POLYDYNE INC	09/30/21	27,600.25	MW	IS	
AP CHK 00393278	54462	PORAC RETIREE MEDICAL TRUST	09/30/21	17,600.00	MW	IS	
AP CHK 00393279	53942	PREFERRED ALLIANCE INC	09/30/21	434.20	MW	IS	
AP CHK 00393280	55785	PRIME ACTUARIAL CONSULTING	09/30/21	6,500.00	MW	IS	
AP CHK 00393281	51526	PURETEC INDUSTRIAL WATER	09/30/21	275.11	MW	IS	
AP CHK 00393282	49840	QUALITY CONTROL SERVICES IN	09/30/21	627.75	MW	IS	
AP CHK 00393283	56383R	QUITORIANO, JESSERIE A	09/30/21	30.00	MW	IS	
AP CHK 00393284	27398	R & S ERECTION NORTH PENINS	09/30/21	872.40	MW	IS	
AP CHK 00393285	28448	R J THOMAS MFG CO INC	09/30/21	2,224.53	MW	IS	
AP CHK 00393286	48668JPA	RAVNTECH CORPORATION	09/30/21	219,056.73	MW	IS	
AP CHK 00393287	50803	READYREFRESH BY NESTLE	09/30/21	284.55	MW	IS	
AP CHK 00393288	45693	RED MOUNTAIN INC	09/30/21	2,457.71	MW	IS	
AP CHK 00393289	1687	RED WING SHOES	09/30/21	342.71	MW	IS	
AP CHK 00393290	14608	REEVES COMPANY INC	09/30/21	96.89	MW	IS	
AP CHK 00393291	55810R	REPERYASH, TANYA	09/30/21	3,085.29	MW	IS	
AP CHK 00393292	51931	ROADPOST USA INC	09/30/21	639.06	MW	IS	
AP CHK 00393293	56364	ROBERT H WAGER COMPANY INC	09/30/21	4,432.07	MW	IS	
AP CHK 00393294	42703	ROSS LADDER SERVICE	09/30/21	1,784.00	MW	IS	
AP CHK 00393295	13761	ROSS RECREATION EQUIPMENT I	09/30/21	978.21	MW	IS	
AP CHK 00393296	52843R	S F UNDERGROUND	09/30/21	1,399.20	MW	IS	
AP CHK 00393297	1087	SAFETY KLEEN SYSTEMS INC	09/30/21	1,567.90	MW	IS	
AP CHK 00393298	45148	SAFEWAY SIGN COMPANY	09/30/21	11,686.06	MW	IS	
AP CHK 00393299	56334	SAN MATEO COUNTY	09/30/21	61,500.00	MW	IS	
AP CHK 00393300	12544	SAN MATEO COUNTY CONTROLLER	09/30/21	71,643.50	MW	IS	
AP CHK 00393301	1643	SAN MATEO COUNTY ENVIRONMEN	09/30/21	318.00	MW	IS	
AP CHK 00393302	18047	SAN MATEO COUNTY PUBLIC	09/30/21	587.15	MW	IS	
AP CHK 00393303	35246	SAN MATEO COUNTY SHERIFFS O	09/30/21	48,111.00	MW	IS	
AP CHK 00393304	1906	SAN MATEO CREDIT UNION	09/30/21	1,865.00	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
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AP CHK 00393305	55607	SANTANA, BRUNO	09/30/21	1,500.00	MW	IS	
AP CHK 00393306	54717	SANTANA, VALERIA CRISTINA	09/30/21	5,900.00	MW	IS	
AP CHK 00393307	55315	SCHOOL SPORT INC	09/30/21	13,940.00	MW	IS	
AP CHK 00393308	44095	SERVICE PRESS INC	09/30/21	304.13	MW	IS	
AP CHK 00393309	43132	SFPUC	09/30/21	3,023.52	MW	IS	
AP CHK 00393310	55757	SHARK PLUMBING SUPPLY INC	09/30/21	634.01	MW	IS	
AP CHK 00393311	23742	SHOE DEPOT INC	09/30/21	693.93	MW	IS	
AP CHK 00393312	48313R	SIMON, ALLEN	09/30/21	1,029.43	MW	IS	
AP CHK 00393313	46212R	SKEEHAN, PETER	09/30/21	150.00	MW	IS	
AP CHK 00393314	56376R	SOFFER, DAVID	09/30/21	500.00	MW	IS	
AP CHK 00393315	54685	SOLAR ART	09/30/21	800.00	MW	IS	
AP CHK 00393316	55808	SOUTHERN COUNTIES LUBRICANT	09/30/21	15,185.10	MW	IS	
AP CHK 00393317	20534	ST FRANCIS ELECTRIC INC	09/30/21	8,013.66	MW	IS	
AP CHK 00393318	45112JPA	STATE COMPENSATION INSURANC	09/30/21	203.50	MW	IS	
AP CHK 00393319	3613	STATIONARY ENGINEERS LOCAL	09/30/21	3,450.64	MW	IS	
AP CHK 00393320	51980	STEEL STRUCTURES INC	09/30/21	3,571.98	MW	IS	
AP CHK 00393321	40900	STEVENS BAY AREA DIESEL SER	09/30/21	11,639.81	MW	IS	
AP CHK 00393322	52628R	SUMMIT SHASTA HIGH SCHOOL	09/30/21	400.00	MW	IS	
AP CHK 00393323	18334	SUPERION LLC	09/30/21	890.00	MW	IS	
AP CHK 00393324	51439	SWEET DELIGHT BAKERY	09/30/21	4,672.00	MW	IS	
AP CHK 00393325	29237	SYNAGRO WEST LLC	09/30/21	28,686.99	MW	IS	
AP CHK 00393326	45319	T MOBILE USA INC	09/30/21	920.00	MW	IS	
AP CHK 00393327	42522R	TAN, ANDY	09/30/21	4,975.00	MW	IS	
AP CHK 00393328	2798	TEAMSTERS LOCAL 856	09/30/21	3,560.00	MW	IS	
AP CHK 00393329	13852	TELECOMMUNICATIONS ENGINEER	09/30/21	3,544.80	MW	IS	
AP CHK 00393330	42970JPA	TELECOMMUNICATIONS ENGINEER	09/30/21	16,053.00	MW	IS	
AP CHK 00393331	1201	THOMSON REUTERS WEST	09/30/21	2,676.02	MW	IS	
AP CHK 00393332	4935	TOWILL INC	09/30/21	19,772.00	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
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AP CHK 00393333	26803	TURBO DATA SYSTEMS INC	09/30/21	31,770.15	MW	IS	
AP CHK 00393334	4675	TURF & INDUSTRIAL EQUIPMENT	09/30/21	281.42	MW	IS	
AP CHK 00393335	50490	UNITEDHEALTHCARE INSURANCE	09/30/21	352.82	MW	IS	
AP CHK 00393336	32209	UNIVAR SOLUTIONS USA INC	09/30/21	11,707.34	MW	IS	
AP CHK 00393337	39811	UPS	09/30/21	173.96	MW	IS	
AP CHK 00393338	7873	URBAN FARMER STORE, THE	09/30/21	430.51	MW	IS	
AP CHK 00393339	47099JPA	UTILITY TELECOM GROUP LLC	09/30/21	7,367.17	MW	IS	
AP CHK 00393340	38922	VANTAGEPOINT TRANSFER AGENT	09/30/21	2,150.00	MW	IS	
AP CHK 00393341	38922	VANTAGEPOINT TRANSFER AGENT	09/30/21	6,000.00	MW	IS	
AP CHK 00393342	29329	VERIZON WIRELESS SERVICES L	09/30/21	1,641.60	MW	IS	
AP CHK 00393343	41056R	VIOLA, ANNA MARIE	09/30/21	769.50	MW	IS	
AP CHK 00393344	50978R	VORIS, WILLIAM	09/30/21	400.00	MW	IS	
AP CHK 00393345	56385	VRS-CATERING CONNECTION	09/30/21	1,043.81	MW	IS	
AP CHK 00393346	1579	VWR INTERNATIONAL LLC	09/30/21	2,015.92	MW	IS	
AP CHK 00393347	56372R	WANG, YUBO	09/30/21	164.00	MW	IS	
AP CHK 00393348	56169	WARD, GARY K	09/30/21	450.00	MW	IS	
AP CHK 00393349	36355	WASTEWATER SOLUTIONS INC	09/30/21	5,951.01	MW	IS	
AP CHK 00393350	50485	WAVE BROADBAND	09/30/21	404.75	MW	IS	
AP CHK 00393351	39237	WEST COAST CODE CONSULTANTS	09/30/21	4,078.58	MW	IS	
AP CHK 00393352	29517	WEST-LITE SUPPLY COMPANY IN	09/30/21	13,747.74	MW	IS	
AP CHK 00393353	36888	WESTERN TRUCK FABRICATION I	09/30/21	1,387.02	MW	IS	
AP CHK 00393354	1095	WESTLAKE ECO SOFT-TOUCH	09/30/21	569.40	MW	IS	
AP CHK 00393355	30684	WHITE CAP LP	09/30/21	806.97	MW	IS	
AP CHK 00393356	36417R	WILLIAMS, ANNE	09/30/21	721.54	MW	IS	
AP CHK 00393357	48793R	WONG, FRANCIS	09/30/21	575.00	MW	IS	
AP CHK 00393358	47381R	WORKS PLUMBING	09/30/21	2,000.00	MW	IS	
AP CHK 00393359	30283	WORLD JOURNAL SF LLC	09/30/21	340.00	MW	IS	
AP CHK 00393360	12694R	ZALINSKIS, KLAUS	09/30/21	721.54	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
AP CHK 00393361	55724R	ZHANG, JIASHENG	09/30/21	500.00	MW	IS	

G R A N D T O T A L S:

Total Void Machine Written	0.00	Number of Checks Processed:	1
Total Void Hand Written	0.00	Number of Checks Processed:	0
Total Machine Written	1,951,781.46	Number of Checks Processed:	280
Total Hand Written	0.00	Number of Checks Processed:	0
Total Reversals	0.00	Number of Checks Processed:	0
Total Cancelled	0.00	Number of Checks Processed:	0
Total EFTs	0.00	Number of EFTs Processed:	0
Total EPAYs	0.00	Number of EPAYs Processed:	0

G R A N D T O T A L 1,951,781.46



City Council Meeting Agenda Report

Item # _____

Meeting Date: October 25, 2021

Subject: Request to Continue the Public Hearing on General Plan Amendment GPA-04-21-014998, Planned Development PD-04-21-014997, Design Review DR-04-21-015000, Major Subdivision SUB-04-21-014999 – Preliminary Plan review of a proposed Precise Plan for the redevelopment of the Serramonte Del Rey Campus at 699 Serramonte Boulevard (APN 091-211-230)

Recommended Action

Staff recommends that the City Council continue the public hearing to consider the Preliminary Plan for the proposed Planned Development PD-04-21-014997 to November 22, 2021.

Background

On September 27, 2021, the City Council received public comment on the Preliminary Plan review of Planned Development PD-04-21-014997, a proposed Precise Plan to redevelop the Serramonte Del Rey campus to include up to 1,235 units of affordable and market-rate rental housing, up to 14,000 sq. ft. of neighborhood-serving retail/commercial uses, and a Head Start childcare facility. The City Council continued the Preliminary Plan review to tonight's meeting to provide additional time for the Affordable Housing Committee to meet with the applicant, Jefferson Union High School District.

On October 18, 2021, a two-part meeting was scheduled for both the JUHSD Council Committee and Affordable Housing Committee to meet with the applicant. Staff presented an overview of the development proposal to the JUHSD Council Committee and the Committee members discussed their preliminary comments and concerns with the applicant. Due to time constraints, the Affordable Housing Committee was not able to discuss the affordable housing plan with the applicant. The meeting will be rescheduled.

Staff requests that the City Council continue the public hearing to consider the Preliminary Plan for the proposed Planned Development PD-04-21-014997 to November 22, 2021 to provide additional time for the Affordable Housing Committee to meet with the applicant.

Summary/Conclusion

Staff recommends that the City Council continue the public hearing to consider the Preliminary Plan for the proposed Planned Development PD-04-21-014997 to November 22, 2021 at 7:00 p.m. The continuance of the published public hearing to a date certain of November 22, 2021 does not require additional publication.

Staff is available to provide any additional information desired by the Mayor or Council members.

Respectfully submitted,



Carmelisa Morales
Associate Planner



Tatum Mothershead
Director of Economic and Community Development



City Council Meeting Agenda Report

Item # _____

Meeting Date: October 25, 2021

Subject: Use Permit UPR-7-19-14148 (Coastal Development Permit) and Design Review DR-7-19-14149 — Monopine Cell Tower at 220 Avalon Drive

Recommended Action

Approve the Use Permit and Design Review subject to the Findings and Conditions as outlined herein.

Planning Commission Discussion

On October 5, 2021, the Planning Commission voted 4-0 (Villanueva absent) to approve Use Permit UPR-7-19-14148 and Design Review DR-7-19-14149. The Planning Commission expressed concerns about health effects of radio frequency transmission. Staff explained that radio frequency emission are regulated by the FCC and that a report was submitted that shows the facility meets all FCC guidelines.

Project Description

The project site is in the Westlake neighborhood on Avalon Drive (see Attachment A – Site Location). As indicated in the project plans, the applicant proposes to construct a 70-foot tall “mono-pine” cellular tower and construct associated equipment within an adjacent fenced enclosure (see Attachment B – Project Plans). The mono-pine would hold 12 six-foot panel antennas and would be situated at the rear of the existing property approximately 32 feet from the rear property line and 65 feet and 75 feet from the north and south side yard property lines. The City Engineer has determined that none of the improvements would be placed closer than 50 feet from the edge of the bluff, a regulation established by the Zoning Ordinance.

Coastal Development Permit

The project site is zoned R-1 Single-Family Residential District with a General Plan Land Use Designation of Low-density Residential. The site is also located in the Resource Protection (-RP) Combining District and Coastal Zone. Per the zoning ordinance, any new structure or additions in the -RP Combining District and Daly City Coastal Zone are subject to review for compliance with the Daly City Local Coastal Plan (Coastal Element) and Zoning Ordinance as a Coastal Development Permit. Proper noticing procedures in accordance with the Local Coastal Plan must be followed in review of the Coastal Development Permit.

The Coastal Element incorporates verbatim applicable Coastal Act policies for new development and hazard areas. Because the proposed development is located within 300 feet of the seaward face of a coastal bluff, the project may be appealed to the Coastal Commission under Coastal Act Section 30603(a)(2).

The Coastal Element recognizes that “the entire 2+ mile stretch of sea cliffs in the coastal zone presents physical hazards” as a result of erosion and geologic stability. The Coastal Element incorporates verbatim Coastal Act Section 30253, which provides in relevant part:

New development shall:

- Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
- All proposed structures will be set back a minimum of 50 feet from the edge of the bluff will not adversely impact the existing nearby bluff/slope conditions and conversely the proposed structures will not require any slope modifications including slope stabilization during the 25-year lifetime of the proposed structures.

Design Review

The antenna tower is designed as a “mono-pine” artificial pine tree, which screens the proposed antennas with foliage and minimizes the visual impact to the neighborhood when compared with a standard antenna tower. As required by the Zoning Ordinance, the applicant has provided photo simulation of how the facility would appear from adjacent areas Attachment C – Photo Simulations). Also as required, the mono-pine provides an opportunity for co-location with other carriers. The associated equipment would be located in at 24 feet by 21 feet enclosure at the ground level, screened from view by a wall constructed from concrete blocks with brown, anti-corrosive metal gates.

Geotechnical Report

The applicant submitted a geotechnical report to the City for review and is subject to review by staff in compliance with the Resource Protection Combining District and Local Coastal Plan. Staff has reviewed the report and concurs with its findings and recommendations. Per the Zoning Ordinance and recommendations contained in the subject geotechnical report (dated February 23, 2021) performed by Toro International, a representative from Toro International shall be on site during any excavation and drilling.

Environmental Review

The Planning Commission has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has determined that the project, as conditioned, will not result in significant adverse environmental impacts and is exempt from environmental review pursuant to CEQA Guidelines Section 15303: Small Construction.

Findings

The Planning Commission has found that, as conditioned, the proposed Coastal Development Permit (Use Permit UPR-7-19-14148 and Design Review DR-7-19-14149) complies with Title 17 (Zoning) of the Daly City Municipal Code. Approval of the proposed project would not be detrimental to the health, safety, morals, comfort and general welfare of persons residing in or working in the neighborhood, nor be injurious or detrimental to the property and improvements in the neighborhood or the general welfare of the city. Staff recommends the City Council adopt the following findings:

1. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the City Council conducted a public hearing on October 25, 2021; notice of said hearing was by newspaper publication on October 14, 2021, posting and first class mailing to property owners within 300 feet and occupants within 100 feet of the site.
2. The City Council has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has determined the project is Categorically Exempt per Section 15303: Small Construction.
3. The subject property is zoned R-1 (Single-family Residential Zoning District), which requires a Coastal Development Permit for construction of the wireless facility.
4. The subject project is consistent with the General Plan, Local Coastal Plan and the R-1 Single-family Residential district standards and, together with the provisions for its design and improvements, would not be detrimental to the health, safety, morals, comfort and general welfare of the neighborhood.
5. The proposed development is located within 300 feet of the seaward face of a coastal bluff. Thus, the project may be appealed to the Coastal Commission under Coastal Act Section 30603(a)(2).
6. The proposed development is located within the Daly City Coastal Zone. The Coastal Element incorporates verbatim applicable Coastal Act policies for new development and hazard areas.
7. The City has received a report from a California Licensed Civil Engineer concluding that the placement of the addition is feasible from a geotechnical engineering perspective and that site stabilization structures would not be necessary during the 25-year life expectancy of the project (Toro International, 2021). There is no evidence in the public record contrary to this conclusion.
8. The City has received a report from a California Licensed Geologist concluding that the placement of the addition will not likely impact or be impacted by [geologic] site conditions or those of the surrounding area (Toro International, 2021). There is no evidence in the public record contrary to this conclusion.
9. The mono-pine wireless antenna tower and associated equipment are compatible with the architectural quality and style of the existing building on the parcel, and conform to the Daly City Zoning Ordinance with regard to height, lot coverage, and all other setbacks (e.g., front and rear).
10. Design review approval is therefore granted as impacts to adjacent neighbors are minimized in the following ways:

- a. The proposed mono-pine antenna tower and associated ground level equipment are at the rear of the property, where there is an existing 32-foot setback; and
- b. The proposed mono-pine tower creates less visual impact than a standard antenna tower by blending with existing trees along the bluffs behind the church.

Conditions of Approval

The Planning Commission recommends approval of Use Permit UPR-7-19-14148 – Coastal Development Permit and Design Review DR-7-19-14149, based on the following conditions as specified by each Department and Division.

A. DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

General

1. Within thirty (30) days of Council approval, the applicant shall file with the City Clerk a Declaration of Acceptance of all conditions. Until said declaration is filed, the project shall not be granted for any permits sought from the City.
2. If building permits are not issued and construction diligently pursued within one year of approval of the use permit, the use permit shall become invalid.
3. Recommendations contained in the subject geotechnical report (dated February 23, 2021) performed by Toro International. and a licensed geologist shall certify the associated building plans for conformity.
4. The associated equipment would be located in at 24 feet by 21 feet enclosure at the ground level, screened from view by a wall constructed from CMU with brown, anti-corrosive metal gates.
5. A site survey shall be provided at building permit submittal. The survey shall include location of proposed tower and associated equipment, location of the edge of bluff, and the setback from the edge of bluff.

Time Limit

The Coastal Development Permit shall be valid for a period of one year from the date of City Council approval. The approval shall terminate if a building permit has not been obtained and construction commenced within one-year of City Council approval of the project.

Recommended Action

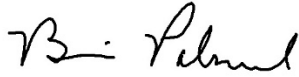
Based on the findings enumerated above, the Planning Commission recommends that the City Council:

1. Adopt the Findings as outlined herein;
2. Affirm the Environmental Assessment;

3. Approve Use Permit UPR-7-19-14148 – Coastal Development Permit and Design Review DR-7-19-14149 subject to the Findings and Conditions outlined herein.

Staff is available to provide any additional information desired by the Council members.

Respectfully submitted,



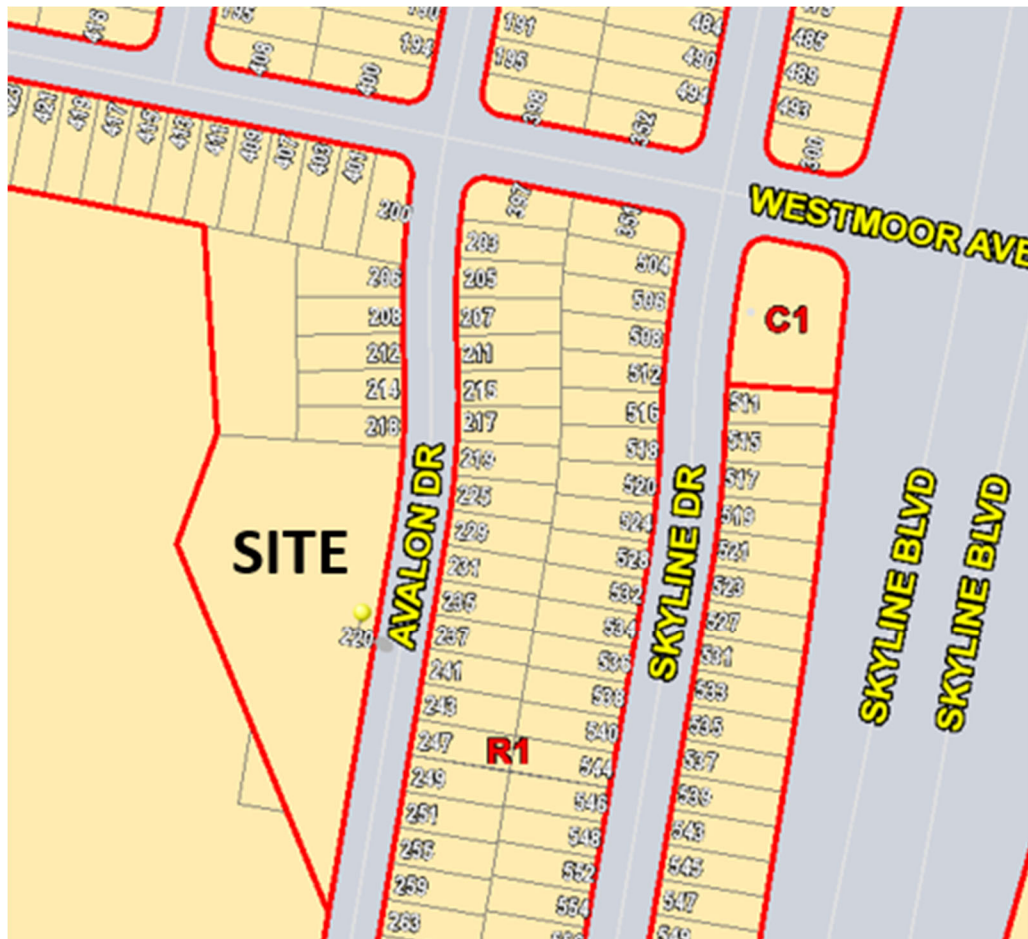
Brian Paland
Assistant Planner



Tatum Mothershead
Director of Economic and Community
Development

Attachment A – Site Location
Attachment B – Project Plans
Attachment C – Photosimulations

LOCATION MAP





at&t

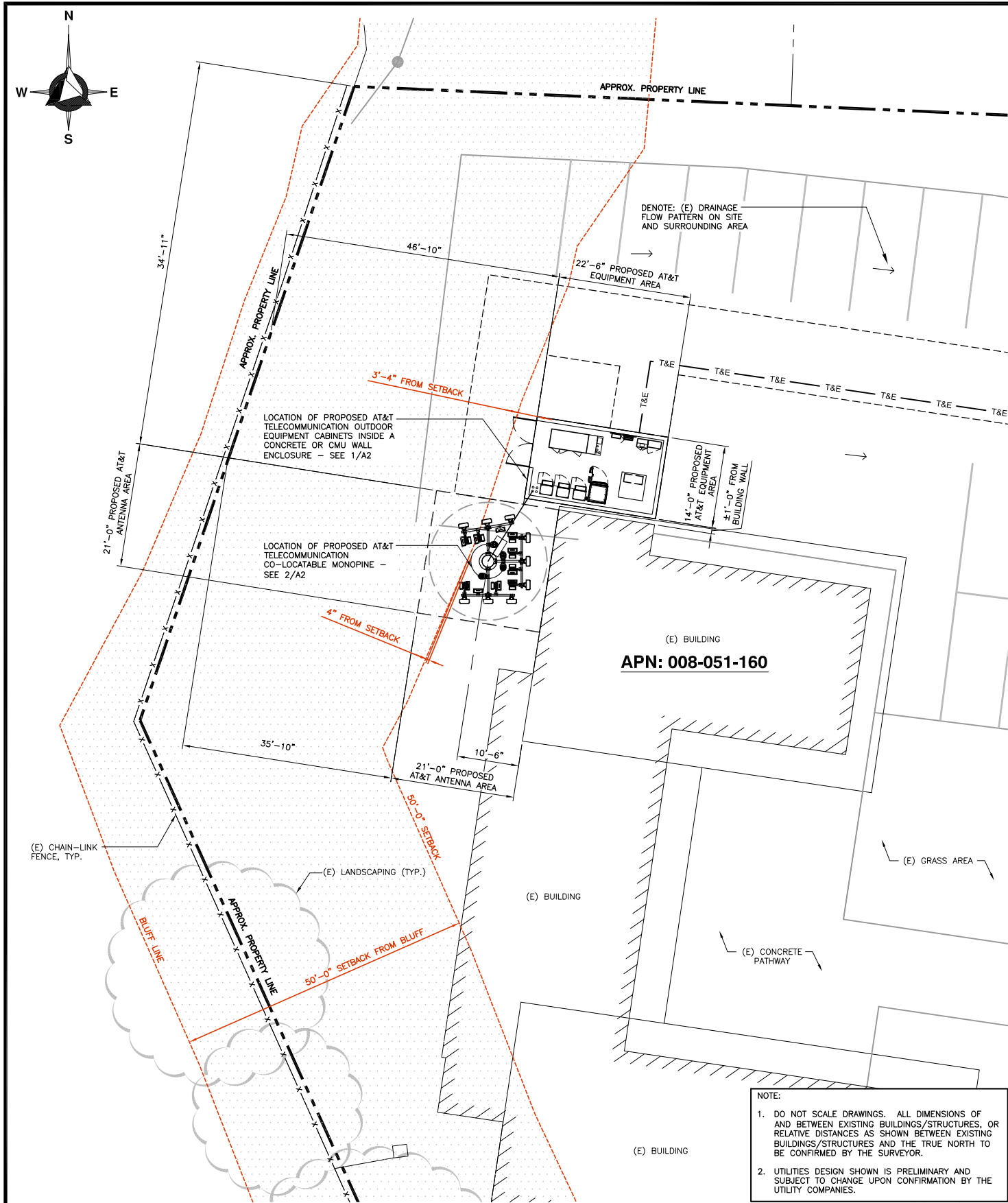
KOREAN FIRST BAPTIST CHURCH

220 AVALON DRIVE
DALY CITY, CA 94015

PROJECT REFERENCE NUMBERS

SITE I.D.: CNU05255 / CCL05255
US I.D.: 257874
FA NO.: 10150732
ORACLE NO.: 3701A0B1QA
PACE NO.: MRSFR003592
PROGRAM: NSB 2019

