



NORTH SAN MATEO COUNTY SANITATION DISTRICT

a subsidiary of the City of Daly City

333 – 90TH STREET, DALY CITY, CALIFORNIA 94015-1895

(650) 991-8127



SPECIAL MEETING – BOARD OF DIRECTORS

Tuesday, November 12, 2019 - 6:45 PM
City Hall Council Chambers – 2nd Floor
333 – 90th Street, Daly City, CA 94015

AGENDA

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. *We will need **FIVE (5) WORKING DAYS BEFORE ANY FUTURE MEETINGS** to make any necessary accommodations.*

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

CONSENT AGENDA

All items listed on the Consent Agenda are considered to be routine and may be approved by one roll call vote of the Board of Directors. There shall be no separate discussion of the matters on the Consent Agenda unless requested by a member of the Board. If discussion is required, that item will be removed from the Consent Agenda and will be considered separately at the end of the Agenda.

Minutes:

1. Regular Meeting of October 14, 2019

Action Items:

2. Sewer Service Charge Appeals - FY 2019/20

END OF CONSENT AGENDA

PUBLIC APPEARANCES/ORAL COMMUNICATIONS:

***“AVAILABILITY OF PUBLIC RECORDS.** All public records relating 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.”*

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

REPORTS:

3. Board of Directors
4. Staff

ADJOURNMENT:

REGULAR MEETING - BOARD OF DIRECTORS

MINUTES

October 14, 2019

The Board of Directors of the North San Mateo County Sanitation District convened in a Regular Meeting on October 14, 2019, in the City Council Chamber, City Hall, 333 - 90th Street, Daly City, California.

The meeting was called to order by Chairman Raymond Buenaventura at 7:19 p.m.

ROLL CALL:

Present: DiGiovanni, Manalo, Daus-Magbual, Sylvester, Buenaventura

Absent:

Staff Present: General Manager Shawna Maltbie, District Counsel Rose Zimmerman, Director of Water and Wastewater Resources Thomas Piccolotti, Plant and Equipment Maintenance Manager Joshua Cosgrove, Acting Finance Director Todd High and Office Assistant II Gillian Chow as Recording Secretary.

APPROVAL OF AGENDA:

Motion was made, seconded (Manalo/Daus-Magbual) and unanimously approved.

CONSENT AGENDA:

1. Minutes of Regular Meeting of September 23, 2019
2. Sewer Service Charge Appeals – FY 2019/20
3. Approval of Amendment #4 to Professional Services Agreement with McMillen Jacobs for the Vista Grande Drainage Basin Improvement Project

Motion was made, seconded (Daus-Magbual/Manalo) and unanimously carried to adopt the Consent Agenda.

NEW BUSINESS:

None.

REPORTS:

4. Board of Directors

None.

5. Staff

None.

ADJOURNMENT:

At 7:20 p.m., call of adjournment of Regular Meeting by Chairman Raymond Buenaventura.

Agenda Report



North San Mateo County Sanitation District

a subsidiary of the City of Daly City

Meeting Date: November 12, 2019

Subject: SEWER SERVICE CHARGE APPEALS - FISCAL YEAR 2019-20

Recommended Action

Based on staff review, I recommend that the sewer service charge be revised and based on annual water consumption or average yearly consumption excluding the base period.

Daly City Water

Adelaida Hadden
APN# 091-205-140

Bill and Lita Balestreri
APN# 006-034-270

Sam Zaydman
APN# 102-840-010

Alfred and Arlene Del Sarto
APN# 002-142-080

Becky Cheng
APN# 009-591-340

Westborough Water District

Lum, Lester
Account# LUM0009

Wong, Edwina
Account# WON0052

Barrera, Helen
Account# BAR0012

Hernandez, Romeo
Account# HER0062

Staff is available to provide any additional information desired by the Chair or Board Members.

Respectfully submitted,

A handwritten signature in blue ink that reads "Todd High".

Todd High
Director of Finance and
Administrative Services

Attachment: Sewer Service Charge Appeal

cc: District General Manager
City Attorney
Department of Water and Wastewater Resources

NORTH SAN MATEO COUNTY SANITATION DISTRICT
SEWER SERVICE CHARGE APPEAL
BOARD MEETING DATE 11/12/19

PARCEL NO.	091-205-140	2019-20
CUSTOMER NAME	ADELAIDA HADDEN	
SERVICE ADDRESS	260 WARWICK ST. DALY CITY CA 94015	

CREDIT BASED ON ACTUAL ANNUAL USAGE

WATER USAGE:

		BASE PERIOD	22
		2 MONTHS PRIOR	16
2 MONTHS AFTER	19	4 MONTHS PRIOR	15
4 MONTHS AFTER	23	6 MONTHS PRIOR	13
		8 MONTHS PRIOR	14
		10 MONTHS PRIOR	18
		ACTUAL ANNUAL USAGE	98
		BASE PERIOD ANNUALIZED	132
		ANNUAL CREDIT IN UNITS	
		(MUST BE OVER 15 UNITS)	34
		PERCENTAGE CHANGE	
		(MUST BE OVER 10%)	35%
		ANNUAL CREDIT IN DOLLARS	\$267.92
		(N.S.M.C.S.D. \$7.88 per unit)	

REASON FOR APPEAL

DURING THE BASE PERIOD MS. HADDEN HAD A RUNNING TOILET WHICH CAUSED AN INCREASE IN USAGE. AFTER REPLACING THE TOILET THEIR USAGE DECREASED.

STAFF RECOMMENDATION TO BOARD

GRANT ADJUSTMENT - BASED ON ACTUAL ANNUAL CONSUMPTION.

Certified Mail

October 2, 2019

Adelaida Hadden (Walraven)
Account Number: 17313920-30
260 Warwick St.
Daly City, CA 94015

Parcel 091-205-140

City of Daly City
Utility Billing Division
333 - 90th Street
Daly City, CA 94025-1895

Greetings:

Request downward adjustment to the NSMCSD Sewer Fee as charged on my 2019 San Mateo County Property Tax Bill.

For reference:

2019 NSMCSD Sewer Fee: \$1,040.16
2018 NSMCSD Sewer Fee: \$472.80

A 120% Fee increase from 2018 to 2019.

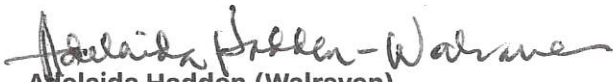
Please review my water usage and you will see a sharp upward spike, then on the next billing cycle an adjustment downward to lower than average usage.

We found the problem was a **running toilet** and had it replaced.

Attached is our repair invoice from Citywide Plumbing.

Request adjusted usage information be sent to the County of San Mateo Tax Collector to lower our 2019 NSMCSD Sewer Fee as shown on our Property Tax Bill.

Thank you for your consideration,


Adelaida Hadden (Walraven)

CITYWIDE PLUMBING

License # 954385

(415) 716-1519
(650) 993-8159

2360A San Bruno Avenue
San Francisco, CA 94134

NOTICE OF CANCELLATION MAY BE SENT TO

I hereby authorize you to proceed with the evaluation for a minimum charge of \$

EVALUATION / RECOMMENDATION

High water bill

Today's Date	Approximate Start Date	Approximate Completion Date	Technician's Name
6/1/99			John

DELIVERY OF TOOLS OR MATERIALS CONSTITUTES SUBSTANTIAL COMMENCEMENT OF THIS CONTRACT.	
B NAME I ADDRESS L CITY T STATE O ZIP 1ST PHONE 2ND PHONE	J NAME B ADDRESS A CITY D STATE D ZIP S 1ST PHONE S 2ND PHONE

HOME IMPROVEMENT CONTRACT 3090

WANT TO PAY LESS?

If you are a member of our Service Agreement (SA) Program, then you can pay much less. All SA customers receive a discount off our retail price for all repair services. The SA Program has been explained to me and I decline to participate. Initials \$
SA Savings On This Invoice \$

TY.	TASK	DESCRIPTION OF THE PROJECT AND DESCRIPTION OF THE SIGNIFICANT MATERIALS TO BE USED AND EQUIPMENT TO BE INSTALLED	STD. RATE	DIS. RATE	DIS. SAV.
-----	------	--	-----------	-----------	-----------

1	After inspection I found high downstairs toilet running. After worked flush valve passed has been fixed already so toilet replacement is needed	160			
2	Provide & install a new kitchen toilet	905			
3	Toilet shut off valve is defective and needs replacing	195			

List of Documents to be Incorporated into the Contract

TESTED WATER PRESSURE TO BE REGULATED

WARRANTY: ☒ 30 Days ☒ 90 Days ☐ 1 Year

☐ Other

THE DOWN PAYMENT MAY NOT EXCEED \$1,000 OR 10 PERCENT OF THE CONTRACT PRICE, WHICHEVER IS LESS.

