CITY OF DALY CITY

Regular Meeting - CITY COUNCIL

AGENDA

Monday, October 24, 2011 - 7:00 PM
City Hall Council Chambers – 2nd Floor
333 – 90th Street, Daly City, CA 94015

Live Telecast: Comcast Channel 27, Astound 26, AT&T U-Verse 99

Webcast: www.dalycity.org/meetings

DRAFT

For those wishing to address the City Council on any Item on the Agenda or under Public Appearances/Oral Communications, please complete a Speaker Card located at the entrance to the Council Chambers and submit to a Staff Member as early in the meeting as possible.

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:

ROLL CALL:

APPROVAL OF MINUTES:

Regular Meeting of September 26, 2011

Regular Meeting of October 10, 2011

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 City Council. There shall be no separate discussion of the matters on the Consent Agenda unless requested by a member of the City Council. If discussion is required, that item will be removed from the Consent Agenda and will be considered separately at the end of the Agenda.

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.

Resolutions :

1. Authorization to Submit Grant Applications to the California Natural Resources Agency for Urban Greening Grant Funds (Proposition 84)

2. Acceptance and Appropriation of Target Public Safety Grant Funds for Outreach Promotional Materials

3. Acceptance of the Reservoir 3 Seismic Upgrade Project

4. Setting Time and Place for a Public Hearing on Claim to Lien Property at 689 Orange Street (APN 006-441-190).

5. Acceptance and Appropriation of Office of Traffic Safety Grant/DUI Enforcement and Prevention Campaign 2011/2012

6. Acceptance and Appropriation of Outreach Worker Grant Funds from the Supporters of the Doelger Senior Center, Inc.

Check Registers :

7. Check Registers for the Month of September 2011

Authorizing Budgetary Adjustments:

8. Appropriation of Funds for Two Staff Members to Attend the 2011 EnerGov User Conference for our Land Management Software

9. Creation of a New Capital Project to Implement Radio Frequency Identification Technology at the Three Branch Libraries and Appropriation of Existing Program Revenue

END OF CONSENT AGENDA

PUBLIC HEARINGS:

10. Reconsider Denial of Administrative Use Permit AUP-12-10-3199 for Co-Location of New Verizon Wireless Facility at Westmoor High School - 163 Edgemont Drive (continued from 9/26/11)

    Staff:
    Engfer
    Recommended Action:
    Open/Close Hearing
    Council Determination

COMMUNICATIONS:

11. Use Permit UPR-8-11-4381 and Design Review DR-8-11-4383 for the Establishment of Church Use at 7535 Mission Street

    A. EA (Categorical Exemption)
    B. Findings
    C. UPR-8-11-4381 and DR-8-11-4383

    Staff:
    Naughton
    Recommended Action:
    Motion on A
    Adopt Resolutions B & C
    Roll Call

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:

12. Council Committee

A Council Committee Meetings, October 10 - 23, 2011

13. City Council

14. Staff

ADJOURNMENT:

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
SEPTEMBER 26, 2011

The meeting was called to order by Mayor Klatt at 7:03 P.M.

PLEDGE TO THE FLAG:

Jonah Miller led the Pledge of Allegiance.

ROLL CALL: Councilmembers Present:

Carol L. Klatt, Mayor
Raymond A. Buenaventura
David J. Canepa
Michael P. Guingona
Sal Torres

Staff Present:

Patricia E. Martel, City Manager
Kerry E. Burns, Assistant City Manager
Rose L. Zimmerman, City Attorney
K. Annette Hipona, City Clerk

PRESENTATIONS:

Fire Prevention Month

Councilmember Canepa presented a proclamation proclaiming October 2011 as Fire Prevention Month to Fire Safety Inspector Klaus Zalinskis. Safety Inspector Klaus Zalinskis stated this year's theme is "Protect Their Family from Fire". It is an excellent opportunity to get together as a family and look into all the safety items that are critical.

APPROVAL OF AGENDA:

It was moved by Councilmember Buenaventura, seconded by Vice Mayor Torres and carried to approve the agenda.

CONSENT AGENDA

Mayor Klatt stated it was requested that Item No. 6, Resolution of the City Council of the City of Daly City Imposing the City's Last, Best and Final Offer to Daly City Firefighters Union Local 1879 Pursuant to Government Code Section 3505.4, be taken at the end of the Consent Agenda.

RESOLUTIONS:

Notice of Completion for City Hall Chiller Replacement Project (333 - 90th Street)

Resolution No. 11-134, Accepting Completion of Certain Project in the Department of Public Works (City Hall Chiller Replacement – 333 90th Street)

CONSENT AGENDA: Continued

RESOLUTIONS: Continued

Notice of Completion for Doelger Senior Center Boiler Replacement Project (101 Lake Merced Boulevard)

Resolution No. 11-135, Accepting Completion of Certain Project in the Department of Public Works (Doelger Senior Center Boiler Replacement - 101 Lake Merced Boulevard)

Proposed Revision to Recreation Supervisor Job Specification (Civil Service)

Resolution No. 11-136, Adopting Revised Job Specifications for the Position of Recreation Supervisor

Request for Purchase of GPS Tracker

Resolution No. 11-137, Authorizing Use of Asset Forfeiture Funds for Purchase of CTI GPS Tracking Device

Adoption of Composite Summary Memorandum of Understanding and Salary Schedules between the City of Daly City and Specific Employee Organization

Resolution No. 11-138, Adopting Composite Summary Memorandum of Understanding with the International Union of Operating Engineers, Stationary Engineers, Local #39 (September 1, 2011 through August 31, 2013)

Fiscal Year 2010-11 Consolidated Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant and HOME Programs

Resolution No. 11-139, Approving Submission to the Federal Department of Housing and Urban Development (HUD) for Fiscal Year 2010-2011 Consolidated Annual Performance Evaluation Report for the Community Development Block Grant Program

CHECK REGISTERS:

Check Registers for the Month of August 2011

AUTHORIZING BUDGETARY ADJUSTMENTS:

Appropriate $235,000 of Proposition 42/Gasoline Excise Tax Funds from Fund Balance for Additional Street Slurry Seal in Fiscal Year 2011/12

Resolution No. 11-140, Authorizing Budgetary Adjustments and Appropriations for Fiscal Year 2010-2011

END OF CONSENT AGENDA

It was moved by Councilmember Guingona, seconded by Vice Mayor Torres and carried to approve and adopt the Consent Agenda, as amended.

RESOLUTIONS:

Resolution of the City Council of the City of Daly City Imposing the City's Last, Best and Final Offer to Daly City Firefighters Union Local 1879 Pursuant to Government Code Section 3505.4

It was moved by Councilmember Canepa, seconded by Councilmember Buenaventura to continue this item to the meeting of October 10, 2011. Motion failed by the following vote:

Ayes: Buenaventura, Canepa
Noes: Guingona, Torres, Klatt

City Manager Patricia Martel stated before the City Council is a resolution, which, if approved, would impose the City's last, best and final offer to Daly City Firefighters Union Local 1879. As the Council and all labor groups in Daly City are well aware that the City has been experiencing a significant budget crisis for a couple of years, which necessitates reducing our expenditures across every department.

We have met and conferred with the firefighters in good faith the past four months. Unfortunately, we have been unable to reach an agreement with them. On or about August 8th, the parties called an impasse as a result of our inability to reach agreement. Representatives of the Union and the City attempted to resolve the impasse through the mediation process but unfortunately mediation was not able to resolve the impasse. Last month, the Union rejected the City's last, best and final offer on or about August 31.

Imposing labor concessions based on the resolution would result in a 4.7% reduction in total compensation for members of Local 1879. The reduction in total compensation would be implemented through a 5.32% salary reduction.

In response to Councilmember Canepa's question regarding the scheduling of this item for tonight, Ms. Martel stated she received direction from the Mayor and Vice Mayor about placing this item on the agenda.

Peter Hoffman, Attorney with Rains, Lucia and Stern, representing the firefighters, stated the firefighters are willing to pass a three year proposal that calls for a 5.8% concession in the first year, an accumulative saving of 11.6% the second year and a 16.4% in the third year. He urged the Council to reconsider imposing the City's offer.

RESOLUTIONS: Continued

Resolution of the City Council of the City of Daly City Imposing the City's Last, Best and Final Offer to Daly City Firefighters Union Local 1879 Pursuant to Government Code Section 3505.4 – Cont'd.

Joel Abelsan, President, Firefighter Local 1879, stated the firefighters came up with concession that the City was asking for plus more. The members of the fire department were attending the Angela Ciucci benefit golf and dinner tournament and did not understand why the Council could not continue tonight's action until the next meeting

Nick Gracia, Vice President, Firefighter Local 1879, stated we came to the table with an open mind thinking that we are going to collaborate with City management to find some common ground but found that they were shut down. This group is willing to give up wages and benefits to meet the needs of the City.

Dave Riessen, representing Local 1879, stated we have placed on the table many dynamic proposals of which you can agree on. We have given all that we can to this Council and to this City. He implores the Council to renegotiate with them.

Matt Petersen, Daly City Firefighter, expressed his disappointment with the City's negotiation practices. Based on his previous negotiations, he was confident that they would work together to find creative cost saving solutions for the City. He asked why the City would not entertain the cost saving solutions they provided during the negotiations and mediation process.

Brian Smazenko, Secretary, Daly City Firefighters Local 1879, stated we feel strongly about the work we did during negotiations. We came up with creative solutions but the City keeps rejecting them. It is unfair that we are being treated differently now because we are standing up for a fair process.

Christine Fuller stated that she and her mother's home caught on fire yesterday and wanted to thank all the firefighters for saving their lives. She urged the City to return to negotiations and negotiate fairly.

Wilson Chu was thankful for the firefighters' quick response to the fire at his mother's home this past weekend. He encouraged the Council to negotiate a fair and equitable solution to the current situation at hand.

Ms. Martel explained the firefighters were offered the same two year, 3.7% proposal that every other group has agreed to. Tonight's action is to unilaterally implement a one year agreement to hopefully bring the firefighters back to the negotiating table. It does not preclude it from being adopted by the Council.

RESOLUTIONS: Continued

Resolution of the City Council of the City of Daly City Imposing the City's Last, Best and Final Offer to Daly City Firefighters Union Local 1879 Pursuant to Government Code Section 3505.4 – Cont'd.

It was moved by Councilmember Buenaventura, seconded by Councilmember Canepa to reconsider the Council's denial to continue this issue to the meeting of October 10, 2011. Motion failed by the following vote:

Ayes: Buenaventura, Canepa
Noes: Guingona, Torres, Klatt

It was moved by Vice Mayor Torres, seconded by Councilmember Guingona and carried with Councilmembers Buenaventura and Canepa voting "No" to adopt the following resolution:

Resolution No. 11-141, Imposing the City's Last, Best and Final Offer to the Daly City Firefighters Union Local 1879 (IAFF) Pursuant to Government Code Section 3505.4

PUBLIC HEARINGS:

Reconsider Denial of Administrative Use Permit AUP-12-10-3199 for Co-Location of New Verizon Wireless Facility at Westmoor High School - 163 Edgemont Drive

Assistant Planner Steven Engfer gave a PowerPoint presentation recapping the project, the reconsideration of the additional information and staff recommendation regarding the Administrative Use Permit AUP-12-10-3199 for a co-location of a new Verizon Wireless Telecommunication Facility at an existing T-Mobile wireless facility at 163 Edgemont Drive that was approved on May 23, 2011. An appeal was received on May 27, 2011. On August 8, 2011 the City Council considered the appeal request and upheld the appeal. On August 22, 2011 a motion to reconsider the grant of appeal was considered and the City Council granted a motion to reconsider the appeal.

Mayor Klatt opened the public hearing.

Councilmember Canepa made a motion to continue this item to October 10, 2011 so Verizon can meet with the residents to discuss possible conflicts. Councilmember Buenaventura seconded the motion and made a friendly amendment to continue this item to October 24, 2011. Vice Mayor Torres made an amendment to Councilmember Canepa's motion to direct staff with a proposed agenda of what he exactly wants discussed. Councilmember Guingona seconded the amendment. The motion carried with both amendments.

City Attorney Rose Zimmerman stated for the record, a motion is on the table for continuance with the friendly amendments. Since the public hearing is not closed, we can take the public comments as part of the record to be continued and considered in the continued public hearing.

PUBLIC HEARINGS: Continued

Reconsider Denial of Administrative Use Permit AUP-12-10-3199 for Co-Location of New Verizon Wireless Facility at Westmoor High School - 163 Edgemont Drive – Cont'd.

Debbie Martin, was concerned about a number of problems living across the street from the high school, such as drug use and drug dealing, dogs being poisoned and people hanging around.

Fred Martin Jr. was concerned about drug use, noise from the new pool and kids hanging around the pool area. He suggested putting the pole in the back of the school where it is open.

Tom Tirtadinata stated Verizon's website showed that Verizon's coverage map in Daly City area is excellent with no gap in service and no dropped calls. He was opposed to having the co-location across from his home. He suggested locating the tower in an area where there are no houses nearby.

Teresa Urrutia, was opposed to the tower being across the street from her house.

Rufino Urrutia suggested moving it to a different location.

Shirley Choo was concerned about home values decreasing.

Roszena Iskandak wanted the City to stick to the Daly City Municipal Code 17.39.050, which specifies that wireless communication facilities should avoid sites within and near residential areas. She suggested that Verizon try to locate its tower somewhere else. She was concerned about the tower devaluing our property.

Rulon Scoville agreed with everything that the neighbors have said. She was concerned about the types of radio frequency that are emitted by cell phone towers penetrating their skin and causing brain cancer. We need more up to date research so we are not exposed to any possible health risk.

Paul Albritton, Counsel, stated Charnel James, Russ Bentson, Verizon Wireless and Lynn Bruno of Hammitt and Edison were present to make their presentation and move forward. We have heard the concerns that were expressed this evening, and we are willing to meet with the residents. We worked with the City to come up with a location. We put off our plans and looked at four other locations to co-locate with a tree pole to minimize the impacts on the neighborhood. He did not think the high school would want a second pole on their property.

It was moved by Vice Mayor Torres, seconded Councilmember Guingona and carried to close the public hearing.

PUBLIC HEARINGS: Continued

Reconsider Denial of Administrative Use Permit AUP-12-10-3199 for Co-Location of New Verizon Wireless Facility at Westmoor High School - 163 Edgemont Drive – Cont'd.

Vice Mayor Torres would like to see the following added to the community agenda:

1. Redacted list of customers within a 300 yard radius of Verizon customers who have complained to Verizon about dropped calls in the area.
2. How does Verizon identify a dropped call area?
3. What criteria and information was used to identify the intersection of Midvale Drive and St. Francis Boulevard as a dropped call area?
4. What information does Verizon have to establish that in-vehicle service is unreliable and if it has been done by more than one person?
5. How many of those in-house service calls complaining about dropped calls actually live in Daly City?
6. How many statements of support letters have Russ Benson authored in the last 24 months?

Councilmember Canepa wants to see on the community agenda:

1. Take public comments and incorporate that into a detailed response.
2. What this means for the City of Daly City if this is approved? What is the risk? What is the potential downfall?
3. Is there equipment for EMFs that can be brought out to the residents' site to do EMF testing?
4. What is Verizon doing to make that area better? Who is responsible for the maintenance of the area?
5. Explain to the residents why Verizon could not do an alternative site.

COMMUNICATIONS:

Approval of Written Response to the 2010-2011 San Mateo County Grand Jury Report: Running on Empty?

City Manager Patricia Martel stated the Grand Jury has asked the cities to review the report on Running on Empty, which relates to reserves in the cities within San Mateo County. We will consider the draft response tonight based on the findings made by the Grand Jury and their recommendations. If after review of the draft responses there are any changes, we will make the changes and transmit the approved responses to the Grand Jury. It will be posted on the City's website and the Grand Jury's website.

COMMUNICATIONS: Continued

Approval of Written Response to the 2010-2011 San Mateo County Grand Jury Report: Running on Empty? – Cont'd.

Director of Finance and Administrative Services Donald McVey presented the 2010-2011 San Mateo County Civil Grand Jury Report relating to Running on Empty? The issue the Grand Jury identified was: To what extent have San Mateo County and the cities relied on their reserves to get through the recession and how are they positioned for the future? Have they deferred expenditures, such as annual retiree health care payments, that will result in even higher future costs? How easy is it for interested citizens to determine the answers to such questions from publicly available information?

Mr. McVey reviewed the findings, recommendations and the City's draft response to the report, a copy of which is on file in the Office of the City Clerk.

It was moved by Vice Mayor Torres, seconded by Councilmember Guingona and carried to accept the Grand Jury Report and authorize City Manager to prepare written response.

PUBLIC APPEARANCES/ORAL COMMUNICATIONS:

There were no speakers.

APPOINTMENTS:

Board/Commission Membership Committee Appointments

Parks and Recreation Commission

It was moved by Vice Mayor Torres, seconded by Councilmember Guingona and carried to appoint Genevieve V. Jopands to the Parks and Recreation Commission with term expiring August 28, 2012. Ms. Jopands thanked the Council for the support.

REPORTS:

Council Committee

Council Committee Meetings, September 13 - 25, 2011

The Council Committee reported on the Centennial Committee Meeting. (Klatt/Torres)

REPORTS: Continued

City Council

Mayor Klatt and Councilmember Buenaventura reported on the sessions they attended at the League of California Cities meeting. Topics discussed were CEQA-Greenhouse Gases, Rosenberg's Rules of Order: Simple Parliamentary Procedures for Mayors and Councilmembers, Leadership, Strategies, and the Time of Economic Development, Linking Generational Differences for a Stronger Sitting and Legal Regulations on Medical Marijuana Distilleries

Staff

City Manager Patricia Martel gave an update on the Top of the Hill project, 88 Hillside Boulevard, formerly known as the Landmark Site. She stated it was sold to Equity Residential on September 16, 2011. The parking garage is open for two hour parking from 9:00 a.m. to 6:00 p.m., seven days a week. Access to the parking garage closes at 6:00 p.m. There will be no overnight parking. Public Works is working on new signage to redirect the business patrons to the parking garage for the duration of the street improvements at the Top of the Hill.

Ms. Martel reported the residential units at 88 Hillside Boulevard will be rental units for the short term by the new project owner, Equity Residential, until such time the market improves for single-family ownership. The City retained the below market rate units in the project. They have submitted a marketing plan for those below market rate units. Applications will be publicized. There will be a preference for Daly City residents in those below market rate units. There will be a lottery held. The commercial space that has been under improvement for some time now will be finished soon.

ADJOURNMENT:

It was moved by Councilmember Guingona, seconded by Mayor Klatt and carried to adjourn the meeting at 9:30 P.M. in memory of Alex Zouzounis and Richard Shawn Mao.

_____
City Clerk

Approved as submitted, this _____

day of _____, 2011.

_____
Mayor

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
OCTOBER 10, 2011

The meeting was called to order by Mayor Klatt at 7:00 P.M.

ROLL CALL: Councilmembers Present:

Carol L. Klatt, Mayor
Raymond A. Buenaventura
David J. Canepa
Michael P. Guingona

Councilmember Absent:

Sal Torres

Staff Present:

Patricia E. Martel, City Manager
Kerry E. Burns, Assistant City Manager
Rose L. Zimmerman, City Attorney
K. Annette Hipona, City Clerk

PRESENTATIONS:

Proclaiming November 2011 Pancreatic Cancer Awareness Month

Councilmember Guingona presented a proclamation proclaiming November 2011 as National Pancreatic Cancer Awareness Month to Sara N. Broussard.

Filipino-American History Month in Daly City

Councilmember Buenaventura presented a proclamation proclaiming October 2011 as Filipino-American History Month to Ray Satorre, President of Philipino Bayanihan Resource Center and Perla Ibarrientos.

Presentation by the Supporters of the Doelger Senior Center

Dee Canepa, President, Supporters of the Doelger Senior Center, introduced the new officers and the new Executive Director, Kathy King. The new executive director will be responsible for all their fundraising, grant writings and events.

Kathy King thanked the Supporters of the Board of the Doelger Senior Center for their faith in her. Ms. King is pleased to carry on the 31 year tradition of the Supporters of the Doelger Senior Center.

APPROVAL OF MINUTES:

Regular Meetings of August 22, 2011 and September 12, 2011

It was moved by Councilmember Canepa, seconded by Councilmember Buenaventura and carried to approve the minutes of August 22, 2011 and September 12, 2011.

APPROVAL OF AGENDA:

It was moved by Councilmember Canepa, seconded by Councilmember Buenaventura and carried to approve the agenda.

CONSENT AGENDA

Mayor Klatt stated it was requested that Item No. 2, Cabaret License for El Mundo at 2 Chester Street, be taken at the end of the Consent Agenda.

RESOLUTIONS:

Authorization to Execute Contract for Continued Maintenance of Groundwater Model

Resolution No. 11-142, Approving Professional Services Contract with Hydrofocus Inc. for the Continued Maintenance of Westside Basin Groundwater Model

Cabaret License for Vallarta Nightclub at 7379 Mission Street

Resolution No. 11-143, Adopting Findings Relating to a Variance with Security and the Imposition of Further Conditions for a Cabaret Permit Re: Vallarta Nightclub (7379 Mission Street, Daly City, California)

License Agreement with the Supporters of the Doelger Senior Center, Inc.

Resolution No. 11-144, Approving and Authorizing License Agreement with Supporters of the Doelger Senior Center Inc.

License Agreement with the Daly City Library Associates

Resolution No. 11-145, Approving and Authorizing License Agreement with Daly City Public Library Associates

AUTHORIZING BUDGETARY ADJUSTMENTS:

Appropriation of Grant Funds - FY 2011-2012 - Outreach Worker Hourly Wages

Resolution No. 11-146, Appropriating Grant Funds to Provide Funds for Outreach Workers to Work for the HART Program

END OF CONSENT AGENDA

It was moved by Councilmember Guingona, seconded by Councilmember Canepa and carried to approve and adopt the Consent Agenda, as amended.

RESOLUTIONS:

Cabaret License for El Mundo at 2 Chester Street

Director of Finance and Administrative Services Donald McVey stated this is an application for a cabaret license at 2 Chester Street. The new owners of El Mundo Restaurant and Bar have refurbished the premises. They have recently received a license to sell beer and wine sales by the Alcohol Beverage Control Board. In order for them to combine that with live entertainment, a DJ or Karaoke, a cabaret license is required under our municipal code.

The Daly City Police Department completed its investigation and found that they qualify for that license. The owners understand that the entertainment has to end at 1:00 a.m. and to follow certain rules in the code, including uniformed security.

Richard Rocchetta, President, Hillside Homeowners Improvement Association, did not oppose the cabaret license, but was concerned about the impact of daily live music and DJs on the neighborhood. He stated karaoke was fine daily.

Jose Raquel Garcia, owner of El Mundo, requested a cabaret license and to allow karaoke in the restaurant because it is crucial for the operation of the business.

It was moved by Councilmember Guingona, seconded by Councilmember Canepa and carried by unanimous roll call vote to adopt the following resolution.

Resolution No. 11-147, Adopting Findings Relating to a Variance from Security and the Imposition of Further Conditions for a Cabaret Permit Re: El Mundo (2 Chester Street, Daly City, California)

COMMUNICATIONS:

Use Permit UPR-6-11-4016 for the Modification of an Existing AT&T Wireless Facility Located within a Faux Chimney Structure on a Church Building at 777 Southgate Avenue

Assistant Planner Steve Engfer reviewed the request by Matt Yergovich, representing AT&T, of a use permit application for the modifications of an existing wireless facility that is co-located at the Holy Child & St. Martin's Church. AT&T is looking to increase capacity for the Fourth Generation (4G) Long Term Evolution (LTE). They are proposing to modify this site in order to provide the increased capacity opportunities to the public and close any coverage gaps in the area.

COMMUNICATIONS: Continued

Use Permit UPR-6-11-4016 for the Modification of an Existing AT&T Wireless Facility Located within a Faux Chimney Structure on a Church Building at 777 Southgate Avenue Cont'd.

The proposal is for two new antennas and two new equipment cabinets with no expansion to the equipment area. The site is located at 777 Southgate Avenue between Bradley and Montrose Drive on Southgate Avenue. The surrounding uses are residential and directly adjacent is a City water tank site.

Mr. Engfer gave a PowerPoint presentation on the project site.

It was moved by Councilmember Guingona, seconded by Mayor Klatt and carried to concur with the Categorical Exemption under CEQA requirements.

It was moved by Councilmember Guingona, seconded by Councilmember Buenaventura and carried by unanimous roll call vote to adopt the following resolution:

Resolution No. 11-148, Adopting Findings of Fact and Imposing Conditions of Approval on Use Permit (UPR-6-11-4016), to Modify an Existing Co-Located Wireless Facility at 777 Southgate Avenue

Approval of Written Response to the 2010-2011 San Mateo County Civil Grand Jury Report: County Officials Need to Make Noise about Aircraft Noise

City Manager Patricia Martel stated the 2010-11 Civil Grand Jury Report identifies that County Officials Need to Make Noise about Aircraft Noise, which pertains to the SFO Roundtable and whether or not it is operating effectively to reduce aircraft noise that unduly impacts County residents.

Ms. Martel provided a review and summary of the report and specific responses to the findings and recommendations. It is recommended that the City Council provide final direction on the written responses to the Grand Jury Report. A copy of the findings, recommendations and responses is on file in the Office of the City Clerk.

Councilmember Canepa felt that Daly City should rejoin the SFO Roundtable and appoint a member who will actively participate and represent the interest of Daly City residents; that they should form a local Citizens Advisory Committee to work with their respective elected members of the SFO Roundtable. Councilmember Buenaventura concurred with Councilmember Canepa and was interested in representing Daly City at the SFO Roundtable.

Discussion ensued with Mayor Klatt and Councilmember Guingona expressing concerns regarding rejoining the SFO Roundtable.

COMMUNICATIONS: Continued

Approval of Written Response to the 2010-2011 San Mateo County Civil Grand Jury Report: County Officials Need to Make Noise about Aircraft Noise – Cont'd.

Mayor Klatt stated we should get re-established with the Roundtable, providing they address all of the Grand Jury's findings. If they take the steps to address the findings, Daly City will consider establishing a local Citizens Advisory Committee at a later time. Councilmember Guingona stated since we have someone who is interested in representing Daly City at the Roundtable, we should let him.

PUBLIC APPEARANCES/ORAL COMMUNICATIONS:

The following individuals addressed the Council in support of Saving the Daly City Dolphins Swimming Team:

Conrad Yip, Daly City Dolphins
Yanni Velasquez, Daly City Dolphins
Cassie Marzke, Daly City Dolphins
Ashley Davis, Daly City Dolphins
Yessenia Magallanes, Daly City Dolphins

Jack Pastor, Parks and Recreation Commissioner, stated that the commissioners are going to be taking an active, more advisory role in the community and are receptive to the youth and seniors in the community.

Tom Ledda, Parks and Recreation Commissioner, stated, as Park and Recreation Commissioners, their advisory role is taking a broader step in looking at community needs and programs, while looking at budget-tightening needs in the future.

APPOINTMENTS:

Board/Commission Membership Committee Appointments

There were no appointments.

REPORTS:

Council Committee

There were no reports.

REPORTS: Continued

City Council

Mayor Klatt announced last week the City Manager, Councilmember Guingona and I met with the Director of the Cow Palace, John Barlett, at a press conference on a new minor league hockey team (San Francisco Bulls) coming to Daly City's Cow Palace beginning in October 2012. Hopefully, we will be able to get the Ice Capades and more family entertainment back at the Cow Palace.

Councilmember Guingona expressed his commitment in working with the Daly City Dolphins to find a solution that keeps the Daly City Dolphins in Daly City. Councilmember Canepa concurred with Councilmember Guingona in working with the Daly City Dolphins.

Staff

City Manager Patricia Martel stated she held a meeting on September 1st regarding the miscommunication from the former leadership of the Daly City Dolphins that implied that Daly City was attempting to get rid of the Daly City Dolphins. Ms. Martel said it has never been the City's intent to get rid of the Dolphins. It has been our intent to find a solution compatible with the City's and Dolphins' needs at the pool.

ADJOURNMENT:

It was moved by Mayor Klatt, seconded by Councilmember Guingona and carried to adjourn the meeting at 8:37 P.M. in memory of Brent Rasso, Mary Jane Hipe, Katherine Ann Malone, Gerald "Jerry" S. Perotti, Gerard Gmeiner, and Richard Tallerico.

_____
City Clerk

Approved as submitted, this _____

day of _____, 2011.

_____
Mayor

City Council Agenda Report

Item # _____

Meeting Date: October 24, 2011

Subject: **Authorization to Submit Grant Applications to the California Natural Resources Agency for Urban Greening Grant Funds (Proposition 84)**

Recommended Action

It is recommended that the City Council authorize staff to submit applications to the California Natural Resources Agency for grant funds designated for the Urban Greening Grant Program Under the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 (Proposition 84).

Background

California voters passed the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 (Proposition 84) on November 7, 2006. Proposition 84 added Division 43, Chapter 9, Section 75065(a) to the Public Resources Code, thereby authorizing the Legislature to appropriate $70 million for "urban greening" projects that reduce energy consumption, conserve water, improve air and water quality, and provide other community benefits. The Public Resources Code change was intended to reduce the potential for global warming and the "carbon footprint" of urban communities, and increase the adaptability of local communities to climate change while also improving the quality of life in those communities.

Chapter 13, Statutes of 2008 (SB 732 Steinberg) added to the Public Resources Code and established the Strategic Growth Council. The Strategic Growth Council and SB 732 objectives are to improve air and water quality, protect natural resources and agricultural lands, increase the availability of affordable housing, improve infrastructure systems, promote public health, and assist state and local entities in the planning of sustainable communities and meet AB 32 goals. Through collaborative efforts at various levels of government and involvement of community stakeholders, urban greening plays an important role in creating sustainable communities. Some of the various types of eligible projects which will help urban communities meet these goals include:

1. The establishment or enhancement of the urban forest, tree canopy and shade trees.
2. Greening of existing public lands and structures.
3. Multi-objective storm water projects, including construction of permeable surfaces and collection basins.
4. Community demonstration or outdoor education gardens.
5. Non-motorized trails and walkways that provide safe routes for travel.
6. Bioswales and rain gardens to mitigate stormwater run-off.

Discussion

Applications for Proposition 84 Urban Greening Grant funds must be submitted to the California Natural Resources Agency by November 17, 2011. Two potential project sites have been selected: The Doelger Senior Center / Westlake Park and a section of John Daly Boulevard between Mission Street and Niantic Avenue. The grant application process requires that separate applications be submitted for

each project, but provides the potential for both projects to be approved and funded. There is no match of City funds required; however, in an effort to make the applications more competitive City staff have identified available wastewater funds that can be committed to fund twenty percent (20%) of the total project. The 20% commitment is estimated to be $150,645 for the Doelger Senior Center / Westlake Park project and $276,098 for the John Daly Boulevard project.

Fiscal Impact

It is estimated that the City will request grant funds in the amounts of $602,581 for the Doelger Senior Center / Westlake Park project and $1,104,394 for the John Daly Boulevard project. In the event that both projects are approved and receive the maximum allocations, the City's matching commitments would be $150,645 and $276,098 respectively. Funds are available in project account 87-920-832 to fulfill the City's commitment.

Summary/Conclusion

Staff recommends that the City Council authorize the submittal of Urban Greening Grant (Proposition 84) applications to the California Natural Resources Agency for the Doelger Senior Center / Westlake Park project and the John Daly Boulevard project.

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

Respectfully submitted,

Jesse Myott
Management Analyst

John L. Fuller
Director of Public Works

City Council Meeting Agenda Report Item # ____

Meeting Date: October 24, 2011

Subject: **Acceptance and Appropriation of Target Public Safety Grant Funds for Outreach Promotional Materials**

Recommended Action
Accept award funds from the 2011 Target Public Safety Grant funds totaling $1,500.00. Funds will be used to pay for outreach promotional materials.