PROJECT DESCRIPTION		PROJECT INFORMATION		PROJECT TEAM		SHEET INDEX																																																				
SCOPE OF WORK: THIS IS AN APPLICATION FOR A PROPOSED, UNMANNED AT&T MOBILITY WIRELESS SERVICES FACILITY. THE PROPOSED INSTALLATION IS REQUIRED TO PROVIDE BETTER COMMUNICATIONS SERVICE IN THE AREA. THE PROPOSED INSTALLATION CONSISTS OF: - INSTALLATION OF PROPOSED 22'-6"x14'-0" AT&T EQUIPMENT LEASE AREA: LOCATION OF PROPOSED OUTDOOR EQUIPMENT CABINET MOUNTED ON PROPOSED CONCRETE SLAB, 30KW DIESEL GENERATOR MOUNTED ON CONCRETE SLAB, STEP-DOWN TRANSFORMER MOUNTED ON CONCRETE SLAB, AND UTILITIES EQUIPMENT MOUNTED INSIDE PROPOSED 8'-0" TALL CONCRETE OR CMU WALL ENCLOSURE - INSTALLATION OF PROPOSED 21'-0"x21'-0" AT&T ANTENNA AREA: LOCATION OF PROPOSED 70'-0" HIGH CO-LOCATABLE MONOPINE (DESIGN BY OTHERS) WITH LOCATION OF PROPOSED AT&T PANEL ANTENNAS, REMOTE RADIO UNITS, AND DC SURGE SUPPRESSORS MOUNTED BEHIND PROPOSED ANTENNAS (ANTENNAS AND EQUIPMENT PAINTED TO MATCH AND COVERED WITH ANTENNA SOCKS) - ASSOCIATED UTILITIES / COMMUNICATIONS WIRING AS REQUIRED		SITE ADDRESS: 220 AVALON DRIVE DALY CITY, CA 94015 PROPERTY OWNER: KOREAN FIRST BAPTIST CHURCH OF SAN FRANCISCO 220 AVALON DR. DALY CITY, CA 94015 LATITUDE (NAD83): N 37° 40' 57.39" (37.6826) LONGITUDE (NAD83): W 122° 29' 30.00" (122.491667) ELEVATION (NAD88): 473.0± A.M.S.L.		A.P.N.: 008-051-160 JURISDICTION: CITY OF DALY CITY ZONING CLASSIFICATION: R-LD (RESIDENTIAL LOW DENSITY) CURRENT USE: RELIGIOUS-CHURCH PROPOSED USE: RELIGIOUS-CHURCH/ TELECOMMUNICATIONS FACILITY CONSTRUCTION TYPE: TYPE II-A		APPLICANT/LESSEE: AT&T MOBILITY 5001 EXECUTIVE PARKWAY, 4W750D SAN RAMON, CA 94583 CONTACT: DAVID SCOTT PHONE: (415) 260-5617 LEASING MANAGER: QUALTEK WIRELESS 575 LENNON LANE SUITE 125 WALNUT CREEK, CA 94598 CONTACT: MICHELE PHIPPEN PHONE: (925) 895-3734 EMAIL: mhippen@qualtekwireless.com ZONING MANAGER: TSJ CONSULTING, INC. 30767 GATEWAY PLACE #194 RANCHO MISSION VIEJO, CA 92694 CONTACT: TOM JOHNSON PHONE: (925) 785-3727 EMAIL: tom@tsjconsultinginc.com		ARCHITECT: DELTA GROUPS ENGINEERING 6800 KOLL CENTER PARKWAY SUITE 225 PLEASANTON, CA 94566 PHONE: (925) 468-0115 FAX: (925) 468-0355 RF ENGINEER: AT&T MOBILITY 5001 EXECUTIVE PARKWAY, 4W750D SAN RAMON, CA 94583 CONTACT: EDWIN AVILES EMAIL: EA5477ATT.COM CONSTRUCTION MANAGER: QUALTEK WIRELESS 575 LENNON LANE SUITE 125 WALNUT CREEK, CA 94598 CONTACT: MATTHEW STEWART PHONE: (702) 622-9458 EMAIL: mstewart@qualtekwireless.com		T1 TITLE SHEET C1 SURVEY (PENDING) A1 OVERALL SITE PLAN/ ENLARGED SITE PLAN A2 EQUIPMENT & ANTENNA LAYOUTS A3.1 WEST & SOUTH ELEVATIONS A3.2 NORTH & EAST ELEVATION																																																
CODE COMPLIANCE SUBCONTRACTORS' WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN. 2019 CA ADMINISTRATIVE CODE 2019 CA BUILDING CODE 2019 CA ELECTRICAL CODE 2019 CA MECHANICAL CODE 2019 CA PLUMBING CODE 2019 CA FIRE CODE 2019 ENERGY CODE SUBCONTRACTORS' WORK SHALL COMPLY WITH ALL LOCAL BUILDING CODES (SFBC, SFFC, SFMC, SFEC) AND CITY/COUNTY ORDINANCES. FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS EXEMPT BASED ON ADA STANDARDS 203.5 AND CBC 11B-203.5 "MACHINERY SPACES." FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.		VICINITY MAP		DIRECTIONS FROM AT&T FROM AT&T MOBILITY OFFICES LOCATED AT 5001 EXECUTIVE PARKWAY IN SAN RAMON, CA: DRIVING DIRECTIONS: FROM AT&T OFFICE @ 5001 EXECUTIVE PARKWAY, SAN RAMON, CA. GET ON I-680 N TOWARD SACRAMENTO. MERGE ONTO CA-24 W VIA EXIT 46A TOWARD LAFAYETTE/OAKLAND. MERGE ONTO I-580 W VIA EXIT 2B. MERGE ONTO I-80 W VIA EXIT 19A ON THE LEFT. MERGE ONTO UD-101 S VIA EXIT 1A ON THE LEFT TOWARD SAN JOSE. MERGE ONTO I-280 S VIA EXIT 431 TOWARD DALY CITY. MERGE ONTO PACIFIC COAST HIGHWAY/CA-1 S VIA EXIT 47B TOWARD PACIFICA. MERGE ONTO SKYLINE BLVD/CA-35 N VIA EXIT 508B. TURN LEFT ONTO WESTMOOR AVE. TURN LEFT ONTO AVALON DR. SITE WILL BE ON THE RIGHT.																																																						
				APPROVALS <table><thead><tr><th>APPROVED BY:</th><th>INITIALS:</th><th>DATE:</th></tr></thead><tbody><tr><td>AT&T:</td><td></td><td></td></tr><tr><td>VENDOR:</td><td></td><td></td></tr><tr><td>R.F.:</td><td></td><td></td></tr><tr><td>LEASING/LANDLORD:</td><td></td><td></td></tr><tr><td>ZONING:</td><td></td><td></td></tr><tr><td>CONSTRUCTION:</td><td></td><td></td></tr><tr><td>POWER/TELCO:</td><td></td><td></td></tr><tr><td>PG&E:</td><td></td><td></td></tr></tbody></table>		APPROVED BY:	INITIALS:	DATE:	AT&T:			VENDOR:			R.F.:			LEASING/LANDLORD:			ZONING:			CONSTRUCTION:			POWER/TELCO:			PG&E:			RF DATA SHEET VERSION: 1.00 DATE UPDATED: 05/02/19																									
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ENLARGED SITE PLAN

SCALE: 1 inch = 10 ft

2

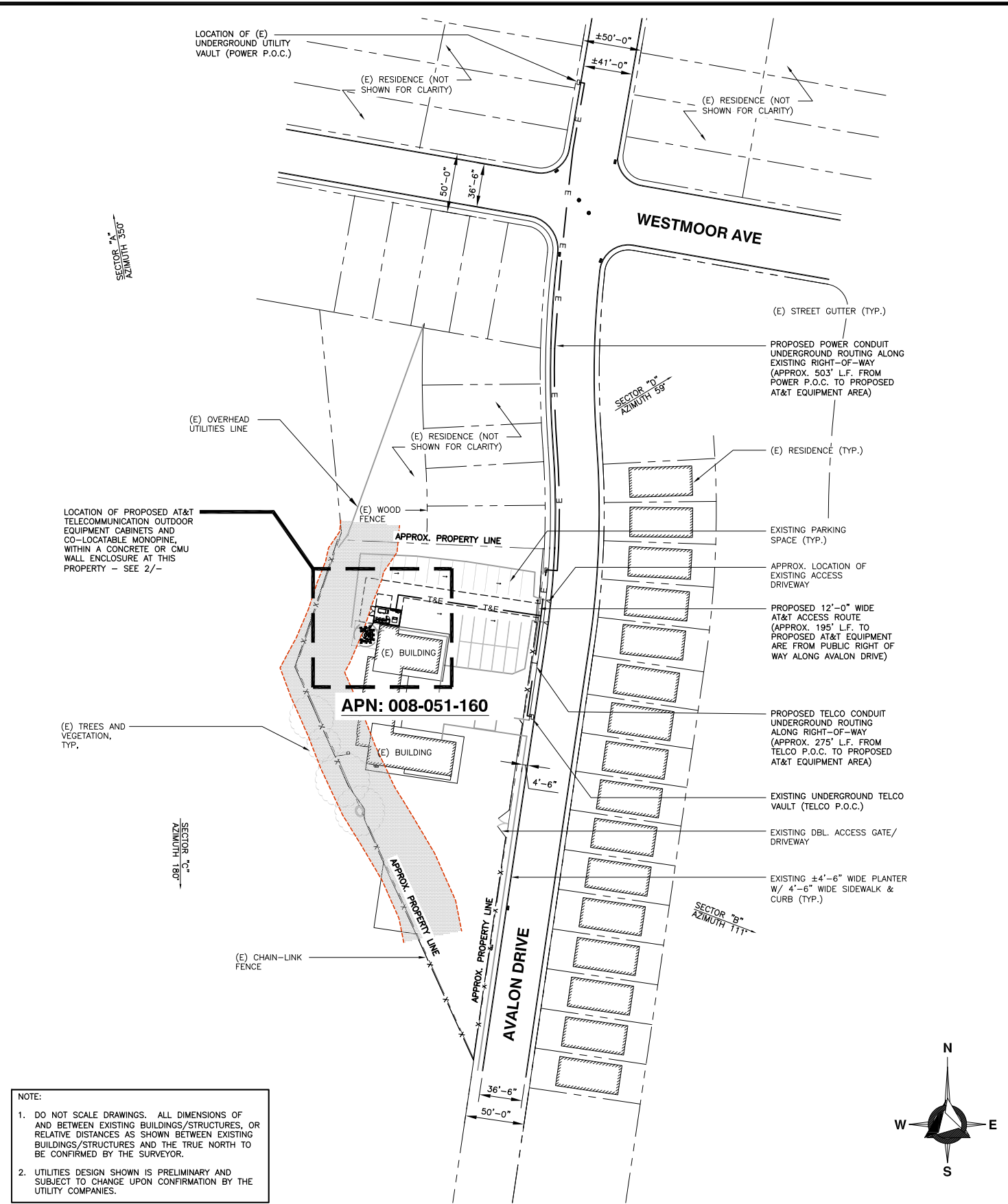
KOREAN FIRST BAPTIST CHURCH
CCL05255
 220 AVALON DR
 DALY CITY, CA 94015

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 SAN RAMON, CA 94583

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OVERALL SITE PLAN & ENLARGED SITE PLAN

SHEET: **A1** DGE NO.: **P17AN016**
 SITE NAME: **KOREAN FIRST BAPTIST**



OVERALL SITE PLAN

SCALE: 1 inch = 50 ft

1

KOREAN FIRST BAPTIST CHURCH
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 220 AVALON DR
 DALY CITY, CA 94015

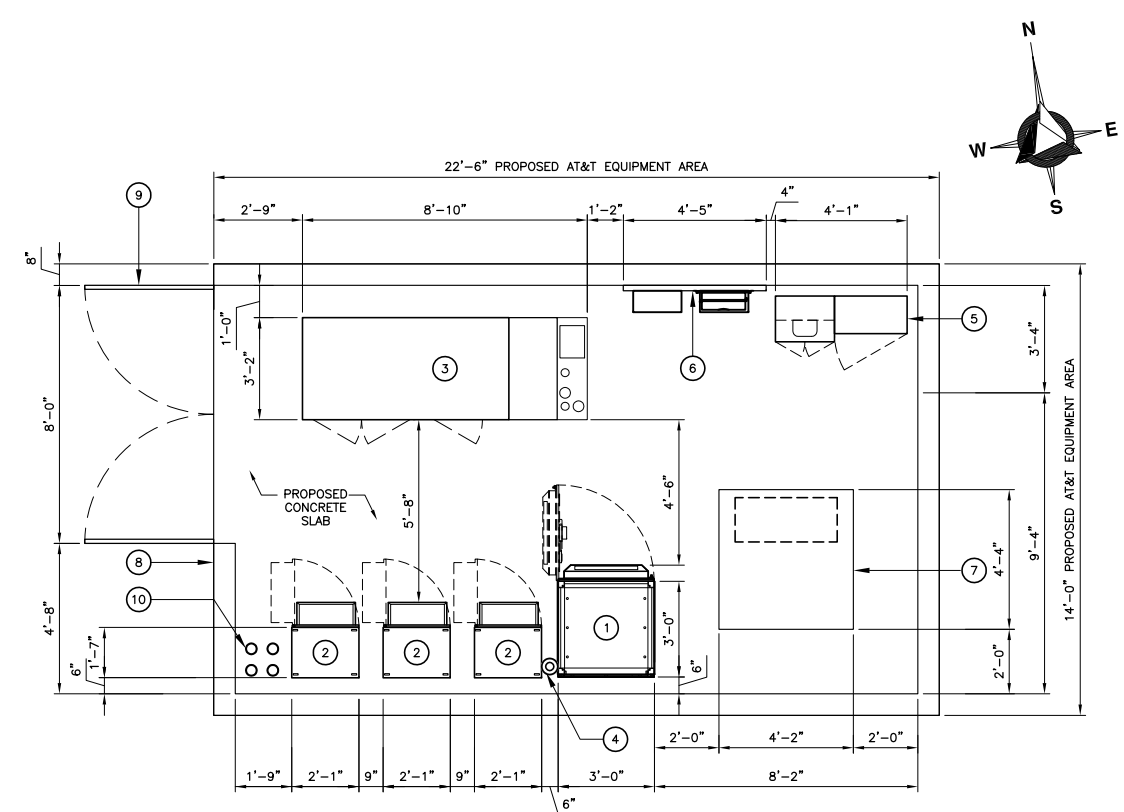
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OVERALL SITE PLAN & ENLARGED SITE PLAN

SHEET: **A1** DGE NO.: **P17AN016**
 SITE NAME: **KOREAN FIRST BAPTIST**

- (1) PROPOSED AT&T DC POWER PLANT / BATTERY CABINET MOUNTED TO PROPOSED CONCRETE SLAB
- (2) PROPOSED PURCELL CABINET (2 STACKED) - TYP.
- (3) PROPOSED AT&T 30KW DIESEL GENERATOR WITH 190 GALLON TANK MOUNTED ON PROPOSED CONCRETE SLAB
- (4) PROPOSED AT&T GPS ANTENNA MOUNTED TO EQUIPMENT CABINET
- (5) PROPOSED AT&T MULTI-METER MOUNTED ON PROPOSED CONCRETE SLAB
- (6) PROPOSED AT&T UTILITY H-FRAME - LOCATION OF PROPOSED AT&T FIBER INTERFACE & DISTRIBUTION PANEL
- (7) PROPOSED 52"x50" CONCRETE SLAB FOR FUTURE TRANSFORMER (INSTALLED BY UTILITIES CO.)
- (8) PROPOSED AT&T 8'-0" TALL CONCRETE OR CMU WALL PAINTED TO MATCH EXISTING BUILDING
- (9) CHAIN LINK GATE WITH SLATS OR CORRUGATED METAL (PAINTED TO MATCH EXISTING BUILDING)
- (10) PROPOSED (4) 4"ø CONDUIT STUB-UP FOR FIBER/DC CABLEING TO ANTENNA LOCATION



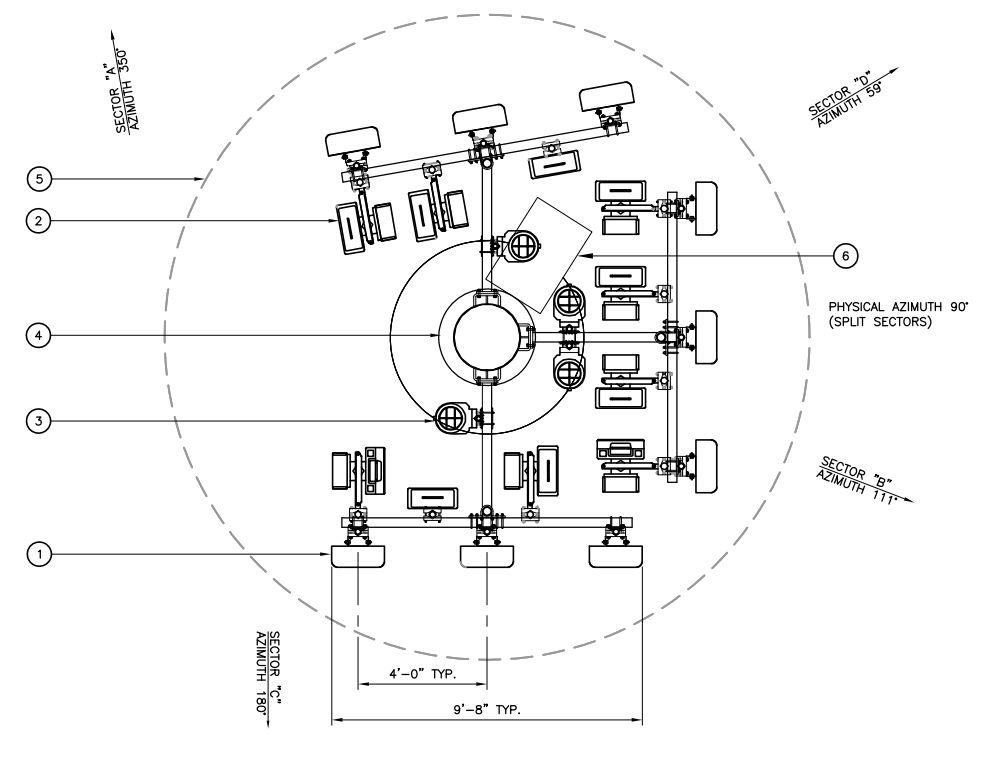
EQUIPMENT LAYOUT

SCALE:
3/8 inch = 1 ft



1

- ① PROPOSED AT&T 6'-0" LONG PANEL ANTENNA (3 PANEL SECTORS; 9 TOTAL) MOUNTED ON PROPOSED CO-LOCATABLE MONOPINE (PAINTED TO MATCH AND COVERED WITH ANTENNA SOCKS), TYP.
- ② PROPOSED RADIO REMOTE UNITS MOUNTED BEHIND PROPOSED PANELS ANTENNAS
- ③ PROPOSED DC SURGE SUPPRESSOR MOUNTED BEHIND PROPOSED PANEL ANTENNAS (TYP.)
- ④ PROPOSED 70'-0" HIGH CO-LOCATABLE MONOPINE (DESIGN BY OTHERS)
- ⑤ OUTLINE OF PROPOSED MONOPINE FOLIAGE (DESIGN BY OTHERS)
- ⑥ PROPOSED CABLE ENTRY DOGHOUSE AT BASE OF MONOPINE

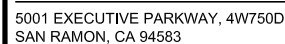


ANTENNA LAYOUT

SCALE:
3/8 inch = 1 ft



2 |



**KOREAN FIRST BAPTIST
CHURCH
CCL05255**
220 AVALON DR
DALY CITY, CA 94015



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6	08/03/21	ISSUED FOR ZD REDESIGN	JK	.

SHEET TITLE

EQUIPMENT AND ANTENNA LAYOUTS

SHEET

A2

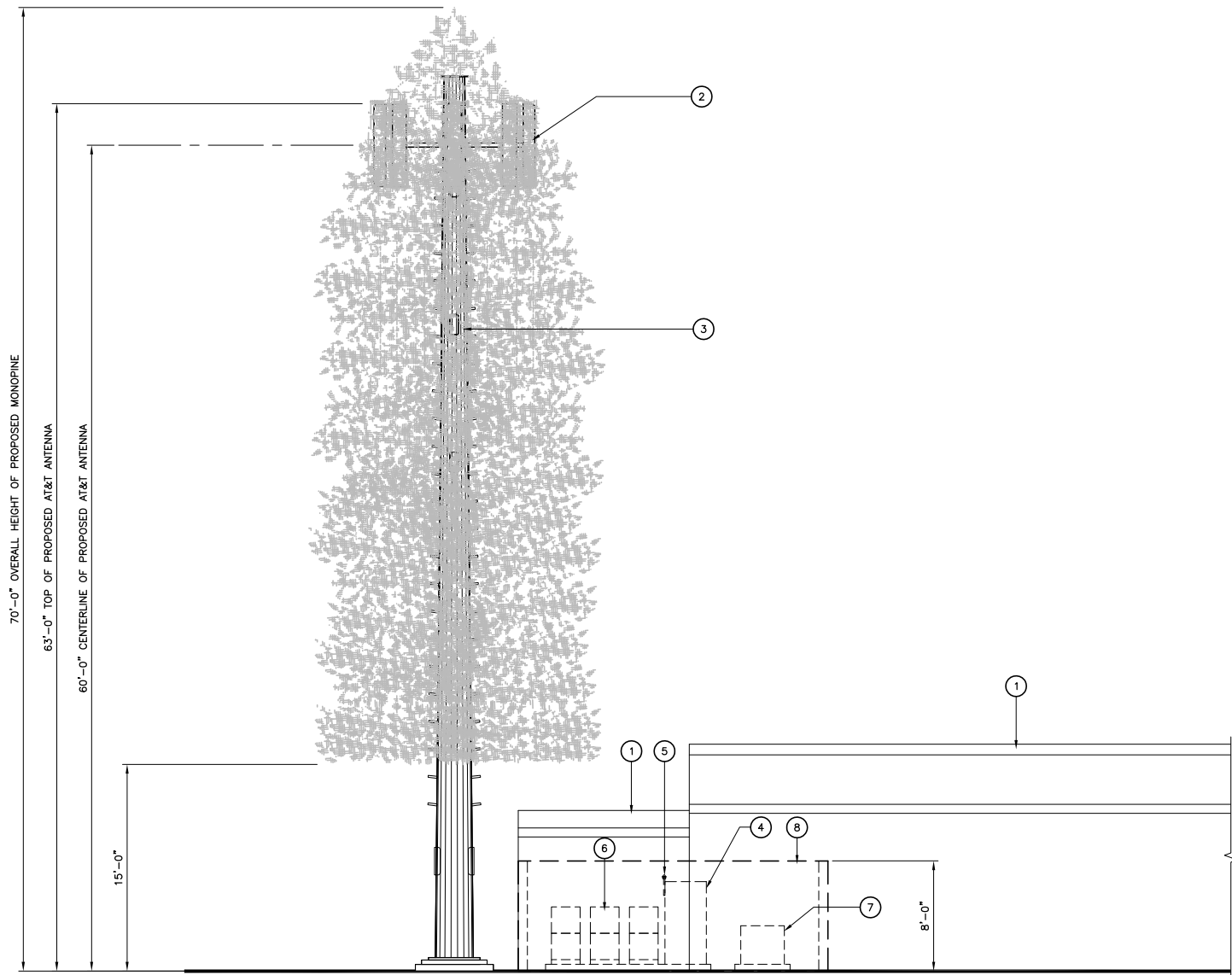
PAGE NO.