SCHEDULE OF PROGRESS PAYMENTS: The schedule of progress payments must specifically describe each phase of work, including the type and amount of work or services scheduled to be supplied in each phase, along with the amount of each proposed progress payment. IT IS AGAINST THE LAW FOR A CONTRACTOR TO COLLECT PAYMENT FOR WORK NOT YET COMPLETED, OR FOR MATERIALS NOT YET DELIVERED. HOWEVER, A CONTRACTOR MAY REQUIRE A DOWNPAYMENT.

YOU, the homeowner (buyer) or tenant have the right to require the contractor to furnish you with a performance and payment bond, however the contractor can require you to pay for that bond.

You are entitled to a completely filled in copy of this agreement, signed by both you and the Contractor, before any work may be started.

THE LAW REQUIRES THAT THE CONTRACTOR GIVES YOU A NOTICE EXPLAINING YOUR RIGHT TO CANCEL. Initial the checkbox if the contractor has given you a "Notice of the Three-Day Right to Cancel".

AUTHORIZATION TO PROCEED WITH ABOVE RECOMMENDATION - I, the undersigned, am owner/authorized representative of the premises at which the work mentioned above is to be done. I hereby authorize you to perform Recommendation, and I use such labor and materials as you deem advisable. I have read this contract, including the terms and conditions on the reverse hereof and agree to be bound by all of the terms contained herein. I have received a copy of this contract and Notice to Owner. I hereby authorize you to proceed with the above work at the Contract Price of \$

ACCEPTANCE OF WORK PERFORMED - I find the service and materials rendered and installed in connection with the above mentioned, to have been completed in a satisfactory manner. I agree that the amount set forth on this contract in the space labeled "CONTRACT PRICE" to be the Contract Price/minimum charge. I acknowledge that I have read and received a legible copy of this Contract and all of the notices attached to it.

CONTRACT PRICE 1379

DOWNPAYMENT 10% of 1379 = 137.90

PROG. PYMT. 1 137.90

PROG. PYMT. 2 1241.10

BALANCE DUE 1241.10

AUTHORIZED SIGNATURE DATE

☐ CHECK ☐ CASH ☐ DRIVER'S LIC. NO. ☐ EXP. DATE

ACCOUNT NUMBER AUTHORIZATION CODE V-CODE EXP. DATE

ACCEPTANCE SIGNATURE DATE

CREDIT CARD NUMBER

do hereby state that the above work has been installed in a workmanlike manner and to the applicable building codes.

Signature Technician Name

Signature Technician Name

NORTH SAN MATEO COUNTY SANITATION DISTRICT
SEWER SERVICE CHARGE APPEAL
BOARD MEETING DATE 10/14/19

PARCEL NO. 102 - 840 - 010 2019-20
CUSTOMER NAME SAM ZAYDMAN
SERVICE ADDRESS 134 CITY VIEW DR.

CREDIT BASED ON ACTUAL ANNUAL USAGE

WATER USAGE:

		BASE PERIOD	32
		2 MONTHS PRIOR	65
2 MONTHS AFTER	6	4 MONTHS PRIOR	8
4 MONTHS AFTER	8	6 MONTHS PRIOR	6
		8 MONTHS PRIOR	8
		10 MONTHS PRIOR	6
		ACTUAL ANNUAL USAGE	125
		BASE PERIOD ANNUALIZED	192
		ANNUAL CREDIT IN UNITS (MUST BE OVER 15 UNITS)	67
		PERCENTAGE CHANGE (MUST BE OVER 10%)	54%
		ANNUAL CREDIT IN DOLLARS	

(N.S.M.C.S.D. \$7.88 per unit)

REASON FOR APPEAL

Water hardship appeal of 65% was granted on 1/4/2019 due to a toilet leak. After the repair their usage decreased down to their regular average of 6 units.

STAFF RECOMMENDATION TO BOARD

GRANT ADJUSTMENT - BASED ON ACTUAL ANNUAL CONSUMPTION.

Parcel #102-840-010

October 25, 2019

City of Daly City

Water department supervisor

Account Number: 08018230-39

Service Address: 134 City View Drive

RE: 2018-2019 Property Tax - Sewer Fee Adjustment Request

Dear Daly City Water Department Supervisor:

I am writing this letter to ask for a hardship adjustment for my sewer fee on the 2019 property tax bill. The Sewer fee is a way higher due to a temporary leak that was identified and fixed earlier in the year. The water department confirmed the repair and reduced the water bill at that time.

I am asking for your consideration to adjust the sewer fee, as the current amount (\$1,512.96) is 5 times higher than the past years bill (\$283.68).

Your help is very much appreciated and thank you for your time.

Sincerely,



Sam Zaydman

102-840-010

NORTH SAN MATEO COUNTY SANITATION DISTRICT
SEWER SERVICE CHARGE APPEAL
BOARD MEETING DATE 11/12/19

PARCEL NO. 006 - 034 - 270 2019-20
CUSTOMER NAME BILL AND LITA BALESTRERI
SERVICE ADDRESS 21 OAKMONT DR. DALY CITY, CA 94015

CREDIT BASED ON ACTUAL ANNUAL USAGE

WATER USAGE:

		BASE PERIOD	22
		2 MONTHS PRIOR	24
2 MONTHS AFTER	22	4 MONTHS PRIOR	20
4 MONTHS AFTER	4	6 MONTHS PRIOR	25
		8 MONTHS PRIOR	23
		10 MONTHS PRIOR	20
		ACTUAL ANNUAL USAGE	134
		BASE PERIOD ANNUALIZED	132
		ANNUAL CREDIT IN UNITS (MUST BE OVER 15 UNITS)	-2
		PERCENTAGE CHANGE (MUST BE OVER 10%)	-1%
		ANNUAL CREDIT IN DOLLARS	(\$15.76)
		(N.S.M.C.S.D. \$7.88 per unit)	

REASON FOR APPEAL

THIS WAS A RENTAL PROPERTY TO TWO INDIVIDUALS WHO BROKE THE LEASE AGREEMENT BY CONVERTING THE HOME FROM A 2 BEDROOM TO 7/8 BEDROOM AND SUBLET THE ROOMS. THE WATER USAGE WAS OBVIOUSLY HIGH WHICH AFFECTED THE PROPERTY OWNERS SEWER CHARGE. CUSTOMER INCLUDED COURT DOCUMENTS WITH LETTER.

STAFF RECOMMENDATION TO BOARD

DENY ADJUSTMENT - DOES NOT MEET INCREASE IN UNITS REQUIREMENT.

October 26, 2019

Daly City Board of Sanitation

333 90th St

Daly City CA 94015

Attn : Melva,

I have just received the new 2019 – 2020 tax bill for my property at 21 Oakmont Drive , Daly City CA 94015. The new tax bill has a considerable increase in the **NSMCSD Sewer Fee**. Previously it was **\$87.44**.

The new bill is **\$1040.16**. I called and found the increase was based on the water usage from January to February 2019.

Our tenants: **Ievgen Velychko AKA Eugene Veluchko and Oleksander Mykhailik AKA Alexander Mykhailik** , turned out to be scammers. They converted my **3** bedroom home into a **7 /8** bedroom

rental property in which they did not reside. They destroyed my home, changed all of the locks added extra walls with sheetrock , mouldings and doors with locks to add bedrooms on both levels . The lease stated no subleasing and no construction

without consent of owner. The tenants broke the lease , represented themselves on social media as the owners, posting rooms for rent. I found out April 5th 2019 and then had to get legal representation to get all of the subletters evicted, as we had no names or number of people living at the property. Everyone was gone by May 15, 2019.

It took 3 ½ months to repair and or replace the extensive damages throughout the house.

The new tenants moved in September 1, 2019.

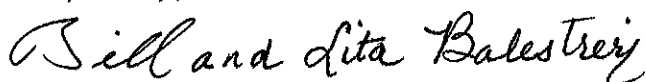
We spent over \$20,000.00 in repairs to walls, floors , windows and screens all window covering, rugs and legal fees. Finally, we found out the tenants water usage had raised our taxes.

I have included supportive documents.

If you have any questions please do not hesitate to call at 650-588-6928 home cel 650-303-9044 or 415-990-9474.

I respectfully ask the Board of Sanitation to consider my appeal to lower my **NSMCSD Sewer Fee**.