Background
The Daly City Police Department has applied for a grant from the 2011 Target Public Safety Grant program to help supplement the cost of outreach promotional materials for the Community Division. On September 29, 2011, Target Corporation awarded the Daly City Police Department with a $1,500.00 grant.

Discussion
This grant provides a total of $1,500.00 to spend on outreach promotional materials.

Fiscal Impact
There is no cash match.

Summary/Conclusion
Staff is available to provide any information desired by the Mayor or Councilmembers.

Respectfully submitted,

Diane McCarthy
Police Management Analyst

Manuel Martinez Jr.
Chief of Police

City Council Agenda Report

Item # _____

Meeting Date: October 24, 2011

Subject: Acceptance of the Reservoir 3 Seismic Upgrade Project

Recommended Action

Staff recommends that the City Council accept as complete all work performed by Anderson Pacific Engineering Construction, Inc. of Santa Clara, California.

Background

Reservoir 3, constructed in 1934 with a storage capacity of 934,000 gallons, was ranked as having the highest priority for seismic retrofit following a 2008 site facilities report. G&E Engineering Systems of Oakland, CA was retained by Daly City to provide seismic engineering assistance in follow up to its seismic assessment of Daly City water facilities.

Discussion

The work scope involved the seismic strengthening of the existing timber roof of Reservoir 3 including the installation of new horizontal structural steel braces between existing concrete beams and concrete sides of the reservoir; new steel wire rope bracing tied into the roof; and new timber bracing placed around the reservoir perimeter along with the strengthening of timber connections. Associated repairs to damaged wood are also part of the work scope. Re-chlorination and leak testing of the reservoir, along with any remedial repairs, was included before placing the reservoir back into service. Anderson Pacific has completed all work, including identified punch list items, to the satisfaction of City staff and consultant seismic engineers.

Fiscal Impact

The project budget included a $30,000 change order approved at the May 23, 2011 Council meeting of which $21,656 was expended for a total project construction budget of $179,456. Sufficient funds for this project are available in the Seismic Upgrade Improvements Capital Project Account 41-385-708.

Summary/Conclusion

Staff recommends that the City Council accept all work performed by Anderson Pacific Engineering Construction, Inc. in the final amount of $179,456.

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

Respectfully submitted,

Patrick Sweetland
Director of Water and Wastewater Resources

City Council Meeting Agenda Report

Item # _____

Meeting Date: October 24, 2011

Subject: SETTING TIME AND PLACE FOR A PUBLIC HEARING ON CLAIM TO LIEN PROPERTY AT 689 ORANGE STREET (APN 006-441-190).

Recommended Action

Set time and place for a Public Hearing on November 14, 2011 to affirm the penalties and fees associated with the code enforcement case at 689 Orange Street to be recorded as a lien on the subject property and adopt a resolution confirming the amount of the lien as provided in Chapter 8.16.400 through 8.16.430 of the Daly City Municipal Code.

Background

This case involves a single-family residence that contains unpermitted rooms down in the garage area consisting of two bedrooms and a bathroom constructed without permits. The Administrative Hearing Board heard the case on August 26, 2010 and ordered the owners to submit plans to legalize the rooms down in the garage area or submit plans and obtain a demolition permit for the non-permitted construction in the garage area on said property. A copy of the Board Order is attached.

The property owners of record, Daniel and Renato Goltiao, are deceased and the heirs have not responded to the Board Order and have failed to obtain a permit to either remove or legalize the cited violations. The property has a reverse mortgage and may eventually be owned by a financial institution. Currently, no one appears to be responsible for the property and several family members and unrelated people were living in the unpermitted rooms.

The subject property was inspected in June 2011, and a task force case was created to address several additional violations observed. As a result of the task force case, Child Protective Services removed two families from the premises and Adult Protective Services removed an elderly woman who was living upstairs without electrical power. Also, fire department personnel observed several electrical and fire hazards and PG&E disconnected the power at the premises. The property was yellow-tagged and is not habitable due to electrical and fire hazards.

Discussion

Penalty and administrative fees assessed by the Administrative Hearing Board's order total $13,174.00. A Notice of Violation has been recorded with the San Mateo County Recorder's Office, which will alert most financial institutions and potential buyers of the current code violations at the property and the required abatement. A code invoice has been sent to the owners requesting payment and no payment has been remitted. A copy of the code invoice is attached. A lien is required to be recorded on the property with the San Mateo County Recorder's Office to recover the administrative fees and penalties owed to the City of Daly City.

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

Respectfully submitted,

Kathy Campbell
Code Enforcement Officer

Richard Berger
Director of Economic & Community Development

Attachments: Findings and Order of the Administrative Hearing Board
Code Invoice

FINDINGS AND ORDER OF THE DALY CITY ADMINISTRATIVE HEARING BOARD

SUBJECT PROPERTY: 689 ORANGE ST., DALY CITY, CA 94015

PROPERTY OWNERS: DANIEL GOLTIAO
MAILING ADDRESS: 689 ORANGE ST, DALY CITY CA. 94014

HEARING HELD ON: AUGUST 26, 2010

FINDINGS

WHEREAS, the Building Department referred this matter to the Administrative Hearing Board pursuant to section 8.16.070, et seq., of the Daly City Municipal Code; **and,**

WHEREAS, the Board determined that the property owner(s) received proper notice and documentation by staff of the violations and required abatement action; **and,**

WHEREAS, the Board reviewed evidence, testimony of staff and the staff report pertaining to property current violations: **and,**

WHEREAS, the property owner, Daniel Goltiao, was not present and therefore lost all appeal rights: **and**

WHEREAS, one or more Municipal Code violations defined as a public nuisance, pursuant to 8.16.030 *et seq.*, are now present and remain unabated after the timeline established for abatement in the staff notice of violation; **and,**

WHEREAS, the property is a public nuisance pursuant to Municipal Code Section 8.16.030 due to violations of the uniform codes, as adopted by Daly City, and Chapter 15 of the Daly City Municipal Code, including construction without permits; **and,**

WHEREAS, pursuant to Daly City Municipal Code section 8.16.150, if this Board determines that a violation occurred which was not corrected within the time period specified in the staff notification of nuisance, the Board shall issue an administrative order which imposes any or all of the following:

A. An order to correct, including a schedule for correction when appropriate;
B. Administrative Penalties as provided in section 8.16.160 of the Daly City Municipal Code.
C. Administrative costs as provided in section 8.16.160 of the Daly City Municipal Code.

ORDER

NOW THEREFORE, HAVING DETERMINED THE PRESENCE OF A PUBLIC NUISANCE AT 689 ORANGE STREET, THE BOARD HEREBY ORDERS ABATEMENT OF THE VIOLATIONS, AND ASSESSMENT OF ADMINISTRATIVE COSTS AND PENALTIES AS FOLLOWS:

THE OWNER SHALL:

1) Submit plans and obtain the necessary permits within 30 days, complete all work and obtain a final inspection by the Building Division within 60 days <u>if the unpermitted two bedrooms and bathroom are to be legalized</u>.

2) Obtain a demolition permit within 30 days and complete all work and obtain a final inspection within 60 days by the Building Division if the unpermitted two bedrooms and bathroom are to be demolished.
3) Immediately cease habitation of the garage and immediately remove all combustible storage from the parking area.
4) Pay $1,180.00 in enforcement fees and pay $1,994.00 in administrative fees at the time of permit issuance.
5) Be assessed penalties in the amount of $250/day up to a maximum of $10,000 upon failure to comply with any of the above timelines.

LEGAL ADMONISHMENT

NOTICE is given to the property owner(s) and others holding an interest in the subject property that:

1) Failure to abate the violations and complete other requirements as enumerated can result in the imposition of other legal and criminal action, as well as the vacation of the subject property until all required work is completed, and/ or the abatement of such violations by City forces at the expense of the owner(s).

2) Upon entry of a second or subsequent finding within a two-year period that a condition of property constitutes a public nuisance under Section 8.16.030 of the Daly City Municipal Code, the owner(s) may be liable for treble the costs of abatement.

APPEAL RIGHTS

Pursuant to Daly City Municipal Code section 8.16.300, the owner(s) of the subject property or a business owner receiving an administrative order from this Board may only appeal such order only if they attended the+ hearing. To exercise this appeal right the owner must file a written appeal request with the City Clerk within ten (10) days of the date of service of the administrative order, with a non-refundable filing fee of $100 included with the request. The **City Clerk will** normally set the hearing date within 10-30 days. You should contact the City Clerk for specific information about this process and the required information you must supply in the request.

AFFIRMED BY Richard Berger
Richard Berger, Economic and Community Director/ Adm. Board Chair

HEARING BOARD CHAIR ON: August 26, 2010

FOR OFFICE USE

DATE OF SERVICE 9-2-10 METHOD OF SERVICE: ✓ 1st class mail ✓ Cert. Mail ____ Pers. Svc.

BY M. Thurman TITLE Code Enforcement Secretary

COMMENTS: Administrative Hearing Board – August 26, 2010 – 689 Orange Street – Daly City

City of Daly City
333 90th Street
Daly City, CA 94015
(650) 991-8061

CODE INVOICE

09/22/2011

Case Number: 00212023

Site Address: 689 ORANGE ST

Invoice Date: 03/09/2010

Invoice Number: INV-3-10-503402

Bill To:

Daniel L Goltiao
689 Orange ST
Daly City, CA 94014-

Return To:

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

INVOICE FEES

Date	Fee Name	Account Number	Trans Code	Fee Amount
03/09/2010	Construction W/O Permit (Abated 61- 90 da	01-300-341-3797	0615	$1,180.00
01/05/2011	Administrative Hearing Board Fee	01-300-341-3797	0615	$1,994.00
01/05/2011	z - Miscellaneous Fine	01-300-341-3797	0615	$10,000.00
			Total Fees:	**$13,174.00**

FOR OFFICE USE ONLY

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PLEASE MAKE CHECK PAYABLE TO: CITY OF DALY CITY

City Council Agenda Report

Item #_____

Meeting Date: 10/24/11

Subjects: **Acceptance and Appropriation of Office of Traffic Safety Grant/DUI Enforcement and Prevention Campaign 2011/2012**

Recommended Action

Staff requests that Council give approval to accept a grant for $140,000 from the Office of Traffic Safety (OTS), to be used for police overtime, administrative costs and equipment, and appropriate this amount to the OTS DUI Enforcement Fund.

Background

In partnership with the Office of Traffic Safety, the Daly City Police Department will work to decrease driver and pedestrian injury collisions by increasing our enforcement efforts related to driving under the influence (DUI). OTS has provided overtime funds for the department to conduct thirty-four, two-officer DUI saturation patrols, four sobriety checkpoints, two warrant service details, and two repeat offender details. OTS has also provided funding for administrative costs, equipment, and training related to these operations.

Discussion

Funds provided by the OTS Grant will be utilized to increase enforcement levels related to driving under the influence violations. These funds will be expended on an overtime basis for lieutenants, first line supervisors, dispatchers and administrative time needed to staff operations and meet grant reporting requirements.

Fiscal Impact

This OTS Grant is overtime reimbursable. There is no cash match or other cost to the city.

Summary/Conclusions

Staff requests that Council approve the acceptance of the funds offered. Staff is available to provide any additional information desired by the Mayor or Councilmembers.

Respectfully submitted,

John Gamez
Temporary Appointed Captain

Manuel Martinez Jr.
Chief of Police

City Council Agenda Report

Item #_____

Meeting Date: October 24, 2011

Subject: **Acceptance and Appropriation of Outreach Worker Grant Funds from the Supporters of the Doelger Senior Center, Inc.**

Recommended Action

Accept and appropriate a $3,000 grant from the Supporters of the Doelger Senior Center, Inc. for Fiscal Year 2011/12 to fund salaries for the language outreach workers.

Background

The Supporters of Doelger Senior Center, Inc. received a $3,000 grant from the Serramonte Center to fund staff expenses associated with language outreach. With these grant funds, along with other grants previously accepted by the City Council, the City is able to fund the part-time salaries for three language outreach workers who provide Spanish, Tagalog and Chinese language translation.

Discussion

In addition to the other programs supported by the City's language outreach workers, the grant funds provided by the Supporters of Doelger Senior Center, Inc. will fund language outreach for the Healthy Aging Response Team (HART) program delivered at the Doelger Senior Center.

Fiscal Impact:

Pending continued grant funding, no City funds are required for the ongoing language outreach program. The grant of $3,000 will be received into Account 15-132-460–3796.

Summary/Conclusion

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

Respectfully submitted,

Sue Horst
Neighborhood Services Manager

Kerry E. Burns
Assistant City Manager
Interim Director, Department of Library and Recreation Services

CITY OF DALY CITY

CHECK REGISTERS

FOR THE MONTH OF SEPTEMBER 2011

HANDWRITTEN CHECKS	-	#13074 TO #13082
CANCELLED CHECK	-	NONE
VOID CHECK	-	NONE

09/08/11 GARNISHMENTS

CHECKS ISSUED	-	#307327 TO #307339
CANCELLED CHECK	-	NONE
VOID CHECK	-	NONE

09/15/11

CHECKS ISSUED	-	#307340 TO #307701
CANCELLED CHECK	-	NONE
VOID CHECK	-	NONE

09/22/11 GARNISHMENTS

CHECKS ISSUED	-	#307702 TO #307711
CANCELLED CHECK	-	NONE
VOID CHECK	-	NONE

09/30/11

CHECKS ISSUED	-	#307712 TO #308114
CANCELLED CHECK	-	NONE
VOID CHECK	-	NONE

AUDITED_____FINANCE DIRECTOR

APPROVED_____CITY MANAGER

APPROVED_____FINANCE COMMITTEE

APPROVED_____FINANCE COMMITTEE

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00013074	45556	RESIDENTIAL REHAB LOAN	09/30/11	4,080.00	HW	TR		Hand Written
AP00013075	45556	RESIDENTIAL REHAB LOAN	09/30/11	5,515.00	HW	TR		Hand Written
AP00013076	45556	RESIDENTIAL REHAB LOAN	09/30/11	571.00	HW	TR		Hand Written
AP00013077	45690	RESIDENTIAL REHAB LOAN	09/30/11	17,025.00	HW	TR		Hand Written
AP00013078	46037	MARTIN, LAWRENCE M	09/30/11	15,792.03	HW	TR		Hand Written
AP00013079	46038	AIR RESOURCES BOARD PE	09/30/11	575.00	HW	TR		Hand Written
AP00013080	45556	RESIDENTIAL REHAB LOAN	09/30/11	67.00	HW	TR		Hand Written
AP00013081	46039	KING & CO	09/30/11	8,124.99	HW	TR		Hand Written
AP00013082	31870R	KRAUSS, GREG	09/30/11	616.99	HW	TR		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	52,367.01	Number of Checks Processed:	9
Total Reversals	0.00	Number of Checks Processed:	0
Total Cancelled	0.00	Number of Checks Processed:	0
G R A N D T O T A L	52,367.01		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00307327	G-VASQUEZ	BRONITSKY, TRUSTEE MARTHA G	09/08/11	323.07	MW	OH		
AP00307328	G-SARTE2	BURCHARD, TRUSTEE DAVID	09/08/11	475.38	MW	OH		
AP00307329	G-ERFE	FRANCHISE TAX BOARD	09/08/11	574.61	MW	OH		
AP00307330	G-RIESSEN	FRANCHISE TAX BOARD	09/08/11	1,105.36	MW	OH		
AP00307331	G-SCOTT	FRANCHISE TAX BOARD	09/08/11	37.50	MW	OH		
AP00307332	G-WHEELER3	FRANCHISE TAX BOARD	09/08/11	100.00	MW	OH		
AP00307333	G-ORLOFF2	ORLOFF, CATHERINE M	09/08/11	452.76	MW	OH		
AP00307334	19678	PERS LONG TERM CARE PROGRAM	09/08/11	1,792.70	MW	OH		
AP00307335	4695	S F BAY AREA RAPID TRANSIT DI	09/08/11	1,158.30	MW	OH		
AP00307336	G-STABILE2	SAN MATEO COUNTY SHERIFF	09/08/11	508.34	MW	OH		
AP00307337	1037	SERRAMONTE FORD INC	09/08/11	1,451.33	MW	OH		
AP00307338	1711	SUN VALLEY DAIRY	09/08/11	4,520.66	MW	OH		
AP00307339	G-WILLIAMS,N	UNITED STATES TREASURY	09/08/11	250.00	MW	OH		

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	12,750.01	Number of Checks Processed:	13
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
G R A N D T O T A L	12,750.01		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00307340	14368	10 S TENNIS SUPPLY	09/15/11	299.89	MW	OH		
AP00307341	26006R	1ST SAMOAN FULL GOSPEL PENTEC	09/15/11	250.00	MW	OH		
AP00307342	44634R	21ST CENTURY INSURANCE CO	09/15/11	817.77	MW	OH		
AP00307343	14078	A2Z BUSINESS SYSTEMS	09/15/11	220.01	MW	OH		
AP00307344	17278	ABLE RIBBON TECHNOLOGY INC	09/15/11	618.83	MW	OH		
AP00307345	45730	ACCESS COMMUNICATIONS INC	09/15/11	823.76	MW	OH		
AP00307346	15222	ACTION SPORTS	09/15/11	371.99	MW	OH		
AP00307347	34666	AD BRAKES	09/15/11	51.37	MW	OH		
AP00307348	5034	ADAMSON POLICE PRODUCTS	09/15/11	4,838.78	MW	OH		
AP00307349	25311	ADT SECURITY SERVICES INC	09/15/11	155.00	MW	OH		
AP00307350	33261	AIRCO COMMERCIAL SERVICES	09/15/11	446.22	MW	OH		
AP00307351	29880	AIRGAS NCN	09/15/11	371.30	MW	OH		
AP00307352	1025	ALHAMBRA AND SIERRA SPRINGS	09/15/11	251.69	MW	OH		
AP00307353	36102R	ALL FOUR SEASONS ROOFING	09/15/11	300.00	MW	OH		
AP00307354	37095	ALL INDUSTRIAL ELECTRIC SUPPL	09/15/11	23.00	MW	OH		
AP00307355	1200	ALLIED SERVICES OF NORTH AMER	09/15/11	1,328,707.20	MW	OH		
AP00307356	22544	ALLSTAR FIRE EQUIPMENT INC	09/15/11	54.63	MW	OH		
AP00307357	37116	ALPHA ANALYTICAL LABORATORIES	09/15/11	2,503.10	MW	OH		
AP00307358	45944R	ALVAREZ, NINFA PLEITES	09/15/11	33.00	MW	OH		
AP00307359	40755	AMAZON	09/15/11	829.46	MW	OH		
AP00307360	45439JREN	AMERICAN MEDICAL RESPONSE	09/15/11	1,021.00	MW	OH		
AP00307361	38846	AMERICAN MESSAGING	09/15/11	118.26	MW	OH		
AP00307362	27427	AMERICAN TEXTILE & SUPPLY INC	09/15/11	326.92	MW	OH		
AP00307363	14988	AMERICAN TOWER CORPORATION	09/15/11	5,659.68	MW	OH		
AP00307364	23649	AMERICAN TRUCK & TRAILER BODY	09/15/11	14.84	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00307365	45204	AMERIGAS - SAN JOSE	09/15/11	378.37	MW	OH		
AP00307366	42310	AMERINATIONAL COMMUNITY SERVI	09/15/11	310.10	MW	OH		
AP00307367	35696	AMERIPRIDE UNIFORM SERVICES	09/15/11	1,066.53	MW	OH		
AP00307368	45927R	ARAGON, RAMONCITO	09/15/11	250.00	MW	OH		
AP00307369	1259	ARAMARK UNIFORM SERVICES INC	09/15/11	227.79	MW	OH		
AP00307370	35116	ARCADIA PUBLISHING	09/15/11	1,672.07	MW	OH		
AP00307371	15882	ARMSTRONG, PATRICIA	09/15/11	1,092.15	MW	OH		
AP00307372	6413	AT&T MOBILITY	09/15/11	9,349.75	MW	OH		
AP00307373	1101	AT&T	09/15/11	419.11	MW	OH		
AP00307374	43078PP	AT&T	09/15/11	70.95	MW	OH		
AP00307375	45195	AT&T	09/15/11	300.00	MW	OH		
AP00307376	44596R	AUNG, PHYU	09/15/11	40.00	MW	OH		
AP00307377	34879	AUTOMATED FLAGPOLE PARTS & SE	09/15/11	271.00	MW	OH		
AP00307378	39809	AUTOMOTIVE TRAINING AUTHORITY	09/15/11	199.00	MW	OH		
AP00307379	42632R	AZTEC ROOFING	09/15/11	600.00	MW	OH		
AP00307380	43610	BABBITT BEARING CO INC	09/15/11	920.13	MW	OH		
AP00307381	42597	BANDIHAI, RUBERITA	09/15/11	346.50	MW	OH		
AP00307382	45845R	BAO, TE	09/15/11	26,872.00	MW	OH		
AP00307383	12699	BARNES, LINDA	09/15/11	300.00	MW	OH		
AP00307384	33100R	BARTON, MICHAEL P	09/15/11	127.88	MW	OH		
AP00307385	29260	BATTERY SYSTEMS	09/15/11	395.48	MW	OH		
AP00307386	45914R	BAULA, ROSALIE	09/15/11	20.00	MW	OH		
AP00307387	45913R	BAUTISTA, VERNA	09/15/11	865.00	MW	OH		
AP00307388	1562	BAY AREA WATER SUPPLY & CONSE	09/15/11	1,085.00	MW	OH		
AP00307389	8796	BAY CITY BOILER & ENGINEERING	09/15/11	583.94	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00307390	44818	BAZDARICH, MARLENE	09/15/11	66.00	MW	OH		
AP00307391	31584R	BEGLEY, SEAN	09/15/11	1,637.08	MW	OH		
AP00307392	25815JPA	BELMONT SAN CARLOS FIRE DEPAR	09/15/11	9,016.00	MW	OH		
AP00307393	38375LAW	BEST BEST & KRIEGER LLP	09/15/11	3,632.72	MW	OH		
AP00307394	38585	BFI OF CALIFORNIA INC	09/15/11	1,296.00	MW	OH		
AP00307395	19200	BIRITE FOODSERVICE DISTRIBUTO	09/15/11	1,132.96	MW	OH		
AP00307396	45876	BOB MURRAY & ASSOCIATES	09/15/11	3,615.82	MW	OH		
AP00307397	24551	BOOK WHOLESALERS INC	09/15/11	47.80	MW	OH		
AP00307398	21300	BRISBANE RECYCLING CO INC	09/15/11	178.57	MW	OH		
AP00307399	45942R	BRJ CONSTRUCTION	09/15/11	600.00	MW	OH		
AP00307400	3349	BROADMOOR LANDSCAPE SUPPLY	09/15/11	182.56	MW	OH		
AP00307401	3064	BROWN & CALDWELL INC	09/15/11	1,700.17	MW	OH		
AP00307402	45784R	BUMATAY, MARYJANE	09/15/11	400.00	MW	OH		
AP00307403	45928R	BUNDUKIN, YOLOANDA	09/15/11	250.00	MW	OH		
AP00307404	37518R	BURNS, KERRY	09/15/11	359.24	MW	OH		
AP00307405	17997	C.L.E.A.	09/15/11	1,989.00	MW	OH		
AP00307406	42973	CAL SIGNAL CORP	09/15/11	332.38	MW	OH		
AP00307407	45915R	CALAUNAN, MYRNA	09/15/11	50.00	MW	OH		
AP00307408	1351	CALIFORNIA MUNICIPAL STATISTI	09/15/11	450.00	MW	OH		
AP00307409	10885	CALIFORNIA REDEVELOPMENT ASSO	09/15/11	3,970.00	MW	OH		
AP00307410	1196	CALIFORNIA WATER SERVICE COMP	09/15/11	173.93	MW	OH		
AP00307411	42949PP	CALIFORNIA WATER SERVICE COMP	09/15/11	8.27	MW	OH		
AP00307412	37722R	CALIP, HAZEL	09/15/11	250.00	MW	OH		
AP00307413	20535	CAROLLO ENGINEERS	09/15/11	16,277.13	MW	OH		
AP00307414	45916R	CASTILLO, LITA	09/15/11	150.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00307415	42171	CC CLASSIC STEPPERS	09/15/11	68.00	MW	OH		
AP00307416	42277	CEL ANALYTICAL INC	09/15/11	1,820.00	MW	OH		
AP00307417	10299JPA	CENTRAL COUNTY FIRE AUTHORITY	09/15/11	13,163.00	MW	OH		
AP00307418	31956	CENTRAL VALLEY BUSINESS FORMS	09/15/11	1,033.95	MW	OH		
AP00307419	26520	CENVEO	09/15/11	1,171.30	MW	OH		
AP00307420	22724	CHEN, BASILIO	09/15/11	331.10	MW	OH		
AP00307421	3678	CINTAS CORPORATION #464	09/15/11	1,978.17	MW	OH		
AP00307422	40796	CINTAS DOCUMENT MANAGEMENT	09/15/11	247.68	MW	OH		
AP00307423	6649JPA	CITY OF BRISBANE	09/15/11	2,692.00	MW	OH		
AP00307424	28209JPA	CITY OF BURLINGAME	09/15/11	88.21	MW	OH		
AP00307425	25602	CITY OF DALY CITY	09/15/11	919.43	MW	OH		
AP00307426	43155JPA	CITY OF DALY CITY	09/15/11	10,846.00	MW	OH		
AP00307427	5342JPA	CITY OF FOSTER CITY	09/15/11	4,675.00	MW	OH		
AP00307428	4305JPA	CITY OF MILLBRAE	09/15/11	4,486.00	MW	OH		
AP00307429	6034JPA	CITY OF PACIFICA	09/15/11	3,873.00	MW	OH		
AP00307430	6579JPA	CITY OF REDWOOD CITY	09/15/11	8,071.00	MW	OH		
AP00307431	20562JPA	CITY OF SAN BRUNO	09/15/11	2,818.00	MW	OH		
AP00307432	25816JPA	CITY OF SAN MATEO	09/15/11	11,881.00	MW	OH		
AP00307433	26644	CLEANSOURCE INC	09/15/11	5,001.93	MW	OH		
AP00307434	31162	CLINE & DUPLISSEA	09/15/11	3,620.19	MW	OH		
AP00307435	22146	COAST OIL COMPANY INC	09/15/11	2,571.56	MW	OH		
AP00307436	25819JPA	COLMA FIRE PROTECTION DISTRIC	09/15/11	2,355.00	MW	OH		
AP00307437	34153	COMCAST	09/15/11	117.02	MW	OH		
AP00307438	36266	COMMUNITY OVERCOMING RELATION	09/15/11	9,945.00	MW	OH		
AP00307439	45582	CONTE, ANNAMARIA	09/15/11	413.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00307440	2599	CONTINUING EDUCATION OF THE B	09/15/11	354.57	MW	OH		
AP00307441	39364	COPOWER	09/15/11	40.80	MW	OH		
AP00307442	44825	COURTESY TOW	09/15/11	350.00	MW	OH		
AP00307443	1053	CPS	09/15/11	914.30	MW	OH		
AP00307444	25363	CREATIVE INTERCONNECT TELEMAN	09/15/11	377.93	MW	OH		
AP00307445	42971JPA	CREATIVE INTERCONNECT TELEMAN	09/15/11	4,070.31	MW	OH		
AP00307446	42324	CRIME SCENE CLEANERS INC	09/15/11	240.00	MW	OH		
AP00307447	24226REN	CULLIGAN MANAGEMENT COMPANY I	09/15/11	3,566.00	MW	OH		
AP00307448	19907	CWEA-TCP	09/15/11	90.00	MW	OH		
AP00307449	1042	D C LOCK & SECURITY SERVICE	09/15/11	72.80	MW	OH		
AP00307450	45920	D-PREP LLC	09/15/11	338.00	MW	OH		
AP00307451	1836	DAILY JOURNAL CORPORATION	09/15/11	187.00	MW	OH		
AP00307452	1414	DALY CITY CENTRAL CASHIER	09/15/11	686.23	MW	OH		
AP00307453	1124	DALY CITY SAW & LAWNMOWER	09/15/11	171.50	MW	OH		
AP00307454	1793	DALY CITY TOOL MART	09/15/11	493.29	MW	OH		
AP00307455	44239R	DANA GENERAL	09/15/11	486.00	MW	OH		
AP00307456	38278	DATA 911	09/15/11	20,646.84	MW	OH		
AP00307457	45908R	DAVID, REBECCA D	09/15/11	33.00	MW	OH		
AP00307458	45929R	DAY, HAROLD	09/15/11	250.00	MW	OH		
AP00307459	44970R	DELA CRUZ, EMELIE	09/15/11	250.00	MW	OH		
AP00307460	29996	DELL MARKETING LP	09/15/11	3,740.90	MW	OH		
AP00307461	1817	DELTA DENTAL PLAN OF CALIFORN	09/15/11	51,727.22	MW	OH		
AP00307462	40212	DEPARTMENT OF INDUSTRIAL RELA	09/15/11	225.00	MW	OH		
AP00307463	1299	DEPARTMENT OF JUSTICE	09/15/11	969.00	MW	OH		
AP00307464	29981R	DETJEN, CHRISTA	09/15/11	45.00	MW	OH		

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AP00307465	16781	DIGI KEY CORPORATION 148048	09/15/11	563.82	MW	OH		
AP00307466	15427	DITCH WITCH CENTRAL CALIFORNI	09/15/11	6,000.71	MW	OH		
AP00307467	30629LAW	DOWNEY BRAND ATTORNEYS LLP	09/15/11	15,050.30	MW	OH		
AP00307468	22126	DUDLEY PERKINS CO	09/15/11	1,049.55	MW	OH		
AP00307469	28740R	DUFFY, PATRICIA	09/15/11	132.92	MW	OH		
AP00307470	1061	DUNN EDWARDS CORPORATION	09/15/11	438.55	MW	OH		
AP00307471	6122	EAST BAY MUNI UTILITY DISTRIC	09/15/11	2,633.00	MW	OH		
AP00307472	3545	EMERGENCY VEHICLE SOLUTIONS	09/15/11	53.84	MW	OH		
AP00307473	40007	EMLAB P&K LLC	09/15/11	3,718.00	MW	OH		
AP00307474	4339	EMPLOYMENT DEVELOPMENT DEPART	09/15/11	26,051.48	MW	OH		
AP00307475	44735	ENVIRONMENTAL EXPRESS INC	09/15/11	734.78	MW	OH		
AP00307476	3786	ENVIRONMENTAL RESOURCE ASSOCI	09/15/11	764.25	MW	OH		
AP00307477	32902R	EUBANKS III, LAWRENCE	09/15/11	170.00	MW	OH		
AP00307478	26235	EVERLY, KATHY	09/15/11	264.84	MW	OH		
AP00307479	26327	EWING IRRIGATION PRODUCTS INC	09/15/11	99.82	MW	OH		
AP00307480	7839R	EXCELSIOR ROOFING COMPANY INC	09/15/11	300.00	MW	OH		
AP00307481	10971	FEDEX KINKOS OFFICE AND PRINT	09/15/11	378.88	MW	OH		
AP00307482	26375	FEINBERG, JEANETTE	09/15/11	405.97	MW	OH		
AP00307483	19787	FIRST CHOICE SERVICES	09/15/11	201.13	MW	OH		
AP00307484	11544	FIRST NATIONAL BANK OF NO CA	09/15/11	4,248.17	MW	OH		
AP00307485	23612A	FIRST NATIONAL BANK OF NO CA	09/15/11	775.11	MW	OH		
AP00307486	23291	FLOORTRENDS INC	09/15/11	1,230.40	MW	OH		
AP00307487	11813	FOLGER GRAPHICS	09/15/11	8,209.75	MW	OH		
AP00307488	30157RA	FONTELA, RICHARD A	09/15/11	148.74	MW	OH		
AP00307489	38987	FORENSIC ANALYTICAL LABORATOR	09/15/11	16.00	MW	OH		