7AN016

TRANSIT
SITE NAME

KEY NOTES:

- 1 EXISTING BUILDING
- 2 PROPOSED AT&T 6'-0" PANEL ANTENNA (3 PER SECTOR, 3 SECTORS; 9 TOTAL): MOUNTED ON PROPOSED MONOPINE (PAINTED TO MATCH AND COVERED WITH ANTENNA SOCKS), TYP.
- 3 PROPOSED 70'-0" HIGH CO-LOCATABLE MONOPINE (DESIGN BY OTHERS)
- 4 PROPOSED AT&T DC POWER PLANT/BATTERY CABINET MOUNTED TO PROPOSED CONCRETE SLAB (BEYOND)
- 5 PROPOSED GPS ANTENNA (BEYOND)
- 6 PROPOSED PURCELL CABINET (2 STACKED) - TYP. (BEYOND)
- 7 PROPOSED STEP-DOWN TRANSFORMER MOUNTED ON CONCRETE SLAB (BEYOND)
- 8 PROPOSED AT&T 8'-0" TALL CONCRETE OR CMU WALL PAINTED TO MATCH EXISTING BUILDING (BEYOND)



SOUTH ELEVATION

SCALE:
3/16 inch = 1 ft

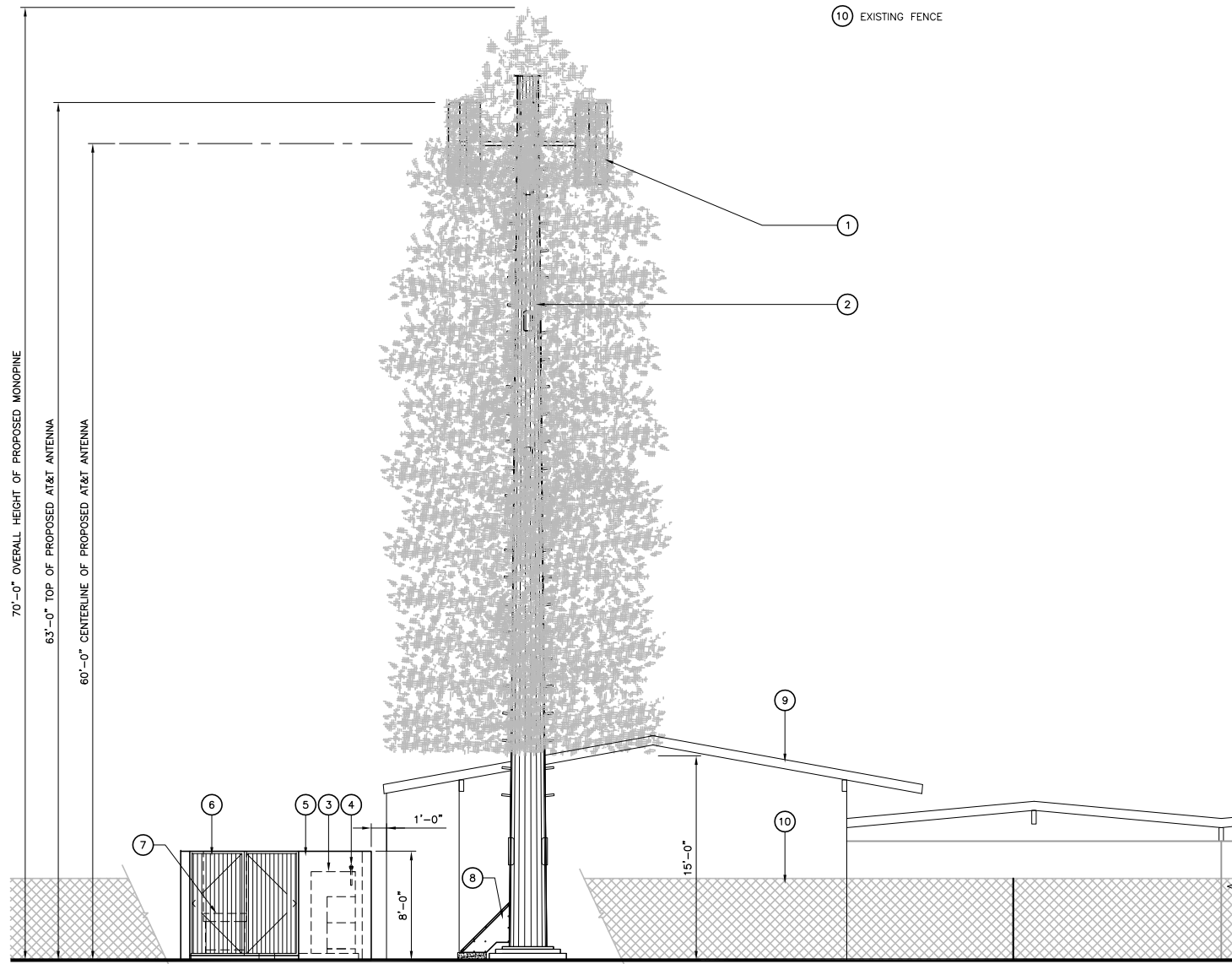


2

WEST ELEVATION

KEY NOTES:

- 1 PROPOSED AT&T 6'-0" PANEL ANTENNA (3 PER SECTOR, 3 SECTORS; 9 TOTAL): MOUNTED ON PROPOSED MONOPINE (PAINTED TO MATCH AND COVERED WITH ANTENNA SOCKS), TYP.
- 2 PROPOSED 70'-0" HIGH CO-LOCATABLE MONOPINE (DESIGN BY OTHERS)
- 3 PROPOSED AT&T DC POWER PLANT/BATTERY CABINET MOUNTED TO PROPOSED CONCRETE SLAB (BEYOND)
- 4 PROPOSED GPS ANTENNA (BEYOND)
- 5 PROPOSED AT&T 8'-0" TALL CONCRETE OR CMU WALL PAINTED TO MATCH EXISTING BUILDING
- 6 PROPOSED AT&T 8'-0" WIDE DBL. ACCESS CHAIN LINK GATE WITH SLATS OR CORRUGATED METAL (PAINTED TO MATCH EXISTING BUILDING)
- 7 PROPOSED AT&T 30KW DIESEL GENERATOR MOUNTED ON CONCRETE SLAB (BEYOND)
- 8 PROPOSED CONDUIT DOGHOUSE
- 9 EXISTING BUILDING
- 10 EXISTING FENCE



SCALE:
3/16 inch = 1 ft



1



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SAN RAMON, CA 94583

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SHEET TITLE

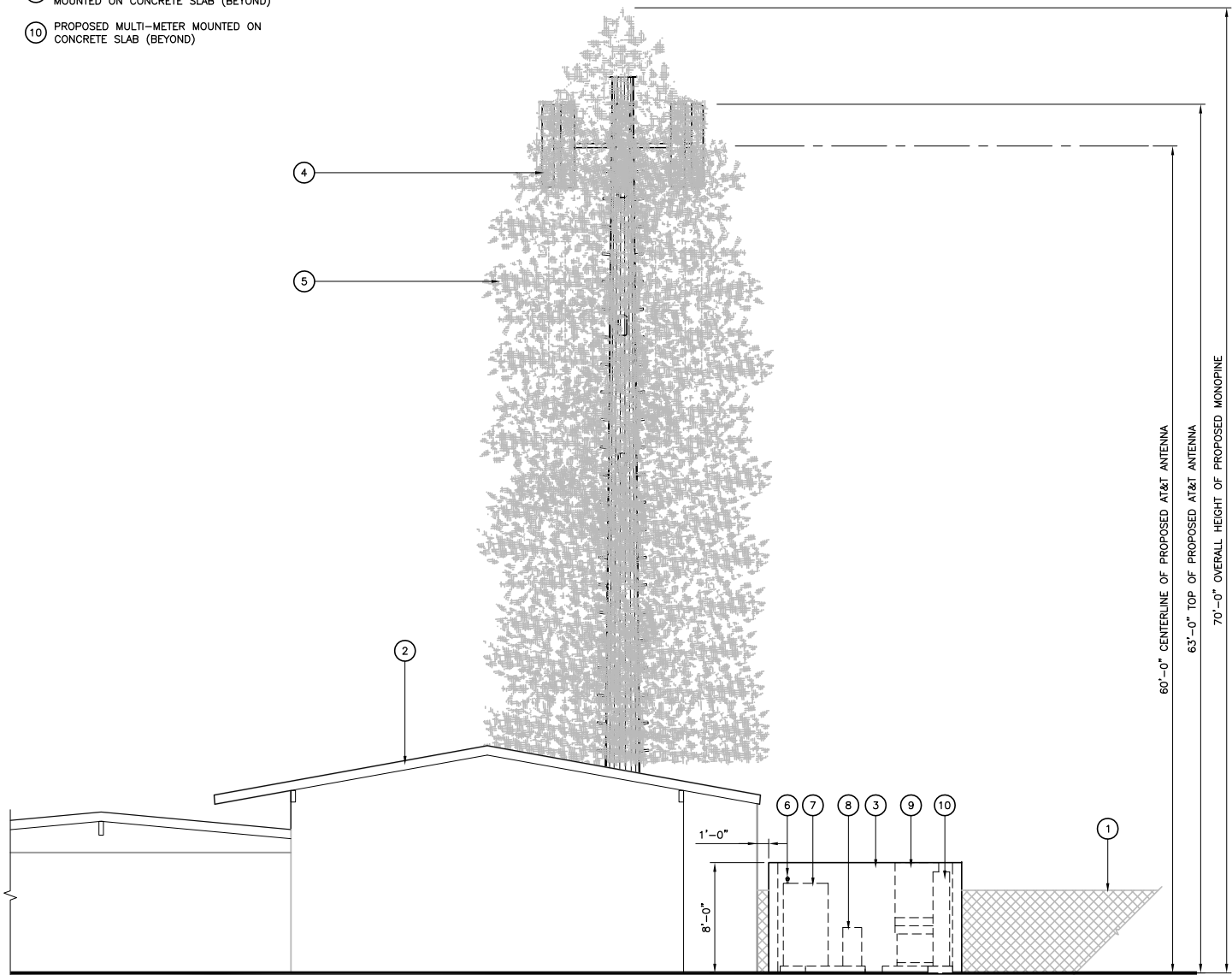
WEST & SOUTH ELEVATIONS

A3.1

DGE NO.
P17AN016
SITE NAME
KOREAN FIRST BAPTIST

KEY NOTES:

- 1 EXISTING FENCE
- 2 EXISTING BUILDING
- 3 PROPOSED AT&T 8'-0" TALL CONCRETE OR CMU WALL PAINTED TO MATCH EXISTING BUILDING
- 4 PROPOSED AT&T 6'-0" PANEL ANTENNA (3 PER SECTOR, 3 SECTORS, 9 TOTAL); MOUNTED ON PROPOSED CO-LOCATABLE MONOPINE (PAINTED TO MATCH AND COVERED WITH ANTENNA SOCKS), TYP.
- 5 PROPOSED 70'-0" HIGH CO-LOCATABLE MONOPINE (DESIGN BY OTHERS)
- 6 PROPOSED GPS ANTENNA (BEYOND)
- 7 PROPOSED AT&T DC POWER PLANT/BATTERY CABINET MOUNTED TO PROPOSED CONCRETE SLAB (BEYOND)
- 8 PROPOSED STEP-DOWN TRANSFORMER MOUNTED ON CONCRETE SLAB (BEYOND)
- 9 PROPOSED AT&T AT&T 30KW DIESEL GENERATOR MOUNTED ON CONCRETE SLAB (BEYOND)
- 10 PROPOSED MULTI-METER MOUNTED ON CONCRETE SLAB (BEYOND)



EAST ELEVATION

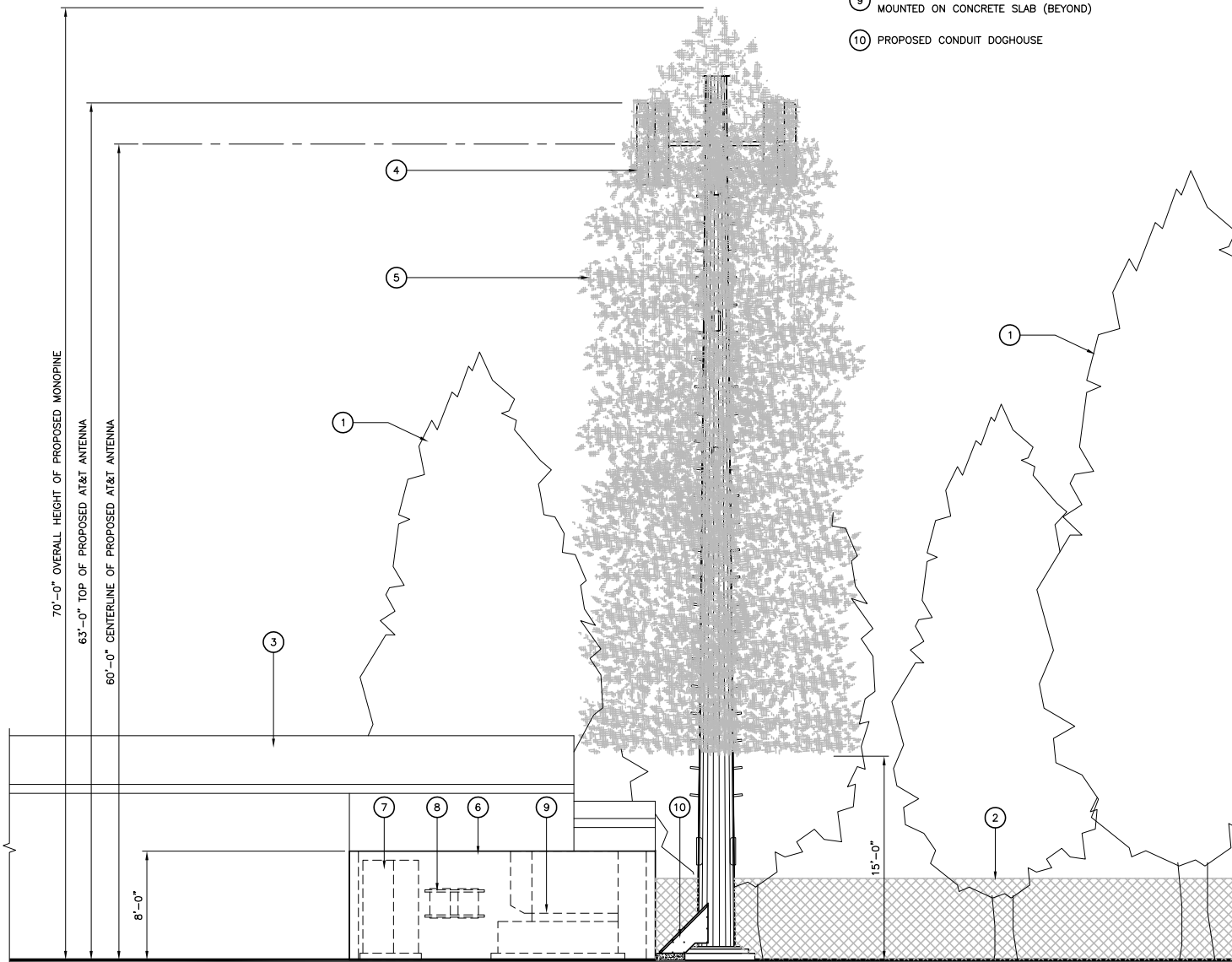
SCALE:
3/16 inch = 1 ft



2

KEY NOTES:

- 1 EXISTING TREES (TYP.)
- 2 EXISTING FENCE
- 3 EXISTING BUILDING
- 4 PROPOSED AT&T 6'-0" PANEL ANTENNA (3 PER SECTOR, 3 SECTORS, 9 TOTAL); MOUNTED ON PROPOSED CO-LOCATABLE MONOPINE (PAINTED TO MATCH AND COVERED WITH ANTENNA SOCKS), TYP.
- 5 PROPOSED 70'-0" HIGH CO-LOCATABLE MONOPINE (DESIGN BY OTHERS)
- 6 PROPOSED AT&T 8'-0" TALL CONCRETE OR CMU WALL PAINTED TO MATCH EXISTING BUILDING
- 7 PROPOSED MULTI-METER MOUNTED ON CONCRETE SLAB (BEYOND)
- 8 PROPOSED AT&T UTILITY H-FRAME -- LOCATION OF PROPOSED AT&T FIBER INTERFACE & DISTRIBUTION PANEL (BEYOND)
- 9 PROPOSED AT&T AT&T 30KW DIESEL GENERATOR MOUNTED ON CONCRETE SLAB (BEYOND)
- 10 PROPOSED CONDUIT DOGHOUSE



NORTH ELEVATION

SCALE:
3/16 inch = 1 ft



1



5001 EXECUTIVE PARKWAY, 4W750D
SAN RAMON, CA 94583

KOREAN FIRST BAPTIST
CHURCH
CCL05255
220 AVALON DR
DALY CITY, CA 94015



DELTA GROUPS
ENGINEERING, INC.
CONSULTING ENGINEERS

6800 KOLL CENTER PARKWAY, SUITE 225
PLEASANTON, CA 94566
TEL: (925) 468-0115 FAX: (925) 468-0355

REV.	DATE	DESCRIPTION	BY	CHK
1	05/22/19	ISSUED FOR ZD 90%	ND	-
2	06/27/19	ISSUED FOR ZD 90%	ND	-
3	05/17/19	ISSUED FOR ZD 100%	ND	-
4	06/05/20	ISSUED FOR ZD (INCOMPLETE LETTER)	ND	-
5	09/22/20	ISSUED FOR ZD (VENDOR CHANGE REDLINES)	HT	-
6	08/03/21	ISSUED FOR ZD REDESIGN	JK	-

SHEET TITLE

NORTH & EAST ELEVATIONS

SHEET
A3.2

DGE NO.
P17AN016
SITE NAME
KOREAN FIRST BAPTIST



DELTA GROUPS ENGINEERING, INC.
6800 KOLL CENTER PARKWAY, SUITE 225, PLEASANTON, CA 94566
925.468.0115 (T)
P17AN016



KOREAN FIRST BAPTIST CHURCH

220 Avalon Dr. Daly City, Ca 94015

PROPOSED VIEW LOOKING WEST FROM SOUTHBOUND SKYLINE BLVD



EXISTING VIEW LOOKING WEST FROM SOUTHBOUND SKYLINE BLVD





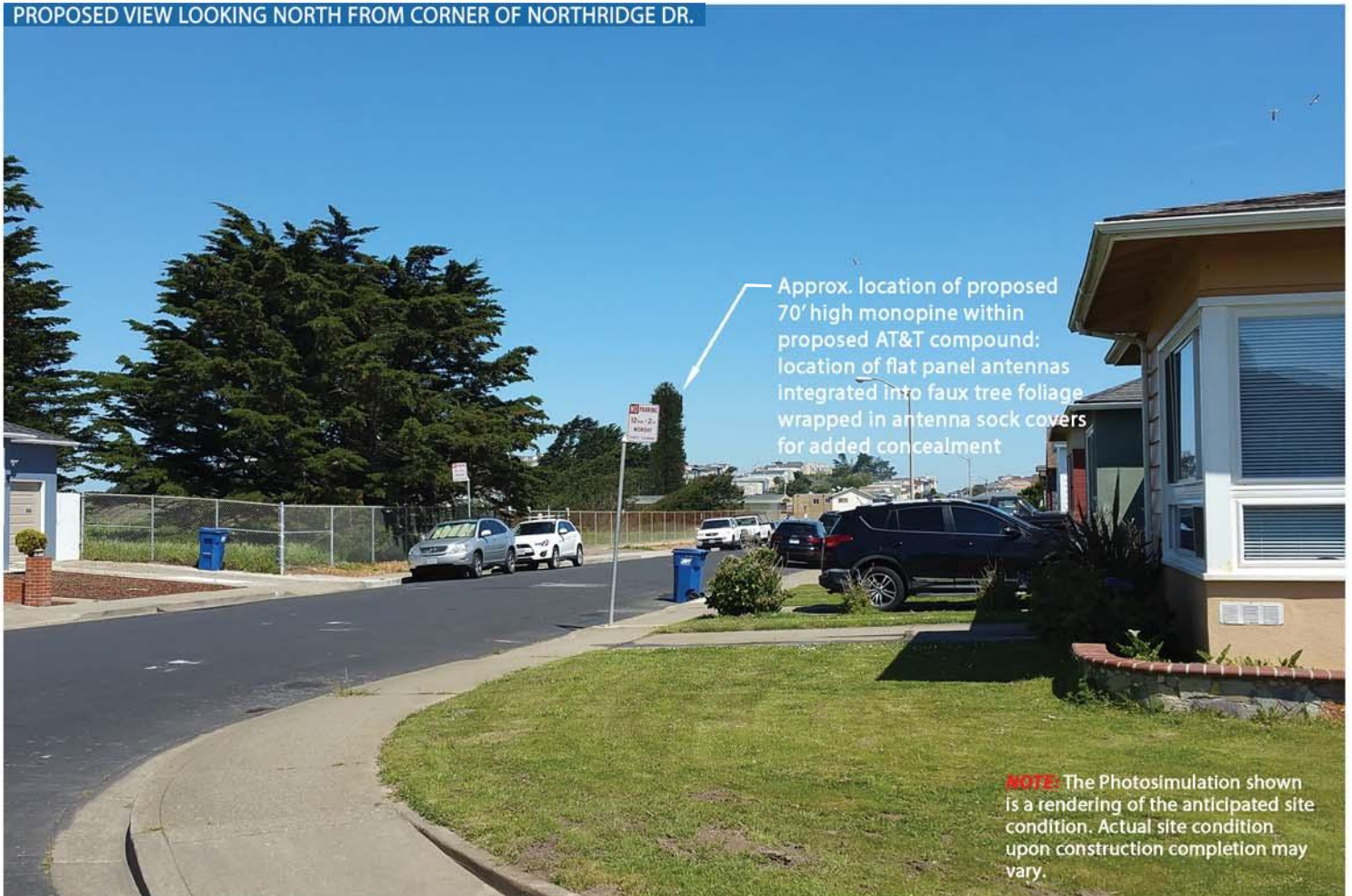
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925.468.0115 (T)
P17AN016



KOREAN FIRST BAPTIST CHURCH

220 Avalon Dr. Daly City, Ca 94015

PROPOSED VIEW LOOKING NORTH FROM CORNER OF NORTHRIDGE DR.



(E) VIEW LOOKING NORTH FROM CORNER OF NORTHRIDGE DR.





KOREAN FIRST BAPTIST CHURCH

220 Avalon Dr. Daly City, Ca 94015

PROPOSED VIEW LOOKING SOUTH FROM CORNER OF WESTMOOR AVE



(E) VIEW LOOKING SOUTH FROM CORNER OF WESTMOOR AVE





DELTA GROUPS ENGINEERING, INC.
6800 KOLL CENTER PARKWAY, SUITE 225, PLEASANTON, CA 94566
925.468.0115 (T)
P17AN016



KOREAN FIRST BAPTIST CHURCH

220 Avalon Dr. Daly City, Ca 94015

PROPOSED VIEW LOOKING SOUTHWEST FROM 218 AVALON DR



EXISTING VIEW LOOKING SOUTHWEST FROM 218 AVALON DR





City Council Meeting Agenda Report

Item # _____

October 25, 2021

Subject: Approval of Written Response to Grand Jury Report: “Building Greater Trust between the Community and Law Enforcement via the Racial and Identity Profiling Act (RIPA).”

Recommended Action

Staff recommends Council approve and provide direction on the attached draft written response to the 2020-2021 Grand Jury Report referenced above and authorize the City Manager to send the approved correspondence to the Presiding Judge of the Superior Court of San Mateo County as requested.

Background

The San Mateo County Grand Jury issued the report, “Building Greater Trust between the Community and Law Enforcement via the Racial and Identity Profiling Act.” The Grand Jury recommended City and County agencies in San Mateo County prepare for and incorporate software and policies for the collection and reporting of RIPA data, required by law (Assembly Bill 953, 2015) beginning January 1, 2022.

Discussion

Following a public presentation and review of the attached draft response, the City Council should provide direction to the City Manager. Subsequently, the draft response will be finalized and sent to the Superior Court as requested. In addition, the final response will be placed on the San Mateo County Civil Grand Jury website and a copy will be filed in the Daly City Office of the City Clerk.

Fiscal Impact

No fiscal impact

Conclusion

Staff is available to provide any additional information desired by the Mayor or Councilmembers.

Respectfully submitted,

Cameron Christensen
Captain

John Gamez
Acting Chief of Police

October 25, 2021

Honorable Amarra A. Lee
Judge of the Superior Court
c/o Jenarda Dubois
Hall of Justice
400 County Center, 2nd floor
Redwood City, CA 94063-1655

Re: Building Greater Trust between the Community and Law Enforcement via the Racial and Identity Profiling Act

Dear Judge Lee,

We are in receipt of the Grand Jury's final report entitled; "Building Greater Trust between the Community and Law Enforcement via the Racial and Identity Profiling Act."

Pursuant to your October 27, 2021 request for response, the Daly City, City Council held a public meeting on October 25, 2021 and approved this response. The City of Daly City responds to the Grand Jury's findings, conclusions and recommendations as follows:

Findings:

- F1. LEA's in San Mateo County are aware of RIPA data requirements, including the requirement that data collection starts on January 1, 2022.

Response: The City agrees with this finding.

- F2. County LEA's vary in their degree of understanding of RIPA data collection requirements, technological options for collecting the data, and the need for procedures and training to collect and report the data. The LEA's RIPA-preparedness correlates to their understanding of RIPA requirements.

Response: The City agrees with this finding.

- F3. Burlingame and Menlo Park are to be commended for publicly announcing their plans for early implementation of RIPA data collection and reporting to the CA DOJ. The other fifteen LEA's were in various stages of planning and acquiring their RIPA data collection system.

Response: The City agrees with this finding.

- F4. The San Mateo County Police Chief's and Sheriff Association RIPA Subcommittee provides a convenient forum for LEA's to benefit from peer learning and collaboration for RIPA planning, testing, deployment, and best practices.

Response: The City **agrees** with this finding.

- F5. Some LEA's mistakenly believe the County Dispatch System will handle their RIPA data collection.

Response: The City **neither agrees nor disagrees** with this finding as the City is aware County Dispatch is not responsible for our RIPA data collection.

- F6. LEA's vary in their understanding that implementing RIPA Board recommendations would build greater trust with their communities.

Response: The City **agrees** with this finding.

- F7. Some contracting entities were unaware of the RIPA requirements, and that RIPA data breakdown for their respective cities could be requested from the Sheriff's Office beginning in the spring of 2022.

Response: The City **neither agrees nor disagrees** with this finding as we are not a contracted city.

- F8. Between now and 2022, sixteen county LEA's have plans for "regularly analyzing data, in consultation with [academics, police commissions, civilian review bodies, or advisory boards], to assist in identifying practices that may have a disparate impact on any group relative to the general population.

Response: The City **agrees** with this finding.

Recommendations:

- R1. Each LEA must have a fully developed implementation plan for complying with RIPA. The plan should include data collection and reporting, training methods, policies and procedures, roll-out plans, personnel allocation, systems testing and data auditing. The plan should be reviewed and approved by October 30, 2021.

Response: The recommendation **has been implemented** by the City of Daly City. The City has selected data collection software, developed RIPA policy and guidance, and training is identified with full program participation prior to the required January 1, 2022 date.

- R2. Each LEA needs to acquire the necessary software and hardware required to comply with RIPA by October 30, 2021, in order to complete testing within 30 days and to go live by January 1, 2022.

Response: The recommendation **has been implemented** by the City of Daly City. Software has been purchased, and program participation will begin following the department training cycle beginning October 8, 2021 and ending on November 18, 2021.

- R3. Each LEA must test and confirm their readiness for RIPA data collection by November 30, 2021.

Response: The recommendation **has been implemented** by the City of Daly City. We tested the collection and submission of data during our pilot program, and true data will be submitted department wide by November 30, 2021.

- R4. Each LEA should provide regular updates to their governing entities, on their progress toward preparing for the required RIPA data collection starting on October 15, 2021.

Response: The recommendation **has been implemented** by the City of Daly City.

- R5. Each LEA should, on a quarterly basis, starting in the second quarter of 2022, provide reports on RIPA data and how it is being used to address potential identity biases, including supervisory oversight (as defined by the RIPA Board). The report should be posted and easily viewable on the entity's website.

Response: The recommendation **has not yet been implemented but will be implemented in the future.** City Staff will work to design reports within the software to be posted and viewable through the Police Accountability section of the Police Department website by the timeline provided in the recommendation.

- R6: By February 1, 2022, each LEA should begin considering how to obtain and use insights gained from the RIPA data to improve the operation of its department by combating implicit bias in policing and pursuing greater community trust by implementing the RIPA Board's growing list of policing best practices.

Response: The recommendation **has not yet been implemented but will be implemented in the future.** City Staff will incorporate the associated data and reports designed from Recommendation #5 into our mandated training requirements by the timeline provided in the recommendation.

R7: By February 1, 2022, each LEA should consider community engagement and transparency, including the possible use of “academics, police commissions, civilian review bodies, or advisory boards” as a mechanism to build community trust and provide bias-free policing.

Response: This recommendation **has been implemented** by the City of Daly City. We have and will continue to engage academics and community groups to enhance our services and provide bias-free policing. We will continue to look for partnering opportunities as the RIPA project evolves.

R8: In the second quarter of 2022, each of the contracting entities should begin requesting RIPA stop data for its jurisdiction, separate from the rest of the Sheriff’s stop data.

Response: The recommendation **has not yet been implemented but will be implemented in the future**. City Staff will request data from DOJ and through our independent software provider separate from the Sheriff’s stop data by the timeline provided in the recommendation.

The City of Daly City appreciates the opportunity to provide written responses to the San Mateo County Civil Grand Jury Report, “Building Greater Trust between the Community and Law Enforcement via the Racial and Identity Profiling Act.”