Respectfully ,



Bill and Lita Balestreri

2018-2019 SAN MATEO COUNTY SECURED TAX BILL 2018-2019

PARCEL NUMBER 006-034-270 TAX RATE AREA 05-001 Bill# 209565 PIN NUMBER 313088

LEGAL DESCRIPTION
LOT 6 BLOCK 75 WESTLAKE UNIT N O 6B RSM
38/18 CITY OF DALY CITY

SITUS: 21 OAKMONT DR DALY CITY

TEC0920D 5-DIGIT 94066 7000109730 05.0033.0190 99914/1



BALESTRERI WILLIAM G TR
BALESTRERI LITA D TR
BALESTRERI TRUST
701 OLIVE CT
SAN BRUNO CA 94066-3317

ASSESSMENT INFORMATION	VALUES
Land	18,327
Improvements	67,476
Fixtures	0
Personal Property	0
Full Cash	85,803
Exemption	0
Value after Exemption	85,803

TAXING AGENCY	RATE	AMOUNT
GENERAL TAX RATE	1.0000	858.0
JEFFERSON ELEM BO	0.0563	48.3
JEFFERSON HI BD R	0.0739	63.4
SM JR COLLEGE BD	0.0175	15.0
GENERAL TAX TOT	1.1477	984.7
FEDCA&NPDES STORM FEE	(650)363-4100	7.1
JEFFERSON UHSD PRCEL TX	(800)676-7516	60.0
JEFFERSONESD PARCEL TAX	(800)676-7516	68.0
SFBRA MEASURE AA	(888)508-8157	12.0
CA STORM FEE-LOCAL	(650)991-8084	9.8
JEFFERSON UHSD MAINT	(800)273-5167	10.0
SMC MOSQ ABATEMNT ASSMNT	(800)273-5167	18.6
NSMCSD SEWER FEE	(650)991-8084	87.4
Tax Payable		1,257.7

11/27/18 ✓ #4009 628.89

04/01/19 ✓ 4076 628.89

1 AFTER DECEMBER 10, 2018...ADD 10% PENALTY TO YOUR PAYMENT **\$628.89**
2 AFTER APRIL 10, 2019...ADD 10% PENALTY + \$40.00 COST TO YOUR PAYMENT **\$628.89**

- * FOR HOME BANKING: USE YOUR PARCEL NUMBER (006-034-270) AND PAY THE FULL INSTALLMENT DUE. PARTIAL PAYMENTS AND OVERPAYMENTS WILL BE RETURNED. FAILURE TO PAY THE FULL AMOUNT DUE ON TIME WILL RESULT IN PENALTIES AND COSTS.
- * 65 or older may qualify for a school parcel tax exemption on a primary residence in FY 2019-20. Contact the District Office at (800)676-7516.
- * Pay Online at www.sanmateocountytaxcollector.org
- * Please do not fold, staple, tape or otherwise mutilate the attached payment coupons.

WRITE YOUR PARCEL NUMBER
ON YOUR CHECK AND USE
AN ENCLOSED ENVELOPE

IF PROPERTY HAS BEEN SOLD
PLEASE FORWARD THIS
BILL TO THE NEW OWNER

SECOND INSTALLMENT PAYMENT
CANNOT BE ACCEPTED UNLESS
FIRST INSTALLMENT IS PAID

MARK YOUR CALENDAR -
NO REMINDER NOTICES WILL BE MAILED!

PARCEL NUMBER
006-034-270
9/20/2018

ASSESSED TO:
BALESTRERI WILLIAM G TR
BALESTRERI LITA D TR
BALESTRERI TRUST
701 OLIVE CT
SAN BRUNO, CA 94066-3317

2

PAY	DUE FEB 1, 2019	628.89
	TOTAL DELINQUENT INSTALLMENT DUE	
	MAKE CHECKS PAYABLE TO: SANDIE ARNOTT, SAN MATEO COUNTY TAX COLLECTOR P.O. BOX 45878 SAN FRANCISCO, CA 94145-0878	

1200720182095650060342700000201904100000062889000000731771

2019-2020 SAN MATEO COUNTY SECURED TAX BILL 2019-2020

PARCEL NUMBER 006-034-270 TAX RATE AREA 05-001 BILL NUMBER 2019-209572

LEGAL DESCRIPTION

LOT 6 BLOCK 75 WESTLAKE UNIT NO 6B RSM 38/18 CITY OF DALY CITY

SITUS: 21 OAKMONT DR DALY CITY

TE21001A 7000231685 04.0127.0140 112965/1



BALESTRERI WILLIAM G TR
BALESTRERI LITA D TR
BALESTRERI TRUST
701 OLIVE CT
SAN BRUNO CA 94066-3317

- * For Home Banking - Use the Account Number 006-034-270 as the Home Banking Account Number.
- * Pay online at <https://tax.smcgov.org>
- * When mailing, please do not fold, staple, tape or mutilate the attached coupons.

ASSESSMENT INFORMATION	VALUES
Land	18,693
Improvements	68,825
Fixtures	0
Personal Property	0
Taxable Value	87,518
Exemption	0
Value after Exemption	87,518
Tax Saved Due To Exemption	0.00

TAXING AGENCY	RATE	AMOUNT
Countywide Tax (Secured)	1.0000000	875.18
Smccd Bond	0.0266000	23.27
Jefferson Esd Bond	0.0667000	58.38
Jefferson Uhsd Bond	0.0811000	70.97
General Tax Total	1.1744000	1,027.80
FEDCA&NPDES STORM FEE	(650)363-4100	7.22
NSMCSO SEWER FEE	(650)991-8084	1,040.16
SMC MOSQ ABATEMENT ASSMNT	(800)273-5167	18.68
JEFFERSON UHSD PRCEL TX	(800)676-7516	60.00
JEFFERSONESD PARCEL TAX	(800)676-7516	68.00
SFBRA MEASURE AA	(888)508-8157	12.00
JUHSD MEASURE Y TAX	(800)676-7516	58.00
JEFFERSON UHSD MAINT	(800)273-5167	10.00
CA STORM FEE-LOCAL	(650)991-8084	9.80

TAX PAYABLE 2,311.66

1	AFTER DECEMBER 10, 2019 ADD 10% PENALTY TO YOUR PAYMENT	2	AFTER APRIL 10, 2020 ADD 10% PENALTY + \$40.00 COST TO YOUR PAYMENT
	\$ 1,155.83		\$ 1,155.83

WRITE YOUR PARCEL NUMBER
ON YOUR CHECK AND USE
AN ENCLOSED ENVELOPE

IF PROPERTY HAS BEEN SOLD
PLEASE FORWARD THIS
BILL TO THE NEW OWNER

SECOND INSTALLMENT PAYMENT
CANNOT BE ACCEPTED UNLESS
FIRST INSTALLMENT IS PAID

MARK YOUR CALENDAR -
NO REMINDER NOTICES WILL BE MAILED!

PARCEL NUMBER
006-034-270
10/01/2019

ASSESSED TO:
BALESTRERI WILLIAM G TR
BALESTRERI LITA D TR
BALESTRERI TRUST
701 OLIVE CT
SAN BRUNO CA 94066-3317

PAY	DUE FEB 1, 2020
	\$ 1,155.83
	TOTAL DELINQUENT INSTALLMENT DUE

MAKE CHECKS PAYABLE TO: SANDIE ARNOTT,
SAN MATEO COUNTY TAX COLLECTOR
P.O. BOX 45878
MAIL TO: SAN FRANCISCO, CA 94145-0878

2006-034-270000000000002019-20957220041100000115583000001311411

BEFORE PAYING THIS BILL MAKE
SURE IT IS FOR YOUR PROPERTY

BOTH

2,311.66

PARCEL NUMBER
006-034-270
10/01/2019

ASSESSED TO:

BALESTRERI WILLIAM G TR
BALESTRERI LITA D TR
BALESTRERI TRUST
701 OLIVE CT
SAN BRUNO CA 94066-3317

PAY	DUE NOV 1, 2019
	\$ 1,155.83
	TOTAL DELINQUENT INSTALLMENT DUE

MAKE CHECKS PAYABLE TO: SANDIE ARNOTT,
SAN MATEO COUNTY TAX COLLECTOR

Our copy

FOR COURT USE ONLY	
ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address): Francois X. Sorba (State Bar # 088092) Law Office of Francois X. Sorba 1611 Borel Place, Suite 7 San Mateo, CA 94402 TELEPHONE NO: 650-570-0566 FAX NO. (Optional): 650-570-7831 E-MAIL ADDRESS (Optional): ATTORNEY FOR (Name): William Balestreri, Lita Balestreri	
SUPERIOR COURT OF CALIFORNIA, COUNTY OF San Mateo STREET ADDRESS: 400 County Center MAILING ADDRESS: 400 County Center CITY AND ZIP CODE: Redwood City, CA 94063 BRANCH NAME:	
PLAINTIFF: William Balestreri, Lita Balestreri DEFENDANT: Oleksandr Mykhailyk, Ievgen Velychko	
☒ DOES 1 TO <u>10</u>	
COMPLAINT — UNLAWFUL DETAINER*	
☒ COMPLAINT ☐ AMENDED COMPLAINT (Amendment Number): _____	
Jurisdiction (check all that apply): ☒ ACTION IS A LIMITED CIVIL CASE Amount demanded ☒ does not exceed \$10,000 ☐ exceeds \$10,000 but does not exceed \$25,000 ☐ ACTION IS AN UNLIMITED CIVIL CASE (amount demanded exceeds \$25,000) ☐ ACTION IS RECLASSIFIED by this amended complaint or cross-complaint (check all that apply): ☐ from unlawful detainer to general unlimited civil (possession not in issue) ☐ from limited to unlimited ☐ from unlawful detainer to general limited civil (possession not in issue) ☐ from unlimited to limited	