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AP00307490	40202R	FREUTEL ROOFING INC	09/15/11	300.00	MW	OH		
AP00307491	32959	G & E ENGINEERING SYSTEM INC	09/15/11	1,335.05	MW	OH		
AP00307492	23110	GADDIS INCORPORATED	09/15/11	6,076.45	MW	OH		
AP00307493	45917R	GARCIA, NORABEL	09/15/11	48.00	MW	OH		
AP00307494	44820	GARLASA, ELLISON	09/15/11	299.70	MW	OH		
AP00307495	40455R	GATEWAY ROOFING AND WATERPROO	09/15/11	300.00	MW	OH		
AP00307496	45930R	GAVIOLA, MARIANNE	09/15/11	250.00	MW	OH		
AP00307497	43856	GBH POLYGRAPH SERVICES	09/15/11	225.00	MW	OH		
AP00307498	5002	GHILOTTI BROS INC	09/15/11	368,908.25	MW	OH		
AP00307499	45943R	GOLDEN COAST CONSTRUCTION	09/15/11	507.90	MW	OH		
AP00307500	36227	GOLDEN GATE TRUCK CENTER	09/15/11	122.27	MW	OH		
AP00307501	34864	GOLDEN STATE FLOW MEASUREMENT	09/15/11	276.27	MW	OH		
AP00307502	44821	GOMEZ, E. REGINA	09/15/11	5.50	MW	OH		
AP00307503	45931R	GOMEZ, ROSE	09/15/11	250.00	MW	OH		
AP00307504	31925	GOVCONNECTION INC	09/15/11	543.13	MW	OH		
AP00307505	1754	GRAINGER INC	09/15/11	4,088.36	MW	OH		
AP00307506	36985	GRAND INDUSTRIES INC	09/15/11	48,000.00	MW	OH		
AP00307507	45567	GRAPHIC PRODUCTS INC	09/15/11	934.38	MW	OH		
AP00307508	2223	HACH COMPANY	09/15/11	155.49	MW	OH		
AP00307509	26457A	HALF MOON BAY REVIEW	09/15/11	248.00	MW	OH		
AP00307510	12996ALAW	HANSON BRIDGETT LLP	09/15/11	192.00	MW	OH		
AP00307511	45197	HANVEY, BECKY	09/15/11	169.50	MW	OH		
AP00307512	34088	HANVEY, RAYMOND J	09/15/11	715.80	MW	OH		
AP00307513	45921PP	HARRIS, MICHELLE	09/15/11	80.00	MW	OH		
AP00307514	45922PP	HARRIS, NICOLE	09/15/11	80.00	MW	OH		

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AP00307515	32151	HEADSETS.COM INC	09/15/11	83.87	MW	OH		
AP00307516	17646	HENSLEY, PATRICK	09/15/11	4,000.00	MW	OH		
AP00307517	23318	HERTZ EQUIPMENT RENTAL CORPOR	09/15/11	164.15	MW	OH		
AP00307518	15857	HOME DEPOT CREDIT SERVICES	09/15/11	4,370.01	MW	OH		
AP00307519	42234RPP	HOOKS, LAVOIS	09/15/11	282.50	MW	OH		
AP00307520	42455RPP	HOOKS, LAVOIS	09/15/11	1,012.69	MW	OH		
AP00307521	2665	HSQ TECHNOLOGY	09/15/11	1,750.00	MW	OH		
AP00307522	14301	INTERNATIONAL CODE COUNCIL IN	09/15/11	4.01	MW	OH		
AP00307523	2411	INTERSTATE TRAFFIC CONTROL PR	09/15/11	90.93	MW	OH		
AP00307524	14964R	IWASE, RAYMOND	09/15/11	33.00	MW	OH		
AP00307525	30818R	JARA, SANDRA	09/15/11	250.00	MW	OH		
AP00307526	7901	K 119 OF CALIFORNIA INC	09/15/11	96.88	MW	OH		
AP00307527	39721MEDPP	KAISER FOUNDATION HEALTH PLAN	09/15/11	4,095.00	MW	OH		
AP00307528	10144	KAMAN INDUSTRIAL TECHNOLOGIES	09/15/11	1,082.21	MW	OH		
AP00307529	45911R	KELLY, REYNA	09/15/11	23.00	MW	OH		
AP00307530	45923R	KRAVETS, ANNA	09/15/11	100.00	MW	OH		
AP00307531	1108	L N CURTIS & SONS	09/15/11	6,087.44	MW	OH		
AP00307532	13776	LANGUAGE LINE SERVICES	09/15/11	331.37	MW	OH		
AP00307533	26270	LEE, KATY	09/15/11	473.11	MW	OH		
AP00307534	45924R	LEE, WINNY	09/15/11	98.00	MW	OH		
AP00307535	33497	LEGACY MECHANICAL & ENERGY SE	09/15/11	1,645.00	MW	OH		
AP00307536	45906R	LEI, MATEUS	09/15/11	204.00	MW	OH		
AP00307537	45932R	LEUNG, HAZEL	09/15/11	1,006.96	MW	OH		
AP00307538	37094	LEXISNEXIS RISK DATA MANAGEME	09/15/11	510.00	MW	OH		
AP00307539	12906LAW	LIEBERT CASSIDY WHITMORE	09/15/11	19,852.46	MW	OH		

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AP00307540	3388	LIFE ASSIST INC	09/15/11	565.42	MW	OH		
AP00307541	29220	LIGHTHOUSE, THE	09/15/11	369.03	MW	OH		
AP00307542	45909R	LIN, LARRY	09/15/11	33.00	MW	OH		
AP00307543	29488	LR HINES CONSULTING INC	09/15/11	1,597.90	MW	OH		
AP00307544	27282	LUCKY STORES	09/15/11	3,395.00	MW	OH		
AP00307545	25062	LYCETT, BLAKE	09/15/11	857.90	MW	OH		
AP00307546	10022	LYNN PEAVEY COMPANY	09/15/11	505.20	MW	OH		
AP00307547	1334	MA, MICHAEL SHEK-SING	09/15/11	187.66	MW	OH		
AP00307548	45933R	MACAHILAS, GERLIE	09/15/11	250.00	MW	OH		
AP00307549	45934R	MANANSALA, RICK	09/15/11	350.00	MW	OH		
AP00307550	6595	MCI	09/15/11	25.66	MW	OH		
AP00307551	15393	MCMASTER CARR SUPPLY CO	09/15/11	38.90	MW	OH		
AP00307552	25805JPA	MENLO PARK FIRE PROTECTION DI	09/15/11	15,430.00	MW	OH		
AP00307553	38807A	MERCURY NEWS, THE	09/15/11	506.25	MW	OH		
AP00307554	23949	METRO MOBILE COMMUNICATIONS	09/15/11	1,782.48	MW	OH		
AP00307555	45910R	MILLERMASEL, KYLE RAYMOND	09/15/11	10.00	MW	OH		
AP00307556	3303	MILLIGAN NEWS COMPANY	09/15/11	1,324.67	MW	OH		
AP00307557	41569	MISSION FLOWERS	09/15/11	73.69	MW	OH		
AP00307558	43335PP	MONITOR LIABILITY MANAGERS LL	09/15/11	1,120.00	MW	OH		
AP00307559	16642	MONTEREY MECHANICAL CO INC	09/15/11	187,470.00	MW	OH		
AP00307560	15396	MOSS RUBBER & EQUIPMENT CORP	09/15/11	2,266.19	MW	OH		
AP00307561	1136	NATIONAL NOTARY ASSOCIATION	09/15/11	89.00	MW	OH		
AP00307562	34477	NCL OF WINCONSIN INC	09/15/11	310.51	MW	OH		
AP00307563	45497PP	NEMENZO, MAGDALENA	09/15/11	400.00	MW	OH		
AP00307564	45945R	NEW ERA CONSTRUCTION COMPANY	09/15/11	134.50	MW	OH		

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AP00307565	45221R	NEW HIGH PROTECTION INC	09/15/11	300.00	MW	OH		
AP00307566	40569	NIEMI, ERENE	09/15/11	1,220.00	MW	OH		
AP00307567	1055	OFFICE DEPOT INC	09/15/11	464.94	MW	OH		
AP00307568	42500	OFFICE DEPOT	09/15/11	984.28	MW	OH		
AP00307569	43077PP	OFFICE DEPOT	09/15/11	14.90	MW	OH		
AP00307570	6930	OFFICEMAX INCORPORATED	09/15/11	182.89	MW	OH		
AP00307571	45918R	OLLER, CORAZON	09/15/11	48.00	MW	OH		
AP00307572	20848	ORCHARD SUPPLY HARDWARE INC	09/15/11	451.56	MW	OH		
AP00307573	4918	OTIS ELEVATOR COMPANY	09/15/11	682.86	MW	OH		
AP00307574	42965	OWEN EQUIPMENT SALES	09/15/11	2,640.88	MW	OH		
AP00307575	42838	PACE SUPPLY CORP	09/15/11	248.28	MW	OH		
AP00307576	1216	PACIFIC GAS & ELECTRIC	09/15/11	138,048.34	MW	OH		
AP00307577	42952PP	PACIFIC GAS & ELECTRIC	09/15/11	234.97	MW	OH		
AP00307578	1080	PACIFIC NURSERIES	09/15/11	365.35	MW	OH		
AP00307579	29252	PACIFIC PRODUCE INC	09/15/11	266.81	MW	OH		
AP00307580	40268R	PACIFIC ROOFING COMPANY	09/15/11	300.00	MW	OH		
AP00307581	33377	PANTAZY, JOHN	09/15/11	1,438.18	MW	OH		
AP00307582	38239	PAPE MACHINERY INC	09/15/11	15.21	MW	OH		
AP00307583	27022	PAQUETTE, RUDOLPH A	09/15/11	126.90	MW	OH		
AP00307584	45757	PARTNERS IN COMMUNICATION LLC	09/15/11	1,001.10	MW	OH		
AP00307585	45946R	PASCUA, ERIC DANIEL	09/15/11	38.00	MW	OH		
AP00307586	15221	PEACOCK CONSTRUCTION INC	09/15/11	886.00	MW	OH		
AP00307587	34822	PEETS COFFEE & TEA	09/15/11	206.50	MW	OH		
AP00307588	36454A	PENINSULA CORRIDOR JOINT POWE	09/15/11	2,453.47	MW	OH		
AP00307589	12043	PENINSULA SPORTS OFFICIAL ASS	09/15/11	213.00	MW	OH		

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AP00307590	29738	PENINSULA UNIFORMS & EQUIPMEN	09/15/11	215.96	MW	OH		
AP00307591	45935R	PEREZ, RUDY	09/15/11	306.00	MW	OH		
AP00307592	38137R	PERLAS, JOACHIM	09/15/11	137.64	MW	OH		
AP00307593	1659	PETERSON POWER SYSTEMS INC	09/15/11	125.15	MW	OH		
AP00307594	38072	PETERSON, NOVELLA NIX	09/15/11	358.00	MW	OH		
AP00307595	45194	PICNIC FURNITURE INC	09/15/11	359.90	MW	OH		
AP00307596	25817JPA	POINT MONTARA HALF MOON BAY F	09/15/11	7,827.00	MW	OH		
AP00307597	36106	POLYDYNE INC	09/15/11	12,852.53	MW	OH		
AP00307598	28736	POMETTA, YOLANDA	09/15/11	46.20	MW	OH		
AP00307599	29200	PRE PAID LEGAL SERVICES INC	09/15/11	556.50	MW	OH		
AP00307600	38868A	PRECISE PRINTING & MAILING	09/15/11	1,275.00	MW	OH		
AP00307601	45404	PRECISION INSULATION INC	09/15/11	21,700.00	MW	OH		
AP00307602	44468	PREMIERE GLOBAL SERVICES	09/15/11	142.82	MW	OH		
AP00307603	22424	PRIORITY 1 INC	09/15/11	19,810.38	MW	OH		
AP00307604	39043	PRO FORCE LAW ENFORCEMENT	09/15/11	18,591.16	MW	OH		
AP00307605	38639	PROVEDOR, MARIA CRISTINA	09/15/11	81.00	MW	OH		
AP00307606	45912R	QIAN, ZHU ZI	09/15/11	28.00	MW	OH		
AP00307607	43806R	QUINDIPAN, ELISEA	09/15/11	250.00	MW	OH		
AP00307608	12539	R A METAL PRODUCTS INC	09/15/11	180.00	MW	OH		
AP00307609	45231	R E CORPORATION	09/15/11	2,740.50	MW	OH		
AP00307610	38804	RADAR SHOP, THE	09/15/11	1,053.00	MW	OH		
AP00307611	37175A	REALTY ASSOCIATES FUND VII LP	09/15/11	4,903.60	MW	OH		
AP00307612	2439	RECORDED BOOKS LLC	09/15/11	138.56	MW	OH		
AP00307613	1687	RED WING SHOE STORE	09/15/11	193.75	MW	OH		
AP00307614	41528	REDFLEX TRAFFIC SYSTEMS INC	09/15/11	24,000.00	MW	OH		

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AP00307615	15337	RELIABLE OFFICE SUPPLIES	09/15/11	314.10	MW	OH		
AP00307616	32637	RESTAURANT DEPOT SAN FRANCISC	09/15/11	376.91	MW	OH		
AP00307617	43481PP	RICO, ESTHER	09/15/11	396.00	MW	OH		
AP00307618	41836A	RICOH AMERICAS CORPORATION	09/15/11	775.05	MW	OH		
AP00307619	45936R	RODRIGUEZ, IRMA	09/15/11	250.00	MW	OH		
AP00307620	10207	ROMAN, MARIANNA	09/15/11	145.20	MW	OH		
AP00307621	4695	S F BAY AREA RAPID TRANSIT DI	09/15/11	267.30	MW	OH		
AP00307622	12203	SACKS, ROBERT	09/15/11	165.60	MW	OH		
AP00307623	1087	SAFETY KLEEN CORP	09/15/11	41.15	MW	OH		
AP00307624	1465	SAFEWAY INC	09/15/11	150.03	MW	OH		
AP00307625	42397A	SAN FRANCISCO CHRONICLE, THE	09/15/11	2,825.34	MW	OH		
AP00307626	45136	SAN FRANCISCO DIESEL ELECTRIC	09/15/11	395.11	MW	OH		
AP00307627	26959	SAN FRANCISCO STATE UNIVERSIT	09/15/11	1,000.00	MW	OH		
AP00307628	31605	SAN MATEO COUNTY CLERK	09/15/11	50.00	MW	OH		
AP00307629	12544	SAN MATEO COUNTY CONTROLLERS	09/15/11	62,557.90	MW	OH		
AP00307630	43158JPA	SAN MATEO COUNTY FIRE COUNTY	09/15/11	13,175.00	MW	OH		
AP00307631	23819	SAN MATEO COUNTY SHERIFFS OFF	09/15/11	100,015.00	MW	OH		
AP00307632	35246	SAN MATEO COUNTY SHERIFFS OFF	09/15/11	11,410.08	MW	OH		
AP00307633	44832	SAN MATEO COUNTY SHERIFF	09/15/11	675.00	MW	OH		
AP00307634	9666	SAN MATEO LAWN MOWER SHOP	09/15/11	976.36	MW	OH		
AP00307635	43149RPP	SANTIS, LUCIA	09/15/11	300.81	MW	OH		
AP00307636	45919R	SARMIENTO, BONIFACIO	09/15/11	150.00	MW	OH		
AP00307637	37749	SEALIFE AQUARIUM SERVICE	09/15/11	143.00	MW	OH		
AP00307638	1037	SERRAMONTE FORD INC	09/15/11	1,896.67	MW	OH		
AP00307639	30523A	SHELL FLEET	09/15/11	54.78	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00307640	43637	SHELTER NETWORK OF SAN MATEO	09/15/11	6,057.19	MW	OH		
AP00307641	39944	SHIH, LUCY	09/15/11	45.00	MW	OH		
AP00307642	26781	SHIOSAKA, THOMAS	09/15/11	171.13	MW	OH		
AP00307643	28917	SIERRA CHEMICAL COMPANY	09/15/11	11,687.89	MW	OH		
AP00307644	38883	SIGILLO SUPPLY COMPANY	09/15/11	1,155.78	MW	OH		
AP00307645	32237	SMART & FINAL STORES CORP	09/15/11	1,189.68	MW	OH		
AP00307646	8732	SMITH EMERY COMPANY	09/15/11	1,774.80	MW	OH		
AP00307647	2055	SOUTH CITY LUMBER & SUPPLY	09/15/11	469.49	MW	OH		
AP00307648	45461	SOUTHERN COMPOSITES INC	09/15/11	3,690.00	MW	OH		
AP00307649	44392R	SPAIN, WILLIE	09/15/11	250.00	MW	OH		
AP00307650	2643	SPARTAN CHASSIS INC	09/15/11	73.22	MW	OH		
AP00307651	37110R	SPEDIACCI, MARY ANN	09/15/11	502.33	MW	OH		
AP00307652	25075	STAPLES CREDIT PLAN	09/15/11	233.58	MW	OH		
AP00307653	41020PP	STERLING HSA	09/15/11	600.00	MW	OH		
AP00307654	1090	STEWART AUTOMOTIVE GROUP	09/15/11	28.90	MW	OH		
AP00307655	18334	SUNGARD PUBLIC SECTOR INC	09/15/11	425.60	MW	OH		
AP00307656	18686	SUNSHINE FILTERS OF PINELLAS	09/15/11	245.14	MW	OH		
AP00307657	45937R	TANG, RHONA	09/15/11	250.00	MW	OH		
AP00307658	3600	TEAMSTERS UNION LOCAL 856	09/15/11	60,268.00	MW	OH		
AP00307659	15343	TECHNI TOOL INC	09/15/11	256.34	MW	OH		
AP00307660	45925	TJM PROMOTIONS INC	09/15/11	423.00	MW	OH		
AP00307661	16085	TLC ADMINISTRATORS	09/15/11	440.00	MW	OH		
AP00307662	44935	TOM'S RAPID RETRIEVAL & DELIV	09/15/11	750.00	MW	OH		
AP00307663	38644PP	TORTORELLI, MICHAEL	09/15/11	850.00	MW	OH		
AP00307664	41791A	TOYOTA FINANCIAL SERVICES	09/15/11	510.48	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00307665	45938R	TUIALUULUU, DAVID	09/15/11	800.00	MW	OH		
AP00307666	26803	TURBO DATA SYSTEMS INC	09/15/11	13,750.47	MW	OH		
AP00307667	3376	UNISOURCE WORLDWIDE INC	09/15/11	18.51	MW	OH		
AP00307668	31745	UNITED SITE SERVICES OF CALIF	09/15/11	426.05	MW	OH		
AP00307669	1110	UNITED STATES POSTAL SERVICE	09/15/11	10,000.00	MW	OH		
AP00307670	1110	UNITED STATES POSTAL SERVICE	09/15/11	10,000.00	MW	OH		
AP00307671	45901R	USAGAIN LLC.	09/15/11	166.00	MW	OH		
AP00307672	5661	VALS RESTAURANT & LOUNGE	09/15/11	108.00	MW	OH		
AP00307673	15349	VALUE LINE PUBLISHING INC	09/15/11	898.00	MW	OH		
AP00307674	29329	VERIZON WIRELESS	09/15/11	379.78	MW	OH		
AP00307675	43288	VETERINARY PET INSURNACE COMP	09/15/11	653.68	MW	OH		
AP00307676	45939R	VILORIA, JASMIN	09/15/11	250.00	MW	OH		
AP00307677	41658RPP	VINCULADO, VICKI	09/15/11	104.35	MW	OH		
AP00307678	43073	WACO ASSOCIATES	09/15/11	200.44	MW	OH		
AP00307679	33782	WARD, DIANA L	09/15/11	59.40	MW	OH		
AP00307680	36355	WASTEWATER SOLUTIONS INC	09/15/11	8,557.56	MW	OH		
AP00307681	17175	WATER CREEK GUN SUPPLIES	09/15/11	54.07	MW	OH		
AP00307682	3691	WECO INDUSTRIES INC	09/15/11	156.38	MW	OH		
AP00307683	41058R	WESTECH ROOFING COMPANY	09/15/11	300.00	MW	OH		
AP00307684	36033R	WESTERN ENTERPRISES	09/15/11	758.00	MW	OH		
AP00307685	24838	WESTLAKE TOW INC	09/15/11	60.00	MW	OH		
AP00307686	44533	WILCENSKI, ROBERT	09/15/11	400.00	MW	OH		
AP00307687	45861	WILCOX SALES	09/15/11	2,964.35	MW	OH		
AP00307688	45813	WILSON BROTHERS INTERIOR CONT	09/15/11	587.00	MW	OH		
AP00307689	30509	WINGFOOT COMMERCIAL TIRE SYST	09/15/11	2,598.46	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00307690	35692R	WONG, EARL	09/15/11	262.21	MW	OH		
AP00307691	18388JPA	WOODSIDE FIRE PROTECTION DIST	09/15/11	8,959.00	MW	OH		
AP00307692	34537	YAMAMURA, JAIME	09/15/11	346.50	MW	OH		
AP00307693	45926R	YASUKAWA, SHARON	09/15/11	150.00	MW	OH		
AP00307694	30137A	YELLOW CAB CO PENINSULA INC	09/15/11	60.00	MW	OH		
AP00307695	38381	YORE, SEAN	09/15/11	20.00	MW	OH		
AP00307696	41576A	YORK AND CHAPEL SF INC	09/15/11	1,500.00	MW	OH		
AP00307697	45940R	YOUNG, RICKY D	09/15/11	953.00	MW	OH		
AP00307698	45941R	YU, WILSON	09/15/11	556.00	MW	OH		
AP00307699	43523	YUNG, ESTHER	09/15/11	57.60	MW	OH		
AP00307700	1133	ZEP SALES AND SERVICE	09/15/11	237.59	MW	OH		
AP00307701	45010R	ZUES REMODELING	09/15/11	2,200.00	MW	OH		

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	3,034,750.33	Number of Checks Processed:	362
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
G R A N D T O T A L	3,034,750.33		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00307702	G-VASQUEZ	BRONITSKY, TRUSTEE MARTHA G	09/22/11	323.07	MW	OH		
AP00307703	G-SARTE2	BURCHARD, TRUSTEE DAVID	09/22/11	475.38	MW	OH		
AP00307704	G-ERFE	FRANCHISE TAX BOARD	09/22/11	553.63	MW	OH		
AP00307705	G-RIESSEN	FRANCHISE TAX BOARD	09/22/11	340.00	MW	OH		
AP00307706	G-SCOTT	FRANCHISE TAX BOARD	09/22/11	37.50	MW	OH		
AP00307707	G-WHEELER3	FRANCHISE TAX BOARD	09/22/11	100.00	MW	OH		
AP00307708	G-ORLOFF2	ORLOFF, CATHERINE M	09/22/11	452.76	MW	OH		
AP00307709	G-STABILE2	SAN MATEO COUNTY SHERIFF	09/22/11	507.68	MW	OH		
AP00307710	G-VERGARA	SAN MATEO COUNTY SHERIFF	09/22/11	113.45	MW	OH		
AP00307711	G-WILLIAMS,N	UNITED STATES TREASURY	09/22/11	250.00	MW	OH		