Should the Grand Jury require any additional information, please contact me directly at 650-991-8127.

Shawwna Maltbie
City Manager

cc: City Council
Annette Hipona, City Clerk
Rose Zimmerman, City Attorney



City Council Meeting Agenda Report

Item # _____

Meeting Date: October 25, 2021

Subject: Approval of Written Response to 2020/2021 San Mateo County Civil Grand Jury Report, “San Mateo County: California’s Ground Zero for Sea Level Rise”

Recommended Action

Staff recommends that the City Council review and approve the attached draft written response to the San Mateo Civil Grand Jury report, “San Mateo County: California’s Ground Zero for Sea Level Rise” and authorize the City Manager to transmit the approved correspondence to the Presiding Judge of the Superior Court as requested.

Background

The San Mateo County Civil Grand Jury issued a report in August 2021, “San Mateo County: California’s Ground Zero for Sea Level Rise” that included an analysis of the risk of sea level rise and whether the San Mateo County Flood and Sea Level Rise Resiliency District (“OneShoreline”), established in 2020, was on course to adequately address the sea level rise challenge.

The report notes that Bayside communities have billions of dollars of residential and commercial property at risk, and that Pacific coast communities are also vulnerable to flooding and erosion from higher seas. The Grand Jury’s main recommendations are that:

- The County and its cities and towns support steady, reliable funding for OneShoreline’s basic operations;
- OneShoreline consider establishing and administering a low interest revolving loan fund to enable jurisdictions to prepare the initial engineering and planning necessary to obtain federal and state financial support for SLR projects, and;
- The County, its cities, and OneShoreline, along with other Bay Area counties and cities, lobby the federal and state governments for regulatory changes to enable SLR projects to proceed more easily.

The City must send a written response to this report to the Presiding Judge, the Honorable Amarra A. Lee.

Discussion

Following approval by the City Council of the draft written response, including any direction and input, the City will transmit the response to the Superior Court as requested. In addition, the final response will be placed on both the San Mateo County Civil Grand Jury website and City of Daly City website, and a copy will be filed with the Daly City Office of the City Clerk.

In general, the City agrees with the majority of the findings of the Grand Jury Report, but significant concerns remain regarding ongoing funding for OneShoreline and equity in allocation of funding to sea level rise projects, so that Daly City residents do not pay more than their fair share

City Council Agenda Report

Subject: Approval of Written Response to 2020/2021 San Mateo County Civil Grand Jury Report, “San Mateo County: California’s Ground Zero for Sea Level Rise”

Meeting Date: October 25, 2021

Page 2 of 3

for sea level rise projects in bayside communities. The City currently pays the highest tier in contribution to OneShoreline, which uses a metric of population size to determine contribution and does not incorporate a jurisdiction’s sea level rise risk. Daly City faces less sea level rise risk and has a lower household income than the overwhelming majority of San Mateo County. The City would seek to ensure that OneShoreline funding for projects is allocated with an equity-based approach, so that Daly City residents are not paying more than their fair share for sea level rise projects in bayside jurisdictions that have permitted development in high-risk areas.

Fiscal Impact

There is no fiscal impact to provide the written response.

Summary/Conclusion

Staff recommends that the City Council review and approve the attached draft written response to the San Mateo Civil Grand Jury report, “San Mateo County: California’s Ground Zero for Sea Level Rise” and authorize the City Manager to transmit the approved correspondence to the Presiding Judge of the Superior Court as requested.

City staff recognize the importance of early planning and preparation for sea level rise and have been actively involved with countywide sea level rise efforts. The City has also supported the formation of OneShoreline and has contributed the highest contribution rate (based on population) to OneShoreline since its inception. The City looks forward to engaging with OneShoreline on equity in sustainable funding strategies, and to ensure that the City, as a Pacific coast jurisdiction, receives an appropriate level of investment in sea level rise projects that affect important coastal assets.

Staff is available to provide any additional information desired by the Mayor or Councilmembers.

Respectfully submitted,



Stephen Stolte
Assistant City Manager



Shawna Maltbie
City Manager

Attachments: Draft Written Response
Grand Jury Request Letter
Grand Jury Final Report

City Council Agenda Report

Subject: Approval of Written Response to 2020/2021 San Mateo County Civil Grand Jury Report, “San Mateo County: California’s Ground Zero for Sea Level Rise”

Meeting Date: October 25, 2021

Page 3 of 3



CITY OF DALY CITY

333 – 90TH STREET

DALY CITY, CA 94015-1895

PHONE: (650) 991-8000

October 25, 2021

Hon. Amarra A. Lee
Judge of the Superior Court
c/o Jenarda Dubois
Hall of Justice
400 County Center; 2nd Floor
Redwood City, CA 94063-1655

Re: San Mateo County: California's Ground Zero for Sea Level Rise

Dear Honorable Amarra A. Lee:

We are in receipt of the Grand Jury's final report, "San Mateo County: California's Ground Zero for Sea Level Rise." Please find the City of Daly City's responses to the findings and recommendations below. This response letter was approved by the City Council at a public meeting held on October 25, 2021.

Findings:

F1. Sea level rise will seriously damage critical San Mateo County infrastructure and assets unless the County and its cities and towns prepare now.

Response: *The City agrees with the finding.*

F2. Sea level rise infrastructure projects can take more than a decade to plan, fund and build.

Response: *The City agrees with the finding.*

F3. Complex federal and state regulations and procedures delay and increase the costs of already expensive sea level rise mitigation projects. They need to be revised.

Response: *The City agrees with the finding.*

F4. Delaying sea level rise projects will increase costs.

Response: *The City agrees with the finding.*

F5. To remain effective, OneShoreline needs steady, long-term, operational funding.

Response: *The City agrees with the finding.*

F6. Coordination between neighboring jurisdictions is important to reduce costs and improve the effectiveness of a SLR project.

Response: *The City agrees with the finding.*

F7. Competing budget priorities among the entities in a sea level rise project make the projects difficult to fund and manage, leading to risk of delays and missed deadlines.

Response: *The City agrees with the finding.*

F8. Numerous hazardous material sites in the County must be protected from sea level rise flooding.

Response: *The City agrees with the finding.*

F9. Storm surge and sea level rise threaten the County's wastewater treatment plants affecting everyone in the County – even inland County residents.

Response: *The City agrees with the finding.*

F10. OneShoreline is uniquely positioned to augment San Mateo County's ability to combat sea level rise by its planning, funding, permitting expertise, and guidance.

Response: *The City agrees with the finding.*

F11. Destruction of low-cost housing on the Bay and coast by flooding and erosion due to sea level rise will further increase inequities in communities such as Belle Haven (Menlo Park), East Palo Alto, Redwood City, and Pacifica.

Response: *Not applicable to Daly City.*

F12. OneShoreline effectively collaborates with the Office of Sustainability and others on public engagement campaigns to educate individuals on how sea level rise will affect San Mateo County.

Response: *The City disagrees partially with the finding due to lack of experience with OneShoreline's public engagement campaigns. Public engagement and education efforts have not effectively targeted the Daly City community.*

F13. A loan program to provide cities and towns funds for the required preliminary engineering necessary to obtain partial state or federal funding for SLR projects would be beneficial.

Response: *The City agrees with the finding.*

Recommendations:

R1. At a public meeting, each city and town council, or board of supervisors should take at least one concrete action toward establishing a continuing funding source for OneShoreline, identify that action in response to this report, and potentially adopt a resolution expressing support for a parcel tax or property tax by June 30, 2022.

Response: *The recommendation will not be implemented because it is not warranted or reasonable. The City asserts that identifying multiple, continuing funding sources for OneShoreline must be a strongly collaborative and regional effort that involves a coordinated plan. It is unreasonable for the City to pursue this recommendation on its own without that level of regional collaboration. Further, direct taxes generally do not receive a high level of support from the Daly City community, which has lower average household incomes than the overwhelming majority of San Mateo County and yet pays the highest tier in financial contribution to OneShoreline. The metric for determining a city's contribution rate is only based on population size and does not reflect a city's overall risk to sea level rise. According to sea level rise projections, Daly City faces less risk in terms of damage to assets than many bayside cities.*

The Grand Jury report states that OneShoreline is currently evaluating support for a countywide parcel tax that would support both sea level rise and wildfire mitigation efforts but provides no further context or outcome of such evaluation. The City asserts that OneShoreline should also include a facilitation of expanded and unfunded requirements to mitigate stormwater impacts through regional projects that would be beneficial to multiple agencies in the county.

Additionally, the Grand Jury report was significantly focused on bayside development. Daly City is located on the Pacific coast, and the City would seek to ensure that OneShoreline funding for projects is allocated with an equity-based approach, so that Daly City residents are not paying more than their fair share for sea level rise projects in bayside cities that have permitted development in high-risk areas, such as infill development.

R2. A coordinated lobbying strategy with participation by the County, by San Mateo County cities and towns, by OneShoreline, and by other interested Bay Area cities and counties for federal and state regulatory simplification by January 31, 2022.

Response: *The recommendation requires further analysis. While the City welcomes this effort, OneShoreline should facilitate a coordinated lobbying strategy among all stakeholders. The City has not received information or requests to participate in lobbying from OneShoreline and defers to OneShoreline on timeline for coordinating such a lobbying strategy.*

R4. The County Board of Supervisors and each city and town council, should ensure that their general plans regarding SLR protection include transportation and utility infrastructure, schools, public safety facilities, and hazardous material sites by March 31, 2022.

Response: *The recommendation has not yet been implemented, but will be implemented in the future, by the end of 2022.*

The City of Daly City appreciates the opportunity to respond to the Grand Jury Report, "San Mateo County: California's Ground Zero for Sea Level Rise."

Should the Grand Jury require additional information, please contact me directly at (650) 991-8127.

Sincerely,



Shawna Maltbie
City Manager



Superior Court of California, County of San Mateo
Hall of Justice and Records
400 County Center
Redwood City, CA 94063-1655

NEAL TANIGUCHI
COURT EXECUTIVE OFFICER
CLERK & JURY COMMISSIONER

(650) 261-5066
FAX (650) 261-5147
www.sanmateocourt.org

August 11, 2021

City Council
City of Daly City
333 90th Street
Daly City, CA 94015

Re: Grand Jury Report: "San Mateo County: California's Ground Zero for Sea Level Rise."

Dear Councilmembers:

The 2020-2021 Grand Jury filed a report on August 11, 2021 which contains findings and recommendations pertaining to your agency. Your agency must submit comments, within 90 days, to the Hon. Amarra A. Lee. Your agency's response is due no later than November 11, 2021. **Please note that the response should indicate that it was approved by your governing body at a public meeting.**

For all findings, your responding agency shall indicate one of the following:

1. The respondent agrees with the finding.
2. The respondent disagrees wholly or partially with the finding, in which case the response shall specify the portion of the finding that is disputed and shall include an explanation of the reasons therefore.

Additionally, as to each Grand Jury recommendation, your responding agency shall report one of the following actions:

1. The recommendation has been implemented, with a summary regarding the implemented action.
2. The recommendation has not yet been implemented, but will be implemented in the future, with a time frame for implementation.
3. The recommendation requires further analysis, with an explanation and the scope and parameters of an analysis or study, and a time frame for the matter to be prepared for discussion by the officer or director of the agency or department being investigated or reviewed, including the governing body of the public agency when applicable. This time frame shall not exceed six months from the date of publication of the Grand Jury report.
4. The recommendation will not be implemented because it is not warranted or reasonable, with an explanation therefore.

Kindly submit your responses in ALL of the following formats:

1. Responses to be placed on file with the Clerk of the Court by the Court Executive Office.

- **Prepare original on your agency's letterhead, indicate the date of the public meeting that your governing body approved the response address and mail to:**

**Hon. Amarra A. Lee
Judge of the Superior Court
c/o Jenarda Dubois
Hall of Justice
400 County Center; 2nd Floor
Redwood City, CA 94063-1655.**

2. Responses to be placed at the Grand Jury website.

- **Scan response and send by e-mail to: grandjury@sanmateocourt.org. (Insert agency name if it is not indicated at the top of your response.)**

3. Responses to be placed with the clerk of your agency.

- **File a copy of the response directly with the clerk of your agency. Do not send this copy to the Court.**

For up to 45 days after the end of the term, the foreperson and the foreperson's designees are available to clarify the recommendations of the report. To reach the foreperson, please call the Grand Jury Clerk at (650) 261-5066.

If you have any questions regarding these procedures, please do not hesitate to contact David Silberman, Chief Deputy County Counsel, at (650) 363-4749.

Very truly yours,



Neal Taniguchi
Court Executive Officer

Enclosure

cc: Hon. Amarra A. Lee
David Silberman



SAN MATEO COUNTY: CALIFORNIA'S GROUND ZERO FOR SEA LEVEL RISE

ISSUE

The San Mateo County Flood and Sea Level Rise Resiliency District ("OneShoreline") began operating in 2020. It was designed to coordinate countywide efforts to combat the harms of sea level rise caused by climate change. Is OneShoreline on course to adequately address the sea level rise challenge that has been assigned to it, and does it have the support it needs?

SUMMARY

San Mateo County has been declared the California County most at risk from sea level rise (SLR). *Its Bayside communities have billions of dollars of residential and commercial property at risk.* Its five wastewater facilities and three airports, including San Francisco International, are all at risk for flooding from the rising sea. Transportation systems, schools, medical facilities, homes, and parks are all at risk. The Pacific coast communities are also vulnerable to flooding and erosion from higher seas.¹

Sea level rise is a complex problem with an uncertain timetable that demands ongoing long-term solutions. It requires people to think differently and to truly collaborate. While solutions are still being developed, they will require planning, funding, and collaboration between affected cities, the County, and private entities.

OneShoreline was created from the County Flood Control District, has countywide jurisdiction, and focuses on SLR in addition to flooding from creeks. The official name for OneShoreline is the "San Mateo County Flood and Sea Level Rise Resiliency District."

OneShoreline provides expertise in the complex process of designing and building SLR and flood mitigation projects, including guidance through the complex maze of federal and state funding for projects. Major SLR projects can take five to ten years to plan, engineer, permit, and construct. Each SLR project will require regulatory permitting by regional, state, and federal agencies. OneShoreline could also guide County officials and regional legislators as they lobby Congress and state and federal agencies for funding and regulatory reform to address this serious problem.

To effectively implement SLR projects, OneShoreline must earn the confidence of San Mateo County (SMC) residents. Some people may not see the need for the expensive SLR projects and will need convincing that the expense cannot be avoided. Others will prefer to simply delay

¹ Hillary Papendick, Jasneet Sharma, Carolyn Raider, Avana Andrade, Emi Hashizume, Montserrat Plascencia, Sally Prowitt, et al. 2018, March, "County of San Mateo, Sea Level Rise Vulnerability Assessment" Final Report, Redwood City: County of San Mateo, https://seachangesmc.org/wp-content/uploads/2018/03/2018-03-12_SLR_VA_Report_2.2018_WEB_FINAL.pdf

projects, causing costs to increase dramatically. OneShoreline has an agreement with the San Mateo County Office of Sustainability, and others, to educate the public to ensure that the residents understand that SLR is a real threat and that waiting until flooding is imminent is not a viable choice. Powerfully effective public engagement campaigns about SLR will be necessary to meet such challenges.

Currently, OneShoreline's operational funding comes primarily from contributions by the County and its twenty cities and towns. It needs a stable source of funding, one that will not be vulnerable to competing concerns of the communities it serves. Obtaining funds for projects to reduce the damage caused by sea level rise is a major challenge. Such projects are very expensive and are often funded by a combination of federal, state, and local funds. Obtaining required funding can be a complicated, slow, and somewhat costly process.

This Grand Jury recommends that:

- the County and its cities and towns support steady, reliable funding for OneShoreline's basic operations;
- OneShoreline consider establishing and administering a low interest revolving loan fund to enable jurisdictions to prepare the initial engineering and planning necessary to obtain federal and state financial support for SLR projects; and
- the County, its cities, and OneShoreline, along with other Bay Area counties and cities, lobby the federal and state governments for regulatory changes to enable SLR projects to proceed more easily.

Additionally, this Grand Jury urges all residents of San Mateo County to keep themselves informed as to the risks of SLR, and the need to stay ahead of SLR in order to minimize the damage it could cause in San Mateo County. *The glaciers are melting, and the clock is ticking.*

GLOSSARY - TERMS

King Tide – a non-scientific term for exceptionally high tides.

MOU – Memorandum of Understanding; defines a relationship among the parties that outlines terms and details of an agreement, without the terms of a legally enforceable contract.

Reaches – stretches of land bordered by water, often used in flooding projects as a way to divide the project into segments defined by the nature of the land and water.

RFP – Request for Proposal; announces a project, describes it, and solicits bids from qualified contractors to complete it.

SLR – sea level rise.

Storm Surge – the temporary rise in sea level caused by a strong storm's wind and waves.

GLOSSARY – AGENCIES

Army Corps – United States Army Corps of Engineers – For SLR and flooding, the Army Corps is the primary agency for levees.

BCDC – San Francisco Bay Conservation and Development Commission was founded in the mid-1960s; and became a state agency in 2008 with the passage of AB 2094. It is the State agency responsible for leading the Bay Area’s preparedness for, and resilience to, rising sea level, tides, and storm surge due to climate change.

FEMA – the Federal Emergency Management Agency. For SLR & flooding, FEMA administers the national flood insurance program and manages mitigation efforts involving berms, dikes, and other efforts.

LAO – the California Legislative Analyst’s Office, the California Legislature’s nonpartisan fiscal and policy advisor.

NFIP – National Flood Insurance Program, overseen by FEMA.

OneShoreline – the short name for the San Mateo County Flood & Sea Level Rise Resiliency District; it is the successor to the San Mateo County Flood Control District.

Office of Sustainability – a department of the County of San Mateo that “strives to improve the sustainability of the County’s operations and the greater community.”²

Resource Conservation District of San Mateo County – a special district that helps “meet the need for voluntary resource conservation.”³

SFCJPA – San Francisquito Creek Joint Powers Authority – leads projects that mitigate the risk of flooding along San Francisquito Creek and the San Francisco Bay. The cities of East Palo Alto, Palo Alto, and Menlo Park, along with OneShoreline and the Santa Clara Valley Water District, are members of the JPA.

USFWS – United States Fish and Wildlife Service.

BACKGROUND – SEA LEVEL RISE AND THE THREAT TO SAN MATEO COUNTY

How Big Is the Problem?

Global sea level has been rising over the past century, and the rate has increased in recent decades. In 2014, global sea level was 2.6 inches above the 1993 average –

² Contact Us – SMC Office of Sustainability ([smcsustainability.org](https://www.smcsustainability.org)), <https://www.smcsustainability.org/contact-us/>

³ About the RCD | San Mateo RCD, <http://www.sanmateorcd.org/about/>

the highest annual average in the satellite record (1993-present). Sea level continues to rise at a rate of about one-eighth of an inch per year.

Higher sea levels mean that deadly and destructive storm surges push farther inland than they once did, which means more frequent nuisance flooding. Disruptive and expensive, nuisance flooding is estimated to be from 300% to 900% more frequent within U.S. coastal communities than it was just fifty years ago.⁴

San Mateo County (SMC) covers 455 square miles with a 2019 population of 766,573. The County consists of twenty incorporated cities, twenty-three school districts, 78,000 acres of natural land (including 8,381 acres of wetlands), twenty County parks (over 17,000 acres), 190 miles of County and local trails, 12.9 miles of beaches, 21,528 businesses, and an employed workforce of 416,263.⁵

San Mateo County faces several complications from SLR. “Sea level rise has a clear and direct impact on any coastal or bayside community, any people or businesses within inundation zones, and any ecosystem subject to erosion and flooding. Sea level rise causes direct physical damage to property and habitats, and it can have huge economic repercussions for both individuals and communities.”⁶ In addition to flooding, “waves crashing further up the shore will erode ... coastal cliff walls,” and “higher ocean water levels could force up the water levels underneath the ground as well, leading to flooding, saltwater intrusion into fresh groundwater supplies, and toxic contamination by carrying hazardous materials to the surface.”⁷

“Sea level rise (SLR) is one of the most serious consequences of climate change and it will have a significant effect on San Mateo County, which has more people and property value at risk from the rising sea than any other county in the state.”⁸ Future flooding and coastal erosion could pose considerable risks to life, safety, critical infrastructure, the economy, and the County’s natural and recreational assets. Flood damage could exceed \$1 billion and assessed values of parcels exposed to erosion and flooding in the long term totals roughly \$39.1 billion. More than 30,000 residential parcels and 3,000 commercial parcels could be vulnerable in the long term. Vulnerable infrastructure includes wastewater treatment plants, schools, and essential transportation: BART, Caltrain, Highway 101, and Highway 1.⁹ Electrical distribution facilities,

⁴ Is sea level rising? (noaa.gov), <https://oceanservice.noaa.gov/facts/sealevel.html>

⁵ U.S. Census Bureau QuickFacts: San Mateo County, California (2019), <https://www.census.gov/quickfacts/sanmateocountycalifornia>

⁶ Papendick, et al., *Vulnerability Assessment*, 2018

⁷ Ehlers, Rachel. *What Threat Does Sea-Level Rise Pose to California*, 2020, LAO Publication, Sacramento: Legislative Analyst's Office, p. 4, <https://lao.ca.gov/reports/2020/4261/sea-level-rise-081020.pdf>

⁸ C/CAG, Flood and Sea Level Rise Resiliency Agency Proposal, Dec. 21, 2018, https://ccag.ca.gov/wp-content/uploads/2019/01/6.3_A3-Water-Agency-Proposal_122118.pdf

⁹ Papendick, et al., *Vulnerability Assessment*, 2018.

and facilities related to the San Francisco International Airport (SFO), located in SMC, are also at risk.

In addition to the monetary losses, SLR may impact “affordable” housing disproportionately. “Already half of East Palo Alto sits within a federally designated flood zone. According to projections, in 10 years or so up to two-thirds of the land within city limits may regularly experience flooding.”¹⁰ Redwood City, Pacifica, and unincorporated areas of the County also have areas of affordable housing subject to flooding.¹¹



Flooding in a bayside mobile home park in south San Mateo County. (Photo from OneShoreline website)

Additionally, SMC residents who do not live near a shoreline may think SLR is not their problem. This is incorrect. All residents, including inland residents, need: access to highway 101, to take Caltrain, or to use SFO. All key wastewater treatment plants are located at the shoreline, and everyone needs “toilets that flush.”¹²

¹⁰ What Can the Bay Area Do About Rising Seas? East Palo Alto Has a Few Great Answers | KQED, <https://www.kqed.org/science/1973805/climate-solutions-in-east-palo-alto>; see also the 2015 Preliminary FEMA, NFIP map for East Palo Alto and portions of Menlo Park, https://www.cityofepa.org/sites/default/files/fileattachments/community_amp_economic_development/page/2531/fema_maps_2015_201509011239377956.pdf

¹¹ Grand Jury interview.

¹² Grand Jury interviews.

An interactive map showing the effect of SLR and storm surges is available at <https://explorer.adaptingtorisingtides.org/explorer>. Below is an example showing the flooding from a 36-inch increase in water level along the Bay at the southern end of the County. As shown in the graphic below, a 36-inch increase can be experienced from no sea level rise and a “50-year” storm, six inches of sea level rise and a “25-year” storm, and other combinations.



Options for Responding to Sea Level Rise

There are only few options for dealing with the threat of SLR. They are:

- **Protect** the land and structures by berms, levees, sea walls, pumping stations and other structures, and raise mudflats and bay marshes to prevent erosion or flooding.
- **Modify** assets to withstand periodic flooding.
- **Relocate** the facilities to higher land.
- **Abandon** land and structures that will be flooded.¹³

¹³ Grand Jury interviews.

Sea Level Rise is a Present Threat: Reports since 2016

In 2015 the San Mateo County Grand Jury issued a report titled: “Flooding Ahead: Planning for Sea Level Rise.”¹⁴ That report called for the creation of a countywide agency to address the problems brought on by SLR. Since then, numerous other reports examined SLR in California, the Bay Area, and San Mateo County. New significant reports from governmental and non-governmental agencies appear several times a year. Some of the recent and more significant reports include:

In March 2018, the County Office of Sustainability issued: *County of San Mateo Sea Level Rise Vulnerability Assessment*.¹⁵ This report focused on understanding sea level rise risk, the level of risk is in each area, how people are affected, and our adaptive capacity.¹⁶ **The report cited San Mateo County as the county with the highest risk of damage in the Bay Area, and one of the hot spots in the nation.** At least 32% of the population live in vulnerable areas. (See Appendix A - Selected Demographics). San Mateo County’s three airports, San Francisco International, San Carlos, and Half Moon Bay, are all threatened by SLR. In addition, environmentally sensitive areas – closed landfills, former industrial sites, underground storage tanks and other contamination sites – may be damaged by SLR and contaminate the area. The County has 29 known sites classified as containing hazardous materials or cleanup sites that are vulnerable to flooding in the near term. Up to 665 sites are at risk in the long term.

Also in March 2018, Stanford Public Policy Program issued *Adaptation Planning for Sea Level Rise in San Mateo County - An Examination of 11 Bayside Cities*, a report prepared for the County Office of Sustainability.¹⁷ It found that San Mateo County was “ground zero” for SLR vulnerability. That report noted that a mid-level projected sea level rise of 3.3 feet would impact 22,000 acres of land, 30,600 residential parcels, and five wastewater facilities. The Stanford study encouraged the cities and County to share up to date SLR information with the public.

In December 2019, the California Legislative Analyst Office (LAO) issued a report titled *Preparing for Rising Seas*,¹⁸ which noted that SLR will impact California’s coastlines in extensive and expensive ways. It posits that most of the responsibility for SLR preparation will lie with local governments and private property owners – none of whom have faced anything like this before – and observes that delaying preparations will only increase the cost dramatically. The LAO’s report makes recommendations for the support of local adaptation efforts, and emphasizes the benefit of taking action early, as shown in the graphic below.

¹⁴ Flooding Ahead: Planning for Sea Level Rise (sanmateocourt.org), http://www.sanmateocourt.org/documents/grand_jury/2014/sea_level_rise.pdf

¹⁵ Papendick, et al., *Vulnerability Assessment*.

¹⁶ Ibid.

¹⁷ Enrique, Alex, Isabelle Foster, and Will La Dow, *Adaptation Planning for Sea Level Rise in San Mateo County - An Examination of 11 Bayside Cities*, March 2018, Consulting Stanford, California: Stanford Public Policy.

¹⁸ Ehlers, Rachel, *Preparing for Rising Seas: How the State Can Help Support Local Coastal Adaptation Efforts*, December 2019, LAO Publication, Sacramento: Legislative Analyst’s Office.