1. PLAINTIFF (name each):
William Balestreri, Lita Balestreri
alleges causes of action against DEFENDANT (name each):
Oleksandr Mykhailyk, Ievgen Velychko, Does 1-10
2. a. Plaintiff is (1) ☒ an individual over the age of 18 years. (4) ☐ a partnership.
(2) ☐ a public agency. (5) ☐ a corporation.
(3) ☐ other (specify):
- b. ☐ Plaintiff has complied with the fictitious business name laws and is doing business under the fictitious name of (specify):
3. Defendant named above is in possession of the premises located at (street address, apt. no., city, zip code, and county):
4. Plaintiff's interest in the premises is ☒ as owner ☐ other (specify):
5. The true names and capacities of defendants sued as Does are unknown to plaintiff.
6. a. On or about (date): May 4, 2018 defendant (name each):
Oleksandr Mykhailyk, Ievgen Velychko
- (1) agreed to rent the premises as a ☐ month-to-month tenancy ☒ other tenancy (specify): 03/15/18-03/31/19
(2) agreed to pay rent of \$ 3,695.00 payable ☒ monthly ☐ other (specify frequency):
(3) agreed to pay rent on the ☒ first of the month ☐ other day (specify):
- b. This ☒ written ☐ oral agreement was made with
(1) ☒ plaintiff.
(2) ☐ plaintiff's agent.
(3) ☐ plaintiff's predecessor in interest.
(4) ☐ other (specify):

* NOTE: Do not use this form for evictions after sale (Code Civ. Proc., § 1161a).

THREE-DAY NOTICE TO QUIT
Breach of Covenants
CCP 1161 (4)

To: Oleksandr Mykhailiyk, Ievgen Velychko, and to all occupants, residents, tenants, subtenants, assignees in possession and all others in possession of the property known as 21 Oakmont Drive, Daly City, CA 94015 (the "Premises"), which you occupy pursuant to a lease agreement dated March 4, 2018, and extended pursuant to that document entitled "Residential Lease Premises RENEWAL" dated February 18, 2019 (the "Lease").

This Notice is served upon you pursuant to the Code of Civil Procedure, # 1161 (4).

IN That, the rental/lease agreement conditions and covenants set forth below are being breached as follows:

Conditions and covenants breached:

COVENANTS: Premises shall be used as a residence solely by the above-named Tenants (Oleksandr Mykhailiyk and Levgen Velychko) and for no other purpose and by no other occupants. Paragraph 1 of the Lease.

VIOLATION: You are using the Premises as a business and not solely as a residence; you are not using the Premises as a residence; you are subletting the Premises or a portion thereof and therefor allowing occupancy of the Premises by others. The unauthorized use of the Premises constitutes a nuisance.

COVENANTS: Tenant agrees to take good care of Premises, its appurtenances, fixtures and appliances, shall not disfigure or deface any part of Premises. Paragraph 6 of the Lease.

VIOLATIONS: You have failed to take care of the Premises; you have damaged the Premises by undertaking improvements without the Landlord's consent and/or approval, built improvements without a permit; damaged the Premises, including but not limited to, the floors and the walls of the Premises.

COVENANTS: Tenant shall not assign or encumber this Lease nor sublet Premises without the prior written consent of Landlord, which consent shall not be unreasonably withheld. Any assignment, encumbrance, or subletting without the prior written consent of the Landlord shall be void and, at Landlord's election, shall be grounds for termination of this Lease by Landlord for breach of its terms by Tenant. Paragraph 13 of the Lease.

VIOLATIONS: You have assigned or sublet the Premises or portions thereof without the consent and/or approval of the Landlord.

COVENANTS: Tenant shall not make or permit to make any alterations or improvements to Premises without the prior written approval by Landlord of the alteration/improvement and of the person, contractor and/or professional to perform the work who will have adequate insurance and licenses. All approved alterations/improvement shall be at the sole cost and expense of Tenant, in accordance with federal, state, country, City and local laws, including government permit, inspection and approval requirement.

VIOLATIONS: You have made alterations and improvements to the Premises and of the person without the consent and/or approval of the Landlord; the person or contractor who performed the alterations and improvements did so without the prior written (or oral) approval of Landlord; and you have failed to obtain the proper and necessary permits from the City of Daly City; you and/or your contractor have failed to obtain proper insurance and failed to be properly licensed to perform the work of improvement. The improvements undertaken without consent by Landlord and permit from the City constitute a health hazard and a nuisance.

Within THREE (3) DAYS after service of this notice on you, you are required to vacate and deliver possession of the Premises to the undersigned who is authorized to receive possession of the Premises. If you fail to vacate the Premises and deliver possession of the Premises to the undersigned within said above referred period, such failure will result in legal proceedings against you to recover possession of the Premises and damages for each day that you continue to occupy the Premises, and costs as allowed by law.

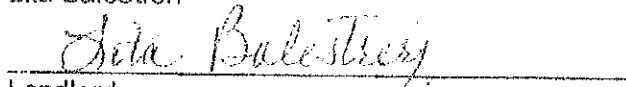
If you fail to perform or otherwise comply, Landlord declares the forfeiture of your Lease and will institute legal proceedings to obtain possession. Such proceedings could result in a judgment against you, which may include attorneys' fees and court costs as allowed by law, and an additional punitive award of six hundred dollars (\$600) in accordance with California law. If you fail to fulfill the terms of your credit obligations, a negative credit report may be submitted to a credit reporting agency.

William Balestreri


Landlord

April 23 2019

Lita Balestreri


Landlord

April 23 2019

C/o Woodlake Anchor Property Management
520 Peninsula Avenue
San Mateo, CA 94401
650-375-1596

NORTH SAN MATEO COUNTY SANITATION DISTRICT
SEWER SERVICE CHARGE APPEAL
BOARD MEETING DATE 11/12/19

PARCEL NO. 002 - 142 - 080 2019-20
CUSTOMER NAME ALFRED AND ARLENE DEL SARTO
SERVICE ADDRESS 39 WESTHAVEN DR. DALY CITY CA 94015

CREDIT BASED ON ACTUAL ANNUAL USAGE

WATER USAGE:

		BASE PERIOD	37
		2 MONTHS PRIOR	15
2 MONTHS AFTER	14	4 MONTHS PRIOR	10
4 MONTHS AFTER	8	6 MONTHS PRIOR	12
		8 MONTHS PRIOR	13
		10 MONTHS PRIOR	10
		ACTUAL ANNUAL USAGE	97
		BASE PERIOD ANNUALIZED	222
		ANNUAL CREDIT IN UNITS (MUST BE OVER 15 UNITS)	125
		PERCENTAGE CHANGE (MUST BE OVER 10%)	129%
		ANNUAL CREDIT IN DOLLARS	\$985.00
		(N.S.M.C.S.D. \$7.88 per unit)	

REASON FOR APPEAL

DURING THE BASE PERIOD THE DEL SARTO'S HAD A RUNNING TOILET WHICH CAUSED AN INCREASE IN USAGE. AFTER REPLACING THE TOILET THEIR USAGE DECREASED.

STAFF RECOMMENDATION TO BOARD

GRANT ADJUSTMENT - BASED ON ACTUAL ANNUAL CONSUMPTION.

October 29, 2019

City of Daly City
Water Department
% Ellen
333 - 90 Street
Daly City, CA 9401

North San Mateo County Sewer District ✓
% 333 -90 Street
Daly City, CA 94015

Re: Account: 01013220-21

Re: Parcel: 002-142-080

Dear Ellen and SMCSO Tax Adjuster:

Per our phone conversations with Ellen. I'm writing in regards to our excessive water bill covering the period January 2019 - March 2019 (50 units) This was three times our usual bill: July - September, 2018 (12 units used); September - November 2018 (10 units used); November 2018 through January 2019 (15 units used) I believe the leakage probably began between November, 2018 and January 2019.

George Salet Plumbing determined our toilet was leaking and replaced the toilet. Our bill after the fix went down to (14 units used). Due to the leak our property sewage tax bill increased substantially from 2017-2018 ~~\$378.24~~ to 2019-2020 \$1749.36. We would appreciate you adjusting our tax bill so we can pay it on time! Ultimately we had no idea a simple leak could cause such an increase in our property tax. I hope the information we've provided is all you need to adjust our bottom line.

Thank you both (DCWD) and NSMCSD) for helping us recoup our overage issue. We look forward to a quick adjustment. If you need to contact us, don't hesitate. My cell number is 415 420-3028. I hope your caller ID shows up because we don't answer unidentified numbers because we are bombarded with spam and robot calls. Otherwise leave a message. Thank you.