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	3,153.47	Number of Checks Processed:	10
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
G R A N D T O T A L	3,153.47		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00307712	18925REN	355 GELLERT BOULEVARD LLC	09/30/11	21,321.55	MW	OH		
AP00307713	30267	A & D UNLIMITED	09/30/11	79.40	MW	OH		
AP00307714	25627	A S F ELECTRIC INC	09/30/11	8,985.00	MW	OH		
AP00307715	14078	A2Z BUSINESS SYSTEMS	09/30/11	295.00	MW	OH		
AP00307716	15222	ACTION SPORTS	09/30/11	550.00	MW	OH		
AP00307717	31324	ACTIVE NETWORK INC, THE	09/30/11	862.50	MW	OH		
AP00307718	34666	AD BRAKES	09/30/11	521.26	MW	OH		
AP00307719	1514	ADAM HILL COMPANY, THE	09/30/11	142.20	MW	OH		
AP00307720	5034	ADAMSON POLICE PRODUCTS	09/30/11	203.78	MW	OH		
AP00307721	25311	ADT SECURITY SERVICES INC	09/30/11	155.00	MW	OH		
AP00307722	13854	AECO SYSTEMS INC	09/30/11	5,270.00	MW	OH		
AP00307723	15226	AFSCME LOCAL 919	09/30/11	4,503.00	MW	OH		
AP00307724	33261	AIRCO COMMERCIAL SERVICES	09/30/11	236.00	MW	OH		
AP00307725	29880	AIRGAS NCN	09/30/11	524.30	MW	OH		
AP00307726	11740	ALAN STEEL & SUPPLY COMPANY	09/30/11	303.10	MW	OH		
AP00307727	14004	ALERT PEST CONTROL COMPANY IN	09/30/11	610.00	MW	OH		
AP00307728	38145	ALL AMERICAN FITNESS	09/30/11	1,493.08	MW	OH		
AP00307729	43438JPA	ALL CHEMICAL DISPOSAL INC	09/30/11	50.00	MW	OH		
AP00307730	38811A	ALL COVERED INC	09/30/11	916.00	MW	OH		
AP00307731	37095	ALL INDUSTRIAL ELECTRIC SUPPL	09/30/11	4,035.34	MW	OH		
AP00307732	39657	ALL STAR GLASS	09/30/11	471.15	MW	OH		
AP00307733	18401	ALLIED ELECTRONICS INC	09/30/11	1,561.34	MW	OH		
AP00307734	37116	ALPHA ANALYTICAL LABORATORIES	09/30/11	10,625.50	MW	OH		
AP00307735	37981	ALS TRIBOLOGY	09/30/11	424.61	MW	OH		
AP00307736	36647R	AMERICAN HOME RENEWAL INC	09/30/11	1,590.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00307737	6722	AMERICAN RED CROSS	09/30/11	820.00	MW	OH		
AP00307738	42310	AMERINATIONAL COMMUNITY SERVI	09/30/11	309.45	MW	OH		
AP00307739	35696	AMERIPRIDE UNIFORM SERVICES	09/30/11	988.21	MW	OH		
AP00307740	1013	ANCHOR FENCE COMPANY INC	09/30/11	5,889.07	MW	OH		
AP00307741	42164	ANGELA BRUGIONI TRUSTEE	09/30/11	568.35	MW	OH		
AP00307742	42947PP	ARROWHEAD	09/30/11	33.96	MW	OH		
AP00307743	8426	ARROWHEAD	09/30/11	94.79	MW	OH		
AP00307744	45686	ASTOUND BROADBAND	09/30/11	95.95	MW	OH		
AP00307745	6413	AT&T MOBILITY	09/30/11	255.66	MW	OH		
AP00307746	32577	AT&T	09/30/11	10,509.52	MW	OH		
AP00307747	43078PP	AT&T	09/30/11	588.92	MW	OH		
AP00307748	45508JPA	AT&T	09/30/11	88.58	MW	OH		
AP00307749	44649	ATLAS COPCO COMPRESSORS LLC	09/30/11	582.00	MW	OH		
AP00307750	41256	AWESOME ENGINEERING LLC	09/30/11	1,119.94	MW	OH		
AP00307751	42749R	AYE, MA MOE MOE	09/30/11	80.00	MW	OH		
AP00307752	41314R	BACH CONSTRUCTION	09/30/11	4,500.00	MW	OH		
AP00307753	2495	BARKER BLUE DIGITAL IMAGING	09/30/11	161.93	MW	OH		
AP00307754	35698	BARTEL ASSOCIATES LLC	09/30/11	775.00	MW	OH		
AP00307755	45983R	BAUTISTA, CRISTINA	09/30/11	250.00	MW	OH		
AP00307756	45984R	BAY CT CONSTRUCTION INC.	09/30/11	300.00	MW	OH		
AP00307757	41299	BC LABORATORIES INC	09/30/11	2,730.00	MW	OH		
AP00307758	25815JPA	BELMONT SAN CARLOS FIRE DEPAR	09/30/11	9,016.00	MW	OH		
AP00307759	27889R	BENSON, ROMEO	09/30/11	680.51	MW	OH		
AP00307760	35853	BIANCHI TRAFFIC SAFETY SERVIC	09/30/11	400.00	MW	OH		
AP00307761	44828A	BICYCLE SOLUTIONS	09/30/11	275.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00307762	45737R	BIRCH, TIMOTHY	09/30/11	874.90	MW	OH		
AP00307763	19200	BIRITE FOODSERVICE DISTRIBUTO	09/30/11	4,543.33	MW	OH		
AP00307764	39595PP	BLUE SHIELD OF CA LIFE AND HE	09/30/11	258.15	MW	OH		
AP00307765	32674PP	BOHM, KELLY	09/30/11	80.48	MW	OH		
AP00307766	41767R	BOLANOS, EDGARDO	09/30/11	150.41	MW	OH		
AP00307767	45985R	BORAJAS, MAXIMINO	09/30/11	891.21	MW	OH		
AP00307768	33239	BOUND TREE MEDICAL LLC	09/30/11	629.52	MW	OH		
AP00307769	3349	BROADMOOR LANDSCAPE SUPPLY	09/30/11	814.56	MW	OH		
AP00307770	39468	BROADMOOR TOW LLC	09/30/11	265.00	MW	OH		
AP00307771	22127A	BROCK, VALERIE	09/30/11	850.00	MW	OH		
AP00307772	33842R	BRODRICK, VICTORIA	09/30/11	728.36	MW	OH		
AP00307773	G-VASQUEZ	BRONITSKY, TRUSTEE MARTHA G	09/30/11	323.07	MW	OH		
AP00307774	3064	BROWN & CALDWELL INC	09/30/11	10,719.66	MW	OH		
AP00307775	42165	BRUGIONI, ANGELA	09/30/11	1,136.70	MW	OH		
AP00307776	42166	BRUGIONI, LINDSAY	09/30/11	1,136.70	MW	OH		
AP00307777	41797	BRUGIONI, RICHARD	09/30/11	2,841.75	MW	OH		
AP00307778	41798	BRUGIONI, ROBERT	09/30/11	2,841.75	MW	OH		
AP00307779	G-SARTE2	BURCHARD, TRUSTEE DAVID	09/30/11	475.38	MW	OH		
AP00307780	34151	BUSINESS CARD	09/30/11	1,302.75	MW	OH		
AP00307781	25519	BUSINESS CREDIT INFORMATION I	09/30/11	44.73	MW	OH		
AP00307782	2396	C M AMOS PRINTING COMPANY	09/30/11	277.00	MW	OH		
AP00307783	17997	C.L.E.A.	09/30/11	2,086.50	MW	OH		
AP00307784	33981	CAGWIN & DORWARD	09/30/11	289.25	MW	OH		
AP00307785	23173	CALIFORNIA DIESEL AND POWER	09/30/11	250.00	MW	OH		
AP00307786	2724	CALIFORNIA FIRE CHIEFS ASSOCI	09/30/11	325.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00307787	36839	CALIFORNIA STATE UNIVERSITY S	09/30/11	1,400.00	MW	OH		
AP00307788	1196	CALIFORNIA WATER SERVICE COMP	09/30/11	68.58	MW	OH		
AP00307789	45986R	CALMETRO CONSTRUCTION	09/30/11	577.81	MW	OH		
AP00307790	38995R	CAPAS FIESTA CLUB	09/30/11	250.00	MW	OH		
AP00307791	17888	CARL WARREN & COMPANY INC	09/30/11	1,189.52	MW	OH		
AP00307792	44530	CASE POWER AND EQUIPMENT	09/30/11	48.60	MW	OH		
AP00307793	45692	CATALOG MARKETPLACE INC	09/30/11	108.00	MW	OH		
AP00307794	21252	CC AND SONS JANITORIAL SERVIC	09/30/11	1,300.00	MW	OH		
AP00307795	44897R	CC ROOFING INC	09/30/11	300.00	MW	OH		
AP00307796	28636	CDW GOVERNMENT INC	09/30/11	28,403.95	MW	OH		
AP00307797	42277	CEL ANALYTICAL INC	09/30/11	455.00	MW	OH		
AP00307798	1403	CENTER FOR INDEPENDENCE OF IN	09/30/11	2,741.19	MW	OH		
AP00307799	10299JPA	CENTRAL COUNTY FIRE AUTHORITY	09/30/11	13,163.00	MW	OH		
AP00307800	1882	CH BULL COMPANY	09/30/11	607.29	MW	OH		
AP00307801	45963	CHEM QUIP INC	09/30/11	2,881.62	MW	OH		
AP00307802	19705	CHEMSEARCH INC	09/30/11	305.27	MW	OH		
AP00307803	45950R	CHEN, MARY	09/30/11	248.00	MW	OH		
AP00307804	37694	CHEUNG, ANGELA	09/30/11	526.13	MW	OH		
AP00307805	45974	CHOLDENKO, GENNIFER	09/30/11	500.00	MW	OH		
AP00307806	14883	CHRISP COMPANY INC	09/30/11	48,709.26	MW	OH		
AP00307807	3678	CINTAS CORPORATION #464	09/30/11	2,126.10	MW	OH		
AP00307808	35395	CITY AUTO SUPPLY	09/30/11	3,638.31	MW	OH		
AP00307809	6649JPA	CITY OF BRISBANE	09/30/11	2,692.00	MW	OH		
AP00307810	43155JPA	CITY OF DALY CITY	09/30/11	10,846.00	MW	OH		
AP00307811	5342JPA	CITY OF FOSTER CITY	09/30/11	4,675.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00307812	4305JPA	CITY OF MILLBRAE	09/30/11	4,486.00	MW	OH		
AP00307813	6034JPA	CITY OF PACIFICA	09/30/11	3,873.00	MW	OH		
AP00307814	6579JPA	CITY OF REDWOOD CITY	09/30/11	8,071.00	MW	OH		
AP00307815	20562JPA	CITY OF SAN BRUNO	09/30/11	2,818.00	MW	OH		
AP00307816	25816JPA	CITY OF SAN MATEO	09/30/11	11,881.00	MW	OH		
AP00307817	24868	CLARK SECURITY PRODUCTS INC	09/30/11	963.90	MW	OH		
AP00307818	26644	CLEANSOURCE INC	09/30/11	921.10	MW	OH		
AP00307819	45979	CLOSAS, HERMINIO	09/30/11	116.35	MW	OH		
AP00307820	22146	COAST OIL COMPANY INC	09/30/11	36,756.98	MW	OH		
AP00307821	25819JPA	COLMA FIRE PROTECTION DISTRIC	09/30/11	2,355.00	MW	OH		
AP00307822	40574A	COMCAST SPOTLIGHT	09/30/11	2,340.80	MW	OH		
AP00307823	34153	COMCAST	09/30/11	156.87	MW	OH		
AP00307824	40882RJPA	COMER, SHERYL	09/30/11	331.45	MW	OH		
AP00307825	12578	COMPLETE LINEN SERVICE INC	09/30/11	79.68	MW	OH		
AP00307826	30976	CONNEY SAFETY PRODUCTS	09/30/11	197.43	MW	OH		
AP00307827	45585	CONSOLIDATED PARTITIONS INC	09/30/11	760.00	MW	OH		
AP00307828	39364	COPOWER	09/30/11	40.80	MW	OH		
AP00307829	45951RPP	CORDERO, NENAH	09/30/11	33.30	MW	OH		
AP00307830	30109	CORELOGIC INFORMATION SOLUTIO	09/30/11	280.00	MW	OH		
AP00307831	45987R	CORTEZ, SANDRA	09/30/11	250.00	MW	OH		
AP00307832	14930	COUNTY OF SAN MATEO	09/30/11	6,203.00	MW	OH		
AP00307833	43157JPA	COUNTY OF SAN MATEO	09/30/11	1,117.00	MW	OH		
AP00307834	1833	CPCA	09/30/11	1,800.00	MW	OH		
AP00307835	1053	CPS	09/30/11	7,000.90	MW	OH		
AP00307836	42324	CRIME SCENE CLEANERS INC	09/30/11	300.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00307837	34141A	CRYSTAL SPRINGS CATERING INC	09/30/11	370.85	MW	OH		
AP00307838	7274	CUMMINS WEST INC	09/30/11	16,989.42	MW	OH		
AP00307839	19907	CWEA-TCP	09/30/11	73.00	MW	OH		
AP00307840	1042	D C LOCK & SECURITY SERVICE	09/30/11	57.99	MW	OH		
AP00307841	1836	DAILY JOURNAL CORPORATION	09/30/11	488.00	MW	OH		
AP00307842	1414	DALY CITY CENTRAL CASHIER	09/30/11	898.41	MW	OH		
AP00307843	2285	DALY CITY COLMA CHAMBER OF CO	09/30/11	4,102.42	MW	OH		
AP00307844	1937	DALY CITY FIREFIGHTERS UNION	09/30/11	6,868.50	MW	OH		
AP00307845	45874	DALY CITY FIREFIGHTERS P.A.C.	09/30/11	840.00	MW	OH		
AP00307846	9290	DALY CITY POLICE OFFICERS ASS	09/30/11	12,066.23	MW	OH		
AP00307847	9290	DALY CITY POLICE OFFICERS ASS	09/30/11	209.00	MW	OH		
AP00307848	1793	DALY CITY TOOL MART	09/30/11	66.21	MW	OH		
AP00307849	37164	DARLING INTERNATIONAL INC	09/30/11	853.55	MW	OH		
AP00307850	45988R	DEBRUNNER CONSTRUCTION	09/30/11	3,543.91	MW	OH		
AP00307851	28282	DEPARTMENT OF TOXIC SUBSTANCE	09/30/11	117.08	MW	OH		
AP00307852	45989R	DIAZ-MEDINA, RUTH	09/30/11	400.00	MW	OH		
AP00307853	28263A	DIGITAL JOBS INC	09/30/11	175.00	MW	OH		
AP00307854	45980	DITAN, ROLAND	09/30/11	1,000.89	MW	OH		
AP00307855	45957R	DMITRIEVA, ELENA	09/30/11	308.00	MW	OH		
AP00307856	22126	DUDLEY PERKINS CO	09/30/11	865.19	MW	OH		
AP00307857	45973R	DUKE UNIVERSITY LIBRARIES	09/30/11	15.00	MW	OH		
AP00307858	45990R	DUMALAG, RAMON SILVESTRE	09/30/11	230.00	MW	OH		
AP00307859	45491PP	DURAN, MARIA	09/30/11	96.00	MW	OH		
AP00307860	40007	EMLAB P&K LLC	09/30/11	959.00	MW	OH		
AP00307861	43756A	EMPLOYMENT DEVELOPMENT DEPART	09/30/11	1,799.97	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00307862	45965	ENGINEERING NEWS RECORD	09/30/11	49.00	MW	OH		
AP00307863	40353	ENTERSECT CORPORATION	09/30/11	110.75	MW	OH		
AP00307864	3786	ENVIRONMENTAL RESOURCE ASSOCI	09/30/11	757.27	MW	OH		
AP00307865	1049	EQUIFAX INFORMATION SVCS LLC	09/30/11	50.00	MW	OH		
AP00307866	45971R	ERH, NANCY	09/30/11	273.00	MW	OH		
AP00307867	13139R	EVERLY, KATHY	09/30/11	151.20	MW	OH		
AP00307868	26235	EVERLY, KATHY	09/30/11	3,031.25	MW	OH		
AP00307869	26327	EWING IRRIGATION PRODUCTS INC	09/30/11	71.46	MW	OH		
AP00307870	46006R	FALABELLA, JOHN M	09/30/11	60.87	MW	OH		
AP00307871	37186	FALCON ASSOCIATES INC	09/30/11	1,685.46	MW	OH		
AP00307872	42544	FARMER BROTHERS COFFEE	09/30/11	365.02	MW	OH		
AP00307873	28761R	FESTIDANZA SAN FRANCISCO	09/30/11	800.00	MW	OH		
AP00307874	45977	FIRETECH INSPECTION SERVICE	09/30/11	595.00	MW	OH		
AP00307875	23291	FLOORTRENDS INC	09/30/11	51.96	MW	OH		
AP00307876	G-ERFE	FRANCHISE TAX BOARD	09/30/11	90.34	MW	OH		
AP00307877	G-ORBETA2	FRANCHISE TAX BOARD	09/30/11	40.00	MW	OH		
AP00307878	G-RIESSEN	FRANCHISE TAX BOARD	09/30/11	340.00	MW	OH		
AP00307879	G-SCOTT	FRANCHISE TAX BOARD	09/30/11	37.50	MW	OH		
AP00307880	G-WHEELER3	FRANCHISE TAX BOARD	09/30/11	100.00	MW	OH		
AP00307881	44532	FREMOUW ENVIRONMENTAL SERVICE	09/30/11	25.00	MW	OH		
AP00307882	40202R	FREUTEL ROOFING INC	09/30/11	300.00	MW	OH		
AP00307883	23110	GADDIS INCORPORATED	09/30/11	4,093.45	MW	OH		
AP00307884	17633	GAMEZ, JOHN	09/30/11	362.00	MW	OH		
AP00307885	4634MED	GARY M OLSON PHD	09/30/11	300.00	MW	OH		
AP00307886	5002	GHILOTTI BROS INC	09/30/11	262,629.17	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00307887	41801	GIGLI, EDWARD	09/30/11	2,841.75	MW	OH		
AP00307888	45976	GOTELLI, JODI	09/30/11	105.45	MW	OH		
AP00307889	31925	GOVCONNECTION INC	09/30/11	823.05	MW	OH		
AP00307890	18532	GOW SUPPLY COMPANY INC	09/30/11	2.99	MW	OH		
AP00307891	1754	GRAINGER INC	09/30/11	2,094.29	MW	OH		
AP00307892	1123	GRAYBAR ELECTRIC CO	09/30/11	524.72	MW	OH		
AP00307893	22404	GREGS TRUCKING SERVICE INC	09/30/11	384.00	MW	OH		
AP00307894	30894	GRM	09/30/11	311.15	MW	OH		
AP00307895	44863	GRYPHON TRAINING GROUP INC	09/30/11	450.00	MW	OH		
AP00307896	45991R	GUTIERREZ, ROWAN	09/30/11	150.00	MW	OH		
AP00307897	2223	HACH COMPANY	09/30/11	389.20	MW	OH		
AP00307898	3702	HARRINGTON INDUSTRIAL PLASTIC	09/30/11	272.66	MW	OH		
AP00307899	1980	HARRISON & BONINI INC	09/30/11	44.16	MW	OH		
AP00307900	30684	HDS WHITE CAP CONSTRUCTION SU	09/30/11	536.22	MW	OH		
AP00307901	32874R	HIGHLAND CONSTRUCTION CO	09/30/11	300.00	MW	OH		
AP00307902	4011	HILTI INC	09/30/11	107.73	MW	OH		
AP00307903	42455RPP	HOOKS, LAVOIS	09/30/11	394.86	MW	OH		
AP00307904	3076	IAFC MEMBERSHIP	09/30/11	274.00	MW	OH		
AP00307905	44480JPA	IKON OFFICE SOLUTIONS	09/30/11	319.34	MW	OH		
AP00307906	31781	INNOVATIVE CLAIM SOLUTIONS	09/30/11	11,368.21	MW	OH		
AP00307907	14301	INTERNATIONAL CODE COUNCIL IN	09/30/11	225.00	MW	OH		
AP00307908	1072	IRVINE & JACHENS INC	09/30/11	25.00	MW	OH		
AP00307909	44997R	J & L ROOFING COMPANY	09/30/11	600.00	MW	OH		
AP00307910	45992R	JOHN RICE CONSTRUCTION INC.	09/30/11	682.01	MW	OH		
AP00307911	40264R	JSK BUILDER INC	09/30/11	300.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00307912	7901	K 119 OF CALIFORNIA INC	09/30/11	422.12	MW	OH		
AP00307913	10144	KAMAN INDUSTRIAL TECHNOLOGIES	09/30/11	674.05	MW	OH		
AP00307914	21792	KELLY PAPER	09/30/11	710.12	MW	OH		
AP00307915	36720	KONECRANES INC	09/30/11	3,189.14	MW	OH		
AP00307916	1108	L N CURTIS & SONS	09/30/11	1,309.84	MW	OH		
AP00307917	34493A	LANLOGIC INC	09/30/11	40.00	MW	OH		
AP00307918	45993R	LAPLANA, MILLICENT	09/30/11	250.00	MW	OH		
AP00307919	18537	LAW ENFORCEMENT TARGETS INC	09/30/11	490.58	MW	OH		
AP00307920	33497	LEGACY MECHANICAL & ENERGY SE	09/30/11	4,016.30	MW	OH		
AP00307921	45994R	LEGASPI, MARIA-LALAINE	09/30/11	250.00	MW	OH		
AP00307922	30726	LEHR AUTO ELECTRIC	09/30/11	730.13	MW	OH		
AP00307923	45995R	LEON, JOSE	09/30/11	800.00	MW	OH		
AP00307924	45996R	LEW, DYANA	09/30/11	80.00	MW	OH		
AP00307925	12906LAW	LIEBERT CASSIDY WHITMORE	09/30/11	56.00	MW	OH		
AP00307926	29220	LIGHTHOUSE, THE	09/30/11	213.32	MW	OH		
AP00307927	45997R	LOCKARD, JUSTINE	09/30/11	250.00	MW	OH		
AP00307928	45966R	LONESTAR HOLDING LLC	09/30/11	67.07	MW	OH		
AP00307929	29332	LORAL LANDSCAPING	09/30/11	8,430.69	MW	OH		
AP00307930	45998R	MACAPINLAC, JEANETTE	09/30/11	250.00	MW	OH		
AP00307931	36784	MALLORY COMPANY	09/30/11	583.81	MW	OH		
AP00307932	45952R	MANALO, RAMON	09/30/11	200.00	MW	OH		
AP00307933	20304	MARTEL, PATRICIA E	09/30/11	300.00	MW	OH		
AP00307934	14277	MAZE & ASSOCIATES INC	09/30/11	2,025.00	MW	OH		
AP00307935	15393	MCMASTER CARR SUPPLY CO	09/30/11	345.73	MW	OH		
AP00307936	36891	MEDTOX LABORATORIES INC	09/30/11	377.20	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00307937	44154R	MEERE, ROSE	09/30/11	728.36	MW	OH		
AP00307938	33989A	MEGAPATH INC	09/30/11	179.34	MW	OH		
AP00307939	25805JPA	MENLO PARK FIRE PROTECTION DI	09/30/11	15,430.00	MW	OH		
AP00307940	45224PP	METLIFE SBC	09/30/11	642.44	MW	OH		
AP00307941	23949	METRO MOBILE COMMUNICATIONS	09/30/11	21.65	MW	OH		
AP00307942	36779	METRO PCS WIRELESS INC	09/30/11	50.00	MW	OH		
AP00307943	3110	METTLER TOLEDO INC	09/30/11	562.00	MW	OH		
AP00307944	26465	MID PENINSULA BOYS & GIRLS CL	09/30/11	15,783.33	MW	OH		
AP00307945	45999R	MIRA, BRENDA	09/30/11	250.00	MW	OH		
AP00307946	18673	MISSION MOTORCYLES	09/30/11	30.00	MW	OH		
AP00307947	46000R	MONROY, LUIS	09/30/11	250.00	MW	OH		
AP00307948	42081R	MOSQUEDA, SYLVIA	09/30/11	1,000.00	MW	OH		
AP00307949	15396	MOSS RUBBER & EQUIPMENT CORP	09/30/11	207.92	MW	OH		
AP00307950	15210	MUNICIPAL MAINTENANCE EQUIPME	09/30/11	1,100.07	MW	OH		
AP00307951	44412	NASCO MODESTO	09/30/11	690.96	MW	OH		
AP00307952	41187	NATIONAL ELEVATOR COMPANY INC	09/30/11	175.00	MW	OH		
AP00307953	8491	NATIONAL RESOURCE SAFETY CENT	09/30/11	37.71	MW	OH		
AP00307954	45967R	NELSON, JACQUELINE	09/30/11	1,275.34	MW	OH		
AP00307955	40422R	NEW CITY CONSTRUCTION GROUP I	09/30/11	300.00	MW	OH		
AP00307956	37013R	NEW PACIFIC ROOFING CO INC	09/30/11	300.00	MW	OH		
AP00307957	3420	NEWARK	09/30/11	132.14	MW	OH		
AP00307958	10566	NORTH PENINSULA FOOD PANTRY A	09/30/11	2,100.00	MW	OH		
AP00307959	9393	O'ROURKE, MICHAEL	09/30/11	362.00	MW	OH		
AP00307960	6638A	OFFICE DEPOT CREDIT PLAN	09/30/11	173.06	MW	OH		
AP00307961	42500	OFFICE DEPOT	09/30/11	2,559.22	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00307962	42670	OFFICE DEPOT	09/30/11	137.25	MW	OH		
AP00307963	43077PP	OFFICE DEPOT	09/30/11	168.83	MW	OH		
AP00307964	29187	ON TOUR CLIENT TRUST ACCOUNT	09/30/11	54,175.00	MW	OH		
AP00307965	45969R	ONGO, PETER	09/30/11	118.81	MW	OH		
AP00307966	39799RPP	ORLEMAN, MARIA	09/30/11	111.00	MW	OH		
AP00307967	G-ORLOFF2	ORLOFF, CATHERINE M	09/30/11	452.76	MW	OH		
AP00307968	14875	ORLOFF, STEVEN	09/30/11	280.19	MW	OH		
AP00307969	44787LAW	ORRICK HERRINGTON & SUTCLIFFE	09/30/11	472.50	MW	OH		
AP00307970	37470	OSORIO III, JOSE MARIO	09/30/11	1,000.00	MW	OH		
AP00307971	46001R	OUELLETTE, JUNE	09/30/11	250.00	MW	OH		
AP00307972	42965	OWEN EQUIPMENT SALES	09/30/11	512.64	MW	OH		
AP00307973	42838	PACE SUPPLY CORP	09/30/11	537.49	MW	OH		
AP00307974	45816	PACIFIC COLOR GRAPHICS	09/30/11	666.82	MW	OH		
AP00307975	1216	PACIFIC GAS & ELECTRIC	09/30/11	126,992.08	MW	OH		
AP00307976	29252	PACIFIC PRODUCE INC	09/30/11	538.91	MW	OH		
AP00307977	11016	PADILLA, ROSA	09/30/11	250.00	MW	OH		
AP00307978	37562R	PANOPIO, ELEAZAR A	09/30/11	80.00	MW	OH		
AP00307979	12536	PAPA	09/30/11	320.00	MW	OH		
AP00307980	38239	PAPE MACHINERY INC	09/30/11	20.78	MW	OH		
AP00307981	35859A	PCA MANAGEMENT LLC	09/30/11	108,587.58	MW	OH		
AP00307982	44079R	PELESAUMA, JOHNNY	09/30/11	250.00	MW	OH		
AP00307983	36454A	PENINSULA CORRIDOR JOINT POWE	09/30/11	2,821.48	MW	OH		
AP00307984	1936	PENINSULA POLICE OFFICERS ASS	09/30/11	623.70	MW	OH		
AP00307985	12043	PENINSULA SPORTS OFFICIAL ASS	09/30/11	1,144.00	MW	OH		
AP00307986	44334A	PENINSULA YELLOW CAB	09/30/11	141.50	MW	OH		

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AP00307987	46002R	PERRY, SORDIA	09/30/11	10.00	MW	OH		
AP00307988	19678	PERS LONG TERM CARE PROGRAM	09/30/11	3,585.40	MW	OH		
AP00307989	5216	PEZZOLA, LOUIE	09/30/11	549.27	MW	OH		
AP00307990	42131R	PIRNEJAD, PETER	09/30/11	250.00	MW	OH		
AP00307991	25817JPA	POINT MONTARA HALF MOON BAY F	09/30/11	7,827.00	MW	OH		
AP00307992	9922	POLLARDWATER.COM EAST	09/30/11	139.06	MW	OH		
AP00307993	36106	POLYDYNE INC	09/30/11	8,589.64	MW	OH		
AP00307994	16440	PRAXAIR DISTRIBUTION INC	09/30/11	51.93	MW	OH		
AP00307995	26276	PRAXAIR INC	09/30/11	3,173.07	MW	OH		
AP00307996	29200	PRE PAID LEGAL SERVICES INC	09/30/11	540.54	MW	OH		
AP00307997	45859	PRINT EM ALL LLC	09/30/11	923.48	MW	OH		
AP00307998	46007A	PROJECT MANAGEMENT ACADEMY	09/30/11	1,895.00	MW	OH		
AP00307999	1109	PUBLIC UTILITIES COMMISSION	09/30/11	416,911.58	MW	OH		
AP00308000	4750	QUILL.COM	09/30/11	120.79	MW	OH		
AP00308001	1115	R & B COMPANY	09/30/11	2,727.17	MW	OH		
AP00308002	12539	R A METAL PRODUCTS INC	09/30/11	1,172.63	MW	OH		
AP00308003	38804	RADAR SHOP, THE	09/30/11	239.00	MW	OH		
AP00308004	44422	RDO TRUST #80-5800	09/30/11	1,909.60	MW	OH		
AP00308005	32503R	REES, JOSHUA	09/30/11	526.59	MW	OH		
AP00308006	14608	REEVES COMPANY INC	09/30/11	26.51	MW	OH		
AP00308007	32637	RESTAURANT DEPOT SAN FRANCISC	09/30/11	490.57	MW	OH		
AP00308008	37028	RMC WATER AND ENVIRONMENT	09/30/11	10,613.70	MW	OH		
AP00308009	28196R	ROQUE, MELINDA	09/30/11	34.00	MW	OH		
AP00308010	40582A	ROYAL PERFORMANCE GROUP	09/30/11	9,829.50	MW	OH		
AP00308011	45949R	ROYECA, ANTONIO	09/30/11	10.00	MW	OH		

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AP00308012	36329	S AND S SUPPLIES & SOLUTIONS	09/30/11	638.68	MW	OH		
AP00308013	1465	SAFEWAY INC	09/30/11	354.26	MW	OH		
AP00308014	34143A	SAN FRANCISCO EXAMINER	09/30/11	477.00	MW	OH		
AP00308015	4947	SAN MATEO COUNTY BAR ASSOCIAT	09/30/11	235.00	MW	OH		
AP00308016	43158JPA	SAN MATEO COUNTY FIRE COUNTY	09/30/11	13,175.00	MW	OH		
AP00308017	13251	SAN MATEO COUNTY RECORDER	09/30/11	15.00	MW	OH		
AP00308018	35246	SAN MATEO COUNTY SHERIFFS OFF	09/30/11	70,488.32	MW	OH		
AP00308019	G-STABILE2	SAN MATEO COUNTY SHERIFF	09/30/11	504.35	MW	OH		
AP00308020	G-VERGARA	SAN MATEO COUNTY SHERIFF	09/30/11	131.95	MW	OH		
AP00308021	32894A	SAN MATEO COUNTY TIMES	09/30/11	150.68	MW	OH		
AP00308022	43156JPA	SAN MATEO COUNTY	09/30/11	373,655.00	MW	OH		
AP00308023	13503	SANTOS, MARIA VICTORIA	09/30/11	9,479.97	MW	OH		
AP00308024	41719	SATWORX	09/30/11	393.85	MW	OH		
AP00308025	45082RPP	SCHINDLER, STEVE	09/30/11	58.28	MW	OH		
AP00308026	45982R	SELIX, AARON	09/30/11	250.00	MW	OH		
AP00308027	45956R	SELLAS, NICKOLAS	09/30/11	613.78	MW	OH		
AP00308028	1111	SFPUC - WATER	09/30/11	391,941.11	MW	OH		
AP00308029	2068	SHAPE PRODUCTS COMPANY	09/30/11	351.40	MW	OH		
AP00308030	31449	SHARP BUSINESS SYSTEMS	09/30/11	11,892.22	MW	OH		
AP00308031	8782	SHERROD, RICHARD	09/30/11	1,391.58	MW	OH		
AP00308032	46003R	SHERROD, RIC	09/30/11	200.00	MW	OH		
AP00308033	45953R	SHEY, LITA	09/30/11	200.00	MW	OH		
AP00308034	23742	SHOE DEPOT INC	09/30/11	574.70	MW	OH		
AP00308035	28917	SIERRA CHEMICAL COMPANY	09/30/11	8,221.19	MW	OH		
AP00308036	8732	SMITH EMERY COMPANY	09/30/11	1,376.75	MW	OH		

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AP00308037	38120	SOKOL, SARITA	09/30/11	94.50	MW	OH		
AP00308038	40366	SPORT SUPPLY GROUP INC	09/30/11	2.56	MW	OH		
AP00308039	45961R	SPRADER, KOREY	09/30/11	249.00	MW	OH		
AP00308040	1375	STANDARD INSURANCE COMPANY	09/30/11	51,724.10	MW	OH		
AP00308041	37940	STANDARD PLUMBING SUPPLY CO	09/30/11	227.33	MW	OH		
AP00308042	40473JPA	STAPLES BUSINESS ADVANTAGE	09/30/11	67.12	MW	OH		
AP00308043	30131A	STAPLES CREDIT PLAN	09/30/11	202.59	MW	OH		
AP00308044	1190	STATE SHEET METAL WORKS INC	09/30/11	950.00	MW	OH		
AP00308045	3613	STATIONARY ENGINEERS LOCAL 39	09/30/11	1,342.32	MW	OH		
AP00308046	13326	STEERS, JUDITH E	09/30/11	9,313.43	MW	OH		
AP00308047	40900	STEVENS BAY AREA DIESEL SERVI	09/30/11	3,064.89	MW	OH		
AP00308048	45981R	STRAIN, ROBERT	09/30/11	120.00	MW	OH		
AP00308049	18334	SUNGARD PUBLIC SECTOR INC	09/30/11	689.70	MW	OH		
AP00308050	17552R	SUNKY ROOFING INC	09/30/11	600.00	MW	OH		
AP00308051	40313	SUNQUEST PROPERTIES INC	09/30/11	422.18	MW	OH		
AP00308052	39463	SUREFIRE LLC	09/30/11	18.50	MW	OH		
AP00308053	39619	SUSAN B ANTHONY ELEMENTARY SC	09/30/11	1,000.00	MW	OH		
AP00308054	35472R	TALLERICO, VICTORIA	09/30/11	178.00	MW	OH		
AP00308055	9227	TAM, RANDY	09/30/11	1,844.78	MW	OH		
AP00308056	45954R	TAM, SARA	09/30/11	48.00	MW	OH		
AP00308057	46004R	TAMAYO, MELINDA	09/30/11	250.00	MW	OH		
AP00308058	26777R	TASHIRO, LILIAN	09/30/11	875.35	MW	OH		
AP00308059	2798	TEAMSTERS LOCAL 856	09/30/11	4,868.00	MW	OH		
AP00308060	38058	TECARTA INC	09/30/11	150.00	MW	OH		
AP00308061	15343	TECHNI TOOL INC	09/30/11	89.18	MW	OH		

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AP00308062	13852	TELECOMMUNICATIONS ENGINEERIN	09/30/11	3,004.00	MW	OH		
AP00308063	42970JPA	TELECOMMUNICATIONS ENGINEERIN	09/30/11	12,995.00	MW	OH		
AP00308064	45972	THIRD DEGREE COMMUNICATIONS I	09/30/11	522.77	MW	OH		
AP00308065	28995	THOMSON REUTERS/BARCLAYS	09/30/11	144.03	MW	OH		
AP00308066	45975	THUNDERSTAR STAGES	09/30/11	800.00	MW	OH		
AP00308067	31588R	THURMAN, TIMOTHY	09/30/11	4,223.00	MW	OH		
AP00308068	42206A	TM LEASING COMPANY	09/30/11	351.50	MW	OH		
AP00308069	41791A	TOYOTA FINANCIAL SERVICES	09/30/11	536.00	MW	OH		
AP00308070	44587	TRANG, HONG NHUNG	09/30/11	46.00	MW	OH		
AP00308071	42727	U S GAS & EQUIPMENT	09/30/11	498.24	MW	OH		
AP00308072	40509R	UL ROOFING SYSTEMS CO	09/30/11	300.00	MW	OH		
AP00308073	28123	UNITED RENTALS NORTHWEST INC	09/30/11	42.86	MW	OH		
AP00308074	31745	UNITED SITE SERVICES OF CALIF	09/30/11	597.15	MW	OH		
AP00308075	G-WILLIAMS,N	UNITED STATES TREASURY	09/30/11	250.00	MW	OH		
AP00308076	32209	UNIVAR USA INC	09/30/11	2,530.00	MW	OH		
AP00308077	18749	UPS STORE #0966, THE	09/30/11	41.83	MW	OH		
AP00308078	7873	URBAN FARMER STORE, THE	09/30/11	258.40	MW	OH		
AP00308079	25265	VALLEY SLURRY SEAL CO INC	09/30/11	475,840.61	MW	OH		
AP00308080	30602	VANGUARD CLEANING SYSTEMS INC	09/30/11	1,920.00	MW	OH		
AP00308081	38922	VANTAGEPOINT TRANSFER AGENTS-	09/30/11	16,160.34	MW	OH		
AP00308082	45040	VIGILANT CANINE SERVICES INTE	09/30/11	200.00	MW	OH		
AP00308083	46005R	VIRAY, ALEXANDER	09/30/11	1,204.68	MW	OH		
AP00308084	15510	VMI INC	09/30/11	3,171.73	MW	OH		
AP00308085	14150R	VON HAGEL, SUSAN	09/30/11	581.93	MW	OH		
AP00308086	27181	VORTEX INDUSTRIES INC	09/30/11	2,057.27	MW	OH		

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AP00308087	1579	VWR INTERNATIONAL INC	09/30/11	487.26	MW	OH		
AP00308088	12788	WALKERS HYDRAULICS INC	09/30/11	1,647.38	MW	OH		
AP00308089	45254R	WARDLE, BRANDON	09/30/11	162.35	MW	OH		
AP00308090	17175	WATER CREEK GUN SUPPLIES	09/30/11	54.17	MW	OH		
AP00308091	45073R	WDC EXPLORATION	09/30/11	958.09	MW	OH		
AP00308092	3691	WECO INDUSTRIES INC	09/30/11	1,188.93	MW	OH		
AP00308093	31444R	WEST BAY ALANO CLUB	09/30/11	250.00	MW	OH		
AP00308094	45970	WEST COAST RUBBER RECYCLING I	09/30/11	81.08	MW	OH		
AP00308095	29517	WEST LITE SUPPLY COMPANY INC	09/30/11	2,895.55	MW	OH		
AP00308096	1201	WEST PAYMENT CENTER	09/30/11	2,294.74	MW	OH		
AP00308097	18327	WESTERN CHAPTER ISA	09/30/11	50.00	MW	OH		
AP00308098	1095	WESTLAKE TOUCHLESS CAR WASH &	09/30/11	470.90	MW	OH		
AP00308099	24838	WESTLAKE TOW INC	09/30/11	60.00	MW	OH		
AP00308100	45948A	WHINERY, TERESA	09/30/11	1,746.25	MW	OH		
AP00308101	30509	WINGFOOT COMMERCIAL TIRE SYST	09/30/11	1,597.42	MW	OH		
AP00308102	40475	WINTZELL, YLVA	09/30/11	299.48	MW	OH		
AP00308103	39574	WINZLER & KELLY CONSULTING EN	09/30/11	4,084.91	MW	OH		
AP00308104	21984	WONG, ANTHONY	09/30/11	839.85	MW	OH		
AP00308105	45955R	WOO, SIMON SAI	09/30/11	188.10	MW	OH		
AP00308106	18388JPA	WOODSIDE FIRE PROTECTION DIST	09/30/11	8,959.00	MW	OH		
AP00308107	41132	WRIGHT, CHARLAYNE	09/30/11	1,267.42	MW	OH		
AP00308108	34537	YAMAMURA, JAIME	09/30/11	364.00	MW	OH		
AP00308109	30800R	YANGA, CHELLAH	09/30/11	250.00	MW	OH		
AP00308110	30137A	YELLOW CAB CO PENINSULA INC	09/30/11	70.40	MW	OH		
AP00308111	38381	YORE, SEAN	09/30/11	20.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00308112	4510	ZAP MANUFACTURING INC	09/30/11	53.53	MW	OH		
AP00308113	1133	ZEP SALES AND SERVICE	09/30/11	856.01	MW	OH		
AP00308114	41768RPP	ZIADEH, SHERIN	09/30/11	189.26	MW	OH		

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	3,083,187.42	Number of Checks Processed:	403
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
G R A N D T O T A L	3,083,187.42		

City of Daly City
Budget Transfer/Adjustment

Department/Division: ECD/Building **Date:** 10/10/2011

Month/Fiscal Year: October/FY11-12

Explanation/Justification:

To appropriate funds for two staff members to attend the 2011 EnerGov User Conference in Atlanta, Georgia for our Land Management software (October 12-14, 2011)

Funds are available from Construction and Demolition Recycling deposits in excess of budget in FY2011 ($14,082 in excess of estimate)

Approvals:

Gail DeFries
Originator

Director of Finance

Department Head

City Manager/City Council

City of Daly City Budget Transfer/Adjustment

Account Number	Account Name	Program/Project Name	Amount	Finance Only: Budget Balance Before	After
Use of Funds:					
01-300-340-4303	Travel and Meetings	Building	$4,000.00	1947.16	5947.16
			$4,000.00	$	$
Source of Funds:					
Reduced Expenditures:					
New Revenue:					
01-2600	Fund Balance		$4,000.00		
				$	$
		Total Source of Funds	$4,000.00		

For Capital Projects Only - Transfer of Funding Between Projects

From Account Number	Name/Type Code	Amount	**To** Account Number	Name/Type Code	Amount

Finance Only:

Verified By/Date 10/10/11 Entered By/Date

Audited By/Date

Document No.