Benefits of Taking Action Early to Prepare for Sea-Level Rise (SLR)

- ✓ **Planning Ahead Means Adaptation Actions Can Be Strategic and Phased.** Early planning can allow coastal communities to adopt a phased approach that undertakes escalating actions when certain predetermined conditions or “triggers” are reached.
- ✓ **Undertaking Near-Term Actions Can “Buy Time” Before More Intensive Responses are Needed.** Putting certain adaptation projects and strategies in place now can help postpone and extend the period before which subsequent, more difficult-to-implement actions are needed.
- ✓ **Early Implementation Provides the Opportunity to Test Approaches and Learn What Works Best.** Acting to implement adaptation strategies in the near term will provide the opportunity to monitor, evaluate, and revise them in the coming years before SLR threats become more pressing.
- ✓ **Taking Action Earlier May Make Overall Adaptation Efforts More Affordable.** Undertaking a multiyear, multistep strategic plan for coastal adaptation can allow local governments to spread costs over a longer period of time.
- ✓ **Coming Decade Is Key Window for SLR Preparation.** Some adaptation strategies—such as fortifying certain tidal marshes—may not be effective against SLR unless they are implemented before sea levels rise to higher levels.

In March 2020, The San Francisco Bay Conservation and Development Commission (BCDC), and the Metropolitan Transportation Commission/Association of Bay Area Governments (MTC/ABAG), issued: *Adapting to Rising Tides Bay Area: Regional Sea Level Rise Vulnerability and Adaptation Study*.¹⁹ The report, available both in a long form (205 pages) and in a summary form (36 pages), focuses on “consequences the Bay Area may face as sea levels rise in the absence of coordinated, prioritized adaptation.”²⁰ The Adapting to Rising Tides “ART Portfolio” website contains tools and information tested and refined by BCDC. It offers key sector impact data, maps, sample projects, and guidance for cities seeking to develop adaptation strategies against sea level rise.²¹

In August 2020, the LAO issued another SLR report, titled: *What Threat Does SLR Pose to California?*²² This report describes available research on how rising seas threaten California’s coast in seven categories of impacts: public infrastructure, private property, vulnerable

¹⁹ Adapting to Rising Tides 2020. *Adapting to Rising Tides Bay Area: Regional Sea Level Rise Vulnerability and Adaptation Study*. San Francisco Bay Conservation and Development Commission (BCDC) and Metropolitan Transportation Commission/Association of Bay Area Governments (MTC/ABAG), March 2020, San Francisco, CA., http://www.adaptingtorisingtides.org/wp-content/uploads/2020/03/ARTBayArea_Main_Report_Final_March2020_ADA.pdf

²⁰ Adapting to Rising Tides 2020. *Adapting to Rising Tides Bay Area: Short Report Summary of Regional Sea Level Rise Vulnerability and Adaptation Study*. San Francisco Bay Conservation and Development Commission (BCDC) and Metropolitan Transportation Commission/Association of Bay Area Governments (MTC/ABAG), March 2020, San Francisco CA. at p. 5., http://www.adaptingtorisingtides.org/wp-content/uploads/2020/07/ARTBayArea_Short_Report_Final_March2020_ADA.pdf

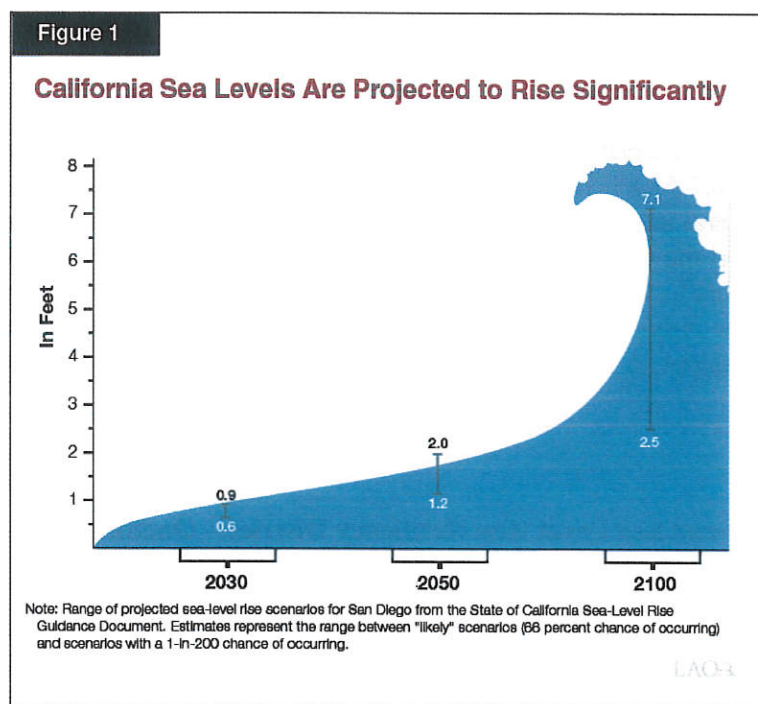
²¹ Adapting to Rising Tides, <https://www.adaptingtorisingtides.org>

²² Ehlers, Rachel. *What Threat Does Sea-Level Rise Pose*, *supra*.

communities, natural resources, drinking and agricultural water supplies, toxic contamination, and economic disruption.

In April 2021, the San Francisco Estuary Institute issued: *Sediment for Survival: A Strategy for the Resilience of Bay Wetlands in the Lower San Francisco Estuary*,²³ which proposes using sediment that is dredged from the Bay's shipping channels (and currently barged out to sea or to deep parts of the bay) to restore wetlands and mudflats in such a way that they could help in adapting to sea level rise. It estimates this approach could offer cost savings, in some locations, over building seawalls to protect homes, businesses, highways and airports. These reports offer a wealth of information on sea level rise in California, and the Bay Area in particular.

Figure 1, below, showing the variability in SLR projections, is from the August 2020, LAO report, *What Threat Does SLR Pose to California*, mentioned above.



San Mateo County – Office of Sustainability

“Formed in July 2014, as a part of the County Manager’s Office, the Office of Sustainability strives to improve the sustainability of the County’s operations and the greater community through work in areas of renewable energy and energy efficiency; resource conservation;

²³ Dusterhoff, Scott, Katie McKnight, Letitia Grenier, and Nate Kauffman, *Sediment for Survival: A Strategy for the Resilience of Bay Wetlands in the Lower San Francisco Estuary*, April 2021, https://www.sfei.org/sites/default/files/biblio_files/Sediment%20for%20Survival%20042121%20med%20res.pdf

alternative transportation; and greenhouse gas emission reductions.”²⁴ An important part of its work is climate change, including SLR. In 2015, the Office of Sustainability launched a program called “Sea Change San Mateo County” which led to the San Mateo County Sea Level Rise Vulnerability Assessment, discussed above.

It also functions as a “communications department” for public engagement on sea level rise in the County. The Office of Sustainability provides curricula for schools on sea level change as well as managing a Youth Climate Ambassadors Leadership Program for 9th to 11th grade students from across the County. This program empowers youth to take climate action into their own hands by having them develop projects designed to drive change within the County.²⁵

The Office of Sustainability’s description of SLR states: “San Mateo County is actively preparing for sea level rise. While the changing climate and rising sea pose many risks to the people and places in San Mateo County, together we can plan ahead to protect our people and manage our valuable resources responsibly.”²⁶

Origin of OneShoreline

In 2015, the San Mateo County Civil Grand Jury issued a report titled “Flooding Ahead: Planning for Sea Level Rise.” As a result of that report and efforts by members of the Board of Supervisors, State and Federal legislators, and others, San Mateo County and its twenty cities and towns agreed to convert the County’s Flood Control District to a new District called the “San Mateo County Flood and Sea Level Rise Resiliency District,” also known as “OneShoreline.” OneShoreline is perhaps the only countywide agency dedicated solely to sea level rise and flooding west of the Mississippi. A table comparing the basics of the old district to the new, is in Appendix D.

DISCUSSION

San Mateo County Flood and Sea Level Rise Resiliency District – OneShoreline

In 2019, state legislation created OneShoreline, which began operation on January 1, 2020. Its geographic boundaries and spheres of influence include addressing SLR in the entire County, not just flooding in the three creek flood zones.²⁷ Its seven-member board is made up of five city council members from different regions in the County, and two members of the County Board of

²⁴ May 19, 2020 - New Director of Sustainability: San Mateo County on “Front Lines” of Regional Challenges | County Manager’s Office (smcgov.org), <https://cmo.smcgov.org/press-release/may-19-2020-new-director-sustainability-san-mateo-county-%E2%80%9Cfront-lines%E2%80%9D-regional>

²⁵ Youth Climate Ambassador – SMC Office of Sustainability (smcsustainability.org), <https://www.smcsustainability.org/climate-change/youth-climate-ambassador/>

²⁶ Office of Sustainability, Sea Change San Mateo County, <https://seachangesmc.org/>

²⁷ Our History – OneShoreline, <https://oneshoreline.org/our-history/>, see also Assembly Bill 825 (2019, Mullin) https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200AB825

Supervisors.²⁸ The board hired the former director of the San Francisquito Creek Joint Powers Authority (SFCJPA) as the CEO of OneShoreline. Initial funding came from the County and the 20 cities, with contribution amounts varying by city population.

OneShoreline's mission is to address SLR, flooding, coastal erosion and large-scale storm water infrastructure improvements through integrated regional planning, design, permitting, project implementation and long-term operations and maintenance.²⁹

OneShoreline was created to look at the SLR problem holistically, emphasizing collaboration among all affected by a SLR project. SLR is a complex issue that requires cities to work together. The old approach of designing a project with just enough protection to escape a requirement that property owners obtain flood insurance is inadequate. A rising sea level means that flood insurance maps will be revised more frequently, requiring expensive flood insurance or a new project to provide protection.³⁰

OneShoreline monitors proposed development on the shoreline to urge cities to consider SLR in the planning, design, and engineering of projects built in vulnerable areas. Cities must be aware of the long-term risks posed by development projects that are inadequately designed and planned. SLR should not be ignored no matter the short-term benefits that a development project promises to the developer or the locality in the short term.³¹ If development projects, whether commercial and residential neighborhoods, roadways, or infrastructure, are rushed through without fully contemplating the long-term effects of SLR, the inevitable result will be future problems that are much harder to fix.

OneShoreline's current operational funding is \$1.5 million per year for its first three years, plus portions of flood zone taxes when those areas have active projects. As more projects get underway, the OneShoreline staff of four will likely need to expand. Long-term, stable funding is critical to the success of this organization but does not currently exist. Many avenues of secure revenue streams for funding OneShoreline operations have been considered; currently OneShoreline is evaluating the support for a countywide parcel tax that would support both SLR and wildfire mitigation efforts³²

Outreach and public engagement are essential for OneShoreline's success. To effectively implement SLR projects, OneShoreline must ensure public support from County residents. Some may not see the need for the expensive SLR projects and will require convincing that the expense cannot be avoided. OneShoreline will need to work with the County Office of Sustainability, and

²⁸ AB 825, (2019, Mullin) San Mateo County Flood and Sea Level Rise Resiliency District, (2019), Section 4.5(a) prescribes the Board of Directors membership.

²⁹ OneShoreline, *FY2021 Audited Financial Statements*, https://oneshoreline.org/wp-content/uploads/2020/12/FSLRRD-FY20_Financial_Statement.pdf

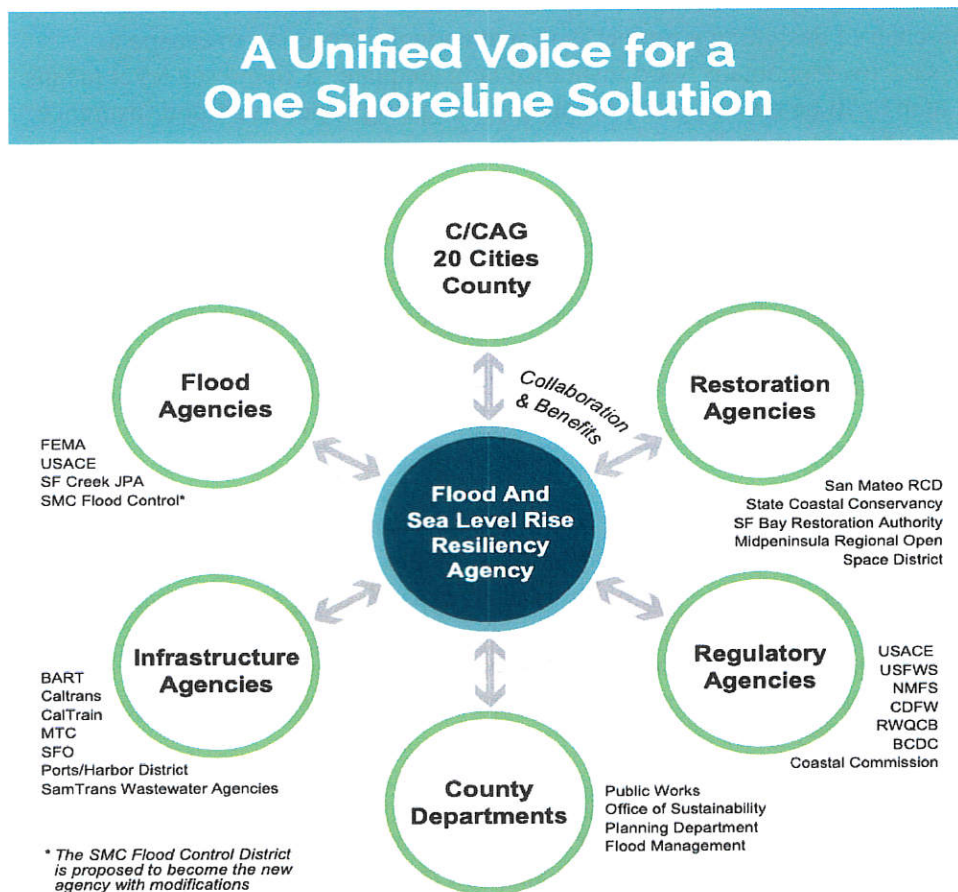
³⁰ Grand Jury interviews.

³¹ Grand Jury interviews and Papendick, et al., *Vulnerability Assessment*.

³² Grand Jury interviews.

others, to ensure that residents understand that SLR is real, and that waiting until flooding is imminent is not a reasonable choice. It is partnering with the League of Women Voters and other officials to provide six public forums on SLR in 2021.³³ OneShoreline representatives are also meeting with city and town managers, and councils. Educating city elected officials and staff about the hazards of SLR and mitigation strategies is essential, since turnover of city council members is high, and SLR projects can take many years to plan and build.

OneShoreline was envisioned as the hub connecting multiple interested parties in combating SLR as seen in this diagram.³⁴



³³ The last two forums are on September 2 and October 14, 2021. South San Mateo County | MyLO (lww.org)South San Mateo County | MyLO (lww.org), <https://my.lww.org/california/south-san-mateo-county>

³⁴ Graphic from https://resilientsanmateo.org/wp-content/uploads/2019/04/Brochure_ExecutiveSummaryProposal_122118_PRINT-11x17-1.pdf, on April 29, 2021, (website not accessible on June 7, 2021). Similar diagram in C/CAG, *Flood and Sea Level Rise Resiliency Agency Proposal*, Dec. 21, 2018, at p. 11.

OneShoreline's First Year (2020)

In its first year of operations, OneShoreline set up its board of directors and commenced operations. The board is composed of elected representatives from different regions of the County. An executive director supervises a staff of four with expertise in flood prevention in San Mateo County. It maintains an informative website containing up-to-date documents on its projects, financing, and outreach efforts. By publishing a digital newsletter, OneShoreline has reached out to the city and town councils in the County. Importantly, the OneShoreline management and board are aware that its most pressing need is to secure a reliable source of funding for its operations.³⁵

OneShoreline currently operates through a master services agreement with the County, under which it coordinates with the Office of Sustainability on outreach to keep the residents informed of SLR needs.

OneShoreline's current activities include:³⁶

- obtaining long-term support, along with its constituent cities, to address funding of projects identified as necessary to mitigate hazards caused or exacerbated by sea level rise;
- addressing projects inherited from the San Mateo County Flood Control District;
- overseeing the Bayfront Canal project, with construction starting in 2021;
- offering to assist communities with other SLR and flooding projects;
- consulting with cities and towns about new projects; and
- managing multi-jurisdictional projects.

OneShoreline is most interested in working on projects: where meaningful objectives are achievable and enjoy local support; where OneShoreline can add value (such as projects involving multiple jurisdictions); and where the project makes fiscal sense.

In its interviews, the Grand Jury identified the following potential roles for OneShoreline:³⁷

- *Work with the County and neighboring counties* to lobby state and federal governments for regulatory change for SLR projects;
- *Share expertise* for SLR and flooding projects;
- *Set standards* for determining the amount of SLR that cities and towns, the County, and private property owners must plan for;
- *Set guidelines* for the kinds of projects OneShoreline will prioritize;

³⁵ Grand Jury interviews and OneShoreline website.

³⁶ Grand Jury interviews and OneShoreline website.

³⁷ Grand Jury interviews.

- *Assist in obtaining federal and state funding* for SLR and flooding projects, by providing a unified voice when communicating with governmental agencies;
- *Work with congressional representatives* for authorizations and appropriations for initial project studies; and
- *Reach out to the San Francisco District of the Army Corps* to identify problems and discuss possible projects for the County.³⁸
- *Facilitate and coordinate between interested parties* and the various state and federal regulators for projects;
- *Assist the cities* in obtaining permits for projects;
- *Keep local governments and the County informed* – regarding its operation and SLR risks; and
- *Coordinate with the County Office of Sustainability* on SLR and flooding outreach programs for the schools and community organizations.

OneShoreline Projects

OneShoreline’s website contains a current list of its projects at <https://onshoreline.org/projects>; brief descriptions of some of those projects are available in Appendix C. One project currently under construction is the Bayfront Canal & Atherton Channel Flood Protection and Ecosystem Restoration Project³⁹ which, among its several goals, will protect mobile home parks near the bayfront from flooding.

Funding OneShoreline Operations

OneShoreline is working to build a strong reputation before its initial operational funding runs out in 2023. Many interviewees informed the Grand Jury that OneShoreline required secure funding commitments in order to perform its functions beyond the initial three-year funding period.

Recently, the Strategic Planning Committee for OneShoreline’s Board of Directors examined various potential sources of long-term stable funds for OneShoreline operations, as well as project support. The only funding option identified that would provide long-term, stable yet flexible funding for projects and for operations was a countywide parcel tax. “Polling is

³⁸ Grand Jury interviews.

³⁹ Bayfront Canal & Atherton Channel Flood Protection and Ecosystem Restoration Project – OneShoreline – at <https://onshoreline.org/projects/bayfront-atherton-flood-protection/>

beginning ... to test a few of these scenarios and public perceptions of this issue so that we may solidify potential ballot language.”⁴⁰

If such a tax is not feasible, OneShoreline may have to continue relying on contributions from cities and the County, renewed in multi-year commitments. OneShoreline has successfully obtained grants from the state for specific work (California Department of Water Resources \$1 million grant from the Urban Streams Restoration Program, and funds for the flood warning system). While private funding is an alternative source that OneShoreline has considered, interviewees expressed their concern that such funding sources are unlikely to be reliable as long-term funding.

Funding SLR Projects

Levees, sea walls, raising marshes and mudflats, and similar capital projects are *expensive*. For example, Levee Improvement Bond Measure P passed by Foster City voters in 2018,⁴¹ authorized Foster City to issue \$90 million in general obligation bonds to fund critical levee improvements. The property tax levy to repay this borrowing will continue for 30 years. The first-year rate was approximately \$36 per \$100,000 of assessed property value. Subsequently, the rate will be an estimated \$33 annually, with continuing decreases assuming assessed property valuations continue to rise.⁴²



Foster City Levee upgrade, March 26, 2021 (Grand Jury photo)

⁴⁰ OneShoreline Board of Directors presentation April 26, 2021. Available at: <https://oneshoreline.org/wp-content/uploads/2021/04/FSLRRD-Board-mtg.-4.26.2021-presentation.pdf>

⁴¹ Measure P | Foster City California, <https://www.fostercity.org/cityclerk/page/measure-p>

⁴² Frequently Asked Questions | Foster City Levee Project, <https://fostercitylevee.org/faqs/>

OneShoreline inherited funding that is limited for earmarked use in the flood areas in the County for established projects. Projects directly connected with one of the three creek flood zones (Colma, San Bruno, San Francisquito) may be funded from dedicated property taxes for the specific flood zone.⁴³

State funding may be available if a proposed Bond Act is passed by the voters. This measure would raise approximately \$7 billion to fund climate change and sea level rise projects statewide.⁴⁴

The Army Corps of Engineers and FEMA also provide funding for some SLR projects, but each agency has a complex set of requirements for such funding. For example, federal funding requires that a preliminary engineering and design study must be prepared prior to application for the funds. OneShoreline will serve as a valuable resource to guide projects through the study, engineering, and funding application phases. To receive federal funds, the community must contribute funds for the project. As a result of such complexities communities and agencies similar to OneShoreline typically hire consultants to guide a proposal through the federal process.⁴⁵

OneShoreline could operate a revolving loan fund, or a portion of a regional loan fund, “capitalized by a federal investment, like the Clean Water State Revolving Fund, and offer below-market rates. Savings on insurance premiums from improved ratings under FEMA Community Rating Systems, among other sources, could repay the funds.”⁴⁶ The loan fund could be used to pay for the preliminary engineering and design studies required to apply for federal funding.

Delays in adapting to SLR can result in flood remediation costs of up to six times greater than the cost of planned adaptations. A “FEMA-sponsored study by the National Institute of Building Sciences found that for every \$1 the federal government invested in various types of pre-disaster mitigation activities in recent years, it avoided public and private losses totaling \$6.”⁴⁷

⁴³ FSLRRD-FY2020-21-Operations-and-Flood-Zones-Budgets-Approved-June-8-2020.pdf (oneshoreline.org), <https://oneshoreline.org/wp-content/uploads/2020/06/FSLRRD-FY2020-21-Operations-and-Flood-Zones-Budgets-Approved-June-8-2020.pdf>

⁴⁴ Bill Text - AB-1500 Safe Drinking Water, Wildfire Prevention, Drought Preparation, Flood Protection, Extreme Heat Mitigation, and Workforce Development Bond Act of 2022. (ca.gov), https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220AB1500

⁴⁵ Grand Jury interview.

⁴⁶ Grand Jury interview and Four Key Actions to Solve for Coastal Flooding and Sea Level Rise in the Bay Area: a Governance Proposal | SPUR, <https://www.spur.org/news/2020-02-20/four-key-actions-solve-coastal-flooding-and-sea-level-rise-bay-area-governance>; <https://www.epa.gov/cwsrf>. See also: Fact Sheet | How Can Revolving Loan Funds Make Our Coasts More Resilient? | White Papers | EESI at <https://www.eesi.org/papers/view/fact-sheet-how-can-revolving-loan-funds-make-our-coasts-more-resilient>

⁴⁷ Ehlers, Rachel, LAO 2019, *Preparing for Rising Seas*, *supra*, at p.7.

Will Regulatory Complexities Delay SLR Projects?

In addition to financial hurdles, sea level rise projects face serious regulatory delays. The “lengthy process for attaining approvals from state and federal agencies to implement adaptation projects is a significant barrier to getting more projects underway.”⁴⁸ It has been suggested that regulatory reform at both the federal and state level is needed to allow SLR projects to be proposed, designed, and constructed with less delay and cost. It would be beneficial if OneShoreline, along with the Board of Supervisors, the cities and towns, and neighboring counties, worked together to lobby state and federal governments for appropriate reform.⁴⁹

Multiple regulatory agencies must evaluate, and issue permits for a single project. Large SLR projects (i.e., via the Army Corps of Engineers) can require a decade to design, approve, and build. Whether it is the San Francisco Bay Conservation and Development Commission or the California Coastal Commission, regulatory systems were not designed for the threat of SLR.

Regulatory complexity may be reduced by lobbying the federal and state governments for reform, or by forming interagency teams to streamline the permit application process under existing law and regulations. One example of the later approach is the SF Bay Restoration Regulatory Integration Team (BRITT),⁵⁰ which expedites and simplifies the permitting process across nine Bay Area counties for Measure AA projects (“multi-benefit wetland restoration projects and associated flood management and public access infrastructure” projects).⁵¹ BRITT coordinates permit reviews across all the applicable state and federal agencies for those projects.

The complexity of even a relatively simple current project is illustrated below, where the project required five funding sources, land easements among multiple parties, and permits from six agencies.⁵²

⁴⁸ <https://lao.ca.gov/reports/2019/4121/coastal-adaptation-121019.pdf> at p. 26.

⁴⁹ Grand Jury Interviews; see also W. Chabot and others. April 28, 2021, during “Conversation With Kevin : Collaborating to Address Climate Change” hosted by Speaker Pro Tempore Kevin Mullin, video available at https://www.facebook.com/102284836614761/videos/789035602040576/?__so__=channel_tab&__rv__=all_videos_card.

⁵⁰ California State Coastal Conservancy, San Francisco Bay Restoration Authority, “San Francisco Bay Restoration Regulatory Integration Team (BRRIT)”, <https://www.sfbayrestore.org/san-francisco-bay-restoration-regulatory-integration-team-brrit>

⁵¹ [Combined Permitting overview, agreements, performance measures May 11 2018 \(00409201-5\).DOCX \(sfbayrestore.org\)](https://www.sfbayrestore.org/sites/default/files/2021-03/Permitting_agreements_and_performance_measures.pdf)’ https://www.sfbayrestore.org/sites/default/files/2021-03/Permitting_agreements_and_performance_measures.pdf

⁵² [4.26.2021 presentation \(oneshoreline.org\); https://oneshoreline.org/wp-content/uploads/2021/04/FSLRRD-Board-mtg.-4.26.2021-presentation.pdf](https://www.oneshoreline.org/wp-content/uploads/2021/04/FSLRRD-Board-mtg.-4.26.2021-presentation.pdf)



The US Army Corps of Engineers – Expertise, Funding, and Regulation of SLR Projects

The US Army Corps of Engineers (Army Corps) has decades of experience in protecting against flooding, especially with the use of levees. It serves a regulatory function in issuing permits, can be a source of funds, and can provide engineering expertise. Involving the Army Corps for federal funding is complex, involves Congressional action, and can take many years.⁵³

An Army Corps project requires a local sponsor to provide initial funding for the design of the SLR protection. During planning and development, the local sponsor provides approximately 70% of the money and Army Corps provides the balance. During construction this reverses – the local sponsor provides approximately 30% and Army Corps provides the balance.

The Army Corps works best for big projects. Few communities can afford capital costs in the tens or hundreds of millions of dollars, or more. An article published by the Yale School of the Environment discussing the costs nationwide noted that, “In San Francisco, voters approved a \$425 million bond to pay a quarter of the costs of fortifying a sea wall.”⁵⁴ A simplified outline of the Army Corps process, as the Grand Jury understands it, is included in Appendix F.

⁵³To get an idea of the complexity of applying for a permit see: San Francisco District > Missions > Regulatory > How to Apply for a Permit (army.mil), <https://www.spn.usace.army.mil/Missions/Regulatory/How-to-Apply-for-a-Permit>

⁵⁴ [Who Will Pay for the Huge Costs of Holding Back Rising Seas?](https://e360.yale.edu/features/who-will-pay-for-the-huge-costs-of-holding-back-rising-seas) - Yale E360 <https://e360.yale.edu/features/who-will-pay-for-the-huge-costs-of-holding-back-rising-seas>. See also [SF's Embarcadero seawall measure wins easily](#)

The Water Resources Development Act (WRDA) of 2020 changed how the Army Corps evaluates projects. New regulations are expected later in 2021 and will require the evaluation to be based on “best available, peer-reviewed science and data.”⁵⁵ The WRDA also requires an evaluation of the projected benefits of a project for a *50-year period* after the expected completion date.