Sincerely,



Arlene Del Sarto
39 Westhaven Drive
Daly City, CA 94015

**BILL TO**

Del Sarto, Arlene 0002407
39 Westhaven Drive
Daly City, CA 94015 USA

INVOICE
39046528

INVOICE DATE
Apr 05, 2019

JOB ADDRESS

Arlene Del Sarto
39 Westhaven Drive
Daly City, CA 94015 USA

Completed Date: 4/5/2019

Removed old Toto toilet and installed Toto toilet that homeowner ordered,
We also replaced water flex line and new wax seal.
Conducted water test for leaks round base of toilet, no leaks.
Silicon around toilet.

PPTN100	PPTN100 - Toto Supremell 1 Piece Toilet Elongated Bowl: Toto Eco Supreme 1 Piece Toilet Elongated Bowl	1.00	\$1,194.02	\$1,194.02
	Elegant low profile one piece toilet E-Max (1.28 Gpf/4.8 Lpf) Complete with SoftClose seat, or upgrade to a Washlet. Fast Flush: Wide 3" flush valve is 125% larger than 2" flush valves. Wider, 2 1/8" computer designed, fully glazed trapway Large water surface Tank cover, fittings, chrome plated trip lever and SoftClose seat included. 23 1/2 inches height			
z - coup	\$25 discount with coupon: 25 Dollar discount	1.00	\$-25.00	\$-25.00
ldisc	Internet Discount: Discount coupon from internet	1.00	\$-169.70	\$-169.70

4/5/2019	Check	\$699.32
4/5/2019	Check	\$300.00

SUB-TOTAL	\$999.32
TAX	\$0.00

TOTAL DUE	\$999.32
PAYMENT	\$999.32

BALANCE DUE

We Love Our Customers!

Please pay total due amount. Thank you.

Print Name below as it appears on credit card

Payment Type

Credit Card #

EXP

CVC

Name on card

Signature

Remit to:

Amount Due:

YOU ARE ENTITLED TO A COMPLETELY FILLED IN AND SIGNED COPY OF THIS AGREEMENT BEFORE ANY WORK MAY BE STARTED.

The owner or tenant has the right to require the contractor to have a performance and payment bond, however, the contractor can charge you for the costs of obtaining a bond.

THE DOWN PAYMENT MAY NOT EXCEED \$1000 OR 10 PERCENT OF THE CONTRACT PRICE, WHICHEVER IS LESS
Upon satisfactory payment being made for any portion of the work performed, the contractor, prior to any further payment being made, shall furnish to the person contracting for the home improvement work a full unconditional release from any potential lien claimant claim or mechanics lien pursuant to Sections 8400 and 8404 of the Civil Code for that portion of the work for which payment was made.

AUTHORIZATION TO PROCEED WITH WORK - I hereby authorize the herein described work at the listed contract price. Unless prior arrangements are made, payment is due upon completion. In the event that collection efforts are initiated against me, I shall pay for all associated fees at the posted rates. By the addition of my signature below, I agree that I have received a copy of this contract and all documents in the List of Documents to be Incorporated into the Contract, and that I have read, understand, and agree to the terms listed herein.

DESCRIPTION OF THE PROJECT AND DESCRIPTION of the Significant Materials to be Used and Equipment to be Installed: as described under summary and tasks.

LIST OF DOCUMENTS TO BE INCORPORATED INTO THIS CONTRACT: A notice concerning workers compensation insurance; Mechanics Lien Warning; Information about the Contractors State License Board (CSLB); Three Day Right To Cancel; Waiver of Right To Cancel; Notice of Cancellation; Additional Terms and Conditions is attached to this contract; Terms and Conditions

Contract Amount \$999.32

NORTH SAN MATEO COUNTY SANITATION DISTRICT
SEWER SERVICE CHARGE APPEAL
BOARD MEETING DATE 11/12/19

PARCEL NO.	009 - 591 - 340	2019-20
CUSTOMER NAME	BECKY CHENG	
SERVICE ADDRESS	1268 SKYLINE DR. DALY CITY CA 94015	

CREDIT BASED ON ACTUAL ANNUAL USAGE

WATER USAGE:

		BASE PERIOD	97
		2 MONTHS PRIOR	26
2 MONTHS AFTER	33	4 MONTHS PRIOR	23
4 MONTHS AFTER	10	6 MONTHS PRIOR	17
		8 MONTHS PRIOR	12
		10 MONTHS PRIOR	12
		ACTUAL ANNUAL USAGE	187
		BASE PERIOD ANNUALIZED	582
		ANNUAL CREDIT IN UNITS (MUST BE OVER 15 UNITS)	395
		PERCENTAGE CHANGE (MUST BE OVER 10%)	211%
		ANNUAL CREDIT IN DOLLARS	<u>\$3,112.60</u>
		(N.S.M.C.S.D. \$7.88 per unit)	

REASON FOR APPEAL

DURING THE BASE PERIOD MS. HADDEN HAD A RUNNING TOILET WHICH CAUSED AN INCREASE IN USAGE. AFTER REPLACING THE TOILET THEIR USAGE DECREASED.

STAFF RECOMMENDATION TO BOARD

GRANT ADJUSTMENT - BASED ON ACTUAL ANNUAL CONSUMPTION.

Becky Cheng
43400 Laurel Glen Common
Fremont, Ca. 94539

Oct 18, 2019

To Whom it may concern:

My name is Becky Cheng. owner of the property located at 1268 Skyline Dr., Daly City. Just received the property tax bill my NSMCSD SEWER FEE is \$4,586.16. I was shocked. It's very very high.

The water account is under Howard Linacre. During February this year, he did notify me there are slow leaks on both toilets and he did not aware of. For the February 2019 his water bill is up to \$877.50, that how he know there is water leakage. Immediately I sent a handy man to fix both toilet's water pump. Please see attached photos and also the hand written receipt. After fixed the leaks, I believe the water is back down to normal.

Would you please kindly dismiss this extraordinary large charges?
If you need to get hold of me, my cell number is 510-585-6868 and my Email address is bcheng168@yahoo.com.

Thank you so much. Hope to hear from you soon.



Becky Cheng

2019-2020 SAN MATEO COUNTY SECURED TAX BILL 2019-2020

FOR FISCAL YEAR BEGINNING JULY 1, 2019 AND ENDING JUNE 30, 2020

PARCEL NUMBER 009-591-340 TAX RATE AREA 05-041 BILL NUMBER 2019-224780

ASSESSMENT INFORMATION	VALUES
Land	21,727
Improvements	133,578
Fixtures	0
Personal Property	0
Taxable Value	155,305
Exemption	0
Value after Exemption	155,305
Tax Saved Due To Exemption	0.00

TAXING AGENCY	RATE	AMOUNT
Countywide Tax (Secured)	1.0000000	1,553.05
Smccd Bond	0.0266000	41.31
Jefferson Esd Bond	0.0667000	103.59
Jefferson Uhsd Bond	0.0811000	125.95
General Tax Total	1.1744000	1,823.90
FEDCA&NPDES STORM FEE	(650)363-4100	7.22
NSMCSO SEWER FEE	(650)991-8084	4,586.16
SMC MOSQ ABATEMNT ASSMNT	(800)273-5167	18.68
JEFFERSON UHSD PRCEL TX	(800)676-7516	60.00
JEFFERSONESD PARCEL TAX	(800)676-7516	68.00
SFBRA MEASURE AA	(888)508-8157	12.00
JUHSO MEASURE Y TAX	(800)676-7516	58.00
JEFFERSON UHSD MAINT	(800)273-5167	10.00
CA STORM FEE-LOCAL	(650)991-8084	9.80

TAX PAYABLE 6,653.76

1 DUE NOVEMBER 1, 2019
AFTER DECEMBER 10, 2019 ADD 10%
PENALTY TO YOUR PAYMENT
\$ 3,326.88

2 DUE FEBRUARY 1, 2020
AFTER APRIL 10, 2020 ADD 10% PENALTY
+ \$40.00 COST TO YOUR PAYMENT
\$ 3,326.88

LEGAL DESCRIPTION

LOT 34 BLK 185 WESTLAKE UNIT NO 12 RSM 61/4 5

SITUS: 1268 SKYLINE DR DALY CITY

TE21001A 7000321978 06.0001.0100 157120/1



SRIPETCH NIPON TR
CHENG YAR TSU TR
J & B TRUST
43400 LAUREL GLEN COMMON
FREMONT CA 94539-5799

* For Home Banking - Use the Account Number 009-591-340 as the Home Banking Account Number.

* Pay online at <https://tax.smcgov.org>

* When mailing, please do not fold, staple, tape or mutilate the attached coupons.