City Council Meeting Agenda Report

Item # _____

Meeting Date: October 24, 2011

Subject: Creation of a New Capital Project to Implement Radio Frequency Identification Technology at the Three Branch Libraries and Appropriation of Existing Program Revenue

Recommended Action

It is recommended the City Council authorize the creation of a new capital project for the acquisition and implementation of the Radio Frequency Identification Technology (RFI) at the three branch libraries and appropriate $286,783 in existing program revenue to fund the capital project.

Background

The Peninsula Library System (PLS) recently commenced a major initiative to convert all member libraries to RFID technology. This technology would increase staff efficiency in performing routine material circulation functions, improve collection management and provide the community with expanded self-serve check-out.

Discussion

Radio Frequency Identification Technology is the successor to the Bar Code. It is more reliable and less easily corrupted. Through the implementation of the technology and the scanning systems now available to support the technology, greater efficiency and cost-savings would be generated. The RFID project would include the following steps:

- **Conversion of all Daly City Library Materials to RFID Tags**: Total cost of conversion is $127,436, which includes $55,436 for the tags themselves and $72,000 for processing wages.
- **RFID Workstations for Staff**: RFID workstations are needed for staff to check materials in and out as well as convert newly-acquired materials to RFID technology. The cost of these workstations is $16,577.
- **RFID Self-Check Stations**: These units would allow patrons to check out all Daly City library items on their own (including media in locked security cases) as well as pay fines and fees with credit card. The cost of these stations is $67,648.
- **RFID Security Gates**: These new security gates are necessary for RFID security technology. The cost of these security gates is $42,088.
- **RFID Handheld Digital Scanner**: This device allows staff to perform inventory checks and locate missing items in a fraction of a time presently required for manual checks. The cost of this device is $5,020.
- **Additional System Software**: This software allows all of the above equipment to work within the Daly City libraries and the Peninsula Library System. The cost of this software is $11,236.
- **Indoor Book Bins for Media Cases**: These cabinets/book bins provide patrons with a secure place to insert media cases once they have been removed from locked CD and DVD cases. The cost of these book bins is $10,000.

- **Data Line Installation for Security Gates/Contingencies**: Additional data lines are needed to support the new security gates. The cost of this installation and any contingencies is expected not to exceed $6,778.

Implementation of the technology would reduce staff time processing routine circulation functions and would facilitate expanded patron self-serve check-out opportunities. By reducing staff time spent on routine circulation functions, staff would spend increased time providing enhanced service to patrons such as programming and informational assistance.

One of the many benefits of this relationship with PLS is Daly City's ability to acquire new technologies through PLS volume-purchasing. RFID technology is currently being acquired by all member libraries within PLS. Utilization of PLS's volume purchasing results in a lower cost than if Daly City were to purchase this technology independently.

Presently, $286,783 is being held in a reserve account. These funds have accumulated over the years as a result of library book sales. These funds have been held in accounts pending their exclusive use for equipment and facility upgrade capital projects. Allocating these funds to the RFID project would use these funds as originally planned.

Fiscal Impact

The initial acquisition of the technology would not result in an impact to the General Fund. Through the revenue reserved in the book sale fund, the initial implementation of the technology would be funded. There would be an ongoing maintenance cost to the City for this project. Annual maintenance costs are expected to be approximately $12,000 annually. It is anticipated this annual cost would be covered within the existing budget allocated by the City Council to the Department of Library and Recreation Services.

Conclusion

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

Respectfully submitted,

Timothy Birch
Assistant to the Director
Daly City Public Library

Kerry Burns
Assistant City Manager
Interim Director, Department of Library and Recreation Services

City Council Meeting Agenda Report

Item # _____

Meeting Date: October 24, 2011

Subject: Reconsideration of Denial of Administrative Use Permit AUP-12-10-3199
Co-location of New Verizon Wireless Facility at Westmoor High School
163 Edgemont Drive Daly City

Recommended Action

Reconsider denial and uphold staff's approval of AUP-12-10-3199 subject to the modified conditions and findings.

Background

At the September 26, 2011 reconsideration hearing the City Council requested the applicant conduct a community meeting and directed staff to facilitate the community meeting. The City Council further requested that the applicant provide information regarding electro-magnetic frequency radiation, the Federal Telecommunications Act, alternative site analysis, dropped calls and coverage, design and aesthetics, security and also co-location.

Discussion

The community meeting was held on October 13, 2011 at 5pm in the Westmoor High School cafeteria directly adjacent to the location for the proposed Verizon co-location site (See Attachment B – Community Meeting Notice, Agenda and Sign in Sheet). Notices were sent out to all property owners within 300 feet from the project parcel, being the same notice list for all of the hearing public notices for this project.

Community members present at the meeting included Debbie Martin, Rosvena Iskandar, Tom Tirtadinata, Sol Gomez, Shirley Choo, Teresa Yu, Fred Martin and Rufina Urruti.

Verizon staff representatives included Charnel James, Chris Durand, Russ Bentson, Lynn Bruno, and Paul Albritton. The School District superintendent Tom Minshew and Daly City staff Economic and Community Development Director Richard Berger, Planning Manager Tatum Mothershead and Assistant Planner Steve Engfer were also present at the meeting.

City staff discussed the history of the permitting process for the existing T-Mobile site, the proposed Verizon wireless facility, and the Municipal Code's preference for the co-location of wireless facilities.

Verizon representatives gave an overview of the project, their site selection process and an alternative site analysis, electro-magnetic frequency radiation, the Federal Telecommunications Act, dropped calls and coverage, and requested suggestions to improve the overall design aesthetic and the existing security issues. A variety of handouts were provided and have been included as attachments to this report. (Attachment A, B & C- September 26, 2011 Report, Community Meeting Notice, Agenda, Sign in Sheet & Handouts)

The community members asked questions regarding the previous approval, the process by which the T-Mobile site was entitled, their preference for it to be relocated elsewhere on the site and if the

existing facility could be appealed at the time of any future renewals. Also discussed in detail were security concerns regarding activities at the school, property values, the School Board's role in the leasing of the site, and conditions that could be included to enhance the landscaping and address potential security concerns directly related to the Verizon equipment area.

After presentations were given, a guided tour of the project site was provided to give an opportunity to further discuss project design alternatives that could be incorporated into the project proposal. As a result, the staff and the applicant included some modifications to the proposed project.

Summary/Conclusion

As a result of the community meeting, staff has included the following conditions of approval for consideration by the City Council:

- A security lighting plan for the Verizon equipment area and immediate vicinity shall be submitted to the Planning Division for review and approval prior to Building Permit issuance. The lighting plan shall include the lighting intervals approved by the School District.

- A security plan that may include additional fencing and/or landscaping, and walkways for the area between the proposed Verizon facility and the existing T-Mobile equipment area shall be submitted to the Planning Division for review and approval prior to the issuance of a Building Permit. The security plan shall include School District approval.

- A landscape plan area adjacent the proposed Verizon facility and the existing T-Mobile equipment area is required for submittal to the Planning Division for review and approval prior to the issuance of a Building Permit. The landscape plan shall consider planting arrangements to enhance the visual appeal of the equipment area fencing so as to provide a more visually appealing aesthetic that may include a pedestrian pathway through the landscaped area. The landscape plan shall include School District approval.

Recommendation

Staff recommends the City Council:

1. Deny the appeal;
2. Affirm the Environmental Assessment;
3. Affirm the approval of Administrative Use Permit, AUP-12-10-3199 subject to the modified Findings and Conditions contained in the September 26, 2011 staff report and the additional conditions as outlined herein.

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

Respectfully submitted,

Steven J. Engfer
Assistant Planner

Richard N. Berger
Director of Economic & Community Development

Attachments
Attachment A –City Council Report & Attachments from September 26, 2011
Attachment B – Community Meeting Notice, Agenda and Sign in Sheet
Attachment C –Verizon Response to City Council

City Council Meeting Agenda Report

Item # ____

Meeting Date: September 26, 2011

Subject: Reconsider Denial of Administrative Use Permit AUP-12-10-3199
Co-location of New Verizon Wireless Facility, Westmoor High School
163 Edgemont Drive Daly City

Recommended Action

Reconsider denial and uphold staff's approval of AUP-12-10-3199 subject to the modified conditions and findings.

Introduction

An Administrative Use Permit AUP-12-10-3199 for a co-location of a new Verizon Wireless Telecommunication Facility at an existing T-Mobile wireless facility, located at 163 Edgemont Drive (also addressed as 131 Westmoor Avenue) Westmoor High School, was approved by staff in accordance with Zoning Ordinance requirements on May 23, 2011. An appeal was received on May 27, 2011 from Rufino Urrieta and subsequent letters from neighbors on June 2, 2011.

On August 8, 2011, the City Council considered the appeal request and upheld the appeal and therefore denied the Administrative Use Permit.

On August 22, 2011, the City Council considered a request for a motion to reconsider the grant of appeal and moved to consider the item at the City Council meeting of September 26, 2011.

This report provides the background for the reconsideration request and includes a staff recommendation.

Project Description

Verizon Wireless proposed the installation of six new panel antennas and associated RRU's (Remote Radio Units) as a co-location to the existing stealth "monopine" monopole. The installation is proposed at approximately 45 feet high on the existing monopole structure which is approximately ten feet below the existing T-Mobile antennas. The monopole is located at 163 Edgemont Drive, on the Westmoor High School property. The project also includes equipment cabinets and a back- up diesel generator in an equipment area of approximately 15 feet by 34 feet (510 square feet) with a fence to match the existing Verizon equipment area, which is adjacent to the existing T-Mobile equipment area.

Land Use	*Zoning*
North: Residential	R-1 (Single Family Residential)
South: Residential	R-1 (Single Family Residential)
West: Residential	R-1 (Single Family Residential)
East: Residential	R-2, R-3 (Multifamily Residential)

ENVIRONMENTAL ASSESSMENT

CEQA Determination	Categorical Exemption – Section 15301 (Existing Facilities)

Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has determined that the project, as conditioned is a modification to the existing facility.

RECONSIDERATION REQUEST

Under Daly City Municipal Code Section 2.04.021, any person who has been refused, denied or had a revoked license, permit or any other entitlement shall have the right to request the Council for a motion for reconsideration pursuant to Robert's Rules of Order.

Under Robert's Rules of Order, a motion for reconsideration allows the City Council to vote again on a motion or resolution that has already been voted on. A motion for reconsideration must be made at the subsequent meeting and only by a member who voted with the prevailing side – any Councilmember may second, and all Councilmembers can vote. On August 22, 2011 the City Council moved and approved to reconsider the item at the City Council meeting of September 26, 2011 allowing enough time to re-notice the public.

The City received a request for reconsideration of AUP-12-10-3199 for the co-location of a Verizon Wireless facility at 163 Edgemont Drive, Westmoor High School. The applicant requests the City Council uphold staff's approval of the Administrative Use Permit-12-10-3199 and in the request provided additional information regarding the Federal Telecommunications Act, coverage, and alternative site analysis.

Since the hearing on the appeal, the applicant provided additional information. The applicant submitted an RF engineer's letter of support and coverage, an alternative site analysis, request for reconsideration with supporting documentation and an updated alternative site analysis. The submittals provide information that augments the previous staff reports.

The Federal Telecommunication Act

The City Council requested information regarding the Federal Telecommunications Act (47 U.S.C. Section 332) at the Appeal Hearing. Verizon Wireless Legal Counsel, Mackenzie & Albritton LLP submitted a letter outlining specific code sections and case law pertaining to local jurisdictions' authority to review and permit wireless telecommunications facilities.

In summary, local government is pre-empted by the Federal Telecommunications Act from denying wireless telecommunications facilities based upon electro-magnetic frequency radiation (EMF); discriminating among providers of functionally equivalent services and prohibiting or having the effect of prohibiting the provision of personal wireless services.

Coverage

The applicant provided more detailed information regarding coverage gaps to augment the initial submittal for the Administrative Use Permit application per the request of the City Council.

The submittal by the RF Engineer describes the topographical constraints distances, and dropped calls within the coverage area. The coverage gap is located in the geographic area between Skyline Drive/ HWY35 to the west, Eastmoor Avenue to the north, HWY 280 to the east and Clarinada Avenue to the south. The coverage maps provided demonstrate the coverage before and after the installation of the facility.

The coverage maps and additional information provided are sufficient and meets DCMC 17.39 requirements and indicate the significant gap in coverage in the geographic area specified.

Alternative Site Analysis

The applicant provided a more detailed alternative site analysis in response to the City Council request for additional information.

The analyses state that since 2007, locations considered were:

- Reservoir #5 (Upland)

  This site has an existing thirty-five (35) foot tall monopole for another carrier with nearby residences. In order for Verizon to co-locate at the site and meet coverage gaps, the pole would have required replacement with a fifty (50) foot monopole or greater, or the replacement of one of the lattice structures existing at the site. It is staff's position that due to the construction and resultant height changes, the facility at this location would be intrusive.

- City Reservoir #4 (Southgate and Montrose)

  This site houses the 110 foot diameter City water tank that takes up most of the property leaving insufficient room for the wireless facility equipment as there is an approximate ten (10) foot setback along the perimeter of the tank. The elevation of the tank site in relation to the elevation needed to meet the coverage gap would have required a significant monopole at an estimated ninety (90) feet in height in order to overcome the elevation difference between the site and the coverage area. The spatial constraints for equipment area on the site and the height of the monopole needed would not meet City requirements.

- Palisades Park (Palisades Drive)

  This site would have required new equipment structures of approximately twenty (20) by thirty (30) feet in area and an approximate seventy (70) foot monopole to be constructed. This site is also in the Resource Protection Zone, a known geologically sensitive location, where new structures must comply with geologic reports that typically are restrictive. This location was not considered viable as a new site due to the required structures, the geologic sensitivity of the location and proximity to residences.

- Skyline Plaza (170 Skyline Plaza)

  Verizon Wireless contacted the landlord of the site; however, there was no interest by the property owner. The site became infeasible for Verizon as a lease agreement would be required for a facility to be installed.

- Holy Child/St. Martin Church (777 Southgate Avenue)

  This site is directly adjacent to the City Reservoir # 4 site also reviewed by Verizon in the alternative site analysis. This site was considered as a co-location by Verizon. T-Mobile and AT&T are the two other carriers permitted at the site. The site left inadequate space for Verizon to install the equipment necessary with the two carriers already at the site and still meet the coverage gap without installing a monopole that would be approximately one hundred (100) feet tall in order to meet the coverage objectives.

The alternative site analysis demonstrates that the proposed co-location, at an existing stealth design facility with no height increase and with adequate space available for the equipment area is sufficient and meets DCMC 17.39 requirements. The proposed site with an already permitted T-Mobile stealth design "monopine" was chosen over the alternatives to meet coverage objectives and DCMC 17.39 requirements, which encourages co-locations on public sites.

Electromagnetic Frequency Radiation

Pursuant to Zoning Code, Wireless Communications facilities operating alone and in conjunction with other telecommunications facilities shall not generate electromagnetic frequency (EMF) radiation in excess of the standards for permissible human exposure to EMF as adopted by the Federal Communications Commission (FCC). The FCC exempts cellular phone antennas mounted to non-building structures above 30 feet from the ground and within specific frequency measures. The FCC preempts local jurisdictions, such as Daly City, from regulating wireless facility projects based on the environmental effects of radio frequency emissions to the extent that such facilities comply with FCC's regulations. The existing antennas conform to the FCC requirements. The EMF study required for the proposed project establishes that the exposure is below the FCC limits and therefore meets FCC requirements.

The US Code Section 332 of the 1996 telecommunications act limits the jurisdictions regulatory authority regarding EMF:

Excerpt from Section 332 of 1996 Telecom Act:

(B) LIMITATIONS. --

(iv) No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.

The EMF report submitted, as a part of the administrative use permit application, indicates that the projected EMF meets FCC standards. Conditions of Approval have been included that ensure the EMF meet FCC requirements, both now and in the future.

The EMF Report submitted for the project stated the at the maximum calculated cumulative RF exposure level at the second floor elevation of any nearby building, including the residences on Edgemont Drive and any of the school buildings on the campus at 2.4% of the public exposure limit.

The City Council had directed staff in 2010 to include a new EMF compliance condition in all subsequent wireless facility use permits pertaining to EMF. The existing T-Mobile facility was approved prior to that date on April 29, 2008 (AUP07-2). The conditions of approval for the proposed Verizon site incorporated the Council direction and staff included the EMF related conditions # 17 and 18, which require additional EMF reports throughout the life of the project. (Attachment A- Administrative Use Permit and Attachments)

Conclusion

The applicant has sufficiently demonstrated there is a significant coverage gap and provided an alternative site analysis that demonstrates that the chosen location is the least visibly intrusive while still meeting the coverage demands. The EMF reports provided meets DCMC 17.39 and FCC requirements. The applicant proposed to co-locate at an existing stealth facility on a public site which is encouraged by DCMC 17.39. The proposed project meets requirements in DCMC 17.39 and the Federal Telecommunications Act.

FINDINGS

Staff finds that Administrative Use Permit, AUP-12-10-3199, as conditioned, is in accordance with Section 17.39, Wireless Communication Facilities, of the Daly City Municipal Code. Approval of the Administrative Use Permit application, as conditioned herein, conforms to all standards, requirements set forth in Municipal Code Section 17.39, and that general site and architecture considerations have been incorporated to insure compatibility with adjacent buildings and to provide an attractive environment. These findings are based in part on the following facts:

1. The project is consistent with Categorical Exemption 15301, Existing Facilities, of the California Environmental Quality Act (CEQA).
2. The proposed installation of six panel antennas, associated RRU's, on the existing stealth "monopine" monopole at approximately forty-five (45) high on the monopole structure located at 163 Edgemont Drive (131 Westmoor Avenue) where the antennas would be stealth designed to match on the existing "monopine" and equipment cabinets and back up diesel generator in an equipment area of approximately 15 feet x 34 feet (510 square feet) fenced to match the existing site aesthetic, conforms to all standards, requirements and conditions as defined in Daly City Municipal Code Section 17.39, Wireless Communications Facilities.
    a) The placement of said facilities do not interfere with views of the streetscape, natural vegetation and scenery as it is a stealth design where the antennas are mounted and co-located on the existing monopole and the proposal incorporates architectural screen fencing to match the building and the conditions of approval require screening to match the building architectural design aesthetic prior to installation.
    b) The siting of the telecommunication facility is compatible in scale and design with the subject site in the specific location proposed.

c) The subject facility is sited so as to minimize adverse visual impacts on natural resources, neighborhoods, vistas, view corridors, architecture and structures.

d) The antennas and equipment are integrated with the scale and character of the subject property and made as unobtrusive as possible through conditions of approval that require incorporating materials and colors to match the existing stealth monopine monopole with the equipment area architectural aesthetic to blend with the existing building design aesthetic.

e) The proposed wireless facility will be visible from the public right of way, however, with, the stealth design and with the screening required by conditions of approval it does not present a significant adverse visual impact.

3. Maintenance or operation of the proposed wireless facility, as currently designed and conditioned, will not, under the circumstances of this particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood or be injurious in the neighborhood or to the general welfare of the City with the conditions herein. The design and location are consistent with City Code.

4. The EMF report provided pursuant to Zoning Code, meets the requirement that the wireless communications facilities operating alone and in conjunction with other telecommunications facilities shall not generate electromagnetic frequency (EMF) radiation in excess of the standards for permissible human exposure to EMF as adopted by the Federal Communications Commission (FCC). The additional conditions of approval for annual EMF report submittals further ensure that this requirement is met for the life of the permit.

CONDITIONS OF APPROVAL:

Staff recommends the following conditions as specified by each Department and Division. These conditions need to be complied with prior to, or as part of, any building permit for the proposed improvements.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

General

1. Within ten (10) days of Planning Division approval, the applicant shall file with the Planning Division a Declaration of Acceptance of all conditions. Until said declaration is filed, the project shall not be valid for any permits sought from the City.

2. If building permits have not been issued and installation diligently pursued towards completion within one year of City Council approval, the administrative use permit shall become invalid.

3. All development shall conform to plans as approved or conditioned by the City.
4. Modifications to existing wireless communication facilities shall be subject to the review and approval of the Director of Economic and Community Development and a Use Permit, Administrative Use Permit may be required.
5. If the Director finds evidence that conditions of approval have not been fulfilled, the Director may refer the administrative use permit to the Planning Commission and City Council for review.
6. Upon such review, Commission/Council may modify or revoke the permit if the conditions have not been met.

Cessation of Operations

7. The applicant shall provide written notification to the Director upon cessation of operations on the site exceeding a 90 day period. Subject to the determination of the Director, the applicant shall remove all obsolete or unused facilities from the site within 180 days of termination of its lease with the property owner or cessation of operations.
8. A new administrative use permit or use permit shall be required if the site is to be used again for the same purpose as permitted under the original permit, if a consecutive period of 180 days has lapsed since cessation of operations.

Equipment

9. All exterior mechanical and electrical equipment cabinets shall be the minimum size feasible, and the minimum number required for the operation of the telecommunications facility.
10. The antennas, equipment and dishes shall be installed with stealth design and screening as shown on the proposed plans and photo simulations so that the screening that incorporates a design that matches the building architectural aesthetic as proposed. This requirement includes paint and materials to match or complement. All plans for the screening shall be required and submitted for Planning Division review with or prior to the building permit application. Building permits may not be issued for the facilities until the Planning Division approves the design.
11. No exposed cabling shall be utilized as part of this, or any subsequent cellular antenna installation.
12. The applicant shall be responsible for maintaining all telecommunication facilities in a graffiti-free condition.
13. No storage of construction material or maintenance equipment shall be permitted to block public or private streets, driveways, and emergency vehicle access or sidewalk areas.

14. The Fire Department has additional submittal requirements. Prior to the issuance of a building permit for a new wireless facility or modifications to an existing wireless facility, the applicant shall submit plans that provide specifications regarding, but not limited to, the following:

    fire protection systems
    a signage program
    compliance with FCC RF safety requirements
    emergency shut off switches
    cabling runs labeling and installation location requirements
    24 hour emergency shutdown contact information
    exclusion zone site plans
    conformance to emergency access and site inspections.

    Plans are subject to the approval of the Fire Department and failure to comply with these requirements may result in use permit revocation, no building permit issuance or both. Fire Department personnel may be contacted at (650) 991-8150.

15. The proposed back up diesel generator shall require verification of compliance with BAAQMD requirements prior to building permit final.

16. The use of lighting shall not be allowed on telecommunication facilities unless required as a public safety measure and if required the lighting shall be screened to minimize light and glare from leaving the site.

<u>EMF Radiation</u>

17. Prior to the approval of building permits, information must be furnished to the Planning Division recognizing the cumulative effect of all existing and proposed facilities. Wireless communications facilities operating alone and in conjunction with other telecommunications facilities shall not generate electromagnetic frequency (EMF) radiation in excess of the standards for permissible human exposure to EMF as adopted by the Federal Communications Commission (FCC).

18. An annual EMF (RF) report that demonstrates the facility continues to meet FCC requirements shall be submitted to the Planning Division on or before the anniversary date of the administrative use permit or use permit. Failure to submit the report may result in revocation of the use permit.

<u>Structural Communications</u>

19. Provide three sets of plans and calculations justifying the proposed design, detailing the installation of the new antennas, their connection to the existing structure, how the existing structure will carry the loads imposed by the project accounting for gravity and lateral forces and any modifications to the existing structure. Plans and calculations shall be prepared by a California registered civil or structural engineer and submitted with an application for a building permit.

Time Limit

20. This administrative use permit shall be valid for a period of ten years from the date of approval unless renewed prior to expiration or modified through site modification or other requirements. A new application and fee shall be required for renewal of the administrative use permit.

Noise

21. If complaints of noise generated from the equipment are received by the Planning Division, the administrative use permit will be subject to review by the City, including possible revocation of the permit.

Maintenance

22. Normal maintenance activities shall only occur between the hours of seven a.m. and five p.m. Monday through Saturday, excluding emergency repairs, unless the carrier requests and receives approval through a use permit or an administrative use permit for a different maintenance period. Backup generators shall only be operated during power outages or for testing and maintenance between the hours of seven a.m. and five p.m. Monday through Saturday.

POLICE DEPARTMENT

22. In the event of a disaster or emergency, the installations shall not interfere with any City emergency service telecommunications facilities transmission.

23. Applicant shall agree to adjust, correct or remove the antennas/equipment to the satisfaction of the City of Daly City should the transmission from the antennas interfere with Daly City emergency transmission or communications.

WATER AND WASTEWATER RESOURCES DEPARTMENT

24. Equipment must not interfere with the existing SCADA System in any way.

25. Utility plans as necessary may be required for the building permit application.

PUBLIC WORKS

26. Any utility work associated with this project that is located within the City Right of Way will require an encroachment permit. City Engineering Division Approval of the building permit shall be required prior to building permit issuance.

Recommendation

Staff recommends the City Council:

1. Deny the appeal;
2. Affirm the Environmental Assessment;
3. Affirm the approval of Administrative Use Permit, AUP-12-10-3199 subject to the Findings and Conditions outlined herein.

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

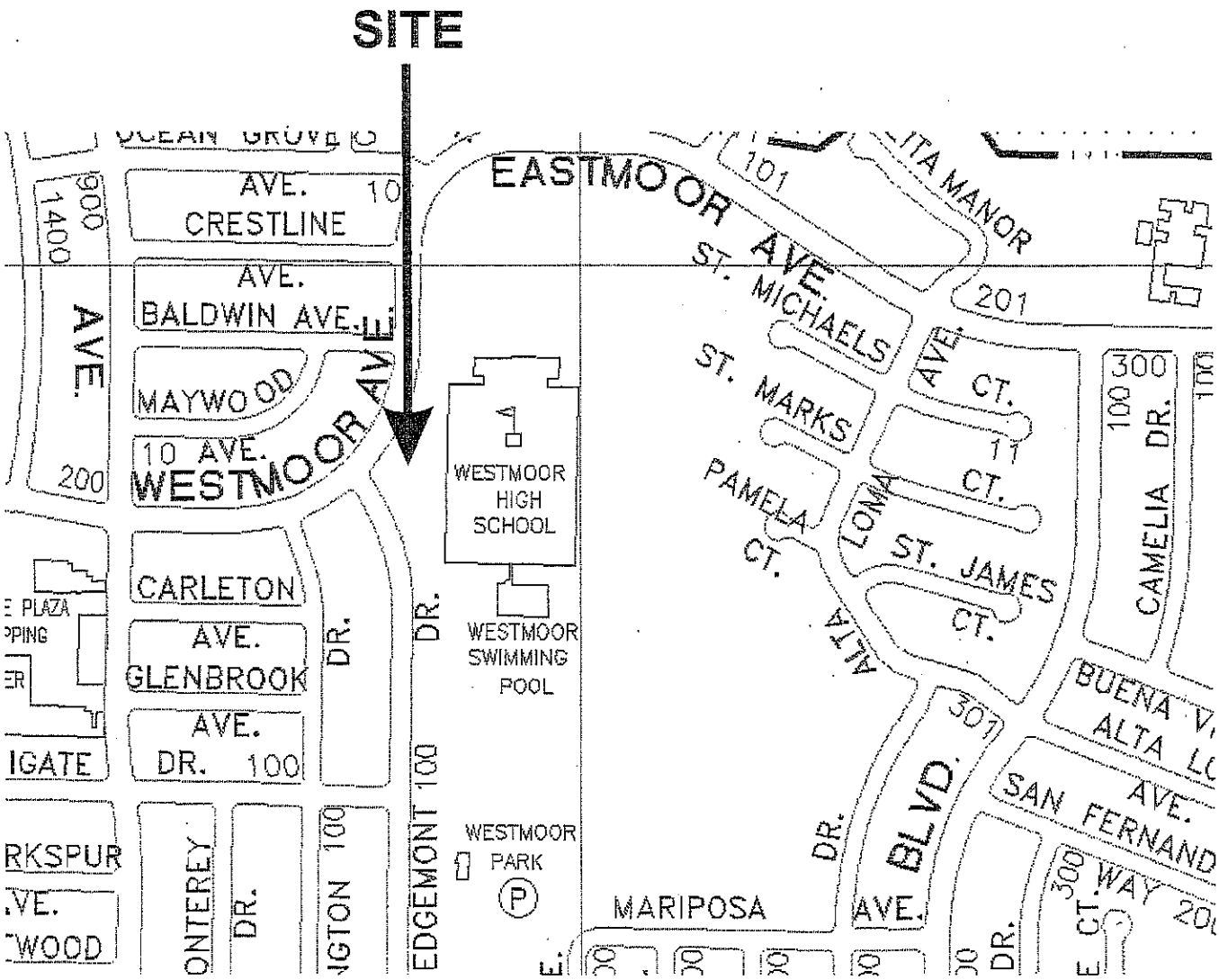
Respectfully submitted,

Steve Engfer
Assistant Planner

Richard Berger
Director of Economic & Community Development

Attachments
Attachment A – Location Map
Attachment B – Plans
Attachment C – EMF Report
Attachment D – Reconsideration Request
Attachment E – Verizon Legal Counsel Letter
Attachment F – Coverage Maps
Attachment G – Alternative Site Analysis

LOCATION MAP
ADMINISTRATIVE USE PERMIT
AUP-12-10-3199
163 Edgemont Drive, Westmoor High School



ATTACHMENT A

verizon wireless

HWY 35 & WESTMOOR

183000

163 EDGEMONT DRIVE DALY CITY, CA 94015

SIGNATURE BLOCK

VERIZON WIRELESS EQUIPMENT ENGINEER: SIGNATURE DATE	VERIZON WIRELESS REAL ESTATE: SIGNATURE DATE
VERIZON WIRELESS CONSTRUCTION: SIGNATURE DATE	VERIZON WIRELESS RF ENGINEER: SIGNATURE DATE
PROPERTY OWNER: SIGNATURE DATE	AGENT–LEASING: SIGNATURE DATE
AGENT–CONSTRUCTION: SIGNATURE DATE	AGENT–ZONING: SIGNATURE DATE

PROJECT DESCRIPTION

INSTALLATION OF A WIRELESS COMMUNICATIONS FACILITY, INCLUDING THE INSTALLATION OF NEW EQUIPMENT CABINET AND A PROPOSED STANDBY 30KW DIESEL GENERATOR SET WITH A 132 GALLON, UL142 DIESEL FUEL TANK. ALSO THE INSTALLATION OF SIX (6) NEW PANEL ANTENNAS MOUNTED EXISTING MONOPINE, TWO (2) GPS ANTENNA MOUNTED ON NEW CMU WALL WITH ASSOCIATED UTILITIES AND COAXIAL CABLES.