The Army Corps evaluates socio-economic and environmental justice effects of a proposed plan during the study phase, and solicits public involvement, to understand the views and values of the community. The Army Corps is required to consider low-cost alternatives. One non-structural measure that might be considered is a managed retreat (relocation). The Army Corps considers the fair market value of vulnerable low-cost housing. If the cost to protect the housing is more expensive than replacing the housing elsewhere, then the Army Corps may prefer the relocation alternative. If a local sponsor wants to protect areas that the Army Corps does not consider economical, the cost difference will be borne by the local sponsor.⁵⁶

FEMA – Flood Zone Maps, Mitigation, and Prevention

The Federal Emergency Management Agency (FEMA), in addition to providing aid after a disaster, also provides flood hazard and risk data to help guide mitigation actions. Flood mapping is an important part of the National Flood Insurance Program (NFIP). Flood maps are the basis for the NFIP regulations and flood insurance⁵⁷ requirements. FEMA’s flood mapping program is called Risk Mapping, Assessment, and Planning, or Risk MAP.⁵⁸ FEMA maintains and updates data through flood maps and risk assessments.⁵⁹ FEMA redraws its maps as new SLR data is collected, so that NFIP requirements will increase over time.

Designating an area as a flood zone can impact property owners financially, because the consequence is that properties in the flood zone are required to carry flood insurance, which is expensive. In the Foster City example discussed above, residents chose to raise their property taxes to fund levee improvements, because doing so protected mortgage-holding residents from having their property designated as within a flood zone, and therefore requiring that they pay high flood insurance premiums.

([sfchronicle.com](https://www.sfchronicle.com/politics/article/SF-s-Embarcadero-seawall-measure-on-track-to-13369575.php)); <https://www.sfchronicle.com/politics/article/SF-s-Embarcadero-seawall-measure-on-track-to-13369575.php>

⁵⁵ Section 113, Water Resources Development Act (WRDA) of 2020. Water Resources Development Act of 2020 (congress.gov), <https://crsreports.congress.gov/product/pdf/IF/IF11700>

⁵⁶ Grand Jury interviews.

⁵⁷ Flood Insurance | FEMA.gov, <https://www.fema.gov/flood-insurance>

⁵⁸ Risk Mapping, Assessment and Planning (Risk MAP) | FEMA.gov, <https://www.fema.gov/flood-maps/tools-resources/risk-map#>

⁵⁹ Flood Maps | FEMA.gov, <https://www.fema.gov/flood-maps>

States, communities, and private levee owners are responsible for maintaining and operating the levees they own according to specific design criteria.⁶⁰ While FEMA maps flood hazards impacted by levee systems, it does not build, own, or certify levees. Instead, other parties (such as the Army Corps) build, inspect, and maintain the levees they own.

FEMA can provide funds for flood mitigation projects (such as SLR projects) through a competitive application process. FEMA will become deeply involved with permitting for any project occurring in a floodplain.

Other Regulatory Agencies

The **U.S. Fish and Wildlife Service (USFWS)** regulates projects that affect fish and wildlife.⁶¹ A new USFWS online planning tool is available to streamline the USFWS environmental review.⁶²

National Oceanic and Atmospheric Administration – National Marine Fisheries Service (NOAA Fisheries) is involved on the ocean-side of SMC. Under the Marine Mammal Protection Act and the Endangered Species Act, NOAA Fisheries, through its scientific support and permitting, protects ocean species while a construction project is ongoing.⁶³

The **San Francisco Regional Water Quality Control Board (Water Board)** regulates discharges into the waters and requires cleanups of unplanned or illegal discharges. Regulating discharges is done through a variety of permits, including those that control erosion and storm water runoff during construction, as well as National Pollution Discharge Elimination System permits, and stream and vegetation permits. Under the federal Clean Water Act, either dredging or wetland fill activities require permits from the Army Corps. The Water Board must certify that those federal permits meet State water quality standards and that the projects minimize impacts on water quality. Most permits are adopted by the Water Board in public hearings after opportunities for public comment, which can increase delays.⁶⁴

The **California Department of Fish & Wildlife (CDFW)** provides environmental review and permits in two key programs: the California Environmental Quality Act (CEQA) Review⁶⁵ and

⁶⁰ FEMA, Cooperating Technical Partners and Engineers, accessed May 2021, <https://www.fema.gov/flood-maps/living-levees/technical-partners-engineers>

⁶¹ U.S. Fish and Wildlife Service: An Overview - EveryCRSReport.com, https://www.everycrsreport.com/reports/R45265.html#_Toc519853442

⁶² The tool is called IPac – Information for Planning and Consultation. IPaC: Home (fws.gov), <https://ecos.fws.gov/ipac/>

⁶³ Welcome to NOAA | NOAA Fisheries, <https://www.fisheries.noaa.gov>

⁶⁴ Permits We Issue | San Francisco Bay Regional Water Quality Control Board (ca.gov), https://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/permits.html

⁶⁵ California Environmental Quality Act (CEQA) Review, <https://wildlife.ca.gov/Conservation/Environmental-Review/CEQA>

the Lake and Streambed Alteration (LSA) Program.⁶⁶ Both programs have separate regulations and permits.

The **California Coastal Commission (CCC)** “is an independent, quasi-judicial state agency.” “In partnership with coastal cities and counties, [it] plans and regulates the use of land and water in the coastal zone. Development activities, which are broadly defined by the Coastal Act to include (among others) construction of buildings, divisions of land, and activities that change the intensity of use of land or public access to coastal waters, generally require a coastal permit from either the Coastal Commission or the local government.”⁶⁷ The CCC has a dedicated section on its website on Sea Level Rise Planning and Permitting.⁶⁸ A chart illustrating the CCC regulatory process is shown in Appendix E. The CCC does not regulate the land and water in San Francisco Bay. That area is under the jurisdiction of the BCDC.

Since 2008, the **San Francisco Bay Conservation and Development Commission (BCDC)** “has been the State agency responsible for leading the Bay Area’s preparedness for rising sea level, tides, and storm surge due to climate change.”⁶⁹ BCDC oversees the adaptation strategy to be used by the Bay Area’s regional agencies. All levels of government will need to collaborate with public and private property owners who are affected by rising sea level.⁷⁰ BCDC issues permits for work in the Bay or within 100 feet of the shoreline, including filling, dredging, dredged sediment disposal, shoreline development and other work. “A public hearing is mandatory for a major permit application⁷¹ and the application may be reviewed by the Commission’s Design Review Board and/or the Engineering Criteria Review Board.” BCDC’s permitting process also includes an emphasis on environmental justice.

City Awareness of Sea Level Rise

The 2014-15 Grand Jury SLR report “*Flooding Ahead: Planning for Sea Level Rise*”,⁷² made recommendations that contributed to the formation of OneShoreline. That report also made recommendations that SMC cities and towns include the threat of SLR in their General Plans.⁷³ The current Grand Jury looked at the General Plans of South San Francisco, Pacifica, Redwood City, Woodside, Menlo Park, and East Palo Alto, and found that all, except South San Francisco, had SLR in their General Plans. Not all of the General Plans covered SLR protection of transportation and utility infrastructure, schools, public safety facilities and hazardous material

⁶⁶ Lake and Streambed Alteration Program (ca.gov), <https://wildlife.ca.gov/Conservation/Environmental-Review/LSA>

⁶⁷ California Coastal Commission, <https://www.coastal.ca.gov/whoweare.html>

⁶⁸ Planning & Permitting (ca.gov), <https://www.coastal.ca.gov/climate/slr/planning-permitting/>

⁶⁹ BCDC - about us (ca.gov), <https://www.bcdc.ca.gov/aboutus/>

⁷⁰ Ibid.

⁷¹ BCDC PERMIT APPLICATION FORM, <https://www.bcdc.ca.gov/forms/appform.pdf>

⁷² *Flooding Ahead: Planning for Sea Level Rise* (sanmateocourt.org), http://www.sanmateocourt.org/documents/grand_jury/2014/sea_level_rise.pdf

⁷³ Recommendation 6 of *Flooding Ahead*, at pg. 18

sites. South San Francisco, which has active SLR projects, is in the process of amending its General Plan to include SLR.⁷⁴ For more information on the cities, see Appendix B.

This investigation also sought to determine whether city and town councils were aware of the nature of the SLR problem – its long-term impact and significant costs. Interviews with city employees revealed that, in general, the city and town councils, staff, and residents seem more aware of the impact of SLR now than they did six years ago. City representatives interviewed by this Grand Jury acknowledged the need to regularly update new council members on the SLR projects due to the prolonged time it takes for a SLR project to be designed, approved, funded, and built.⁷⁵

OneShoreline – SMC’s Future for Responding to Sea Level Rise

San Mateo County remains at risk from sea level rise and will continue to be for many generations. OneShoreline is the County’s special district with the mission to protect the County from SLR and flooding, and to work with cities, towns, and the County. Although it is just a year old, OneShoreline appears to be heading in the right direction. OneShoreline must be sustainably funded in order to do the work needed to protect San Mateo County from the unavoidable problems caused by sea level rise.

BEST PRACTICES

- Cities and towns can respond to SLR by looking beyond the immediate FEMA-based flood insurance criteria and require project designs for new developments take into account long-term SLR. A project should not be viewed in isolation; consideration must be given to how it might affect nearby structures.⁷⁶
- To build critical public support for sea level rise mitigation projects, public officials should demonstrate current and future sea level rise impacts to the community, emphasize the financial benefits of timely projects, and solicit community input in the choice of solutions to address the sea level rise problem.⁷⁷

FINDINGS

- F1. Sea level rise will seriously damage critical San Mateo County infrastructure and assets unless the County and its cities and towns prepare now.
- F2. Sea level rise infrastructure projects can take more than a decade to plan, fund and build.

⁷⁴ South San Francisco, Request for Proposals, General Plan 2040, January 11, 2019, p. 4, <https://www.ssf.net/Home/ShowDocument?id=14571>

⁷⁵ Grand Jury interviews.

⁷⁶ Grand Jury interviews.

⁷⁷ Vulnerability Study, *supra*, at p. 201

- F3. Complex federal and state regulations and procedures delay and increase the costs of already expensive sea level rise mitigation projects. They need to be revised.
- F4. Delaying sea level rise projects will increase costs.
- F5. To remain effective, OneShoreline needs steady, long-term, operational funding.
- F6. Coordination between neighboring jurisdictions is important to reduce costs and improve the effectiveness of a SLR project.
- F7. Competing budget priorities among the entities in a sea level rise project make the projects difficult to fund and manage, leading to risk of delays and missed deadlines.
- F8. Numerous hazardous material sites in the County must be protected from sea level rise flooding.
- F9. Storm surge and sea level rise threaten the County's wastewater treatment plants affecting everyone in the County – even inland County residents.
- F10. OneShoreline is uniquely positioned to augment San Mateo County's ability to combat sea level rise by its planning, funding, permitting expertise, and guidance.
- F11. Destruction of low-cost housing on the Bay and coast by flooding and erosion due to sea level rise will further increase inequities in communities such as Belle Haven (Menlo Park), East Palo Alto, Redwood City, and Pacifica.
- F12. OneShoreline effectively collaborates with the Office of Sustainability and others on public engagement campaigns to educate individuals on how sea level rise will affect San Mateo County.
- F13. A loan program to provide cities and towns funds for the required preliminary engineering necessary to obtain partial state or federal funding for SLR projects would be beneficial.

RECOMMENDATIONS

The Grand Jury recommends:

- R1. At a public meeting, each city and town council, or board of supervisors should take at least one concrete action toward establishing a continuing funding source for OneShoreline, identify that action in response to this report, and potentially adopt a resolution expressing support for a parcel tax or property tax by June 30, 2022.
- R2. A coordinated lobbying strategy with participation by the County, by San Mateo County cities and towns, by OneShoreline, and by other interested Bay Area cities and counties for federal and state regulatory simplification by January 31, 2022.
- R3. OneShoreline consider establishing and administering a low interest revolving loan fund to enable jurisdictions to prepare the initial engineering and planning necessary to obtain federal and state funding for SLR projects, establishing such program by December 31, 2021.

R4. The County Board of Supervisors and each city and town council, should ensure that their general plans regarding SLR protection include transportation and utility infrastructure, schools, public safety facilities, and hazardous material sites by March 31, 2022.

REQUEST FOR RESPONSES

Pursuant to Penal Code Section 933.05, the Grand Jury requests responses as follows from the indicated government entities.

Responses to the Findings:

OneShoreline's board of directors should respond to Findings:

F1 through F13.

The County Board of Supervisors should respond to Findings:

F1 through F13.

The City and Town Councils (or Governing Bodies) should respond to Findings:

F1 through F13.

Per Government Code Section 933.05(a), "as to each grand jury **finding**, the responding person or entity shall indicate one of the following:

- 1) The respondent agrees with the finding.
- 2) The respondent disagrees wholly or partially with the finding, in which case the response shall specify the portion of the finding that is disputed and shall include an explanation of the reasons therefor."

Responses to the Recommendations

OneShoreline's board of directors should respond to Recommendations:

R2 and R3.

The County Board of Supervisors should respond to Recommendations:

R1, R2 and R4.

The City and Town Councils should respond to Recommendations:

R1, R2 and R4.

Per Government Code Section 933.05(b), “as to each grand jury **recommendation**, the responding person or entity shall report one of the following actions:

- 1) The recommendation has been implemented, **with a summary regarding the implemented action.**
- 2) The recommendation has not yet been implemented, but will be implemented in the future, **with a timeframe for implementation.**
- 3) The recommendation requires further analysis, **with an explanation and the scope and parameters of an analysis or study, and a timeframe** for the matter to be prepared for discussion by the officer or head of the agency or department being investigated or reviewed, including the governing body of the public agency when applicable. **This timeframe shall not exceed six months from the date of publication of the grand jury report.**
- 4) The recommendation will not be implemented because it is not warranted or is not reasonable, **with an explanation therefor.”**

The governing bodies indicated above should be aware that the comment or response of the governing body must be conducted subject to the notice, agenda, and open meeting requirements of the Brown Act.

METHODOLOGY

Documents

Numerous reports, news articles, and webpages were consulted in preparation of this report, from the cities and towns, the County, OneShoreline, as well as the California Legislative Analyst’s Office and other organizations. For a complete list see the Bibliography below.

Interviews

Reports issued by the Civil Grand Jury do not identify individuals interviewed. Penal Code Section 929 requires that reports of the Grand Jury not contain the name of any person or facts leading to the identity of any person who provides information to the Civil Grand Jury.

All interviews were conducted via videoconference using Zoom or Google Meets, or via written questions. For this report the Grand Jury interviewed:

- City or Town managers or members of city or town councils.
- At least one County Supervisor.
- At least one member of the Board of the San Mateo County Flood and Sea Level Rise Resiliency District, aka OneShoreline.
- At least one member of the staff of OneShoreline.
- At least one officer of an Environmental Organization.
- At least one consultant with knowledge of FEMA and the Army Corps.

- Elected Legislators at the State and Federal Level or their designated staff.
- A representative of the Army Corps of Engineers.

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Appendix A: Selected Demographics for the County and Certain Cities⁷⁸

Appendix A: Selected Demographics for the County and certain Cities							
CITY	POPULATION (2019 est.)	DENSITY (per square mile)	ELEVATION (in feet)	Housing Units	Owner- occupied housing (%)	Housing Density (per square mile)	Median Household Income (\$)
East Palo Alto	29,593	11,596	20	7,819	42.8	2,993	44,006
Foster City	33,997	8,138	7	12,458	57.9	3,317	135,470
Menlo Park	34,138	3,271	72	13,085	56.1	1,337	82,609
Pacifica	38,984	2,941	82	14,523	68.3	1,147	31,737
Redwood City	85,784	3,956	20	29,167	50.6	1,502	69,679
South SF	67,408	6,624	16	21,814	60.2	2,386	60,764
Woodside	5,542	451	387	2,157	87.1	184	212,917
SM County	767,423	2,753	n/a	284,471	Not available	789	69,306

⁷⁸ US Census Bureau, 2019, <https://www.census.gov/quickfacts/sanmateocountycalifornia> and other sources.

Appendix B – Examination of Selected Cities & SFO

This Grand Jury looked at certain cities and towns selected to represent the risks faced by the County as a whole. The cities are: South San Francisco, Pacifica, Redwood City, Woodside, Menlo Park, and East Palo Alto. This report added Foster City and the San Francisco International Airport, given their unique relevance to SLR today.

South San Francisco has levees, floodwalls, two wastewater treatment plants, a sealed hazardous waste area, parks and trails, a quarter of all outpatient health care facilities, acres of wetlands, Caltrain tracks and Highway 101, and a large biotech industrial district right on the SF Bay. All are at risk of SLR or flooding. Colma Creek frequently floods and has an established flood zone with a connected property tax.

SSF's General Plan, amended in 2018, does not mention SLR. In a recent presentation by OneShoreline, it was mentioned that OneShoreline was working with SSF to update its general plan regrading SLR and flooding.⁷⁹

South San Francisco takes several approaches to sea level rise:

- Development planning and zoning for the future, utilizing SLR predictive models.
- Community awareness of the problems and recognizing the likelihood of needing resident's financial support for sea level rise mitigation projects in the future.
- Using consultants to work with federal agencies (e.g., the Army Corps of Engineers) in order to receive funding and expertise for project planning, design, and construction.
- Remediation of bay water seepage into existing landfills as the result of sea level rise.

Many parts of South San Francisco are in FEMA flood zones. South San Francisco has been proactive in seeking solutions to its own sea level rise challenges and hired consultants to work with the Army Corps of Engineers on a project to protect a \$1 billion water treatment plant located on the shoreline which cannot be moved. The funding, when working with the Army Corps, breaks down as follows: for design and development – SSF pays 70% and Army Corps 30%; for construction – SSF pays 30% and Army Corps 70%.

South San Francisco expects to collaborate with OneShoreline on projects such as the reconstruction of Colma Creek, which is funded via an existing property tax. SSF is also planning a water reclamation project and will look to OneShoreline for both funding and construction assistance.⁸⁰

Pacifica is susceptible to significant impacts due to SLR. High tides and severe storms result in shoreline erosion, especially in northern Pacifica. The high cliffs are particularly susceptible to erosion and required the city to condemn and remove apartment houses and infrastructure (e.g.,

⁷⁹ Presentation by the League of Women Voters, OneShoreline, and others, April 8, 2021.

⁸⁰ Grand Jury interviews & city documents.

wastewater, telecom). Permanent fixes are complicated and expensive. Pacifica must also be prepared for tsunamis.



Properties along Esplanade Ave can be seen perched on the edge of an eroding cliff Dec. 23, 2015, in Pacifica, Calif. The center property is vacant.
(Leah Millis/San Francisco Chronicle)

Pacifica adopted a Sea Level Rise Adaptation Plan because of the 2018 Sea Level Vulnerability Assessment. The city of Pacifica is looking to implement coastal resiliency strategies and policies that are consistent with Pacifica General Plan and Local Coastal Programs.

Pacifica's General Plan recognizes the importance of global climate change and its impact on SLR. The plan describes how SLR affects coastal neighborhoods and habitats and acknowledges that "coastline-altering structures [may] be needed in the future to protect new development." It recommends periodically conducting studies of the expected rate of coastal flooding and erosion.⁸¹ Pacifica has popular beaches, canyons, creeks and "mini-watersheds" that contribute to

⁸¹ City of Pacifica, CA - -- General Plan Documents,
https://www.cityofpacifica.org/depts/planning/general_plan_update/default.asp

4

flooding from the inland areas. It constructed an Equalization Basin to handle wastewater overflow to prevent sewage from entering the ocean.

Pacifica must work closely with the California Coastal Commission, which regulates any development near the coast, causing delays when evaluating new projects. It has a Local Coastal Land Use Plan which specifies the land uses and an Implementation Program containing zoning and other elements.

Storm surges frequently cover the Pacifica Pier, a present-day reality of SLR, as shown in the photograph below.



Huge waves batter the coast on Beach Boulevard in Pacifica Jan. 23, 2016. The city of Pacifica has declared a local emergency due to El Nino storm damage.⁸²

Foster City, built entirely on bay fill, is protected by levees and is currently raising those levees to avoid being mapped as a flood zone requiring flood insurance. The \$85 million project is being funded by a 2018 voter passed property tax.

⁸² Pacifica declares local emergency after damage to sea wall – Orange County Register (ocregister.com), <https://www.ocregister.com/2016/01/23/pacifica-declares-local-emergency-after-damage-to-sea-wall/>

Foster City's General Plan discusses SLR and describes other contributors to coastal flooding: tides, storm surge, wind-driven waves, El Nino events, and fresh-water flooding. The Plan recognizes secondary environmental conditions (rainfall, soil conditions, etc.); the impact of human mitigation measures (levees, control channels, and other flood-control features); and addresses specific hazards, studies, past mitigation efforts, as well as an "evaluation of future sea level rise."⁸³

Woodside is not at *direct* risk from SLR and has minimal flooding risk. Woodside's General Plan does not consider SLR to be much of a threat to the town, local infrastructure, or residents.⁸⁴ However, the plan acknowledges it has a vested interest in SLR mitigation given that its sole wastewater treatment facility is the Silicon Valley Clean Water Regional Wastewater Treatment Plant located in Redwood City, a facility extremely vulnerable to SLR. "Everyone needs to flush their toilets."⁸⁵

Woodside would also be impacted by flooding of Highway/U.S. 101, other transportation resources, the loss of County industry and employers, and other infrastructure such as local airports, hospitals, and County government facilities.

Redwood City is currently working on several SLR projects namely, the Bayfront Canal and Atherton Channel Flood Improvement project with Menlo Park, Atherton, the County and OneShoreline. Improvements to the levees around Redwood Shores are being planned, with \$500,000 initially budgeted for preliminary design. Also in progress is a salt pond restoration project next to Redwood Shores which will help reduce flooding during storms and high tides and protect the mouth of Redwood Creek. The City is working with property owners in the Seaport Centre and Seaport Plaza areas to raise those levees to 14 feet (at the highest point), to meet FEMA standards. Property owners are covering design and construction costs of approximately \$13.5 million, while the City will be responsible for operation and maintenance.

The Redwood City General Plan cites specific SLR hazards posed to the Port of Redwood City, and the extensive development of residential, industrial, critical infrastructure, and coastal ecosystems on both sides of U.S. 101. The plan discusses:

- discouragement of development on land where SLR cannot be adequately addressed;
- consideration and mitigation of SLR in the planning process;
- supporting research and preparing adaptation plans for the effects of climate change;
- intent to consult with public agencies responsible for flood control; and
- preparing public awareness campaigns about climate change and how residents might become actively involved in solutions.

Redwood City plans to institute several SLR programs:

- Sea Level Rise Response Strategy;

⁸³ General Plan | Foster City California, <https://www.fostercity.org/commdev/page/general-plan>

⁸⁴ General Plan 2012 | Town of Woodside California (woodsideside.org), <https://www.woodsideside.org/planning/general-plan-2012-0>

⁸⁵ Grand Jury interview.

- Climate Change Consultation and Flooding Consultation;
- Upgrade levees to FEMA standards; and
- Improvements in the city's abilities to contain and process stormwater.⁸⁶

Redwood City looks to OneShoreline to help on regional efforts and projects that span multiple jurisdictions and require the coordination of various agencies (FEMA, Army Corps, CA Environmental Protection Agency, Bay Conservation and Development Commission, etc.), as well as establishing uniform sea level rise standards throughout the County. Of special importance is the need for Redwood City to update the Redwood Shores levee, which, if not accomplished within a certain timeframe, will result in a large residential area being re-mapped by FEMA into a special flood hazard area, requiring homeowners carry expensive flood insurance.

Menlo Park understands that it must work cooperatively with its neighbors to solve the shared threat of SLR. "Water is fungible – it moves around."⁸⁷

It is working with OneShoreline and the San Francisquito Joint Powers Authority (SFJPA) to address SLR and flooding. OneShoreline is currently leading project development pursuant to Memorandum of Understanding (MOU) for Bayfront Canal with Redwood City, Atherton, Menlo Park and the County. Menlo Park is also involved with OneShoreline and the San Francisquito Creek Joint Powers Authority to address concerns over flooding from the creek and the Bay in Menlo Park.

Menlo Park's General Plan recognizes the need to "prepare the community for potential adverse impacts related to climate change, such as sea level rise..." and includes a discussion of funding options. It acknowledges concerns of mortgage holders in the FEMA 100-year floodplain over the cost of mandatory flood insurance. Long-term planning for construction in SLR-vulnerable areas must be regulated to consider how development may be affected by SLR.

The Belle Haven area, located between the Bay and Highway 101, is particularly vulnerable to flooding from sea level rise. Menlo Park is working with OneShoreline, Redwood City, East Palo Alto, Atherton, PG&E and Facebook, to secure grants and other funding needed for levees to protect bayfront areas, including a PG&E substation – toward which PG&E has offered to contribute \$10 million.

East Palo Alto is laser-focused on finding solutions to its flooding threats. "The City of East Palo Alto has 335 acres of land at risk in the baseline scenario, 714 acres in the mid-level scenario, and 992 acres in the high-end scenario. A significant portion of East Palo Alto's population (nearly 60%) is vulnerable to sea level rise in the mid-level scenario."⁸⁸ It is directly

⁸⁶ Redwood City General Plan.

⁸⁷ Grand Jury interview.

⁸⁸ Papendick, Hilary, Jasneet Sharma, Carolyn Raider, Avana Andrade, Emi Hashizume, Montserrat Plascencia, Sally Prowitt, et al. 2018, March. *County of San Mateo, Sea Level Rise Vulnerability Assessment*. Final Report, Redwood City: County of San Mateo, at p. 130.

impacted both by SLR and freshwater flooding from the San Francisquito Creek. It has a history of involvement, with the SFCJPA, to address creek flooding and has SLR projects in the early stages of development.

East Palo Alto's General Plan discusses educating its residents to take personal steps to combat climate change as a basic approach to mitigating SLR. The plan addresses the history of flooding and future hazards posed by the proximity of several neighborhoods to San Francisquito Creek. East Palo Alto considers the inevitability of SLR in its general assessment and mitigation planning for all flooding.

East Palo Alto has already been hit hard by flooding, especially around "the Village." Many of its neighborhoods are in FEMA flood zones, obliging homeowners to purchase costly flood insurance. As the city seeks to approve new development, it requires builders to "build higher" to ensure that new construction is not compromised by flooding threats.

East Palo Alto has recently been awarded a grant for sea wall construction. The City, with the assistance of OneShoreline, is working on a project with three "reaches":

Reach 1: Protect the Garden area of East Palo Alto – this project is complete.