Detach this stub and return with your payment

WRITE YOUR PARCEL NUMBER
ON YOUR CHECK AND USE
AN ENCLOSED ENVELOPE

IF PROPERTY HAS BEEN SOLD
PLEASE FORWARD THIS
BILL TO THE NEW OWNER

PAYABLE IN U.S. FUNDS ONLY

SECOND INSTALLMENT PAYMENT
CANNOT BE ACCEPTED UNLESS
FIRST INSTALLMENT IS PAID

MARK YOUR CALENDAR -
NO REMINDER NOTICES WILL BE MAILED!

PARCEL NUMBER
009-591-340
10/01/2019

ASSESSED TO:
SRIPETCH NIPON TR
CHENG YAR TSU TR
J & B TRUST
43400 LAUREL GLEN COMMON
FREMONT CA 94539-5799

2

PAY DUE FEB 1, 2020
\$ 3,326.88
AFTER APRIL 10, 2020
ADD
10% PENALTY
AND \$40.00 COST
TO YOUR PAYMENT
TOTAL DELINQUENT
INSTALLMENT DUE

MAKE CHECKS PAYABLE TO: SANDIE ARNOTT,
SAN MATEO COUNTY TAX COLLECTOR
P.O. BOX 45878
MAIL TO: SAN FRANCISCO, CA 94145-0878

C2009-591-34000000000002019-22478020041100000332688000003699560

Detach this stub and return with your payment

BEFORE PAYING THIS BILL MAKE
SURE IT IS FOR YOUR PROPERTY

INCLUDE BOTH PAYMENT STUBS
TO PAY TOTAL TAX OF

\$ 6,653.76

BY DEC. 10, 2019

USE AN ENCLOSED ENVELOPE

PAYABLE IN U.S. FUNDS ONLY

SEE REVERSE SIDE AND
INSERT FOR OTHER
IMPORTANT INFORMATION

PARCEL NUMBER
009-591-340
10/01/2019

ASSESSED TO:
SRIPETCH NIPON TR
CHENG YAR TSU TR
J & B TRUST
43400 LAUREL GLEN COMMON
FREMONT CA 94539-5799

1

PAY DUE NOV 1, 2019
\$ 3,326.88
AFTER DEC 10, 2019
ADD
10% PENALTY
TO YOUR PAYMENT
TOTAL DELINQUENT
INSTALLMENT DUE

MAKE CHECKS PAYABLE TO: SANDIE ARNOTT,
SAN MATEO COUNTY TAX COLLECTOR
P.O. BOX 45878
MAIL TO: SAN FRANCISCO, CA 94145-0878

C1009-591-34000000000002019-22478019121100000332688000003659560

RETURN WITH 2ND OR BOTH PAYMENT(S)

RETURN WITH 1ST OR BOTH PAYMENT(S)



CITY OF DALY CITY
UTILITY BILLING DIVISION
333 - 90TH STREET
DALY CITY, CA 94015-1895

Pay online or by phone 24/7 at:
WWW.DALYCITY.ORG
PHONE: (650) 991-8082

Account Summary

CUSTOMER NAME: HOWARD M LINACRE
ACCOUNT NUMBER: 07413980-63
SERVICE ADDRESS: 1268 SKYLINE DR
BILL DATE: 2/12/2019
BALANCE DUE BY: 3/12/2019

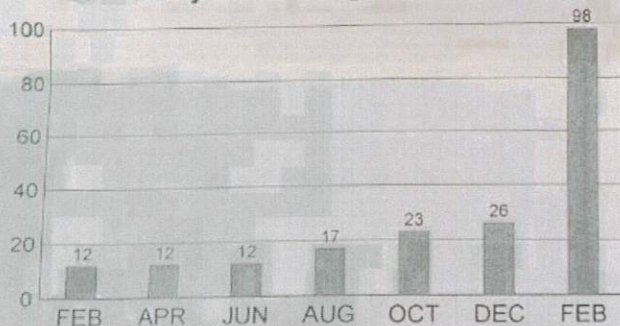
Usage Detail

Reading Period: 12/4/2018 To: 2/5/2019

Prior Read	Current Read	HCF Units*	Ave. Gals. Day
831	929	98	2715

*HCF= Hundred Cubic Feet One HCF= 748 Gallons of Water

Bi-Monthly Water Usage History



GARBAGE SERVICE DESCRIPTION

1 container - GARB 32-GALLON D

Billing Detail

Svc Chg/Bal Forward: \$0.00

Current Charges

Water Consumption Charge	\$821.28
Garbage Charge	\$56.22

Total Current Charges \$877.50

Total Amount Due \$877.50

Current charges are due by 3/12/2019

IMPORTANT INFORMATION

Adopt a free tree! The City has over 200 trees to giveaway to residents to plant anywhere on their property - front or backyard. Trees will be delivered in April 2019. To sign up, e-mail ssolte@dalycity.org or call (650) 991-8126. Don't pour used cooking oil/grease down the drain as it clogs your pipes. Pour cooled grease into a container and put in garbage or recycle it for free. Call 650-991-8208 for more info. The 27th Annual Daly City Black History month celebration will be held on 2/16/19 (noon - 3pm) at Café Doelger, 101 Lake Merced Blvd. Contact Leslie Dubridge (650) 991-8180 or e-mail lkubridge@dalycity.org For GARBAGE service questions call 650-756-1130.

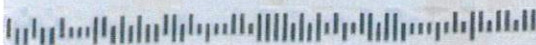
Please detach and return bottom portion with your payment, made payable to CITY OF DALY CITY.



CITY OF DALY CITY
UTILITY BILLING DIVISION
333 - 90TH STREET
DALY CITY, CA 94015-1895

Garbage Service Questions (650) 756-1130
Billing Questions (650) 991-8082

Y0212A AUTO SCH 5-DIGIT 94005
00000905 00.0003.0151 905/1

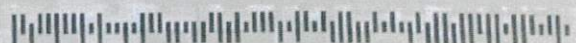


HOWARD M LINACRE
1268 SKYLINE DR
DALY CITY CA 94015-4728

Payment Coupon

Service at: 1268 SKYLINE DR
Account Number 07413980-63
Due Date 3/12/2019
Total Amount Due \$877.50

Please ensure the address below is visible through the window of the return envelope.



CITY OF DALY CITY - UTILITY BILLING
PO BOX 840
DALY CITY CA 94017-0840





toilet leaking water



old pump.

MODEL UC-2
ST2A3 # 801
1.28 GPF / 4.8 LPH
SET WATERLINE 1/4" BF
TOP OF OVERFLOW
C-118C

2





Model CCE
ST943 #01
1.28 GPF / 4.8 LPI
SET WATERLINE 1/4" BELOW
TOP OF OVERFLOW TUBE
C-110C

old Pump



Fixing
leaks.

三/五/五/五 70.00
 Delay city 100.00
 (H) 1.56
 材料 51.56
 人工 130.00
 181.56
 100.00
 Paid in Feb 21, 2019
 Cash

Handyman's charges



New Pump installed

NORTH SAN MATEO COUNTY SANITATION DISTRICT
SEWER SERVICE CHARGE APPEAL 2019-20
BOARD MEETING 11/12/2019
WESTBOROUGH WATER DISTRICT

ACCOUNT NO. LUM0009
CUSTOMER NAME LESTER LUM
SERVICE ADDRESS 3961 HAUSSMAN CT., S. SAN FRANCISCO

WATER USAGE FOLLOWING BASE PERIOD	BASE PERIOD	7
2 MONTHS AFTER 7	2 MONTHS PRIOR	3
4 MONTHS AFTER 5	4 MONTHS PRIOR	3
	6 MONTHS PRIOR	3
	8 MONTHS PRIOR	5
	10 MONTHS PRIOR	4
ACTUAL ANNUAL USAGE		25
BASE PERIOD ANNUALIZED		42
ANNUAL CREDIT IN UNITS (MUST BE OVER 15 UNITS)		17
PERCENTAGE CHANGE (MUST BE OVER 10%)		68%
ANNUAL CREDIT IN DOLLARS		<u>\$ 167.79</u>

(Westborough rate \$ 9.87 per unit)

REASON FOR APPEAL

DURING THE BASE PERIOD, MR. LUM HAD A TOILET LEAK. HE WAS ABLE TO REPLACE THE BROKEN PART FOUR TO FIVE DAYS LATER. USAGE DECREASED AFTER THE TOILET WAS REPAIRED.

STAFF RECOMMENDATION TO BOARD

GRANT ADJUSTMENT - BASED ON ACTUAL ANNUAL CONSUMPTION.

September 27, 2019

City of Daly City
Department of Finance
Attn: Anthony Tofiga
333-90th Street
Daly City, CA 94015

Re: Request for **FY 2019-2020** Sewer Service Charge Adjustment,
Account No. LUM0009 – Lester Lum
3961 Haussman Court, South San Francisco, CA 94080

Dear Anthony,

Enclosed is a copy of an appeal form dated April 12, 2019, from Mr. Lester Lum, in which he is requesting a FY 2019-2020 sewer service charge adjustment due to toilet leaks which occurred during the January-February 2019 meter reading period. Enclosed is also a copy of the Westborough Water District water usage record for Mr. Lum's residence which clearly reflects the increase in usage when the problem took place.