PROJECT DATA

PROPERTY OWNER:
JEFFERSON UNION HIGH SCHOOL DISTRICT
699 SERRAMONTE BOULEVARD
DALY CITY, CA 94015
CONTACT: MICHAEL CHALLY
PHONE: (650) 550-7960

SURVEYOR:
HERWOOD SURVEYING
5164 FRY ROAD
VACAVILLE, CA 95687
CONTACT: DENNIS WOOD
PHONE: (707) 249-3307

APPLICANT:
VERIZON WIRELESS
WALNUT CREEK EXECUTIVE PARK
2785 MITCHELL DRIVE BUILDING 9
WALNUT CREEK, CA 94598
CONTACT: JIM GRAHAM
PHONE: (925) 872-2204

ARCHITECT:
DELTA GROUPS ENGINEERING, INC.
2302 McGAW AVENUE
IRVINE, CA 92614
CONTACT: FRANCIS ONG
PHONE: (949) 622-0333

LEASING MANAGER:
NSA WIRELESS
2000 CROW CANYON PLACE, STE 400
RANCH, CA 94583
CONTACT: MICHELE PHIPPEN
PHONE: (925) 244-1890

STRUCTURAL ENGINEER:
ESC STRUCTURAL ENGINEERS & BUILDING CODE CONSULTANTS
3422 E. WESTRIDGE DR.
ORANGE, CA 92867
CONTACT: ED S. CHUNG
PHONE: (714) 283-3681

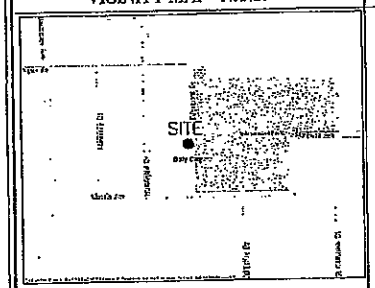
ZONING MANAGER:
NSA WIRELESS
2000 CROW CANYON PLACE, STE 400
SAN RAMON, CA 94583
CONTACT: CHARRIEL JAMES
PHONE: (925) 244-1890

ARCHITECT:
DELTA GROUPS ENGINEERING, INC.
2302 McGAW AVENUE
IRVINE, CA 92614
CONTACT: CHAU TANG
PHONE: (949) 622-0333

TOWER OWNER:
NOBLINE-SITE SF130368
650 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660
CONTACT: ERIKA ANDSON
PHONE: (949) 999-4541

CONSTRUCTION MANAGER:
NSA WIRELESS
2000 CROW CANYON PLACE, STE 400
SAN RAMON, CA 94583
CONTACT: ROGER SHARP
PHONE: (925) 244-1890

VICINITY MAP - N.T.S.



DRIVING DIRECTIONS

FROM: VERIZON WIRELESS REGIONAL OFFICE
III WALNUT CREEK, CA
2785 MITCHELL DRIVE
WALNUT CREEK, CA 94598

TO: 163 EDGEMONT DRIVE
DALY CITY, CA 94015

DISTANCE: 36 MILES

1. Turn left at N Wiget Ln
2. Turn right at Ygnacio Valley Rd
3. Slight left to stay on Ygnacio Valley Rd
4. Merge onto CA-24 W via the ramp to Oakland
5. Take the exit onto I-580 W
6. Take exit 15A on the left to merge onto I-80 W
7. Continue on US-101 S
8. Take the exit onto I-280 S toward Daly City
9. Take the exit toward Eastmoor Ave
10. Turn left at Sullivan Ave
11. Turn right at Eastmoor Ave
12. Turn left at St Francis Blvd
13. Turn right at Maniposa Ave

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

2010 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.

2010 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.

2010 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.

2010 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.

2010 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.

2010 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R.

2010 CALIFORNIA ELEVATOR CODE, PART 7, TITLE 24 C.C.R.

2010 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.

2010 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.

TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

PARTIAL LIST OF APPLICABLE STANDARDS
NFPA 17 DRY CHEMICAL EXTINGUISHING SYSTEMS – 2002 EDITION
NFPA 17A WET CHEMICAL SYSTEMS – 2002 EDITION
NFPA 72 NATIONAL FIRE ALARM CODE– NOTE: SEE UL STANDARD 1971 FOR VISUAL DEVICES – 2007 EDITION
NFPA 253 CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS – 2006 EDITION
NFPA 2001 CLEAN AGENT FIRE EXTINGUISHING SYSTEMS – 2004 EDITION
REFERENCE CODE SECTION FOR NFPA STANDARDS – 2007 CBC (STAT) 3594.1
NFPA 110 EMERGENCY & STANDBY POWER SYSTEM – 2005

DSA NOTES

REQUIRED INSPECTOR OF RECORD (IOR) CLASSIFICATION:

CLASS I

THE PROJECT IORs SHALL BE DSA APPROVED AND CONFORM TO THE CLASSIFICATION CRITERIA AS PROVIDED IN INTERPRETATION OF REGULATIONS (IR) A-1, DATED DECEMBER 1999– REVISED 2007.

THE ARCHITECT OF RECORD WILL COORDINATE HIS CHOICE OF THE IOR WITH THE SCHOOL'S PERSONNEL RESPONSIBLE FOR THE PROJECT.

GENERAL CONTRACTOR NOTES

CONTRACTOR & PROJECT MANAGER SHALL BE FULLY RESPONSIBLE FOR COMPLYING WITH DSA'S CONSTRUCTION PROCESS, INCLUDING BUT NOT LIMITED TO:

– NOTIFYING THE ARCHITECT OF RECORD, AND OTHER AUTHORITIES AT BEGINNING OF CONSTRUCTION AND OTHER REQUIRED MILESTONES.

– OBTAINING & EXECUTING REQUIRED DSA FORMS AND/OR OTHER DOCUMENTATION.

– SECURING INSPECTOR OF RECORD (IOR)'S INSPECTION.

– SECURING REQUIRED SPECIALIZED LAB TESTS OF MATERIALS, FROM DSA (LEA) APPROVED LABS, AND REQUIRED INSPECTIONS, (REFER TO LAB LIST.) REQUIRED LAB TEST/INSPECTION REPORTS SHALL BE SUBMITTED/ORGANIZED TO REQUIRED ENTITIES, INCLUDING BUT NOT LIMITED TO: IOR, ARCHITECT, DISTRICT, AND DSA.) TESTING LABS AND INSPECTORS SHALL BE HIRED BY THE SCHOOL.

– EXECUTE (DOCUMENTATION FOR) PROJECT CLOSURE WITH CERTIFICATION PER DSA'S PROCEDURE/REQUIREMENTS, TO OBTAIN

– DSA'S FINAL CERTIFICATION OF CONSTRUCTION.

BUILDING/ SITE DATA LEGEND

LATITUDE:	37° 40' 58.05" N (NAD83)
LONGITUDE:	122° 29' 02.26" W (NAD83)
ELEVATION:	457.3' AMSL (NGVD 29)
A.P.N.:	008-072-280 & 008-072-290
ZONING:	PUBLIC
OCCUPANCY:	U, UNMANNED
TYPE OF CONSTRUCTION:	V-B
AREA OF CONST.:	510 SQ. FT.
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.
TITLE 24 REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. TITLE 24 IS EXEMPT.

ARCHITECT SIGNATURE

SHEET INDEX

T1	TITLE SHEET
C1	PLOT PLAN AND SITE TOPOGRAPHY
A1	OVERALL SITE PLAN
A2	EQUIPMENT AREA PLAN, ANTENNA LAYOUT, & EQUIPMENT LAYOUT
A3	NORTH & EAST ELEVATIONS
A4	SOUTH & WEST ELEVATIONS
A5	DETAILS
S1	STRUCTURAL NOTES
S2	FOUNDATION PLAN, FOUNDATION SECTION, & DETAILS
S3	ANTENNA MOUNTING & EQUIPMENT BOLT HOLE LOCATIONS
E1	ELECTRICAL & TELEPHONE SPECIFICATIONS, & UTILITIES NOTES
E2	UTILITIES SITE PLAN & DETAILS
E3	ENLARGED UTILITIES PLAN
E4	1-LINE DIAGRAM & PANEL SCHEDULE
E5	OUTDOOR CABINETS CONDUIT HOOKUP DIAGRAMS
E6	GROUNDING PLAN, GENERAL GROUNDING NOTES, & DETAILS
E7	GROUNDING DETAILS
E8	ANTENNA & CABLE SCHEDULE, ANTENNA & EQUIPMENT COLOR CODE
N1	GENERAL NOTES, LEGEND, & ABBREVIATIONS
N2	STANDARD NOTES & SPECIFICATIONS
N3	BATTERIES–MATERIALS SAFETY DATA SHEET

verizon wireless
2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598

PROJECT INFORMATION:
HWY 35 & WESTMOOR
183000
163 EDGEMONT DRIVE
DALY CITY, CA 94015
SAN MATEO COUNTY

CURRENT ISSUE DATE: 4/7/11

ISSUED FOR: CD (80%)

REV.:	DATE:	DESCRIPTION:	BY:
A	4/7/11	CD (80%)	JK

PLANS PREPARED BY:
DELTA GROUPS ENGINEERING, INC.
CONSULTING ENGINEERS
3633 WEST BAY PIERS, SUITE 103
PLEASANTON, CA 94588
TEL: (925) 484-0115 FAX: (925) 484-0333

REGULATORY STAMP:
CITY NO. E-1-XXX
DEPARTMENT STAMP
DIVISION OF THE STATE ARCHITECT
APPL NO. XXXXXXX
BY: FILE NO.
DATE:

CONSULTANT:

SEAL OF APPROVAL:

SHEET TITLE: TITLE SHEET

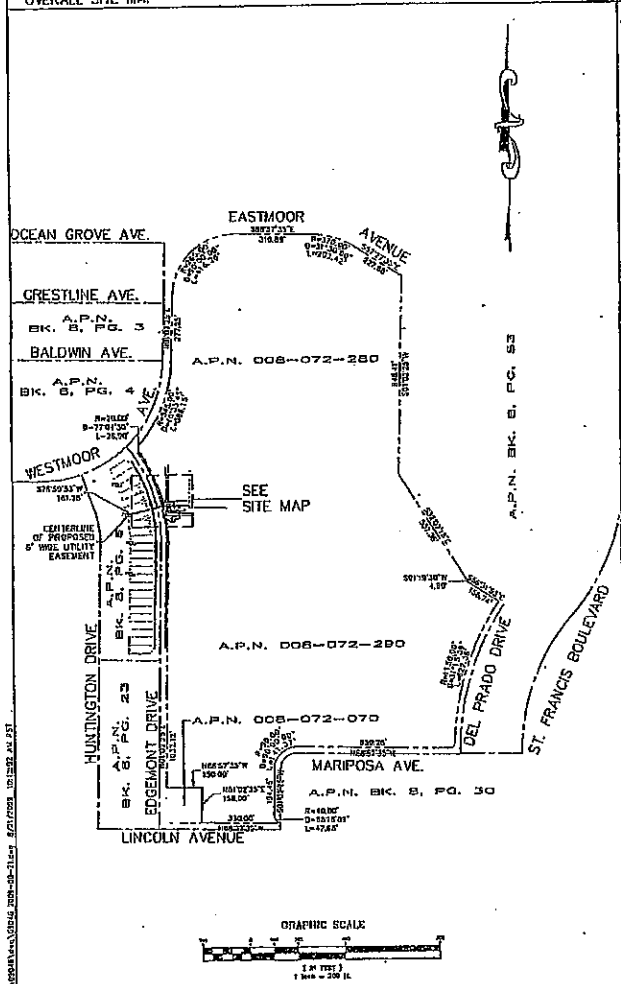
SHEET NUMBER: T1 REVISION: 1

P09N5009

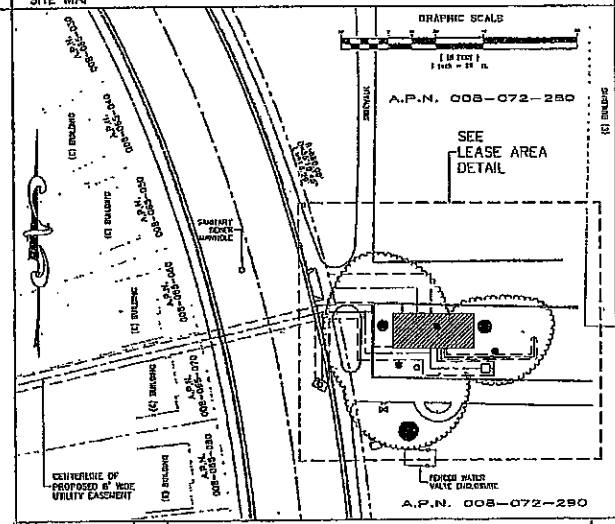
ATTACHMENT B

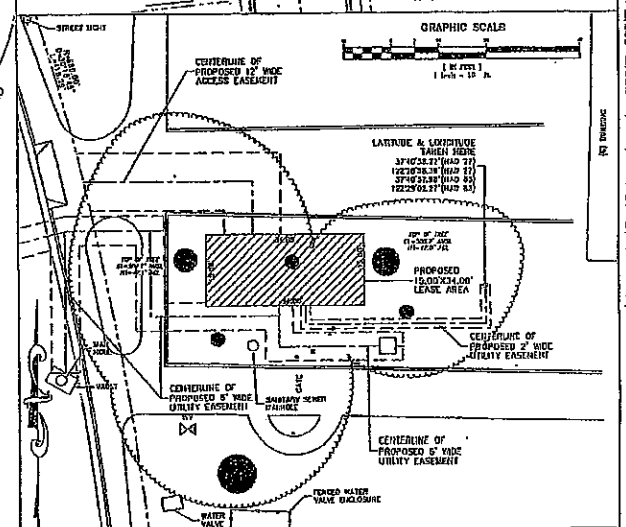
ATTACHMENT D

OVERALL SITE MAP



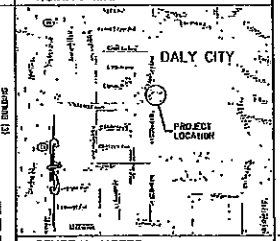
SITE MAP





LEASE AREA DETAIL

VICINITY MAP



GENERAL NOTES

PROPERTY INFORMATION

OWNER: JEFFERSON UNION HIGH SCHOOL DISTRICT
ADDRESS: 699 KERNWOOD DRIVE
DALY CITY, CA 94015

SITE: KENNEDY HIGH SCHOOL
183 EDGEMONT DRIVE
DALY CITY, CA 94015

ASSESSOR'S PARCEL NUMBER: 008-072-280 & 008-072-290

EXISTING GROUND ELEVATION: ELEV.=459.3'± MSL

LESSOR'S LEGAL DESCRIPTION

LEGAL DESCRIPTION IS FOUND IN OLD REPUBLIC TITLE COMPANY TITLE REPORT FILE NUMBER 1117003509-JL, DATED DECEMBER 7, 2010.

THE LAND REFERRED TO IN SAID REPORT IS SITUATED IN THE CITY OF DALY CITY, COUNTY OF SAN MATEO, STATE OF CALIFORNIA.

TITLE REPORT

TITLE REPORT WAS AVAILABLE AT THE TIME OF FIELD SURVEY. TITLE REPORT PROVIDED BY OLD REPUBLIC TITLE COMPANY TITLE REPORT FILE NUMBER 1117003509-JL, DATED DECEMBER 7, 2010.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM STATEPLANE COORDINATE ZONE 3, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK

ELEVATION ESTABLISHED FROM GPS SURVEY ORTHOMETRIC HEIGHTS, APPLYING GEOID 03 SEPARATION, CONFORMING TO NGS CONTROL STATION "LITE" ELEVATION=450.0' (NAVD88)

SURVEY DATE

03/30/09

SURVEYOR'S NOTES

ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA IMPROVEMENTS THE LEASE HAVE BEEN PLOTTED. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY GAPS IN TITLE ISSUES. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL MARKERS ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT U.S.A. AND ANY OTHER PRIVATE AGENCIES TO LOCATE ALL MARKERS PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND

- PROPERTY LINE
- FENCE LINE
- CURB & GUTTER
- TREE DRIP LINE
- POW OVER UTILITY POLE
- AGL ABOVE GROUND LEVEL
- AMSL ABOVE MEAN SEA LEVEL
- B BOULEVARD

LICENSED LAND SURVEYOR
MARK E. BARNES
No. 7980
EXP. 12/31/11
STATE OF CALIFORNIA

REVISIONS

NO.	DATE	DESCRIPTION
1	10/23/09	ISSUED FOR REVIEW
2	11/13/09	REV. PER EMAIL
3	02/13/09	ADDITL TOPO ADDED
4	08/21/09	REV. PER EMAIL
5	07/07/10	REV. PER EMAIL
6	08/27/10	REV. PER EMAIL
7	02/18/11	TITLE REVIEW

183000
HWY 35 & WESTMOOR
183 EDGEMONT DRIVE
DALY CITY, CA 94015

DRAWN: DATE: 02/21/11
JOB NO. 09-045
SHEET NO.

BOUNDARY SHOWN IS BASED ON RECORD INFORMATION AND FOUND MONUMENTATION. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE APPROXIMATE.

KEY NOTES:

1. NEW 34'-0"x15'-0" VERIZON WIRELESS EQUIPMENT AREA (1/A2) (510 SQ. FT. TOTAL)
2. NEW VERIZON WIRELESS PANEL ANTENNAS (2 PER SECTOR, TYP., 3 SECTORS TOTAL) MOUNTED ON AN (2/A2) EXISTING MODIFIED 60'-0" HIGH STEEL MONOPINE
3. NEW CABLE BRIDGE FOR COAX CABLE ROUTING, TYP. (APPROX. 50 L.F. FROM EQUIPMENT AREA TO EXISTING MONOPINE)
4. NEW PG&E UNDERGROUND ROUTING WITHIN A 6'-0" WIDE UTILITY EASEMENT (APPROX. 30 L.F. FROM P.O.C. TO NEW PG&E TRANSFORMER)
5. NEW 12'-0" WIDE VERIZON WIRELESS ACCESS EASEMENT OVER EXISTING ACCESS ROAD (APPROX. 60 L.F. FROM EQUIPMENT AREA TO PUBLIC R.O.W. ALONG EDGEMONT DRIVE DRIVE)
6. NEW 8'-0" HIGH CMU WALL (TYP.)
7. EXISTING PG&E VAULT (POWER P.O.C.)
8. NEW VERIZON WIRELESS TELCO UNDERGROUND ROUTING WITHIN A 6'-0" WIDE UTILITY EASEMENT (APPROX. 155 L.F. FROM EXISTING JOINT POLE BEHIND LOT #22 & #76 (TELCO P.O.C.) TO JOINT TRENCH)
9. NEW PG&E UNDERGROUND ROUTING WITHIN A 6'-0" WIDE UTILITY EASEMENT (APPROX. 30 L.F. FROM NEW PG&E TRANSFORMER TO THE METER/LEASE AREA)
10. NEW METER ATTACHED TO CMU EXTERIOR WALL (TYP.)
11. NEW VERIZON WIRELESS POWER & TELCO UNDERGROUND ROUTING WITHIN THE LEASE AREA
12. NEW PG&E POWER TRANSFORMER
13. NEW VERIZON WIRELESS GPS ANTENNA
14. [illegible]
15. [illegible]
16. [illegible]
17. [illegible]
18. [illegible]
19. [illegible]
20. NEW 17"x35" PULL BOX
21. NEW JOINT POWER & TELCO UNDERGROUND ROUTING (APPROX. 20' FROM START OF JOINT TRENCH TO EQUIPMENT AREA)

LOCAL FIRE AUTHORITY REVIEW

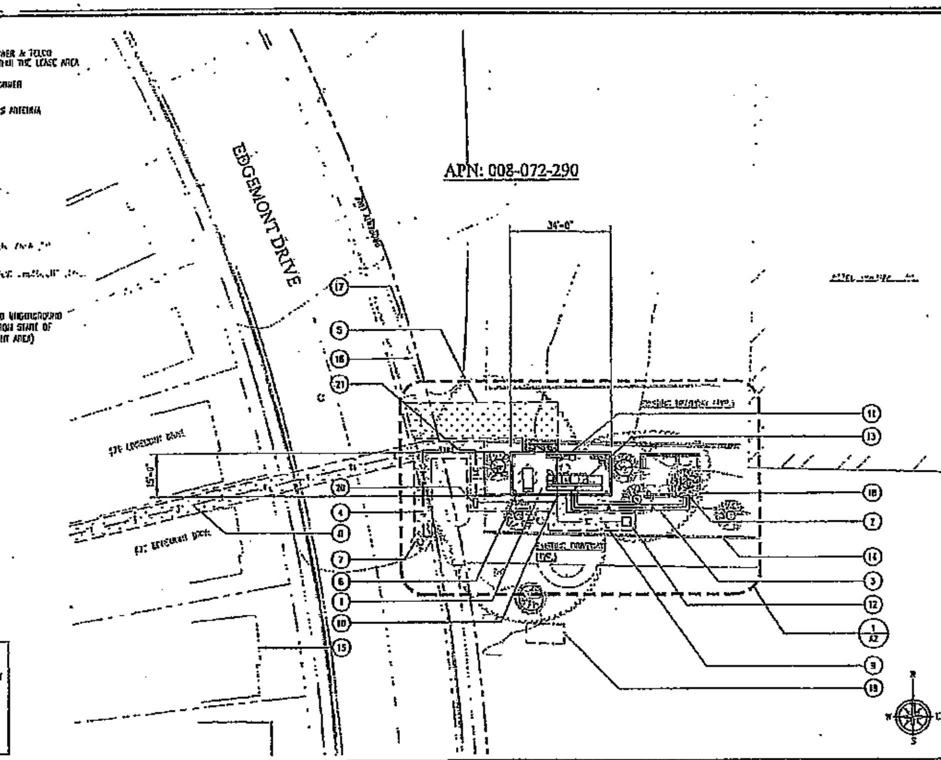
– ACCESS ROADS AND GATE ENTRANCES ARE IN ACCORDANCE WITH TITLE 19, CALIFORNIA CODE OF REGULATIONS SUBCHAPTER 1, ARTICLE 3.05 (ACCESS ROADS) AND ARTICLE 3.16 (GATE ENTRANCES) TO SCHOOL SITES.

– FIRE FLOW, FIRE HYDRANT LOCATIONS AND DISTRIBUTION ARE IN ACCORDANCE WITH CALIFORNIA FIRE CODES APPENDIX B (FIRE FLOW) AND APPENDIX C (HYDRANT LOCATIONS).

LOCAL FIRE AUTHORITY: SAN MATEO COUNTY FIRE PROTECTION DISTRICT
ADDRESS:________ CITY/STATE/ZIP:
PHONE NUMBER:________ DATE:________
APPROVAL ISSUED BY:________
SIGNATURE:________
NAME/TITLE:________
COMMENTS:________

(A SIGNATURE ABOVE SIGNIFIES THAT THE LOCAL FIRE AUTHORITY WAS CONSULTED REGARDING ACCESS ROADS, GATES IN PERIMETER FENCES, (WHERE APPLICABLE) LOCATIONS OF MAIN FIRE ALARM CONTROL PANELS (FACP) AND ANNUNCIATOR PANELS, FIRE HYDRANTS AND FIRE FLOW, POST INDICATOR VALVES (PIV'S), FIRE DEPARTMENT CONNECTIONS (FDC'S), PORTABLE FIRE EXTINGUISHERS, AND FIRE PROTECTION DURING CONSTRUCTION. METHODS INDICATED ON PLANS AND IN SPECIFICATION ARE CONSIDERED ADEQUATE).

NOTES:
1. DO NOT SCALE DRAWINGS. ALL DIMENSIONS OF AND BETWEEN EXISTING BUILDINGS/STRUCTURES, OR RELATIVE DISTANCES AS SHOWN BETWEEN EXISTING BUILDINGS/STRUCTURES AND THE TRUE NORTH ARE TO BE CONFIRMED BY THE SURVEYOR.
2. POWER/TELCO ROUTING AND DESIGN ARE PRELIMINARY AND MUST BE VERIFIED WITH LOCAL UTILITY COMPANIES.
3. CONTRACTOR TO RELOCATE AND REPLACE ALL IRRIGATION LINES THAT WERE DISTURBED DURING CONSTRUCTION. GC TO VERIFY AND COORDINATE WITH THE SCHOOL DISTRICT PRIOR TO ANY WORKS.



SCALE: 1/16 inch = 1 ft

OVERALL SITE PLAN 1

1. SURVEY INFORMATION SHOWN IS OBTAINED FROM A SURVEY PREPARED BY INWOOD LAND SURVEYING PROFESSIONALS TITLED HIGHWAY 35 & WESTMOOR DATED AUGUST 27, 2010.

2. THE APPLICANT, ARCHITECT/ENGINEER, AND REPRESENTATIVES OF THE OWNER, MUST BE NOTIFIED AT LEAST TWO FULL DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.

4. DO NOT SCALE BUILDING DIMENSIONS FROM DRAWINGS.

5. ANY DRAIN AND/OR FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS-CONSTRUCTED DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO ARCHITECT/ENGINEER AT COMPLETION OF PROJECT.

6. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT/ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.

7. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT/ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE. CONTRACT SHALL CALL LOCAL DIGGER HOT LINE FOR UTILITY LOCATIONS 48 HOURS PRIOR TO START OF CONSTRUCTION.

8. ALL PROPOSED AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.

9. THE BUILDING DEPARTMENT ISSUING THE BUILDING PERMIT SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK OR AS STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.

10. GRADING OF THE SITE WORK AREA IS TO BE SMOOTH AND CONTINUOUS IN SLOPE AND IS TO FEATHER INTO EXISTING GRADES AT THE GRADING LIMITS.

11. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

12. STRUCTURAL FILLS SUPPORTING FOUNDATIONS SHALL BE COMPACTED TO 100% OF MAXIMUM STANDARD PROCTOR DRY DENSITY.

13. PROPOSED GRADES NOT IN BUILDING AND DRIVEWAY IMPROVEMENT AREA TO BE ACHIEVED BY FILLING WITH APPROVED CLEAN FILL AND COMPACTED TO 95% OF STANDARD PROCTOR DENSITY.

14. ALL FILL SHALL BE PLACED IN UNIFORM LIFTS. THE LIFTS THICKNESS SHOULD NOT EXCEED THAT WHICH CAN BE PROPERLY COMPACTED THROUGHOUT ITS ENTIRE DEPTH WITH THE EQUIPMENT AVAILABLE.

15. ANY FILLS PLACED ON EXISTING SLOPES THAT ARE STEEPER THAN 10 HORIZONTAL TO 1 VERTICAL SHALL BE PROPERLY BENCHED INTO THE EXISTING SLOPE AS DIRECTED BY A GEOTECHNICAL ENGINEER.

16. THE GRADES WITHIN THE FENCED-IN AREA ARE TO BE ACHIEVED BY COMPACTING CLEAN FILL TO A DENSITY OF 90% OF STANDARD PROCTOR COVERING THE AREA WITH 6 MIL. VISQUEEN (1" OVERLAP AT SEAMS) FOR WEED SUPPRESSION, THEN ACHIEVING FINISH GRADE BY ADDING 6" OF 3/4" CRUSHED STONE–NO FINES.

17. CONTRACTOR SHALL CLEAN ENTIRE SITE AFTER CONSTRUCTION SUCH THAT NO PAPERS, TRASH, WEEDS, BRUSH OR ANY OTHER DEPOSITS WILL REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE DISPOSED OF OFF-SITE BY THE GENERAL CONTRACTOR.

18. ALL TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH THE IMPROVEMENTS SHALL BE PROTECTED BY THE GENERAL CONTRACTOR.

19. DRIVEWAY CONSTRUCTION, GRADING AND DRAINAGE WORK SHALL CONFORM TO CALIFORNIA STATE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATION FOR THE ROAD AND BRIDGE CONSTRUCTION", LATEST EDITIONS, AND ALL APPLICABLE PROVISIONS OR LOCAL COUNTY ORDINANCES.

20. ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY GENERAL CONTRACTOR WITH LOCAL UTILITY COMPANY, TELEPHONE COMPANY, AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.