Reach 2: Replace bridges, including the Pope / Chaucer Bridge. OneShoreline is providing design assistance along with the Army Corps of Engineers. This reach is currently looking for funding.

Reach 3: Exploring options about the ongoing upstream protection of Stanford University.

San Francisco International Airport (SFO)

San Francisco International Airport, while owned by the City and County of San Francisco, is in San Mateo County. This is the single most valuable asset in all the County. "In FY 2018, SFO directly accounted for almost \$11 billion in business revenues, which supported more than 46,000 jobs at the Airport. Off-Airport businesses that depend directly on air service at SFO ... raise the direct Airport contribution to the Bay Area economy to \$42.5 billion in business sales, with more than 188,000 jobs."⁸⁹

SFO borders two cities and the County. The Airport is in the planning stage of a \$500 million project to increase the height of its levees. SFO has its own source of funding for SLR protection via airline ticket fees and other fees. SFO plans to work with OneShoreline to coordinate its SLR protection with its neighbors.

⁸⁹ SFO_Economic_Impact_Report_2019.pdf(flysfo.com), at p. 1,
https://www.flysfo.com/sites/default/files/SFO_Economic_Impact_Report_2019.pdf

Appendix C – Some of OneShoreline’s Current Projects

OneShoreline is involved in several flooding and sea level rise projects, many already in progress in various stages when the district was formed. Some of the currently active projects are summarized below. (For more details on any of these projects, check the OneShoreline website.⁹⁰)

Bay Shoreline Project: Burlingame, Millbrae, and San Francisco International Airport

The long-term objective is to raise shoreline and creek bank elevations along 1.6 miles of Bay shoreline and 1.5 miles of creeks. The project will remove properties from the current FEMA 100-year floodplain and protect them from an additional roughly six feet of sea level rise – a water level approximately 10 feet above current daily high tide. SFO has a revenue stream and will protect the airport. OneShoreline’s role is, in part, to coordinate with SFO and the neighboring cities, as well as to help the cities design and finance their projects.

Bay Shoreline Project: Redwood Shores and San Carlos

Redwood Shores, built upon marshes of San Francisco Bay, is protected by a system of levees. In 2010, Redwood City raised the height of over three miles of levee surrounding Redwood Shores. In April 2020, FEMA notified Redwood City that the levees had to be raised again, or a certain residential area would be designated as a Special Flood Hazard Area requiring approximately 4,700 households to purchase flood insurance.

Bayfront Canal & Atherton Channel Flood Protection and Ecosystem Restoration Project

The Atherton Channel converges with the Bayfront Canal at the border of Redwood City and Menlo Park and empties into San Francisco Bay through a tide control structure. High tides keep the Canal and Channel from draining to the Bay. Even minor rainfall resulted in flooding of nearby mobile home parks and businesses 40 times over the past 70 years, most recently in 2017.

In 2017, Redwood City, Menlo Park, Atherton, and the County signed an MOU to establish funding for the design, environmental documentation, and land access agreements. This project consists of an underground culvert to divert excess flow from the Atherton Channel and the Bayfront Canal into managed ponds within the Ravenswood Complex of the South Bay Salt Ponds Restoration Project (SBSPRP). In 2020, OneShoreline assumed the lead role to complete the project working with the cities and the County.

Colma Creek, San Bruno Creek, Navigable Slough, and nearby areas of the shoreline

Colma Creek, San Bruno Creek, and Navigable Slough are connected waterways within the cities of South San Francisco and San Bruno that are prone to flooding, especially during high tide levels in the San Francisco Bay. Colma Creek and San Bruno Creek comprise two of the three long-standing active flood zones that OneShoreline inherited from the former flood control

⁹⁰ <https://oneshoreline.org/projects/>

district. OneShoreline has conducted a survey of these studies and potential projects to establish potential priorities for upcoming projects.

Countywide Flood Early Warning System and Flood Emergency Action Plans

OneShoreline is managing a coordinated, countywide flood emergency preparedness and response program in collaboration with the Sheriff's Office and the County Office of Emergency Services. The program upgrades and expands the region's flood warning system (measurement and alarms) for emergency responders and the general public. The program includes extensive public outreach and emergency response personnel training, and the creation of a publicly accessible flood monitoring webpage.

OneShoreline is also leading the creation of site-specific Flood Emergency Action Plans (EAPs) to better define and coordinate emergency responsibilities before, during, and after flood events that cross jurisdictional boundaries for the following areas: Bayfront Canal and Atherton Channel; Belmont Creek; and Navigable Slough, Colma Creek, and San Bruno Creek.

1 **Appendix D – Comparing the Old District to OneShoreline**

Comparing the Old Flood Control District to OneShoreline		
	Flood Control District	OneShoreline
Formal name	San Mateo County Flood Control District	San Mateo County Flood and Sea Level Rise Resiliency District
Year Established	1959	2019
Governance	Board of Supervisors of the County	Independent seven-member Board of Directors appointed from elected County and City officials ⁹¹
Staffing	None; borrowed from County and consultants	As of May 2021, full time staff of four professionals, and consultants
Area of operation	3 Areas near creeks ⁹²	Entire County
Focus	Flooding – 3 creeks	SLR and Flooding
Operating budget	No “operating” budget	\$1.5 million per year (2020-2022)
Funding	Property taxes from 3 flood zones by creeks	Operational: County & cities for approximately 3 years (with 2-year optional extension) Property taxes from three creek-side neighborhoods
Project Budgets	Flood zone property taxes, with some grants and matching	Flood zone property taxes, with some grants and matching, other agreements, and other assessments approved by voters

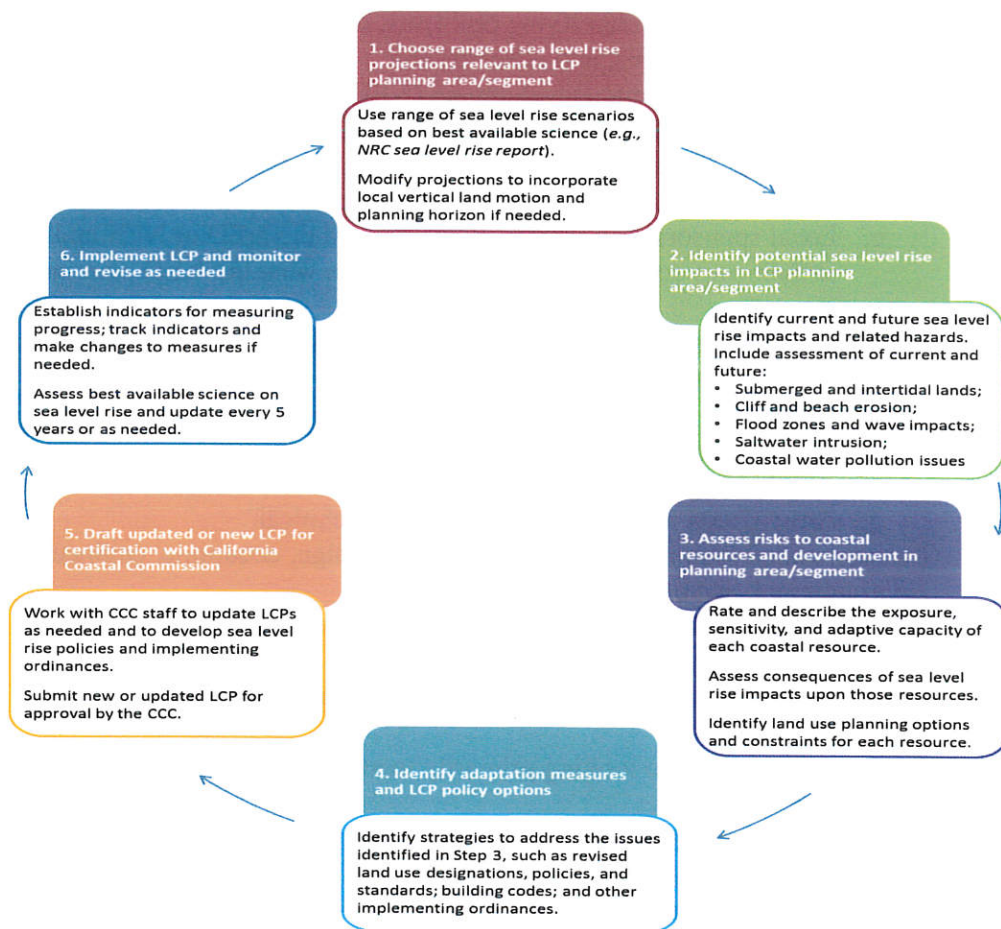
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⁹¹ Section 4.5(a) of the San Mateo County Flood Control Act, as amended.

⁹² The three creeks are Colma, San Bruno, and San Francisquito.

Appendix E – California Coastal Commission Regulatory Diagrams

As an illustration of the complexity of the regulatory process, a chart from the “CALIFORNIA COASTAL COMMISSION SEA LEVEL RISE POLICY GUIDANCE - Interpretive Guidelines for Addressing Sea Level Rise in Local Coastal Programs and Coastal Development Permits”⁹³ is shown below.⁹⁴ While this only deals specifically with the Coastal Commission, a similarly complex iterative regulatory process will also be encountered with the BCDC, the Army Corps, and other agencies.



⁹³ California Coastal Commission, “CALIFORNIA COASTAL COMMISSION SEA LEVEL RISE POLICY GUIDANCE - Interpretive Guidelines for Addressing Sea Level Rise in Local Coastal Programs and Coastal Development Permits,” updated Nov. 7, 2018. Available at https://documents.coastal.ca.gov/assets/slr/guidance/2018/0_Full_2018AdoptedSLRGuidanceUpdate.pdf

⁹⁴ Ibid, p. 95.

APPENDIX F – The Army Corps of Engineers Procedures – “Simplified”⁹⁵

The sequential steps that are involved in an Army Corps flood control project include:

1. Non-federal sponsor identifies problem and requests feasibility study. The non-federal sponsor, typically a city, county, or state, has the legal and financial capability to provide its share of the project cost.
2. Congressional authorization to study required, and local sponsor submits letter of intent.
3. Funds appropriated and study authorized - funds can be requested by Army Corps from President’s budget, or Congress can appropriate funds.
4. Study process involves identifying problems, opportunities, objectives, and constraints, potential alternative plans, and identifies the:
 - a. National Economic Development (NED) based on maximizing net benefits relative to costs. Benefits are primarily avoiding economic damages from flooding. The costs are those of constructing and maintaining the project.
 - b. National Ecosystem Restoration (NER) alternative.
 - c. Local sponsors may identify plans beyond the NED or NER and can include those at their own cost; a levee built higher than what the NED plan included, for example
5. Draft integrated feasibility report which includes a draft environmental compliance plan.
6. Review of the draft by:
 - a. the public;
 - b. resource agencies;
 - c. stakeholders; and
 - d. Army Corps internal legal, policy and technical.
7. Recommended Plan includes greater level of design, economic, engineering, environmental, and other technical details.
8. Final Feasibility Study Report, including environmental.
 - a. Recommends project authorization.
9. Congressional Authorization and construction funding required.

The Army Corps in addition to looking primarily to avoid economic damages from flooding also evaluates based on:

- National Economic Benefit;
- Environmental Quality;
- Regional Economic Development;
- Other Social Effects;
- Views of the public;
- Federal regulatory agencies;
- State regulatory agencies; and
- Stakeholders.

⁹⁵ Grand Jury interview.

Civil works studies and projects compete nationally for congressional appropriations. The Army Corps also has a set of nine existing authorities under the Continuing Authority Program (CAP) to plan, design, and construct water resources projects of limited scope and complexity. CAP studies and projects do not require project-specific authorization from Congress. Potentially applicable CAP authorities applicable to coastal and fluvial water resources problems include Section 103 (Beach erosion and storm risk reduction); Section 204 (Beneficial Reuse of Dredge Material); Section 205 (Flood risk management); and possibly others.



City Council Meeting Agenda Report

Item # _____

Meeting Date: October 25, 2021

To: Honorable City Council

From: Angie Padilla, City Manager's Office

Date: October 25, 2021

Subject: Council Committee Meetings July 12 – October 25, 2021

Date of Meeting:

Meeting:

In Attendance:

October 18, 2021

**Affordable Housing Subcommittee
Discuss Aspects of JUHSD Project
at Serramonte Del Rey**

Manalo
Sylvester
Maltbie
Zimmerman
Stolte
Ramos
Mothershead
Van Lonkhuysen
Zobell
Suliguin
Morales



CITY OF DALY CITY INTER-OFFICE MEMORANDUM

DATE: October 18, 2021

TO: See Below

FROM: Angie Padilla, City Manager's Office

SUBJECT: MEETING NOTICE

REVISED

RE: Affordable Housing Council Committee Meeting—
Discuss Aspects of JUHSD Project at Serramonte del Rey

DATE: Monday, October 18, 2021

TIME: 6:30 p.m.

PLACE: ZOOM MEETING (details to follow)

ATTENDING:

City Participants:

Juslyn Manalo, Mayor

Glenn Sylvester, Councilmember

Shawwna Maltbie, City Manager

Rose Zimmerman, City Attorney

Stephen Stolte, Assist. City Mgr.

Leilani Ramos, Assist. to the City Mgr.

Tatum Mothershead, Dir. of ECD

Michael Van Lonkhuysen, Planning Mgr.

Betsy Zobell, HCD Supervisor

Lenelle Suliquin, Housing Coordinator

Carmelisa Morales, Associate Planner

Other Participants:

JUHSD's Staff

JUHSD's Board Members

JUHSD's consultants

CONFIRMED MEETING: Wed., Oct. 6, 2021

DALY CITY INTER-OFFICE MEMORANDUM

JUHSD COUNCIL COMMITTEE

DATE: October 18, 2021

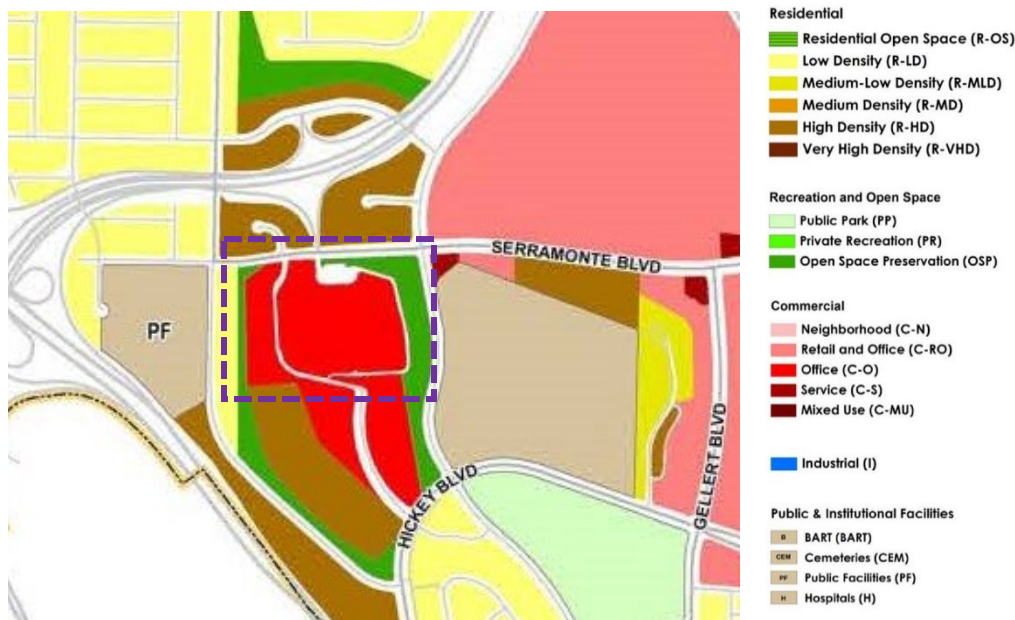
TO: JUHSD Council Committee
Juslyn Manalo, Mayor
Glenn Sylvester, Councilmember

FROM: Carmelisa Morales, Associate Planner

SUBJECT: General Plan Amendment GPA-04-21-014998
Planned Development PD-04-21-014997
Design Review DR-04-21-015000
Major Subdivision SUB-04-21-014999
699 Serramonte Boulevard – Serramonte Del Rey Campus Redevelopment

BACKGROUND

The Serramonte Del Rey Precise Plan (Planned Development 31 (PD-31)), the zoning for the Serramonte Del Rey campus, was approved in 1985 and allowed up to 175 residential units and approximately 700,000 square feet (sq. ft.) of office space within the campus area. The General Plan land use designation for the campus is Commercial – Office (C-O) which is compatible with the uses permitted in the 1985 Precise Plan. The hillside areas surrounding the campus are designated for Open Space Preservation (OSP) as shown below. The project area is located within the purple dashed box.



In January 2020, the City Council approved an amendment to the Precise Plan (PD-31A) for the northwest section of the Serramonte Del Rey campus to allow for the construction of a 122-unit (110 market rate and 12 affordable apartment units) housing project for Jefferson Union High

School District (JUHSD) faculty, staff, and their families (Parcel A). The approval also included an amendment to the General Plan to change the land use designation of the site to Residential – High Density (R-HD). This project is currently under construction and is expected to be completed in early 2022.

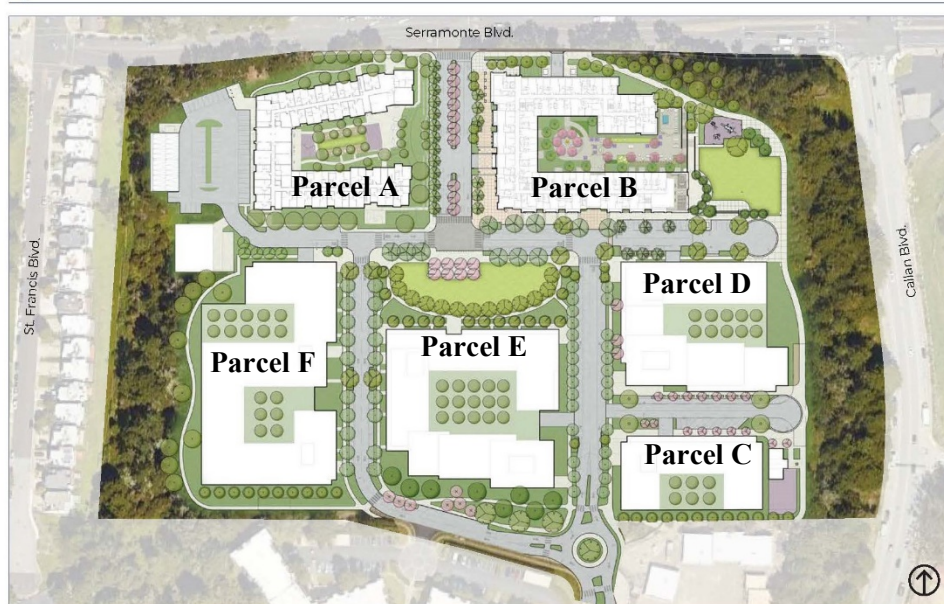
PROJECT DESCRIPTION

In April 2021, staff received an application from JUHSD that proposes a new Precise Plan for the 22-acre campus (see Attachment A – Draft Precise Plan).

Precise Plan

Figure 2.1 below from the Precise Plan shows the campus at full build-out as proposed. JUHSD anticipates build out to take 10-15 years.

Figure 2.1 Illustrative Plan



The Precise Plan would allow the campus to be redeveloped to include the following:

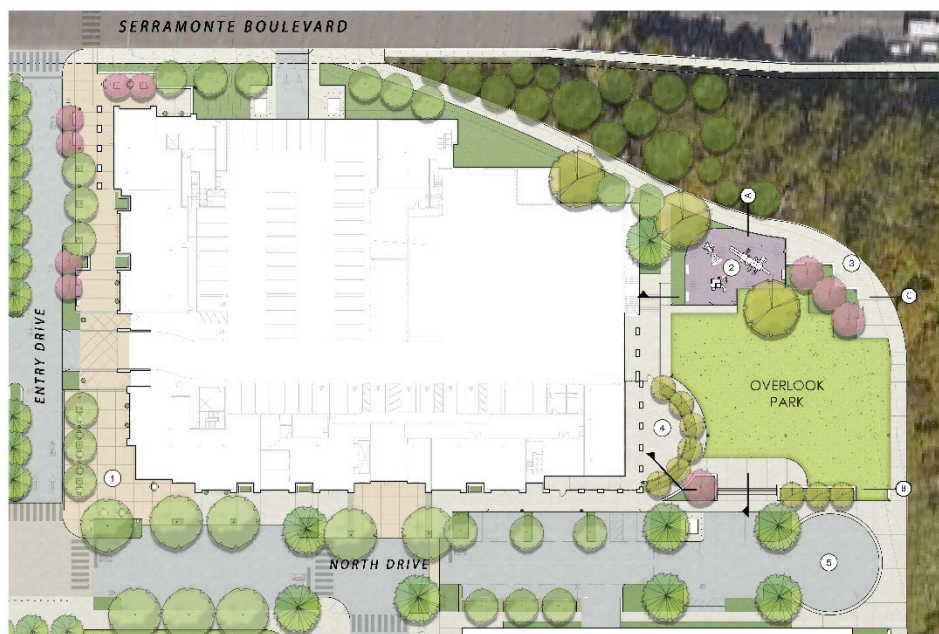
- 1,235 units of affordable and market-rate rental housing (inclusive of 122-unit apartment building under construction on Parcel A). Minimum of 10 percent would be affordable housing as required by the City's Inclusionary Housing Ordinance.
- Up to 14,000 square feet (sq. ft.) of neighborhood-serving retail/commercial uses
- Building heights ranging from 77 to 150 feet. Some buildings would be required to be stepped back at a maximum of 55 feet.
- New Head Start childcare facility on Parcel C

- Public recreational trails and parks (Central Green and Overlook Park)
- Demonstration garden proposed for removal. JUHSD plans to install raised planter beds at their new adult education building located at 123 Edgemont Drive, formerly Westmoor Park. The Office of the State Architect is processing the adult education building project.
- Seven development parcels and additional street parcels with public access easements

Parcel B Development

JUHSD is also seeking design review approval for the proposed development on Parcel B (see Attachment B – Parcel B Project Plans; Landscape Plan from Attachment B also provided below), which would include:

- Six-story mixed-use building with approximately 201 market rate apartment units, 345 parking spaces, 8,000 sq. ft. of retail space, and various residential amenities
- A park that would include a play structure. JUHSD has also informed staff that they plan to add a community garden within the park, but it is not in the current development plans for Parcel B submitted to the City.



REQUIRED ENTITLEMENTS

The proposed project requires the following entitlements:

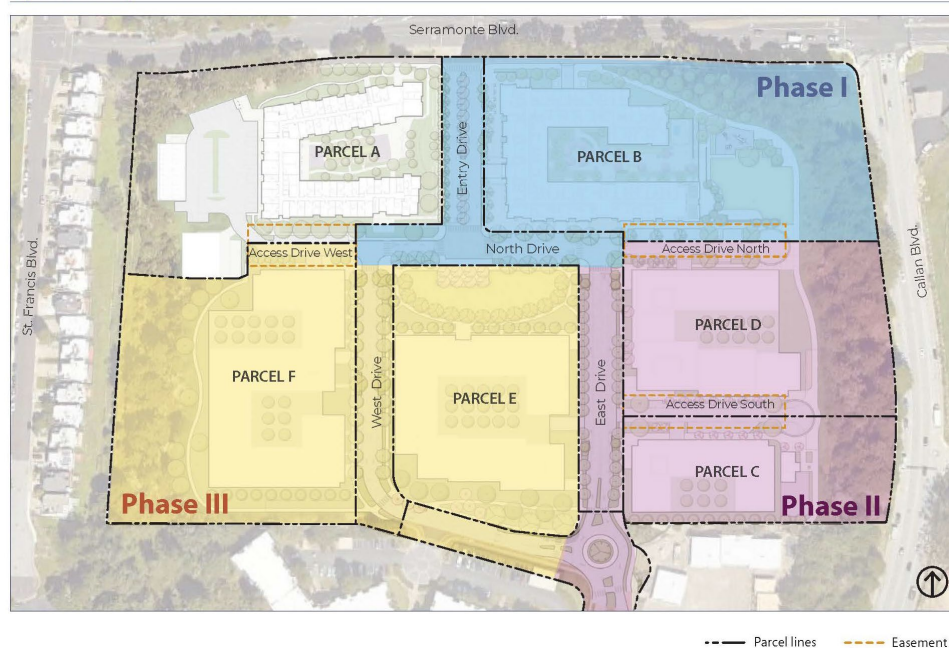
- Amendment to General Plan to change the land use designation to Commercial – Mixed Use
- New Planned Development
- Design Review for proposed Parcel B development
- Major Subdivision
- Certification of the Environmental Impact Report

Design review approval for proposed Parcels C through F would occur as subsequent applications.

PHASING PLAN

Figure 7.1 below shows the phasing plan for the development proposed in the Precise Plan. As mentioned in the sections above, the JUHSD faculty and staff housing project (Parcel A) is under construction. The proposed development on Parcel B is the next project slated for construction.

Figure 7.1 Phasing



TIMELINE

The following timeline outlines events and activities related to the proposed project:

- | | |
|------|---|
| 1985 | Original Precise Plan (PD-31) approved by City Council |
| 2001 | Garden for JUHSD Adult Education course started (Source: JUHSD); locally known as the Serramonte Therapeutic Day School Garden. |

2019	Garden listed as a “Community Garden” by San Mateo County without the knowledge/permission of JUHSD. Designation was later removed. (Source: JUHSD)
Jan. 2020	PD-31A, General Plan Amendment, and JUHSD Faculty & Housing Project (Parcel A) approved by City Council
July – Oct. 2020	JUHSD submitted Pre-Application for proposed Precise Plan. Staff provided preliminary feedback to JUHSD on proposal.
Oct. – Nov. 2020	JUHSD conducted neighborhood and community outreach for proposed Precise Plan (Source: serramontedelrey.org)
Dec. 2020	JUHSD conducted Community Outreach Meetings for proposed Precise Plan
April 2021	Entitlement Application for proposed Precise Plan and Parcel B development submitted
May – June 2021	Notice of Preparation Comment Period for Environmental Impact Report. Public Scoping Meeting conducted on May 19, 2021
July 2021	JUHSD City Council Committee Meeting (see Attachment C – July 6, 2021 JUHSD City Council Committee Meeting Staff Report)
Aug. 3, 2021	Planning Commission Review of Preliminary Plan (Recommended Approval)
Sept. 27, 2021	City Council Review of Preliminary Plan (Continued to Date Certain)
Oct. 18, 2021	City Council JUHSD & Affordable Housing Committee Meeting
Oct. 25, 2021	City Council Review of Preliminary Plan (Scheduled)

ZONING & GENERAL PLAN

As discussed in the previous sections above, JUHSD is proposing to redevelop the campus into a new commercial-mixed use neighborhood. The proposed Precise Plan would create a new Planned Development for the campus.

Regarding the General Plan, the proposed Precise Plan would allow commercial uses on the ground level and residential uses on the upper levels of buildings proposed on each parcel with the exception of the future Head Start facility on Parcel C. JUHSD is therefore requesting to change the land use designation on the entire campus to Commercial – Mixed Use (C-MU).