The Westborough Water District requests that your agency reviews Mr. Lum's letter and her water usage record and provide us with a written report of your findings with respect to the requested sewer service charge adjustment.

Sincerely,



Patricia Mairena
Assistant General Manager

PM/pm

Enclosures

WESTBOROUGH WATER DISTRICT
APPEAL FOR WATER BILLING ADJUSTMENT

Name LESTER LUM

Service Address 3961 HAUSSMAN COURT

Daytime Telephone Number 415-939-8598 Acct. Number LUM0009

Billing Period 3/15/19 : 1/3/19 - 3/4/19

Date first became aware of leak _____

Please explain what action was taken to correct the leak. Please attached copies of receipt(s) related to any repair work if available.

~~BAIT~~ TOILET LEAK FOUND TOOK ME ABOUT 4-5 DAYS
TO GET A REPLACEMENT PART. FOUND REPLACEMENT
PART AND STOPPED LEAK ON TOILET

CALLED WESTBOROUGH WATER TO RUN A TEST ON LEAK
TO REPAIR MONTHLY CHARGE SO METER IS NOT
EFFECTED BY TOILET LEAK. TECH CAME BY
AND FOUND THERE WAS NO MORE LEAK.

Signature Lester

Date 4-12-19

Westborough Water District
P.O. Box 2747
South San Francisco, CA 94083
(650) 589-1435

3961 Haussman Ct, SSF

MQ-FM-CM 000-Customer Master

File Messages Rolodex Direct Tools View Help

Water Usage Lookup

Customer ID: LUM0009 Customer Name: LUM, LESTER

Months	2020	2019	2018	2017	2016
July	5	5	2	3	7
August	0	0	0	0	0
September	5	3	4	4	6
October	0	0	0	0	0
November	0	3	3	3	4
December	0	0	0	0	0
January	0	3	2	3	3
February	0	0	0	0	0
March	0	7	3	3	3
April	0	0	0	0	0
May	0	7	4	3	3
June	0	0	0	0	0
Details-->	2020	2019	2018	2017	2016

Annualized Base Period = 7 HCF X 6 Billing Periods = 42 HCF

Actual Annual Usage = 7 + 3 + 3 + 3 + 5 + 4 = 25 HCF

Difference = 17 HCF

NORTH SAN MATEO COUNTY SANITATION DISTRICT
SEWER SERVICE CHARGE APPEAL 2019-20
BOARD MEETING 11/12/2019
WESTBOROUGH WATER DISTRICT

ACCOUNT NO. BAR0012
CUSTOMER NAME HELEN BARRERA
SERVICE ADDRESS 3265 DUBLIN DR., S. SAN FRANCISCO CA 94080

WATER USAGE FOLLOWING BASE PERIOD		BASE PERIOD	8
2 MONTHS AFTER	2	2 MONTHS PRIOR	3
4 MONTHS AFTER	2	4 MONTHS PRIOR	3
		6 MONTHS PRIOR	2
		8 MONTHS PRIOR	2
		10 MONTHS PRIOR	3
		ACTUAL ANNUAL USAGE	21
		BASE PERIOD ANNUALIZED	48
		ANNUAL CREDIT IN UNITS (MUST BE OVER 15 UNITS)	27
		PERCENTAGE CHANGE (MUST BE OVER 10%)	129%
		ANNUAL CREDIT IN DOLLARS	<u><u>\$ 266.49</u></u>

(Westborough rate \$ 9.87 per unit)

REASON FOR APPEAL

DURING THE BASE PERIOD, MS. BARRERA HAD A TOILET LEAK. THE TOILET WAS REPLACED AND USAGE DECREASED AFTERWARDS.

STAFF RECOMMENDATION TO BOARD

GRANT ADJUSTMENT - BASED ON ACTUAL ANNUAL CONSUMPTION.

September 27, 2019

City of Daly City
Department of Finance
Attn: Anthony Tofiga
333-90th Street
Daly City, CA 94015

Re: Request for **FY 2019-2020** Sewer Service Charge Adjustment,
Account No. BAR0012 – Helen Barrera
3265 Dublin Drive, South San Francisco, CA 94080

Dear Anthony,

Enclosed is a copy of an appeal form dated January 29, 2019, from Ms. Helen Barrera, in which she is requesting a FY 2019-2020 sewer service charge adjustment due to toilet leaks which occurred during the January-February 2019 meter reading period. Enclosed is also a copy of the Westborough Water District water usage record for Ms. Barrera's residence which clearly reflects the increase in usage when the problem took place.

The Westborough Water District requests that your agency reviews Ms. Barrera's letter and her water usage record and provide us with a written report of your findings with respect to the requested sewer service charge adjustment.

Sincerely,



Patricia Mairena
Assistant General Manager

PM/pm

Enclosures

RECEIVED

WESTBOROUGH WATER DISTRICT
APPEAL FOR WATER BILLING ADJUSTMENT

JAN 29 2019

WESTBOROUGH WATER DISTRICT

Name Helen Barrera
Service Address 3265 Dublin Drive , South San Francisco, CA 94080
Daytime Telephone Number 650-952-3500 Acct. Number BAR0012
Billing Period January 2019

Date first became aware of leak About mid-January when I received bill.

Please explain what action was taken to correct the leak. Please attached copies of receipt(s) related to any repair work if available.

I tested all of the toilets when I received the last bill. I thought I
had repaired the leak in the lower toilet since no dye showed up in the
bowl. Apparently, there was still a leak with the lower room toilet. I
have now put in a new toilet and had your company do a leak test again and
it did not show any further leaks.

Unfortunately, the leak was not evident and I was not aware of it until
I received the bill from you.
I would like to request for an adjustment. Also, would it be possible
to calculate my sewer charges on my water
consumption for February-March?

Thank you for your consideration.

Signature Helen Barrera Date 1/29/19

Westborough Water District
P.O. Box 2747
South San Francisco, CA 94083
(650) 589-1435

3265 Dublin Drive, SSF

MQ-FM-CM 000-Customer Master

File Messages Rolodex Direct Tools View Help

Water Usage Lookup

Customer ID: BAR0012 Customer Name: BARRERA, HELEN

Months	2020	2019	2018	2017	2016
July	2	2	3	3	1
August	0	0	0	0	0
September	3	2	4	2	3
October	0	0	0	0	0
November	0	3	3	2	2
December	0	0	0	0	0
January	0	3	2	3	3
February	0	0	0	0	0
March	0	8	3	5	3
April	0	0	0	0	0
May	0	2	3	2	2
June	0	0	0	0	0
Details-->	2020	2019	2018	2017	2016

(END)<CR> to continue

END OK Print

$$\begin{aligned}
 \text{Annualized Base Period} &= 8 \text{ HCF} \times 6 \text{ Billing Periods} = 48 \text{ HCF} \\
 \text{Actual Annual Usage} &= 8 + 3 + 3 + 2 + 2 + 3 = 21 \text{ HCF} \\
 \text{Difference} &= 48 \text{ HCF} - 21 \text{ HCF} = 27 \text{ HCF}
 \end{aligned}$$

NORTH SAN MATEO COUNTY SANITATION DISTRICT
SEWER SERVICE CHARGE APPEAL 2019-20
BOARD MEETING 11/12/2019
WESTBOROUGH WATER DISTRICT

ACCOUNT NO. WON0052
CUSTOMER NAME EDWINA WONG
SERVICE ADDRESS 60 WAVERLY CT., S. SAN FRANCISCO, CA 94080

WATER USAGE FOLLOWING BASE PERIOD	BASE PERIOD	15
2 MONTHS AFTER 6	2 MONTHS PRIOR	22
4 MONTHS AFTER 5	4 MONTHS PRIOR	5
	6 MONTHS PRIOR	4
	8 MONTHS PRIOR	5
	10 MONTHS PRIOR	2
	ACTUAL ANNUAL USAGE	53
	BASE PERIOD ANNUALIZED	90
	ANNUAL CREDIT IN UNITS (MUST BE OVER 15 UNITS)	37
	PERCENTAGE CHANGE (MUST BE OVER 10%)	70%
	ANNUAL CREDIT IN DOLLARS	<u>\$ 365.19</u>

(Westborough rate \$ 9.87 per unit)

REASON FOR APPEAL

DURING THE BASE PERIOD, MS. WONG FOUND THAT 3 TOILETS WERE LEAKING. SHE PROVIDED RECEIPT FOR THE 3 VALVE REPLACEMENTS. USAGE DECREASED AFTER THE LEAKS WERE REPAIRED.

STAFF RECOMMENDATION TO BOARD

GRANT ADJUSTMENT - BASED ON ACTUAL ANNUAL CONSUMPTION.