CONSTRUCTION NOTES 2

verizon wireless
2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598

PROJECT INFORMATION:
HWY 35 & WESTMOOR
182000
163 EDGEMONT DRIVE
DALY CITY, CA 94015
SAN MATEO COUNTY

CURRENT ISSUE DATE: 4/7/11

ISSUED FOR: CD (80%)

REV.:	DATE:	DESCRIPTION:	BY:
A	4/7/11	CD (80%)	

PLANS PREPARED BY:
DELTA GROUPS ENGINEERING, INC.
CONSULTING ENGINEERS

REGULATORY STAMP:

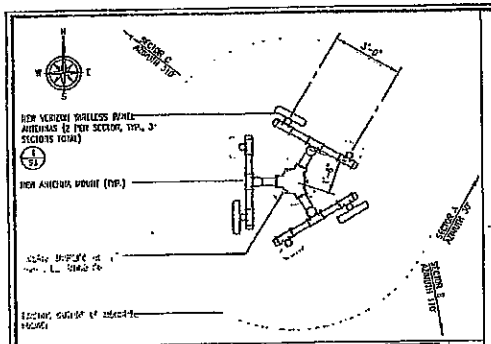
CONSULTANT:

SEAL OF APPROVAL:

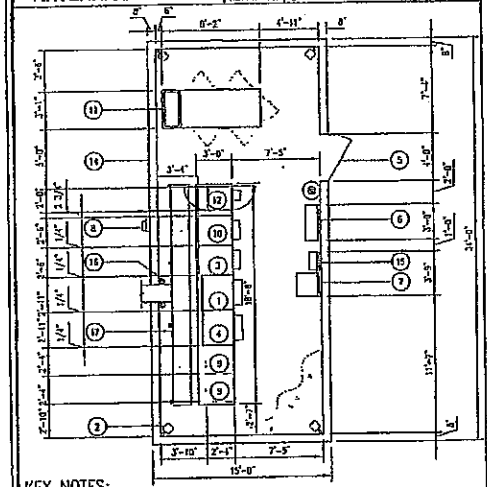
SHEET TITLE: OVERALL SITE PLAN & CONSTRUCTION NOTES

SHEET NUMBER: A1 REVISION: 1

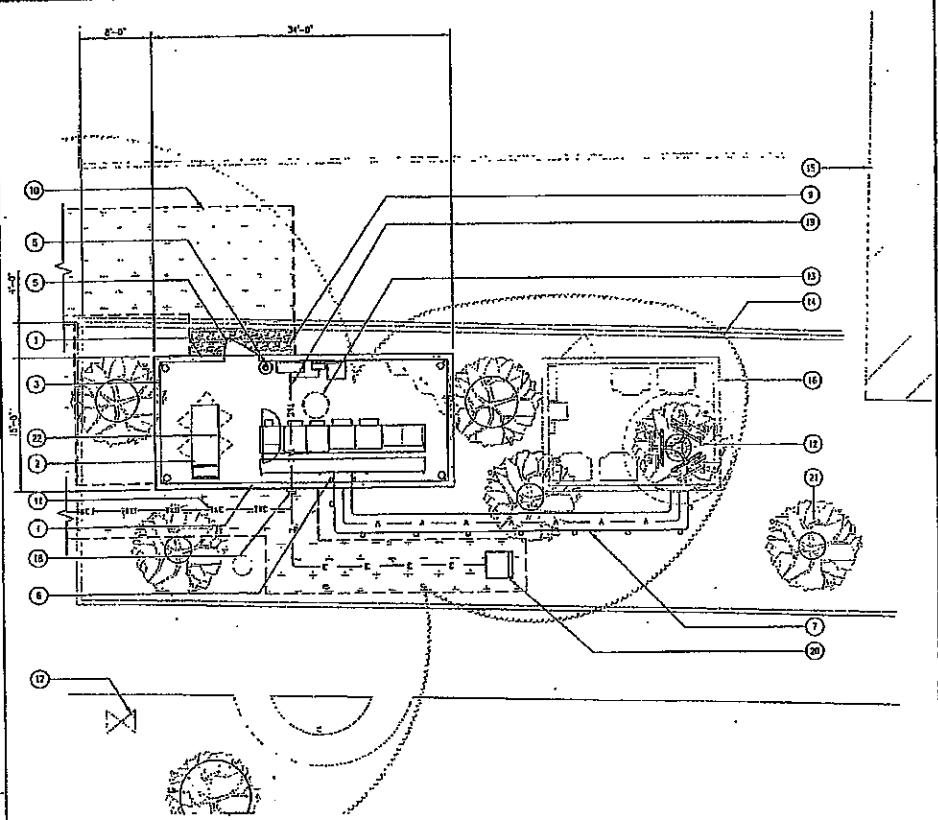
P09N5009



ANTENNA LAYOUT — SCALE: 1/4"=1'-0" — 2



EQUIPMENT LAYOUT — SCALE: 1/4"=1'-0" — 3



EQUIPMENT AREA PLAN — SCALE: 1/8"=1'-0" — 1

KEY NOTES:

1. NEW MODCELL EQUIPMENT CABINET (TYP.) (4/S3)
2. NEW SERVICE LIGHT (TYP. OF 4) (1/A5)
3. NEW BATTERY BACKUP CABINET (TYP.) (4/S3) SIM.
4. NEW FUTURE MODCELL EQUIPMENT CABINET (TYP.)
5. NEW SITE SIGNS (TYP.)
6. NEW DISCONNECT CABINET (6/A5)
7. NEW FIBER BOX (6/A5) SIM.
8. NEW 200A METER WITH MAIN DISCONNECT (2/A5)
9. FUTURE EQUIPMENT CABINET (TYP.)
10. NEW FUTURE BATTERY BACK-UP CABINET (4/S3) SIM. (TYP.)
11. NEW STANDBY 30KW DIESEL GENERATOR SET WITH A 132 GALLON FUEL TANK (UL 142)
12. NEW ASCE. CABINET (3/S3) SIM.
13. [illegible]
14. NEW 8'-0" HIGH CMU WALL (TYP.) (2/S2)
15. NEW TEL BOX (6/A5) SIM.
16. NEW GPS ANTENNA (TYP. OF 2) (3/A5)
17. NEW CABLE BRIDGE FOR COAX CABLE ROUTING (TYP.) (5/A5)

KEY NOTES:

1. NEW 34'-0"X15'-0" VERIZON WIRELESS EQUIPMENT AREA (510 SQ. FT. TOTAL) (3/S1)
2. NEW STANDBY 30KW DIESEL GENERATOR SET WITH A 132 GALLON DIESEL FUEL TANK (UL 142)
3. NEW CONCRETE SLAB (TYP.) (1/S1)
4. NEW 8'-0" HIGH CMU WALL (TYP.)
5. NEW 4'-0" WIDE WOODEN GATE (3/A5)
6. NEW CMU WALL (TYP. OF 2)
7. NEW 24" WIDE CABLE BRIDGE FOR COAX CABLE ROUTING (TYP.) - APPROX. 50 L.F. FROM EQUIPMENT AREA TO EXISTING MONOPINE (4/A5)
8. NEW PORTABLE ABC EXTINGUISHER (2LBS) MINIMUM RATING (TYP.)
9. NEW 3/4" CRUSHED STONES - 110 CYS - OVER 6 MIL. VISQUEEN (TYP. THROUGHOUT) (6/A5)
10. NEW 12'-0" WIDE VERIZON WIRELESS ACCESS EASEMENT OVER EXISTING ACCESS ROAD ROAD - SEE SHEET 1/A1 FOR CONFIGURATION
11. NEW POWER/TELCO UNDERGROUND ROUTING - SEE SHEET 1/A1 FOR CONFIGURATION
12. NEW VERIZON WIRELESS PANEL ANTENNAS (2 PER SECTOR, TYP., 3 SECTORS TOTAL) MOUNTED ON AN EXISTING MONPINE 60'-0" HIGH STEEL MONOPINE (7/-)
13. EXISTING TREE TO BE REMOVED
14. [illegible]
15. [illegible]
16. [illegible]
17. [illegible]
18. NEW 200A METER/MAIN DISCONNECT
19. NEW POWER/TELCO ROUTING WITHIN LEASE AREA
20. NEW FIBER TRANSCEIVER ON POLE (3/S1)
21. RELOCATED TREE
22. NEW WARNING SIGN ("210 GALLONS DIESEL FUEL TANK") TYP.

NOTES:
1. DO NOT SCALE DRAWINGS. ALL DIMENSIONS OF AND BETWEEN EXISTING BUILDINGS/STRUCTURES, OR RELATING DISTANCES AS SHOWN BETWEEN EXISTING BUILDINGS/STRUCTURES AND THE TOWER MUST BE TO BE CONFIRMED BY THE SURVEYOR.
2. POWER/TELCO ROUTING AND DESIGN ARE PRELIMINARY AND MUST BE VERIFIED WITH LOCAL UTILITY COMPANIES.

verizon wireless
2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598

PROJECT INFORMATION:
HWY 35 & WESTMOOR
183000
163 EDGEMONT DRIVE
DALY CITY, CA 94015
SAN MATEO COUNTY

CURRENT ISSUE DATE: 4/7/11

ISSUED FOR: CD (80%)

REV.	DATE	DESCRIPTION	BY
A	4/7/11	CD (80%)	JT

PLANS PREPARED BY:
DELTA GROUPS ENGINEERING, INC.
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3588 WEST LAS POSITAS, SUITE 103
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TEL: (925) 462-0115 FAX: (925) 462-0118

REGULATORY STAMP:
FILE NO. X-XXX
DEPARTMENT STAMP
DIVISION OF THE STATE ARCHITECT
APPL. XX-XXXXXX
BY: TYS TYS
DATE:

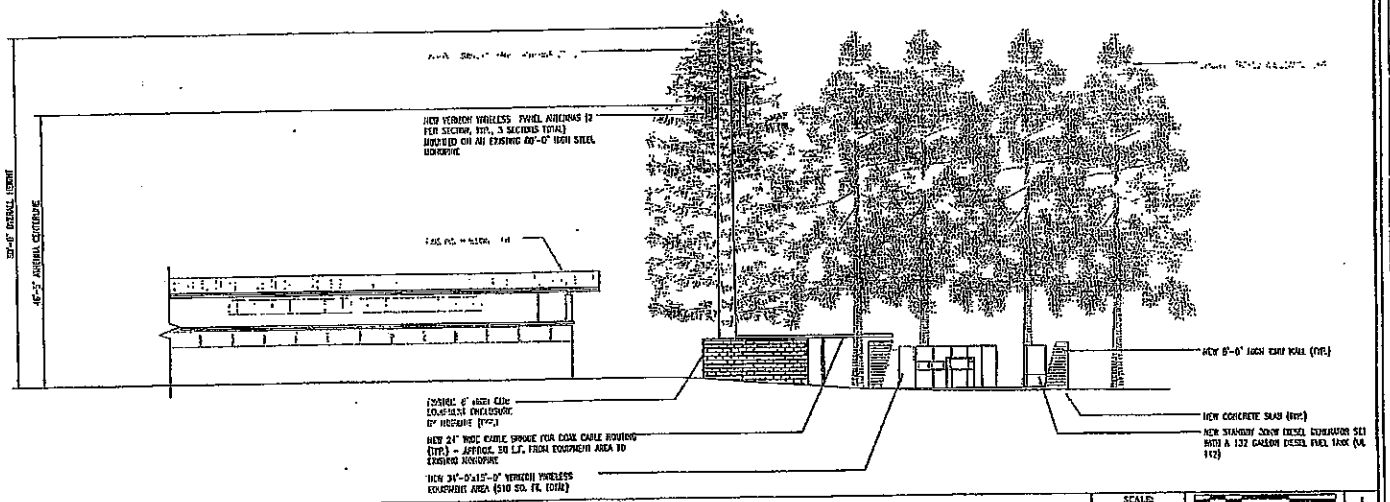
CONSULTANT:

SEAL OF APPROVAL:

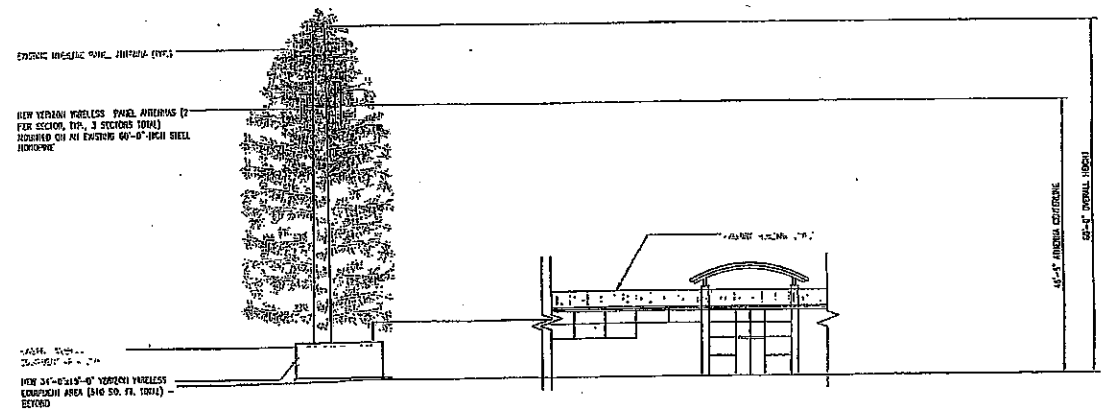
SHEET TITLE: EQUIPMENT AREA PLAN, ANTENNA LAYOUT, & EQUIPMENT LAYOUT

SHEET NUMBER: A2 REVISION: 1

PDV135009



NORTH ELEVATION



EAST ELEVATION

verizon wireless
2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598

PROJECT INFORMATION:
HWY 35 & WESTMOOR
183000
163 EDGEMONT DRIVE
DALY CITY, CA 94015
SAN MATEO COUNTY

CURRENT ISSUE DATE:
4/7/11

ISSUED FOR:
CD (80%)

REV.:	DATE:	DESCRIPTION:	BY:
A	4/7/11	CD (80%)	JT

PLANS PREPARED BY:
DELTA GROUPS ENGINEERING, INC.
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2425 NORTH GATE PLEASANT, SUITE 103
PLEASANTON, CA 94566
TEL: (925) 462-0115 FAX: (925) 462-0115

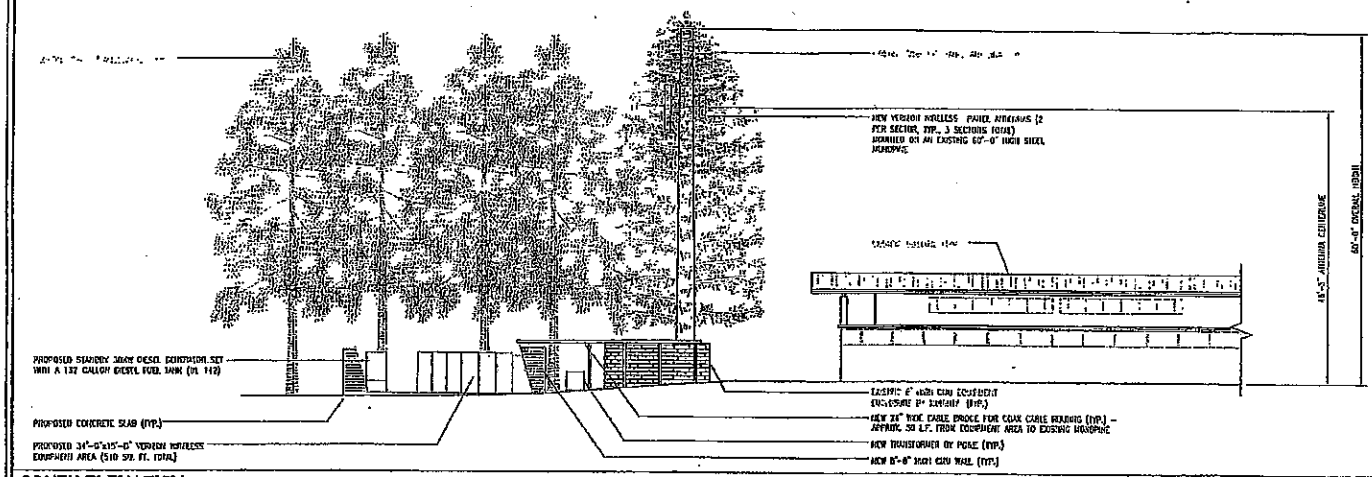
REGULATORY STAMP:
FILE NO. X-XXX
EXAMINATION STAMP
DIVISION OF THE STATE ARCHITECT
APPL. NO.-XXXXXX
BY: FLT
DATE:

CONSULTANT:

SEAL OF APPROVAL:

SHEET TITLE:
NORTH & EAST ELEVATIONS

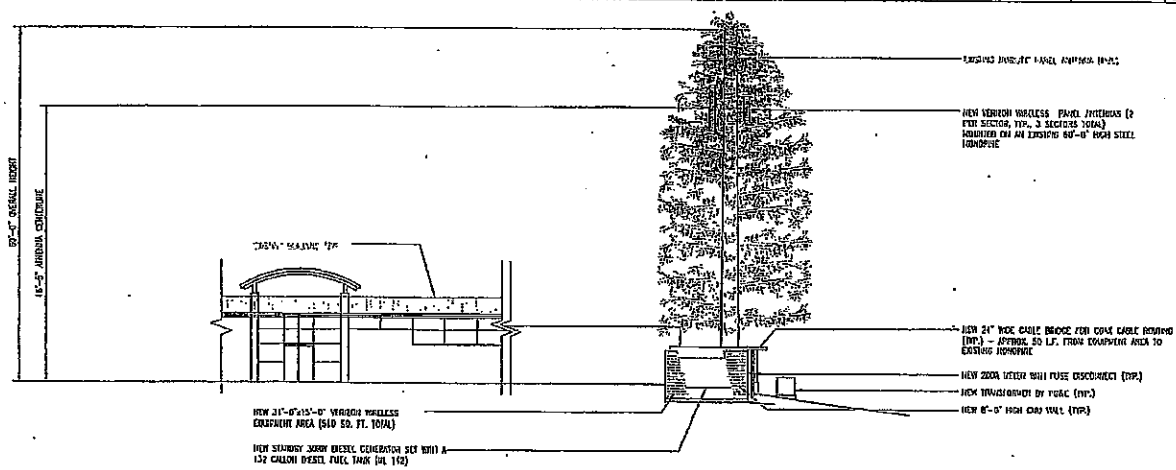
SHEET NUMBER: A3
REVISION: 1
F09NS009



SOUTH ELEVATION

SCALE: 1/4 inch = 1 ft

1



WEST ELEVATION

SCALE: 1/4 inch = 1 ft

2

verizon wireless

2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598

PROJECT INFORMATION:

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183000
163 EDGEMOOR DRIVE
DALY CITY, CA 94015
SAN MATEO COUNTY

CURRENT ISSUE DATE:

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ISSUED FOR:

CD (80%)

REV.:	DATE:	DESCRIPTION:	BY:
1	4/7/11	CD (80%)	JT

PLANS PREPARED BY:

DELTA GROUPS ENGINEERING, INC.
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2955 WEST LAS POSITAS, SUITE 103
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TEL: (925) 484-0115 FAX: (925) 426-8556

REGULATORY STAMP:

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X-XXX | SHAPE OF THE STATE MODIFIED
APPL. XX-XXXXX
BY: ____ FLS ____ XX ____
DATE: ____

CONSULTANT:

SEAL OF APPROVAL:

SHEET TITLE:

SOUTH & WEST ELEVATIONS

SHEET NUMBER: A4

REVISION: 1

POPINSOUP

Verizon Wireless • Proposed Base Station (Site No. 183000 "Highway 35 & Westmoor")
163 Edgemont Drive • Daly City, California

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 183000 "Highway 35 & Westmoor") proposed to be located at 163 Edgemont Drive in Daly City, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas on the tall steel pole, configured to resemble a pine tree, sited near Westmoor High School, located at 163 Edgemont Drive in Daly City. The proposed operation will, together with the existing base station at the site, comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. A summary of the FCC's exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm^2	1.00 mW/cm^2
BRS (Broadband Radio)	2,600	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.35	0.47
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called "radios" or "channels") that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky.

Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. Along with the low power of such facilities, this means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, "Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation," dated August 1997. Figure 2 attached describes the calculation methodologies, reflecting the facts that a directional antenna's radiation pattern is not fully formed at locations very close by (the "near-field" effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the "inverse square law"). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

The site at 163 Edgemont Drive in Daly City was visited by Mr. Romer Panaguiton, a qualified field technician contracted by Hammett & Edison, Inc., during normal business hours on July 25, 2011. The maximum power density level observed at any ground level location near the site was less than 0.1% of the most restrictive public limit, for the combined operation of the existing RF services at the site as installed and operating at that time. The measurement equipment used was Wandel & Goltermann Type EMR-300 Radiation Meter with Type 18 Isotropic Electric Field Probe (Serial No. F-0034). The meter and probe were under current calibration by the manufacturer.

Based upon information provided by Verizon, including zoning drawings by Delta Groups Engineering, Inc., dated January 18, 2011, it is proposed to install six Antel directional panel antennas – three Model BXD-63406380CF and three Model BXA-70063-4CF – on the existing 60-foot steel pole, configured to resemble a pine tree, sited near Westmoor High School, located at 163 Edgemont Drive in Daly City. The antennas would be mounted with up to 4° downtilt at an effective height of about 46½ feet above ground and would be oriented in pairs (one of each) toward 30°T, 170°T, and 310°T. The maximum effective radiated power in any direction would be 2,040 watts, representing simultaneous operation at 640 watts for PCS, 1,000 watts for cellular, and 400 watts for 700 MHz service.

Presently located on the same pole are similar antennas for use by T-Mobile. For the limited purpose of this study, the transmitting facilities of that carrier are assumed to be as follows:

Operator	Service	Maximum ERP	Antenna Model	Downtilt	Height
T-Mobile	AWS	1,000 watts	Andrew TMBX-6516	4°	54½ ft
	PCS	2,000			

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation by itself is calculated to be 0.0072 mW/cm^2, which is 1.3% of the applicable public exposure limit. The maximum cumulative level at ground, for the simultaneous operation of both carriers, would be therefore less than 2% of the public exposure limit. The maximum calculated cumulative level at the second-floor elevation of any nearby building* is 2.4% of the public exposure limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels.

No Recommended Mitigation Measures

Due to their mounting locations, the Verizon antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that the carriers will, as FCC licensees, take adequate steps to ensure that their employees or contractors comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by Verizon Wireless at 163 Edgemont Drive in Daly City, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

* Including the residences located at least 140 feet away, based on photographs from Google Maps.

Verizon Wireless • Proposed Base Station (Site No. 183000 "Highway 35 & Westmoor")
163 Edgemont Drive • Daly City, California

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2013. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

REGISTERED PROFESSIONAL ENGINEER
WILLIAM F. HAMMETT
E-13026
M-20676
Exp. 6-30-2011
ELECTRICAL
MECHANICAL
STATE OF CALIFORNIA

William F. Hammett, P.E.
707/996-5200

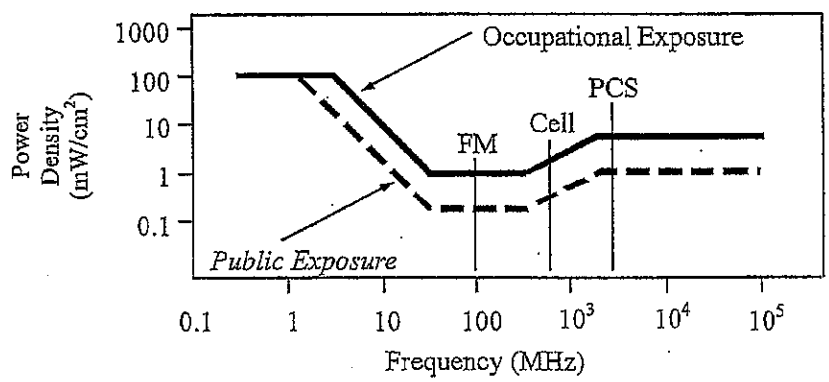
August 4, 2011

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency	Electromagnetic Fields (f is frequency of emission in MHz)					
Applicable Range (MHz)	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm^2)	
0.3 – 1.34	614	*614*	1.63	*1.63*	100	*100*
1.34 – 3.0	614	*823.8/f*	1.63	*2.19/f*	100	*180/f²*
3.0 – 30	1842/f	*823.8/f*	4.89/f	*2.19/f*	900/f²	*180/f²*
30 – 300	61.4	*27.5*	0.163	*0.0729*	1.0	*0.2*
300 – 1,500	$3.54\sqrt{f}$	$1.59\sqrt{f}$	$\sqrt{f}/106$	$\sqrt{f}/238$	f/300	*f/1500*
1,500 – 100,000	137	*61.4*	0.364	*0.163*	5.0	*1.0*



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm^2,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm^2,

where θ_{BW} = half-power beamwidth of the antenna, in degrees, and
P_{net} = net power input to the antenna, in watts,
D = distance from antenna, in meters,
h = aperture height of the antenna, in meters, and
η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

$$\text{power density} \quad S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}, \text{ in mW/cm}^2,$$

where ERP = total ERP (all polarizations), in kilowatts,
RFF = relative field factor at the direction to the actual point of calculation, and
D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.

NSA Wireless, Inc.

Site Acquisition • Planning • Political Advocacy • Construction Management

RECEIVED
AUG 09 2011
CITY OF DALY CITY
ECD/PLANNING DIVISION

August 9, 2011

City of Daly City
Planning Department
333 90th Street
Daly City, CA 94015
(650) 991-8000

RE: Motion for Reconsideration of AUP-12-10-3199, Verizon Wireless proposed co-location on the existing T-Mobile Mono-Pine Wireless Facility. VZW Site Name: Hwy 35 & Westmoor

Dear Mayor Klatt, Vice-Mayor Torres, Council Member Guingona, Council Member Canepa and Council Member Buenaventura;

NSA Wireless, Inc., on behalf of Verizon, requests a motion for reconsideration pursuant to Daly City Municipal Code 2.04.021. We will be submitting within 5 business days a detailed description of the alternative sites reviewed along with a gap analysis for the Council's further consideration. It is anticipated that Verizon Wireless' legal counsel will also be submitting a letter in support of this application.

Sincerely,

Charnel James
Sr. Planner
NSA Wireless, Inc.
(530) 219-1833

2000 Crow Canyon Place, Suite 400, San Ramon CA 94583 (925) 244-1890 Fax (925) 355-0672

ATTACHMENT D

MACKENZIE & ALBRITTON LLP
220 SANSOME STREET, 14TH FLOOR
SAN FRANCISCO, CALIFORNIA 94104

TELEPHONE 415 / 288-4000
FACSIMILE 415 / 288-4010

August 15, 2011

VIA EMAIL AND FEDERAL EXPRESS

Mayor Carol Klatt
Vice Mayor Gonzalo Torres
Council Members Michael Guingona,
David Canepa and Raymond Buenaventura
City of Daly City
333 90th Street
Daly City, California 94105

Re: Verizon Wireless Application AUP-12-10-3199
Wireless Facility Co-location, 163 Edgemont Drive
Request for Motion to Reconsider Grant of Appeal

Dear Mayor Klatt, Vice Mayor Torres and Council Members:

We write to you on behalf of Verizon Wireless to request that you reconsider your August 8, 2011, decision to uphold the appeal of Rufino Urrieta ("Appellant") and reaffirm the Planning Division's well-reasoned approval of Application AUP-12-10-3199 for co-location of Verizon Wireless facilities (the "Verizon Wireless Co-location") on an existing T-Mobile 60 foot treepole located at 163 Edgemont Drive (the "Existing T-Mobile Facility"). As we explain below, granting of the appeal would violate several provisions of the Federal Telecommunications Act.

- First, the appeal, and council's grant of the appeal, is based on environmental effects of radio frequency emissions, in violation of 47 U.S.C. §332(c)(7)(B)(iv).
- Second, there is no substantial evidence to grant the appeal nor any written record of such evidence in violation of 47 U.S.C. §332(c)(7)(B)(iii).
- Third, granting the appeal would unreasonably discriminate against Verizon Wireless as a telecommunications provider in violation of 47 U.S.C. §332(c)(7)(B)(i)(I).
- Finally, granting of the appeal would have the effect of prohibiting service by Verizon Wireless in violation of 47 U.S.C. §332(c)(7)(B)(i)(II).

Rarely have we seen such clear violations of so many provisions of the Telecommunications Act in one action. We strongly encourage you to reconsider granting the appeal to avoid litigation for violating federal law.

ATTACHMENT E

I. Project Description

Verizon Wireless proposes to co-locate six new panel antennas on the Existing T-Mobile Facility. The new antennas will be concealed inside antenna socks and mounted on the existing 60 foot treepole without increasing its height. The associated radio equipment and an emergency backup diesel generator would be located in a 15 foot by 34 foot enclosure adjacent to the existing facility equipment area, and designed and painted to match the architecture and color of the Existing T-Mobile Facility and adjacent high school structures. The Verizon Wireless Co-location is the subject of a lease agreement approved by the Superintendent of the Jefferson Union High School District on October 5, 2010 and is subject to the terms of that lease. Photosimulations of the Verizon Wireless Co-location are attached as Exhibit A.

II. Federal Law Constrains Local Discretion

Verizon Wireless is licensed by the Federal Communications Commission (the "FCC") to provide wireless telecommunications services throughout the United States, including in Daly City. Consequently, its placement of antenna facilities is subject to the federal Telecommunications Act. That statute attempts to reconcile any potential conflicts between the need for deployment of a new wireless communications facility ("WCF") and local land use authority "by placing certain limitations on localities' control over the construction and modification of WCFs." *Sprint PCS Assets, LLC v. City of Palos Verdes Estates,* 583 F.3d 716, 721 (9th Cir. 2009). Specifically, as relevant here, the Telecommunications Act preserves local control over land use decisions, subject to the following explicit statutory restrictions:

- The local government must act on a permit application within a reasonable period of time (47 U.S.C. §332(c)(7)(B)(ii));
- The decision must be in writing and supported by substantial evidence contained in a written record (47 U.S.C. §332(c)(7)(B)(iii));
- The local government may *not* regulate the placement, construction, or modification of WCFs on the basis of the environmental effects of radio frequency emissions to the extent such facilities comply with the FCC's regulations concerning such emissions (47 U.S.C. §332(c)(7)(B)(iv));
- The local government may not unreasonably discriminate among providers of functionally equivalent services (47 U.S.C. §332(c)(7)(B)(i)(I)); and

- The local government's decision must not "prohibit or have the effect of prohibiting the provision of personal wireless services" (47 U.S.C. §332(c)(7)(B)(i)(II)).

As we will explain in more detail below, granting the appeal and therefore denying staff's recommended approval of the Verizon Wireless Co-location would violate five of the explicit statutory restrictions on the authority of local jurisdictions to regulate wireless facilities described above.

III. Radio Frequency Emissions

As noted above, local jurisdictions are preempted from regulating the environmental effects of radio frequency emissions where, as here, it has been shown that the proposed wireless facility complies with applicable FCC guidelines. As set forth in the Statement of Hammett & Edison, Inc., Consulting Engineers dated August 4, 2011 (the "H&E Report"), attached as Exhibit B, the Verizon Wireless Co-location fully complies with applicable FCC guidelines and will operate well within (and actually far below) all applicable FCC public exposure limits. Indeed, the H&E Report calculates the cumulative power levels for both the Verizon Wireless Co-location and Existing T-Mobile Facility, with all facilities operating at maximum theoretical power levels. Under these "worst-case" conditions, the RF exposure for a person anywhere at the second-floor elevation of any nearby building would be 2.4% of the applicable public limit. Therefore, any decision of the City Council on the appeal that is based upon the environmental effects of radio frequency emissions is fully pre-empted by federal law. In keeping with Council's wishes, however, City staff has recommended that any approval of the Verizon Wireless co-location be conditioned upon post-installation and subsequent annual field testing to confirm ongoing compliance with FCC Guidelines for radio frequency emissions.

As set forth in the appeal and as reflected in letters received by the Planning Division from neighboring property owners, the opposition to the Verizon Wireless Co-location is entirely based upon concerns over the health effects from RF emissions and the alleged effect of those fears on property values. Under federal law, decisions based upon RF emissions are beyond the authority of the City. The federal preemption applies whether local regulation is directly based on RF emissions or indirectly based on a proxy such as property values. In light of the federal preemption of RF regulation, "concern over the decrease in property values may not be considered as substantial evidence if the fear of property value depreciation is based on concern over the health effects caused by RF emissions." *See AT&T Wireless Services of California LLC v. City of Carlsbad,* 308 F. Supp.2d 1148, 1159 (S.D. Cal. 2003).

IV. No Substantial Evidence to Grant the Appeal and No Written Record

While a local government may regulate the placement of WCFs based on aesthetics, it must have specific reasons that are both consistent with the local regulations and supported by substantial evidence in the record to deny a permit. Generalized concerns or opinions about aesthetics are insufficient to constitute substantial evidence upon which a local government could deny a permit. *See City of Rancho Palos Verdes v. Abrams,* 101 Cal.App.4th 367, 381 (2002).

In the instant case, Planning Division staff has fully documented the substantial evidence for approval of the Verizon Wireless Co-location. Staff finds that the Verizon Wireless Co-location meets the requirements of Section 17.39, Wireless Communications Facilities, of the Daly City Municipal Code and that "general site and architecture considerations have been incorporated to insure compatibility with adjacent buildings and to provide an attractive environment."[1] The City Council Agenda Report for the August 8, 2011 meeting noted that the stealth design of the Verizon Wireless Co-location matches that of the existing T-Mobile treepole previously approved by the Planning Division in accordance with Code requirements to minimize visual impacts.[2] Further emphasizing the substantial evidence for approval, the City Council Agenda Report sets forth evidence of the Verizon Wireless Co-location preferred location and design as follows:

> c) The subject facility is sited so as to minimize adverse visual impacts on natural resources, neighborhoods, vistas, view corridors, architecture and structures.
>
> d) The antennas and equipment are integrated with the scale and character of the subject property and made as unobtrusive as possible through conditions of approval that require incorporating materials and colors to match the existing stealth monopine monopole with the equipment area architectural aesthetic to blend with the existing building design aesthetic.[3]

In contrast, Appellant has provided only generalized concerns and no evidence, let alone the substantial evidence required, to support denial of the application under federal law. Generic criticisms of proximity to certain properties and "unsightly construction" as stated in opposition correspondence to the Planning Division are not credible and do not rise to the level of substantial evidence for denial required under federal law.

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[1] *See* Approval of Administrative Use Permit AUP-12-10-3199, May 23, 2011.
[2] *See* City Council Agenda Report, Meeting Date August 8, 2011, p. 3.
[3] *Id.* at p. 5.

Finally, federal law requires that the Council's decision to deny the Verizon Wireless Co-location, as well as the evidence, facts and findings for that decision, be set forth in a written record.[4] No such written decision has been provided to Verizon Wireless, likely because such facts do not exist and such findings cannot be made. Indeed, the only fact introduced at the hearing in opposition to the Verizon Wireless Co-location was the recollection by the Vice Mayor of the apparent ambiguity of online customer coverage maps of Verizon Wireless's competitor T-Mobile.