ENVIRONMENTAL REVIEW

David J. Powers & Associates (DJP&A) has been retained to prepare the Environmental Impact Report (EIR). The EIR is currently being prepared and must be circulated and finalized prior to Precise Plan review of this project. Tribal cultural resources consultation was also completed pursuant to the requirements of Senate Bill 18 and Assembly Bill 52. Staff did not receive any consultation requests from the list of tribes provided by the Native American Heritage Commission.

PRELIMINARY PLAN & PRECISE PLAN REVIEW

During the Preliminary Plan of the proposed project, the Planning Commission and City Council review the proposed land use, circulation, and overall site design of the proposed project.

If approved by the City Council on October 25, 2021, the project will then move forward to the Precise Plan stage where the applicant will finalize their proposal and make any revisions necessary to address comments from the Planning Commission and City Council. The EIR will also be finalized and circulated pursuant to CEQA.

The final steps of this stage will be a Planning Commission meeting and City Council meeting. The Planning Commission will make a recommendation on the project and the City Council will make the final determination of approval, conditional approval, or denial of the project.

DEVELOPMENT AGREEMENT

JUHSD also submitted proposed terms for a Development Agreement that will need to be further analyzed by staff and presented to the City Council for approval. The current proposal provides considerations for development phasing, parks and open space requirements, fees, off-site improvements, and most notably affordable housing.

STAFF RECOMMENDATION

Staff recommends that the JUHSD City Council Committee review the information and attachments presented and provide any preliminary comments or concerns.

Respectfully submitted,



Carmelisa Morales
Associate Planner

Attachments

Attachment A – Draft Precise Plan

Attachment B – Parcel B Project Plans

Attachment C – July 6, 2021 JUHSD City Council Committee Meeting Staff Report

DALY CITY INTER-OFFICE MEMORANDUM

DATE: October 5, 2021

TO: Affordable Housing Committee
Mayor Juslyn C. Manalo
Councilmember Glenn Sylvester

FROM: Tatum Mothershead, Director of Economic and Community Development
Betsy ZoBell, Housing and Community Development Supervisor
Lenelle Suliguin, Housing Coordinator

SUBJECT: Serramonte Del Rey Redevelopment/Affordable Housing

Staff is seeking comments and direction from the Affordable Housing Committee on the proposed affordable housing elements of the Serramonte Del Rey redevelopment proposed by the Jefferson Union High School District.

Background

The JUHSD Precise Plan envisions a multi-phased project that will result in approximately 1,235 rental residential units. In April, and in anticipation of a development agreement stipulating the terms of the development, the Jefferson Union High School District proposed discussion points for a potential Development Agreement relating to the Precise Plan for the 22 - acre Serramonte Del Rey former high school site (See Attachment A to this report). In addition to a description of project phasing, parking ratios and the schedule for planning entitlements the discussion points for a potential Development Agreement describe how the project will provide affordable housing and meet the terms of the City's Inclusionary Housing Ordinance.

The City's Inclusionary Housing Ordinance requires that 10% of the units built in a residential project be designated as Inclusionary Units and made available to lower income households with incomes at or below 80 Percent of the area median. For the JUHSD Precise Plan this would be 124 affordable units..

Additionally, the Ordinance requires that the units shall be provided concurrently with the market rate units and be geographically disbursed in the Project. For a phased development, each phase would be required to include ten percent affordable units.

The provision of affordable housing described in the discussion points for a Potential Development Agreement has implications for the overall Serramonte Del Rey redevelopment site plan. If it is determined that affordable housing arrangements described in the discussion points for a Potential Development Agreement are infeasible or unacceptable to the City, an

overall revision of the proposed Precise Plan will be needed in order for the project to meet the requirements of the City's Inclusionary Housing Ordinance.

JUHSD Affordable Housing Proposal For Serramonte Del Rey

The discussion points for a Potential Development Agreement for the Serramonte Del Rey campus envision a total of 123 affordable units to be developed pursuant to the City's Inclusionary Housing Ordinance at build out. Twelve of these units will be provided within the District staff housing complex currently under construction on Parcel A and are subject to the terms of the Affordable Housing Agreement executed in October 2020. The affordable units provided on Parcel A and memorialized in the Affordable Housing Agreement fully comply with the City's Inclusionary Housing Ordinance.

The majority of the Serramonte Del Rey affordable units (100) would be provided on Parcel C and would be constructed after construction of 313 market rate units on Parcels A and B and prior to occupancy of units proposed for Parcels D, E or F. The affordable units on Parcel C would be provided as a stand-alone affordable housing development.

The remaining 11 affordable units would be provided on Parcels E and/or F. The discussion points for a potential Development Agreement indicate that a Certificate of Occupancy for the 100 affordable units on Parcel C would be issued prior to occupancy of any other units at Parcels D, E and F.

Discussion

Inconsistencies with Inclusionary Housing Ordinance

The affordable housing proposed by JUHSD for the Serramonte Del Rey site is not strictly consistent with the terms of the City's Inclusionary Housing Ordinance in two ways:

1. The City's Inclusionary Housing Ordinance requires that affordable units are phased in at the same time as the market rate units. Subsequent to the development of housing for District staff on Parcel A, the JUHSD proposal envisions completion of 201 market rate¹ units on Parcel B before any affordable housing units for the general public are developed. The result of this phasing is that the 20 inclusionary units required from the 200 units developed on Parcel B, would be delayed for an estimated two years until the 100 affordable units on Parcel C are constructed.
2. The City's Inclusionary Housing Ordinance requires that affordable units are physically distributed equally throughout a development. In the JUHSD proposal, the majority of the affordable units would be concentrated on one of six parcels.

Other Considerations

¹ The District's Discussion Points reference the possibility that the 201 units within Parcel B may be developed as Moderate Income housing. A decision about this will be made later in the development process.

- Affordable Housing Finance - As general rule, affordable housing developments of the sort envisioned for Parcel C require significant local jurisdiction subsidy in order to be financially feasible, typically a minimum of \$50,000 per unit. Since the affordable units are required under the City's Inclusionary Housing Ordinance, it is not anticipated that the City would provide any forms of financial subsidy to the project. JUHSD and/or the developer selected to build the affordable units would be responsible for raising the necessary subsidy financing to complete the affordable housing development. The City may wish to emphasize this point in the development agreement.
- Selection of Affordable Housing Developer - The JUHSD has not selected a developer for the 100 affordable units on Parcel C. The City may wish, as a condition of the Development Agreement, to set basic criteria for the selection of the Parcel C developer as well as confirmation of the proposed project's overall development feasibility.
- Project Phasing - The phasing of units described in the discussion points for a potential Development Agreement does not specifically limit construction of Parcels D, E and/or F until the affordable units within Parcel C have a Certificate of Occupancy. The City may wish to impose stronger restrictions and conditions on the construction of Parcels D, E and or F relative to the development of affordable units on Parcel C. As drafted, the discussion points for a potential Development Agreement could permit construction of units on Parcels D, E and F before construction and occupancy of the affordable units on Parcel C are completed and/or occupied. Rather than linking *occupancy* of units within Parcels D, E and/or F to the Certificate of Occupancy for Parcel C, the City might want to link *issuance of building permit* for these latter phases to the Parcel C Certificate of Occupancy.
- Income Target Clarification - The discussion points to potential Development Agreement make reference to certain units affordable housing at moderate income, an income target not referenced in the City's Inclusionary Housing Ordinance for rental housing. The purpose of this income target needs clarification.
- Obligations and In Lieu Fee - It is not clear from the discussion points to a potential Development Agreement what will happen to the affordable housing obligation created by Parcel B development in the event the 100 percent affordable development envisioned for Parcel C does not go forward. Staff recommends the Development Agreement include language to ensure Parcel B affordable obligations are met regardless of the Parcel C development status. One option would be to require the developer to post a bond that would result in payment of the estimated \$9 million alternative in lieu fee associated with Parcel B in the event the 100 affordable are not built by a specified date.

Recommendation

When we meet on October 18 staff seeks the Committee's comments and direction on the proposed phasing and physical distribution of affordable units proposed plan for providing affordable units within the Serramonte Del Rey redevelopment project.

JUHSD SERRAMONTE DEL REY
DEVELOPMENT AGREEMENT DISCUSSION POINTS
APRIL 21, 2021

ATTACHMENT A

Term

The Term of the Development Agreement (DA) shall be the latter of either:

1. 15 years from the date of the Approvals of the Precise Plan by the City Council of the City of Daly City ("City"), or
2. Upon the issuance of a Certificate of Occupancy by the City if a permit application has been submitted to the Planning Department for review and approval by the Design Review Committee (DRC) prior to 15 years from the date of the Approvals of the Precise Plan by the City Council of the City of Daly City.

This timeline may be extended due to exceptional and unanticipated circumstances that Jefferson Union High School District ("JUHSD") in collaboration with the City reasonably determines a materially negative impact to the Applicant's ability to develop the Project as contemplated in the DA, including, but not limited to, unfavorable market conditions, acts of God (such as pandemics or natural disasters), acts of war or civil unrest, labor stoppages, or boycotts or other limits on the availability of necessary building supplies, or upon mutual consent by both Parties to the Development Agreement.

Development Phasing

The Project is anticipated to be built in three phases:

Phase 1: Parcels A and B.

Phase 1 includes Overlook Park and Entry Plaza

Phase 2: Parcels C (Affordable Housing Parcel) and D.

The Certificate of Occupancy for Parcel C shall be issued concurrent with, or prior to, the issuance of the Certificate of Occupancy for Parcel D.

Phase 2 includes the Head Start Program relocation.

JUHSD, or its designated representative, shall coordinate in a reasonable manner with Head Start and make good faith efforts to work towards the start of operations of the Head Start Program at Parcel C concurrent with move-in of residential tenants at Parcel C. The City and JUHSD acknowledge and agree that their intent is that Head Start would occupy space in Parcel C as a tenant of the Affordable Housing developer, but that this is dependent on Head Start being able to secure funding to pay for such a move into Parcel C space. The City and JUHSD will collaborate to assist the Head Start program in applying for and receiving funding to pay for costs related to occupying space on Parcel C. Permits and certificates of occupancy for Parcels C and D shall not be dependent upon start-up of the Head Start Program at Parcel C.

JUHSD SERRAMONTE DEL REY
DEVELOPMENT AGREEMENT DISCUSSION POINTS
APRIL 21, 2021

ATTACHMENT A

Phase 3: Parcels E and F.

Phase 3 includes Central Green.

Phasing of the development may vary from the scenario noted above, but will comply with the criteria for the timing of the affordable housing outlined in Exhibit A.

Parks & Open Space Requirement

Projects submitted for DRC review and approval shall meet Daly City's current Open Space requirement by providing a minimum of 150 square feet of open space per dwelling unit. The requirement for open space is to be met parcel by parcel through any combination of the following:

1. Open space on-site, to include private balconies serving individual units, common area open space (such as the common area podium level courtyard, common area roof and deck terraces, applicable open space at grade), and
2. Allocation of open space that may be off-site from the specific parcel seeking approval, including the areas designated by easement that includes Overlook Park, Central Green, and the Recreation Trail at parcels B, C and D.

The Recreation Trail, Overlook Park, and Central Green will be counted towards satisfaction of the Open Space requirements for individual parcels as designated by the JUHSD. The allotted Open Space will be assigned to a specific parcel at the time the parcel is submitted for review and approval by the DRC.

The Open Space at the Retail Plaza at Entry Drive is allocated exclusively to Parcel B.

Land that does not meet the City's gradient criteria for usable space (e.g., excessive slopes at the Hillside Area) will not be counted toward satisfaction of Open Space requirements for any parcel.

Affordable Housing

The Affordable Housing Plan (Exhibit A, attached and incorporated by reference) establishes the requirements for the Project's Inclusionary Housing component. Exhibit A includes a detailed description of the phasing of the Project's Affordable Housing and the Plan's consistency with the intent of the City's Inclusionary Housing Ordinance.

Parking

Parking Ratios for Parcels B through F:

- The proposed parking ratio for the Project's market rate housing is at least 1.5 spaces per dwelling unit. By way of example, the Applicant will provide 302

JUHSD SERRAMONTE DEL REY
DEVELOPMENT AGREEMENT DISCUSSION POINTS
APRIL 21, 2021

residential parking spaces for the 201 dwelling units that are proposed in the Project for Parcel B. The breakdown of units at Parcel B is as follows: 10.4% studio/junior one-bedroom units, 37.3% one-bedroom units, 43.3% two-bedroom units, and 9.0% three-bedroom units.

- At Parcel C, the parking ratio for the affordable housing to be provided pursuant to the Precise Plan and the Development Agreement is at least 1.0 parking space per dwelling unit. The affordable housing developer to be selected by JUHSD to develop Parcel C may choose to increase the parking ratio up to 1.5 spaces/unit, or reduce the parking ratio to 0.75 spaces/unit, with the final determination regarding the parking ratio to be included in the documents submitted to the City for the DRC review and approval for Parcel C.
- The parking ratio for retail to be at least 4.0 spaces per 1,000 square feet of rentable retail space.

The above-described parking ratios are based on current conditions and assumptions. The City and JUHSD acknowledge that future parking demand will be in considerable flux over the lifetime of this DA and may increase or decrease significantly. Therefore, JUHSD, or its designees, may request future adjustments to the applicable parking ratios to reflect parking trends and professional recommendations at the time of the individual parcel application and the City shall give reasonable consideration to such requests.

JUHSD, or its designees, may request a parking ratio up to 1.7 spaces per unit on any parcel without requiring additional studies.

If JUHSD requests a reduction in the parking ratios noted above, or to increase the parking ratio above 1.7 spaces per residential unit, the City may require a parking demand study be performed by a traffic engineering firm acceptable to the City that demonstrates the revised parking ratio will be appropriate to accommodate the parking demand to be generated by the Applicant.

When calculating the overall parking supply, the analysis for the residential parking may include parking provided on-street within the Plan Area, if recommended by a traffic engineering firm acceptable to the City and agreed to by City staff.

Parking for pick-up and drop-off for the Head Start Program at Parcel C may be accommodated by on-street parking marked by appropriate signage, with such signage reserving parking spaces for this use during the appropriate hours. Likewise, parking for Head Start Program staff may be accommodated with reserved on-street parking designated by appropriate signage.

Overflow parking for Parcel A may be accommodated within the Plan Area with surface parking, on-street parking, or within future parking podiums or structures on Parcels B through F. Alternatively, to the extent that JUHSD demonstrates that overflow parking is not needed for Parcel A, it will be eliminated as a requirement in the future.

JUHSD SERRAMONTE DEL REY
DEVELOPMENT AGREEMENT DISCUSSION POINTS
APRIL 21, 2021

Parking stall and drive aisle dimensions for each buildable parcel may comply with either approach 1 or 2 below, or a combination of both approaches:

1. The then-current City standards for off-street parking (including the ratio of standard spaces to compact spaces) at the time of the Applicant's submittal for DRC review and approval, and/or
2. A "Uni-stall" standard size parking space which is based upon a stall dimension of 8' – 6" x 18' – 0", unless constrained by a wall on one or both sides, in which case the minimum stall width will be 9' – 0" minimum. The drive aisle shall maintain a minimum of 24' clear.

Residential parking may be accommodated in mechanical puzzle lifts.

No more than 10% of the parking spaces required for residential use may be tandem, and tandem spaces may only be assigned to users of the same dwelling unit. Tandem units may be designed as either front to rear spaces or mechanical lift spaces (stackers).

Unit Count

The Project may not exceed the total dwelling unit count of 1,235 units. Except as specifically set forth herein, JUHSD and selected developers will allocate the units across the parcels. The number of units within any parcel shall not exceed the limits outlined in the Precise Plan Guidelines on a parcel-by-parcel basis.

Fees

JUHSD will be charged administrative fees related to matters such as permit reviews, processing, and issuance at the then-current rate as development applications are submitted. The rates for water, sewer, parks, and other similar development impact fees that are currently assessed on development projects by the City will not increase over the term of the DA. No new fees not imposed by the City at the time that the DA is entered into will be assessed on any development within the scope of this DA for the term of the DA.

Fair Share Fees paid by JUHSD based on a pro rata commitment for utilities and streets will be based on the number of units that are built per parcel and shall be paid at the time of issuance of building permit, Certificate of Occupancy, or at such other time that is customary for the City, on a building-by-building basis.

Offsite Costs, Timing and Responsibilities

The City will serve as the liaison and the responsible party for designing and delivering offsite improvements, including traffic signalization, and water and sewer service capacity to the site. JUHSD will contribute a fair share to these costs as each parcel is built out, the payment for which to occur at the time of issuance of building permit or the Certificate of Occupancy of the units on a per unit basis of the overall unit count of the Project.

JUHSD SERRAMONTE DEL REY
DEVELOPMENT AGREEMENT DISCUSSION POINTS
APRIL 21, 2021

Offsite Work at Serramonte Blvd. will be undertaken upon demolition of the existing H.S building and the construction of Parcel C, pending review of the TIA. Work required for Parcel A is underway and will be completed with the current construction at the site.

Subdivision Map Act Issues

The City and JUHSD agree that the tentative map submitted to the City for approval shall include each of the buildable Parcels A through F in the Precise Plan Area Update, as described herein, and shall reflect the maximum total number of residential units that may be developed in the Precise Plan Area and such subdivision map shall remain valid and fully vested during the full term of the DA. Subsequent to approval of the tentative map for the Precise Plan Area Update, and pursuant to Section 66456 of the Government Code and applicable provisions of the City's municipal code, JUHSD shall cause final subdivision maps to be prepared from time to time as the parcels in the Precise Plan Area are developed.

The City and JUHSD agree that, subject to the minimum and maximum residential unit counts for each parcel, as set forth in the Precise Plan, and the requirements set forth in this DA related to the development of below market rate ("BMR") and affordable units, JUHSD shall have discretion to determine the number of residential units to be developed on each parcel, provided that the maximum number of units authorized to be developed pursuant to the Precise Plan shall not be exceeded.

Timing of City Review and Approvals Process

When an Application for Planning Approvals on a parcel-by-parcel basis is required to be reviewed by the DRC, the application submitted will be reviewed by City staff and go to the DRC within four months of Initial Submittal, along with the staff's recommendations and conditions of approval.

A Planning Submittal will be considered complete and ready for review by the DRC if the checklist that is included in the Precise Plan documentation is completed in its entirety and addresses all items enumerated—both as guidelines and as requirements to be met by the Applicant.

Given the first of its kind nature of this undertaking by the District, having a clear and specific timeframe that the development community can rely upon is necessary to attract development interest—thereby benefiting both the District and the City to the greatest extent.

This four-month timeline is based upon one month for staff review upon receipt of planning application, one month of revisions as needed by the Applicant, one month for a second review by staff, one month for the staff report and scheduling of hearing with the DRC.

JUHSD SERRAMONTE DEL REY
DEVELOPMENT AGREEMENT DISCUSSION POINTS
EXHIBIT A – PHASING FOR INCLUSIONARY HOUSING
APRIL 21, 2021

This **Exhibit A** to the Development Agreement describes how the phasing of the Project's Affordable Housing Plan ("AHP") meets the intent of the City's Inclusionary Housing Ordinance requirements for the 1,113 units of housing--the maximum allowable total number of units on Parcels B through F.

The proposed phasing approach for development of affordable housing on these parcels is designed to accomplish the following:

- Provide the necessary financial flexibility in the timing of the development of affordable housing for JUHSD to provide the overall proposed program of affordable housing, below market rate ("BMR") housing, and faculty and staff housing, in addition to the market rate housing.
- Exceed the City's requirements for the number of BMR units, contribute to Daly City's regional share of housing, and implement the goals/objectives of the City's General Plan and housing element.

Exhibit A addresses the following:

- The synchronization of development of affordable and BMR units and market rate housing units,
- the distribution of the housing types throughout the Project parcels, and
- ensuring the same access to common amenities throughout the Plan Area and bedroom count of affordable/BMR units as the market rate units.

The BMR/Affordable Housing component of the Precise Plan does the following:

1. Exceeds Requirement. The Project, at build-out, will provide more BMR units (@ 70% AMI) than required by the City's Inclusionary Housing Ordinance. With the buildout of the proposed 1,113 dwelling units--representing the maximum number of units that will be developed at Parcels B through F, 111 BMR units (10%) will be provided pursuant to the City's Inclusionary Housing Ordinance at 70% AMI.

The AHP proposes that if the maximum 1,113 dwelling units are built at Parcels B through F, then the obligation for the additional 14 affordable units (@80% AMI) would be provided, bringing the total number of affordable units and BMR Units to 125 over the course of the DA (excluding the units provided at Parcel A)

2. Accelerates development of BMR Units within the City. JUHSD proposes to build 100 BMR Units (@ 70% AMI) at Parcel C as the next component of the Project following the development of Parcel B.
3. Offset of Parcel B Timing. The phasing anticipated per the AHP outlines the requirement that at a minimum, 100 BMR Units will receive their Certificate of Occupancy at Parcel C prior to the occupancy of any other units at Parcels D, E and F. Although this approach postpones the construction of 20 BMR units during the work at Parcel B, this accelerates the

JUHSD SERRAMONTE DEL REY
DEVELOPMENT AGREEMENT DISCUSSION POINTS
EXHIBIT A – PHASING FOR INCLUSIONARY HOUSING
APRIL 21, 2021

construction of 100 BMR units anywhere from three to ten years (depending on the ultimate buildout schedule) than if incorporated on a pro-rata basis with each of the parcels.

In 2027, at the completion of the stand-alone affordable housing project at Parcel C, the build-out of the plan at that time will have 26% of the units being BMR (or 17% if Parcel D is completed at the time that Parcel C is completed), not including the additional affordable housing units provided by the Faculty and Staff housing. In the event that the affordable housing development at Parcel C is delayed or not built during the term of this DA, but the market rate units contemplated for Parcel B are built, JUHSD, at its option, will either cause to be built 20 BMR units, or pay an in-lieu fee corresponding to the number of market rate units built on Parcel B at the rates set forth in the City's then-current Inclusionary Housing Ordinance.

(Table 1 below reflects the percentage of BMR Units that will be built as a percentage of all the units over the timeframe of the full buildout.)

Table 1 Aggregate BMR Units Developed per Phase							
Parcel	Estimated Year of Occupancy	Proposed Market Rate Units	Affordable Units (including Faculty and Staff)	BMR Units (including Faculty and Staff)	Total Residential Units on Parcel(s)	Plan Area Max. Total	BMR as Percent of Total Provided
A	2022	0	110	12	122	122	10%
B	2025	201(*)	0	0	201	323	4%
C	2027	0	0	100	100	423	26%
D	2027	240	0	0	240	663	17%
E	2030	547	14(**)	11	572	1,235	10%
F	2030						

(*) Refer to Item 10

(**) Refer to Item 11

Additional Considerations:

4. Geographic Distribution. Residents of affordable/BMR units and market rate units will have equal access to all common amenities and features of the neighborhood, regardless of which parcel the affordable dwelling units are built on. Affordable housing is distributed in the Plan Area, at Parcels A and C, (as well as possibly Parcels E and/or F) consistent with the City goal for affordable housing to be distributed.
5. Equivalency. BMR units will provide the same ratio for bedroom count per dwelling unit (or exceed the bedroom count per dwelling unit) as the ratio for the market rate units.
6. Initial Parcel C Buildout. JUHSD anticipates building out not less than 100 units of BMR housing in Phase II at Parcel C. The additional 25 affordable units (at 70% AMI and 80% AMI will be built at Parcels E and/or F.

JUHSD SERRAMONTE DEL REY
DEVELOPMENT AGREEMENT DISCUSSION POINTS
EXHIBIT A – PHASING FOR INCLUSIONARY HOUSING
APRIL 21, 2021

7. Pro-rata Buildout of BMR and Affordable Housing. If JUHSD ultimately builds fewer overall dwelling units than the maximum number of dwelling units allowed pursuant to the Precise Plan and the Development Agreement, the Applicant will provide BMR and Affordable Units (at 70% AMI and at 80% AMI) consistent with the ratio utilized as though the Plan Area is fully built out. With the phasing as planned, a minimum of 100 BMR Units will be built at Parcel C prior to other market rate housing. Therefore, the District can build out fewer dwelling units on the remaining parcels than the maximum up to that consistent with the Inclusionary Housing Ordinance.
8. State Housing Waivers. Per the City's BMR Ordinance and the intent of the State's Density Bonus Legislation, an applicant may submit to the City a request for specific incentives, concessions, or variances based on the percentage and income level of affordable units proposed in a development, with the purpose of decreasing the cost of developing affordable housing and increasing the supply of affordable housing. Given the overall number of affordable housing units that are being proposed in the Precise Plan Area, JUHSD is proposing that the phasing of the affordable/BMR housing and the distribution of the affordable/BMR housing be modified from the City's Inclusionary Ordinance.

The unit mix for the Parcel A that will be owned and operated by JUHSD, or its assignee is 12 units at or below 70% AMI, 49 units at or below 80% AMI (low income) and 61 units at or below 120% AMI (moderate income).

The proposed low and moderate-income units qualify for state density bonus incentives to reduce barriers to affordable housing. Although these units are restricted to faculty and staff of the District, they do qualify for the State's density bonus and concessions. Consolidating affordable housing to two sites--Parcel A and C (plus Parcels E and/or F rather than concurrent buildout with each market rate housing development utilizes the State's density bonus legislation.

Table 2 Serramonte Del Rey Plan Area Housing Program						
	% of AMI	Parcels A - F Market Rate Units	Parcel A	Parcels B - F	Total	% of Total
Low Income (BMR per City Ordinance)	Up to 70%	0	12	111	123	10%
Low Income (per State RHNA)	Up to 80%	0	49	14	63	5%
Moderate Income	Up to 120%	0	61	0	61	5%
Market Rate (*)	N/A	988	0	0	988	80%
TOTAL		988	122	125	1235	100%

(*) Refer to Item 10

(Table 2 above provides an overall breakdown of the Affordable, Workforce, and BMR Housing planned for the entire Serramonte Del Rey Neighborhood by percentage as outlined above.)

JUHSD SERRAMONTE DEL REY
DEVELOPMENT AGREEMENT DISCUSSION POINTS
EXHIBIT A – PHASING FOR INCLUSIONARY HOUSING
APRIL 21, 2021

ATTACHMENT A

9. RHNA Contribution. The City may apply both the BMR and affordable units that will be provided towards meeting the City's Regional Housing Needs Assessment (RHNA).
10. Moderate Income Units. Rather than build 201 market rate units at Parcel B, at JUHSD's discretion, Parcel B may be financed as an Affordable Housing Parcel at the Moderate Income Level (i.e. at or below 120% AMI). Although this decision will not have been made at the time of the Entitlements and Planning Approvals, a determination will be made by JUHSD based on available capital sources prior to submitting the Project for Building Permit Application.
11. In-lieu Alternative. In lieu of constructing fourteen (14) Affordable Units (at 80% AMI) proposed for Parcels E or F, JUHSD, at its discretion, may contribute to the City's affordable housing Inclusionary In-lieu fund for the development of these units.