September 27, 2019

City of Daly City
Department of Finance
Attn: Anthony Tofiga
333-90th Street
Daly City, CA 94015

Re: Request for **FY 2019-2020** Sewer Service Charge Adjustment,
Account No. WON0052 – Edwina Wong
60 Waverly Court, South San Francisco, CA 94080

Dear Anthony,

Enclosed is a copy of an appeal form dated January 29, 2019, from Ms. Edwina Wong, in which she is requesting a FY 2019-2020 sewer service charge adjustment due to toilet leaks which occurred during the January-February 2019 meter reading period. Enclosed is also a copy of the Westborough Water District water usage record for Ms. Wong's residence which clearly reflects the increase in usage when the problem took place.

The Westborough Water District requests that your agency reviews Ms. Wong's letter and her water usage record and provide us with a written report of your findings with respect to the requested sewer service charge adjustment.

Sincerely,



Patricia Mairena
Assistant General Manager

PM/pm

Enclosures

RECEIVED

WESTBOROUGH WATER DISTRICT
APPEAL FOR WATER BILLING ADJUSTMENT

JAN 30 2019

WESTBOROUGH WATER DISTRICT

Name EDWINA WONG

Service Address 60 WAVERLY CT., S.O.S.F., CA 94080

Daytime Telephone Number 415-310-1249 Acct. Number WON 0052

Billing Period 11/2/18 - 1/4/19

Date first became aware of leak 1/15/19

Please explain what action was taken to correct the leak. Please attached copies of receipt(s) related to any repair work if available.

Three (3) toilets were leaking after
checking with the blue dye.

Copy of Home Depot receipt is attached
for \$17.81 for pack of three (3) valve
replacements.

Signature Edwina Wong

Date 1.29.19

Westborough Water District
P.O. Box 2747
South San Francisco, CA 94083
(650) 589-1435

60 Waverly Ct, SSF

MQ-FM-CM 000-Customer Master

File Messages Rolodex Direct Tools View Help

Water Usage Lookup

Customer ID: WON0052 Customer Name: WONG, EDWINA

Months	2020	2019	2018	2017	2016
July	5	5	3	3	4
August	0	0	0	0	0
September	6	4	3	3	4
October	0	0	0	0	0
November	0	5	3	3	3
December	0	0	0	0	0
January	0	22	3	3	8
February	0	0	0	0	0
March	0	15	3	3	5
April	0	0	0	0	0
May	0	6	2	2	4
June	0	0	0	0	0
Details-->	2020	2019	2018	2017	2016

(END)<CR> to continue

END OK Print

$$\begin{aligned}
 \text{Annualized Usage} &= 15 \text{ HCF} \times 6 \text{ Billing Periods} = 90 \text{ HCF} \\
 \text{Actual Annual Usage} &= 15 + 22 + 5 + 4 + 5 + 2 = 53 \text{ HCF} \\
 \text{Difference} &= 90 - 53 = 37 \text{ HCF}
 \end{aligned}$$



More saving.
More doing.

2 COLMA BLVD COLMA, CA 94014
(650)755-9600

0639 00006 56801 01/16/19 10:17 AM
CASHIER CARLEEN

030699150397 DOORSTOP <A> 6.27
DOORSTOP, KICKDOWN_BB
820909997535 SOCKET SET <A> 19.97
HUSKY SOCKET WRENCH SET
039961000040 FILL VALVE <A> 17.81
400A FILL VALVE CONTRACTOR PACK

SUBTOTAL 44.05
SALES TAX 3.85
TOTAL \$47.90

XXXXXXXXXXXX0554 VISA USD\$ 47.90
AUTH CODE 00047D/7064303 TA
AID A0000000031010 Visa Credit

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-1019 SUMMARY

PRO XTRA SPEND THIS VISIT: \$44.05

2019 PRO XTRA SPEND 01/16: \$130.13

As of 01/16/2019 your Paint Rewards level is Member; Spend 1973.02 more in qualifying paint purchases to earn Bronze (10.0% off) on select paint items.

This purchase qualifies for FUEL DISCOUNTS and 60 DAYS TO PAY on The Home Depot Commercial Credit Card. Ask an Associate to learn more or go to homedepot.com/financeoptions.



0639 06 56801 01/16/2019 0429

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 04/16/2019

DID WE NAIL IT?

NORTH SAN MATEO COUNTY SANITATION DISTRICT
SEWER SERVICE CHARGE APPEAL 2019-20
BOARD MEETING 11/12/2019
WESTBOROUGH WATER DISTRICT

ACCOUNT NO. HER0062
CUSTOMER NAME ROMEO HERNANDEZ
SERVICE ADDRESS 2258 GREENDALE DR., S. SAN FRANCISCO CA 94080

WATER USAGE FOLLOWING BASE PERIOD	BASE PERIOD	20
2 MONTHS AFTER 11	2 MONTHS PRIOR	7
4 MONTHS AFTER 4	4 MONTHS PRIOR	8
	6 MONTHS PRIOR	8
	8 MONTHS PRIOR	7
	10 MONTHS PRIOR	8
ACTUAL ANNUAL USAGE		58
BASE PERIOD ANNUALIZED		120
ANNUAL CREDIT IN UNITS (MUST BE OVER 15 UNITS)		62
PERCENTAGE CHANGE (MUST BE OVER 10%)		107%
ANNUAL CREDIT IN DOLLARS		<u>\$ 611.94</u>

(Westborough rate \$ 9.87 per unit)

REASON FOR APPEAL

DURING THE BASE PERIOD, THERE WERE LEAKS DURING THE JANUARY-FEBRUARY 2019 METER READING PERIOD. USAGE DECREASED AFTER THE PROBLEM WAS RESOLVED.

STAFF RECOMMENDATION TO BOARD

GRANT ADJUSTMENT - BASED ON ACTUAL ANNUAL CONSUMPTION.

September 27, 2019

City of Daly City
Department of Finance
Attn: Anthony Tofiga
333-90th Street
Daly City, CA 94015

Re: Request for **FY 2019-2020** Sewer Service Charge Adjustment,
Account No. HER0062 – Romeo Hernandez
2258 Greendale Drive, South San Francisco, CA 94080

Dear Anthony,

Enclosed is a copy of an appeal form dated June 17, 2019, from Mr. Rome Hernandez, in which he is requesting a FY 2019-2020 sewer service charge adjustment due to leaks which occurred during the January-February 2019 meter reading period. Enclosed is also a copy of the Westborough Water District water usage record for Mr. Hernandez's residence which clearly reflects the increase in usage when the problem took place.

The Westborough Water District requests that your agency reviews Mr. Hernandez's letter and her water usage record and provide us with a written report of your findings with respect to the requested sewer service charge adjustment.

Sincerely,



Patricia Mairena
Assistant General Manager

PM/pm

Enclosures

WESTBOROUGH WATER DISTRICT
APPEAL FOR WATER BILLING ADJUSTMENT

Name ROMEO HERNANDEZ

Service Address 2258 GREENDALE DA

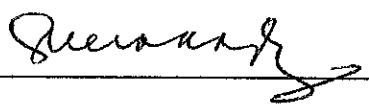
Daytime Telephone Number 650 296-5893 Acct. Number HER0062

Billing Period _____

Date first became aware of leak RECEIVED NOTICE OF BILLING INC.

Please explain what action was taken to correct the leak. Please attached copies of receipt(s) related to any repair work if available.

NO LEAKAGE FOUND. PLEASE MAKE ADJUSTMENT ON OUR
BILL. THANK YOU!

Signature 

Date 6-17-19

Westborough Water District
P.O. Box 2747
South San Francisco, CA 94083
(650) 589-1435

RECEIVED

JUN 21 2019

2258 Greendale Dr.

File Messages Rolodex Direct Tools View Help



Water Usage Lookup

Customer IDHER0062Customer NameHERNANDEZ, ROMEO

Months	2020	2019	2018	2017	2016
July	4	7	5	3	6
August	0	0	0	0	0
September	6	8	8	5	6
October	0	0	0	0	0
November	0	8	8	3	4
December	0	0	0	0	0
January	0	7	8	6	5
February	0	0	0	0	0
March	0	20	7	3	3
April	0	0	0	0	0
May	0	11	8	5	4
June	0	0	0	0	0
Details-->	2020	2019	2018	2017	2016

$$\begin{array}{l}
 \text{Annualized} = 20 \text{ HCF} \times 6 \text{ Billing Cycles} = 120 \\
 \text{Base Period} \\
 \\
 \text{Actual} = 20 + 7 + 8 + 8 + 7 + 8 = 58 \\
 \text{Annual Usage}
 \end{array}
 \left. \vphantom{\begin{array}{l} \text{Annualized} \\ \text{Base Period} \\ \text{Actual} \\ \text{Annual Usage} \end{array}} \right\} \text{Difference} = 62 \text{ HCF}$$