V. Granting the Appeal Would Constitute Unreasonable Discrimination Under Federal Law

The City of Daly City granted approval to the Existing T-Mobile Facility on April 29, 2008. The impacts from the Existing T-Mobile Facility include the aesthetics of the 60 foot treepole and associated ground equipment. The Verizon Wireless Co-location will merely add six panel antennas to existing mounts camouflaged within the existing treepole and the addition of associated equipment behind a screen wall identical to that installed by T-Mobile. As properly determined by Planning Division staff, the addition of the Verizon Wireless Co-location poses no significant impacts. Under the circumstances, denial of the Proposed Facility would plainly constitute unreasonable discrimination among competing wireless carriers in violation of the Telecommunications Act.[5]

VI. Denial Would Be An Unlawful Prohibition of Service.

A local government violates the "effective prohibition" clause of the Telecommunications Act if it prevents a wireless provider from closing a "significant gap" in service by the least intrusive means. This issue involves a two-pronged analysis: (1) whether the provider has demonstrated the existence of a "significant gap" in coverage; and (2) whether the proposed facility is the "least intrusive means," in relation to the land use values embodied in local regulations, to address the gap. *See T-Mobile USA, Inc. v. City of Anacortes,* 572 F.3d 987 (9th Cir. 2009); *see also T-Mobile West Corp. v. City of Agoura Hills*, 2010 U.S. Dist. LEXIS 134329 (C.D. Cal. Dec. 20, 2010).

If a provider demonstrates both the existence of a significant gap in coverage, and that the proposed facility meets the "least intrusive means" standard, the local government is *required* to approve the facility, even if there would otherwise be substantial evidence to deny the permit under local land use provisions. This is because the requirements for federal preemption under the Telecommunications Act have been satisfied, i.e., denial of the permit would "have the effect of prohibiting the provision of

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[4] 47 U.S.C. §332(c)(7)(B)(iii).
[5] 47 USC §332(c)(7)(B)(i)(I).

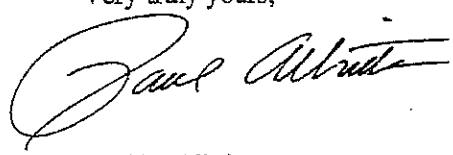
personal wireless services." 47 U.S.C. §332(c)(7)(B)(1)(ii); *City of Anacortes,* 572 F.3d at 999.

Verizon Wireless has identified a significant gap in coverage in the area of Daly City generally surrounded by Highway 35, Highway 1, Eastmoor Avenue and Bradley Drive as shown in the Existing Coverage Map attached as Exhibit C. As shown in the Proposed Coverage Map attached as Exhibit D, the Verizon Wireless Co-location will provide in-building voice and data service to thousands of Daly City residents in this area as well as greater in-vehicle mobile access and call reliability along heavily traveled Highway 35. Under the Daly City Municipal Code, there is simply no less intrusive means for a wireless carrier to fill a significant gap in coverage than the minimal impacts resulting from co-location on an existing wireless antenna structure. Having demonstrated a significant gap in coverage, and that the Verizon Wireless Co-location is the least intrusive means, under the values expressed in the Daly City Municipal Code, to fill that gap, Verizon Wireless has established a *prima facie* presumption under federal law that denial of the Verizon Wireless Co-location will constitute a prohibition of service in violation of the federal law restrictions on the decisions of local jurisdictions. *See T-Mobile v. Anacortes.*

Conclusion

Verizon Wireless has faithfully followed the location and design preferences expressed in the Daly City Municipal Code and worked with Planning Division staff to locate, design and approve the Verizon Wireless Co-location. The Verizon Wireless Co-location will address a significant gap in coverage in the vicinity of Highway 35 in Daly City. Appellant's arguments consist of RF fears that are barred as evidence for denial under federal law, and vague, generic objections that simply do not provide the substantial evidence that would be required under federal law for the City Council to grant the appeal. Verizon Wireless has clearly demonstrated the significant gap in coverage and shown that the co-location facility provides the most environmentally-sensitive and least intrusive means to provide wireless coverage to the significant gap. Under these circumstances, the only lawful course is for the City Council to move to reconsider its grant of Appellant's appeal and re-set this matter for hearing.

Very truly yours,

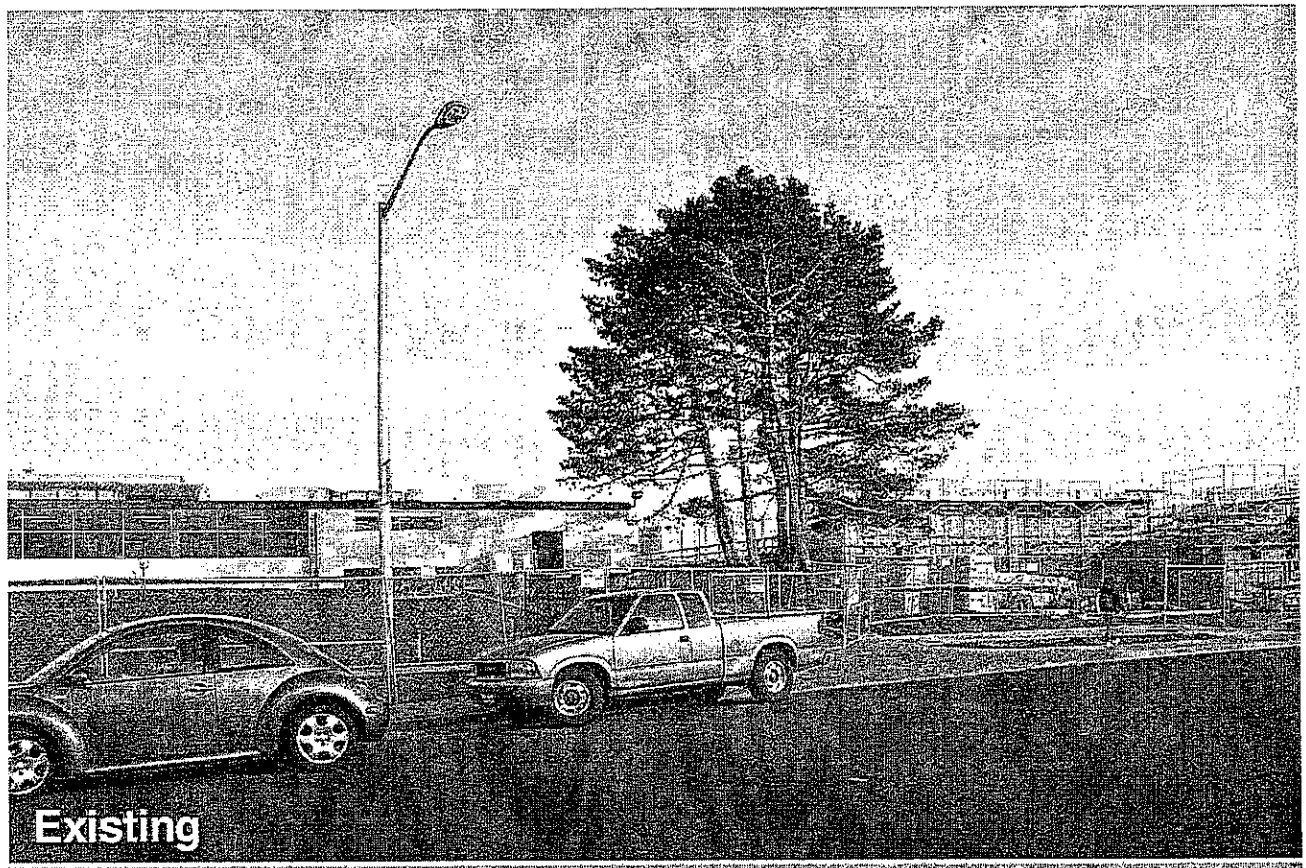


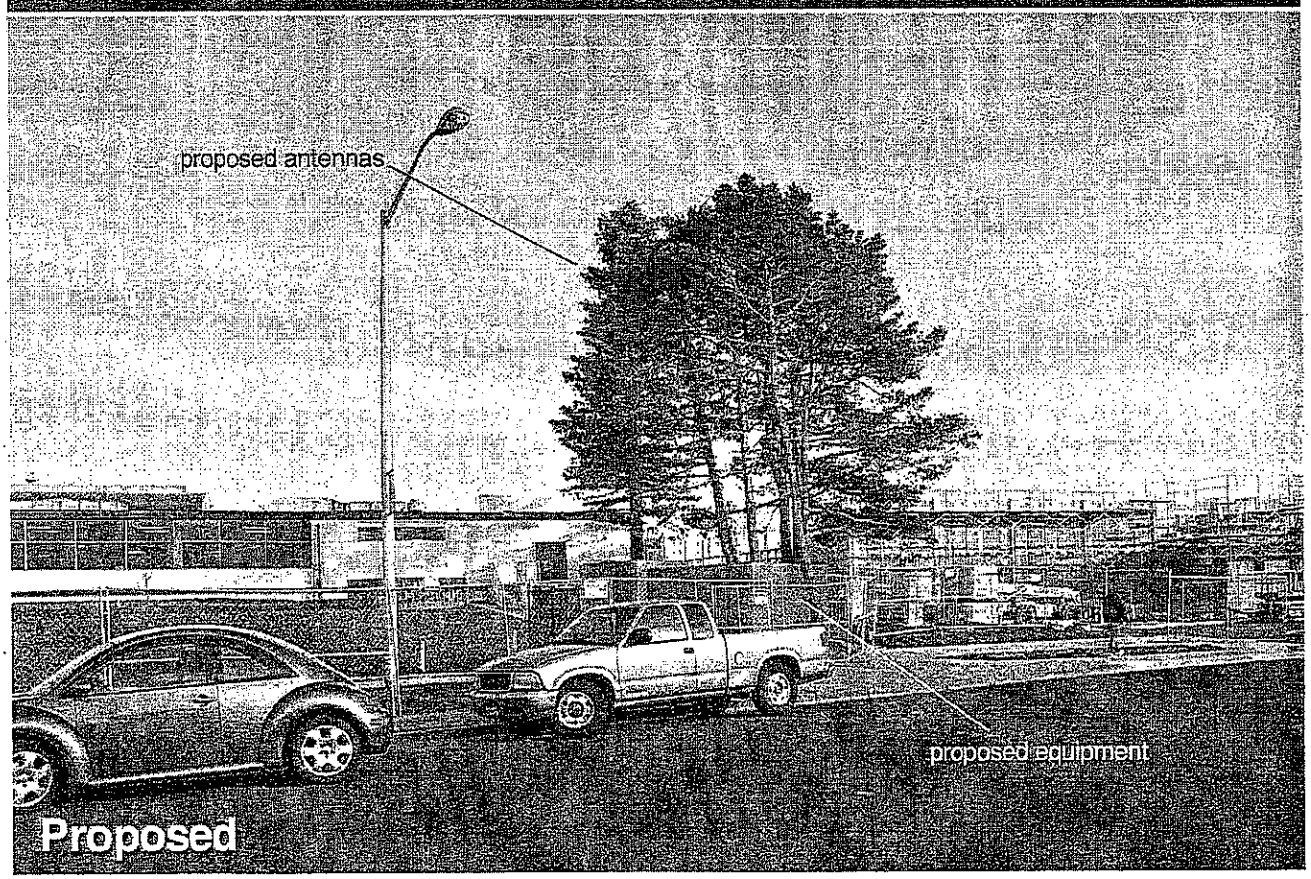
Paul B. Albritton

cc: Rose Zimmerman, Esq., City Attorney

Schedule of Exhibits

Exhibit A:	Photosimulation of the Verizon Wireless Co-location
Exhibit B:	Statement of Hammett & Edison, Inc., Consulting Engineers, August 4, 2011
Exhibit C:	Existing Coverage Map
Exhibit D:	Proposed Coverage Map



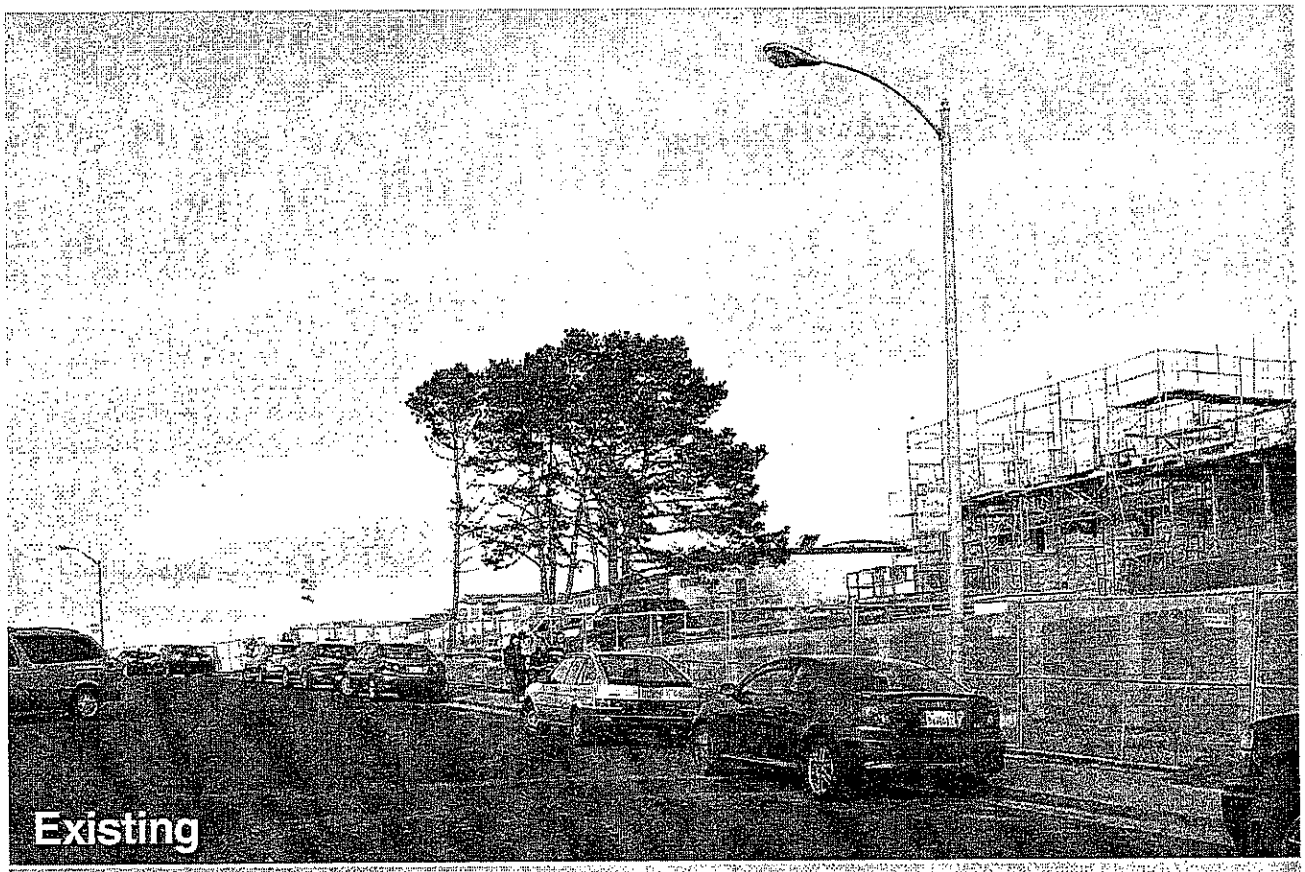


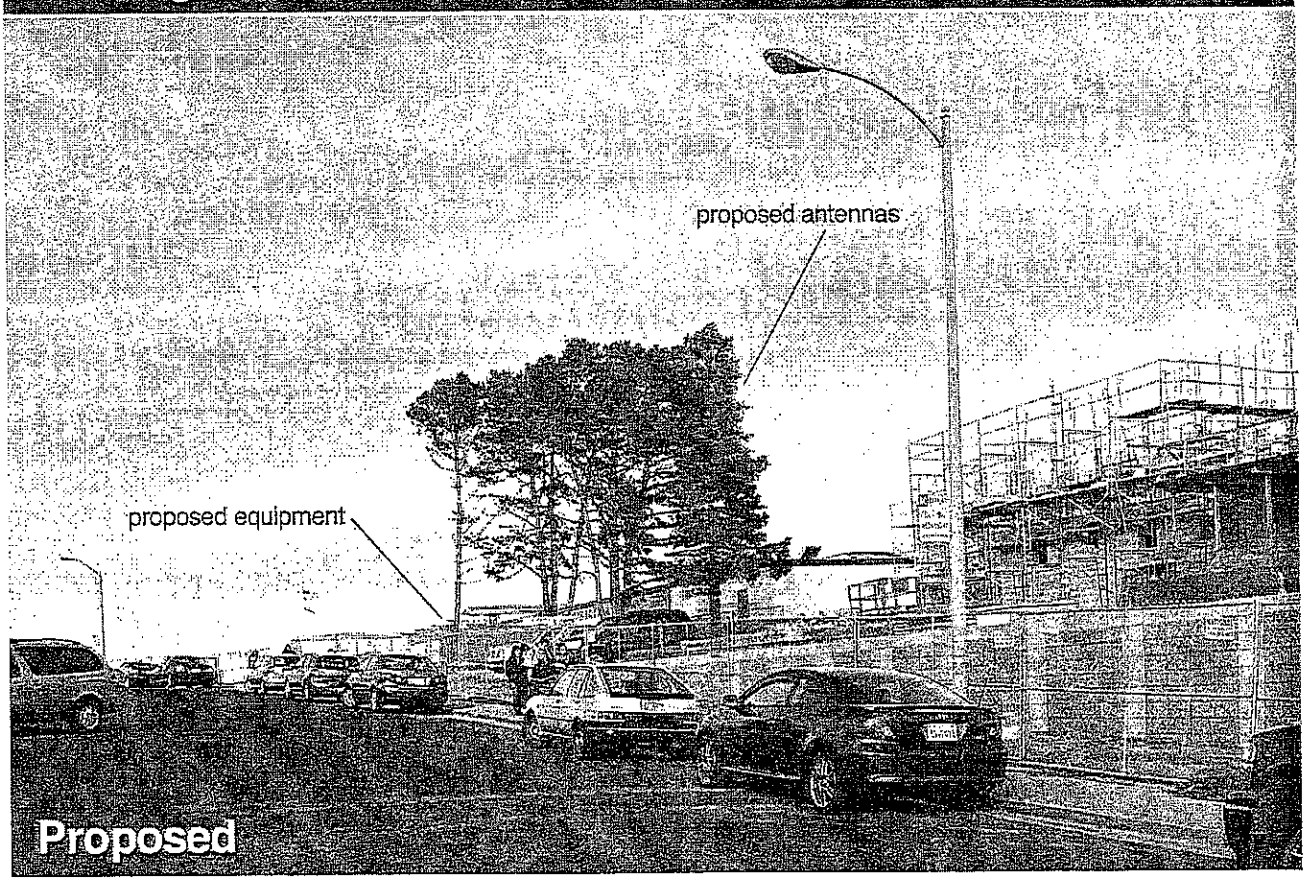
verizon wireless | Hwy 35 & Westmoor | Site # 183000 | i6 | Looking Southeast from Westmoor Avenue

163 Edgemont Drive
Daly City, CA 94015

12/02/09

Applied Imagination 510.814-0500





verizon wireless | Hwy 35 & Westmoor | Site # 183000 | Looking North from Westmoor Avenue

163 Edgemont Drive
Daly City, CA 94015

12/02/09

Applied Imagination 510 914-0500

Verizon Wireless • Proposed Base Station (Site No. 183000 "Highway 35 & Westmoor")
163 Edgemont Drive • Daly City, California

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 183000 "Highway 35 & Westmoor") proposed to be located at 163 Edgemont Drive in Daly City, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas on the tall steel pole, configured to resemble a pine tree, sited near Westmoor High School, located at 163 Edgemont Drive in Daly City. The proposed operation will, together with the existing base station at the site, comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. A summary of the FCC's exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm^2	1.00 mW/cm^2
BRS (Broadband Radio)	2,600	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.35	0.47
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called "radios" or "channels") that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky.

Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. Along with the low power of such facilities, this means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, "Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation," dated August 1997. Figure 2 attached describes the calculation methodologies, reflecting the facts that a directional antenna's radiation pattern is not fully formed at locations very close by (the "near-field" effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the "inverse square law"). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

The site at 163 Edgemont Drive in Daly City was visited by Mr. Romer Panaguiton, a qualified field technician contracted by Hammett & Edison, Inc., during normal business hours on July 25, 2011. The maximum power density level observed at any ground level location near the site was less than 0.1% of the most restrictive public limit, for the combined operation of the existing RF services at the site as installed and operating at that time. The measurement equipment used was Wandel & Goltermann Type EMR-300 Radiation Meter with Type 18 Isotropic Electric Field Probe (Serial No. F-0034). The meter and probe were under current calibration by the manufacturer.

Based upon information provided by Verizon, including zoning drawings by Delta Groups Engineering, Inc., dated January 18, 2011, it is proposed to install six Antel directional panel antennas – three Model BXD-63406380CF and three Model BXA-70063-4CF – on the existing 60-foot steel pole, configured to resemble a pine tree, sited near Westmoor High School, located at 163 Edgemont Drive in Daly City. The antennas would be mounted with up to 4° downtilt at an effective height of about 46½ feet above ground and would be oriented in pairs (one of each) toward 30°T, 170°T, and 310°T. The maximum effective radiated power in any direction would be 2,040 watts, representing simultaneous operation at 640 watts for PCS, 1,000 watts for cellular, and 400 watts for 700 MHz service.

Presently located on the same pole are similar antennas for use by T-Mobile. For the limited purpose of this study, the transmitting facilities of that carrier are assumed to be as follows:

Operator	Service	Maximum ERP	Antenna Model	Downtilt	Height
T-Mobile	AWS	1,000 watts	Andrew TMBX-6516	4°	54½ ft
	PCS	2,000			

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation by itself is calculated to be 0.0072 mW/cm^2, which is 1.3% of the applicable public exposure limit. The maximum cumulative level at ground, for the simultaneous operation of both carriers, would be therefore less than 2% of the public exposure limit. The maximum calculated cumulative level at the second-floor elevation of any nearby building* is 2.4% of the public exposure limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels.

No Recommended Mitigation Measures

Due to their mounting locations, the Verizon antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that the carriers will, as FCC licensees, take adequate steps to ensure that their employees or contractors comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by Verizon Wireless at 163 Edgemont Drive in Daly City, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

* Including the residences located at least 140 feet away, based on photographs from Google Maps.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2013. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

REGISTERED PROFESSIONAL ENGINEER
WILLIAM F. HAMMETT
E-13026
M-20676
Exp. 6-30-2011
ELECTRICAL
MECHANICAL
STATE OF CALIFORNIA

William F. Hammett, P.E.
707/996-5200

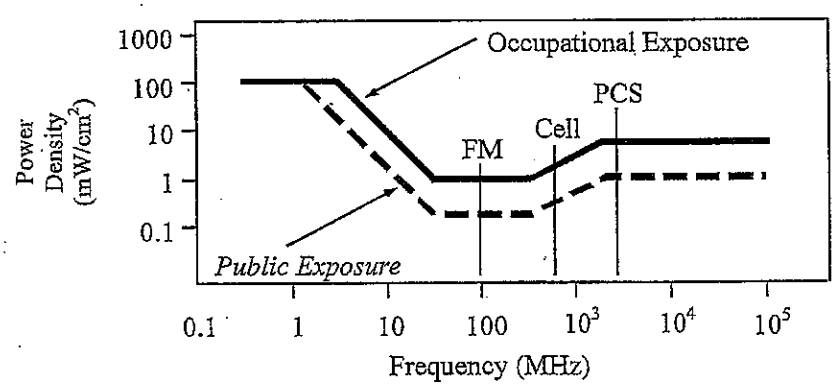
August 4, 2011

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency	Electromagnetic Fields (f is frequency of emission in MHz)					
Applicable Range (MHz)	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm^2)	
0.3 – 1.34	614	*614*	1.63	*1.63*	100	*100*
1.34 – 3.0	614	*823.8/f*	1.63	*2.19/f*	100	*180/f²*
3.0 – 30	1842/f	*823.8/f*	4.89/f	*2.19/f*	900/f²	*180/f²*
30 – 300	61.4	*27.5*	0.163	*0.0729*	1.0	*0.2*
300 – 1,500	3.54√f	*1.59√f*	√f/106	*√f/238*	f/300	*f/1500*
1,500 – 100,000	137	*61.4*	0.364	*0.163*	5.0	*1.0*



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm^2,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm^2,

where θ_{BW} = half-power beamwidth of the antenna, in degrees, and
P_{net} = net power input to the antenna, in watts,
D = distance from antenna, in meters,
h = aperture height of the antenna, in meters, and
η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

$$\text{power density } S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}, \text{ in mW/cm}^2,$$

where ERP = total ERP (all polarizations), in kilowatts,
RFF = relative field factor at the direction to the actual point of calculation, and
D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.

Lake Merced Blvd
Westmoor Ave
Eastmoor Ave
Francis Blvd
Clarinada
Serrano Blvd
Gate Ave
Hillside Blvd
Missouri St
El Camino Real

Lake Merced Blvd
John Daly Blvd
Mission St
Hillside Blvd
Westmoor Ave
Westmoor Ave
St Francis Blvd
Junipero Serra Blvd
Gate Ave
El Camino Real
Claudia Ave
Serrano Blvd
Avalon Blvd

verizon wireless
Verizon Wireless
2785 Mitchell Drive
Walnut Creek, CA 94598

August 22, 2011

To: City Council of Daly City

From: **Russ Bentson, RF Design Engineer, Verizon Wireless RF Engineering**

Subject: **Statement in Support of Verizon Wireless's Proposed Telecommunications Facility at 163 Edgemont Drive, Daly City**

This statement clarifies Verizon Wireless's coverage objectives for the proposed telecommunications facility consisting of co-location of six panel antennas on an existing 60 foot treepole located at 163 Edgemont Drive in Daly City ("The Proposed Facility").

There is a significant gap in Verizon Wireless's coverage in Daly City along Highway 35 between Westmoor Avenue and Westridge Avenue and surrounding residential areas as well as along Campana Avenue near Palomar Drive and the approach to Highway 280 and surrounding residential areas. Additionally, a dropped call area has been identified at the intersection of Midvale Drive and Saint Francis Boulevard. The Proposed Facility will enhance network reliability by providing continuous in-vehicle service along Highway 35 through Daly City and closing the coverage gaps along Campana Avenue as well as providing in-building coverage to residential areas surrounding these important roadways. The significant gap in coverage to be served by the Proposed Facility is clearly shown in the Verizon Wireless Propagation Maps submitted with this application and attached as Exhibit A.

For a cellular system to work properly, each cell site must provide areas of discrete coverage of a dominant signal as well as a limited amount of overlapping coverage with neighboring sites. As a caller travels between discrete coverage areas, a handoff is triggered within the zones of overlapping coverage. If the handoff is successful, it is transparent to the caller and results in seamless coverage. If the handoff is not successful, the call is lost and must be re-established once the user gets within range of the next site.

For example, on Highway 35 near Westridge Avenue, hilly topography creates a gap in coverage between the Verizon Wireless site to the north located near San Francisco State University and the site to the south in Pacifica, leading

ATTACHMENT F

to poor coverage and dropped calls generally between Westmoor Avenue and Westridge Avenue as shown in the Verizon Wireless Drive Test Map attached as Exhibit B. Due to lack of a dominant signal along this section of Highway 35, particularly at times of high call volume, these handoffs are not reliable, resulting in dropped calls.

Similarly, hilly topography creates a gap in coverage along Campana Avenue between the Verizon Wireless site to the east at Serramonte Hospital and the site to the southwest in Pacifica, leading to poor coverage and dropped calls near the intersection with Palomar Drive and also at the intersection of Midvale Drive and Saint Francis Boulevard as shown on the Drive Test Map. Again, due to the lack of coverage from a dominant signal, handoffs are not reliable.

The Proposed Facility will help eliminate these problems along heavily traveled Highway 35 and Campana Avenue, and the Proposed Facility will provide residential in-building service as shown in the Propagation Maps.

In summary, the Proposed Facility fills a significant gap in residential and in-vehicle coverage and also improves the reliability of the network in Daly City, particularly along Highway 35 and Campana Avenue.

Respectfully submitted,

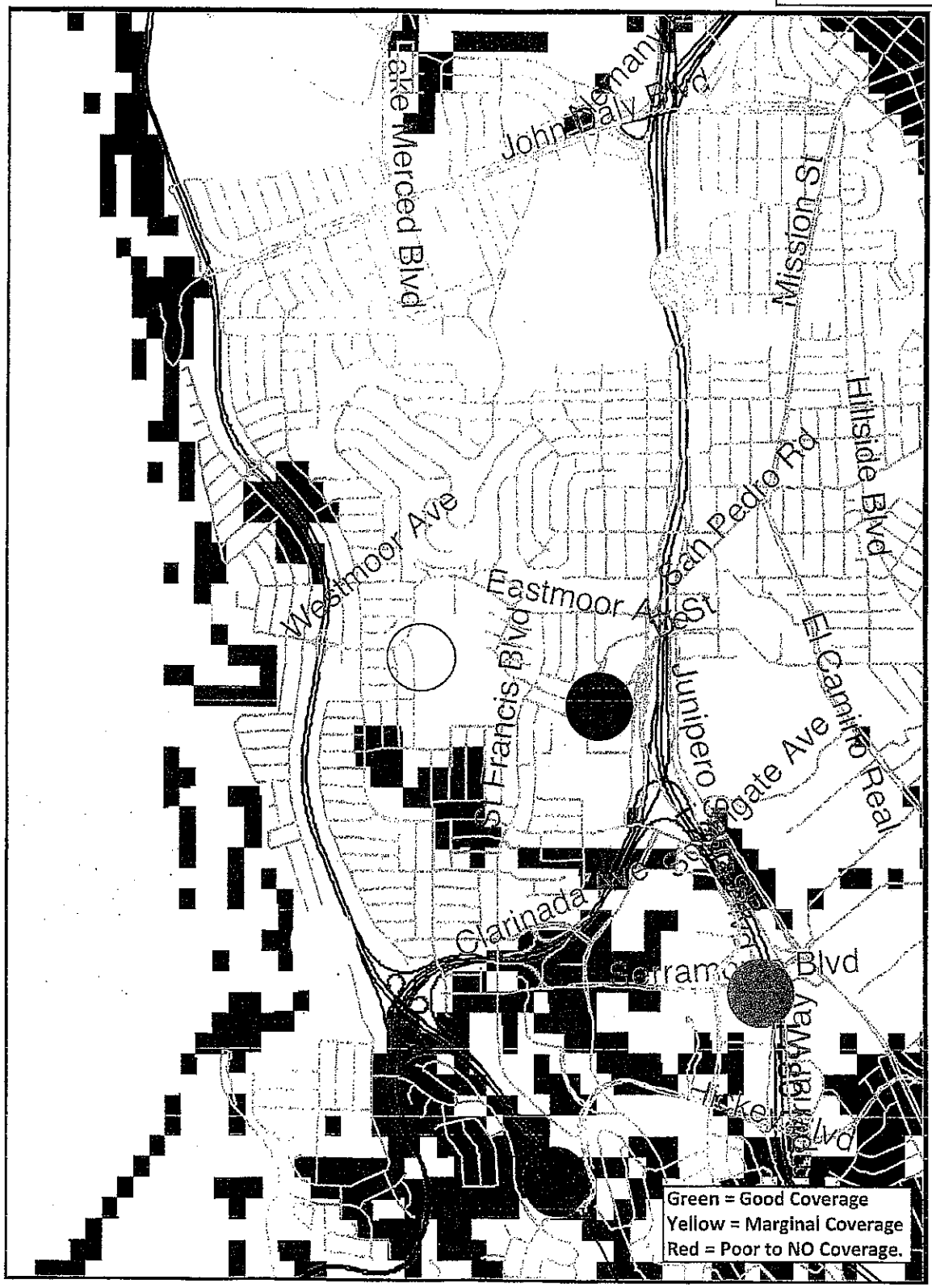
Russ Bentson
RF Design Engineer
RF Engineering Department
Verizon Wireless

Schedule of Exhibits

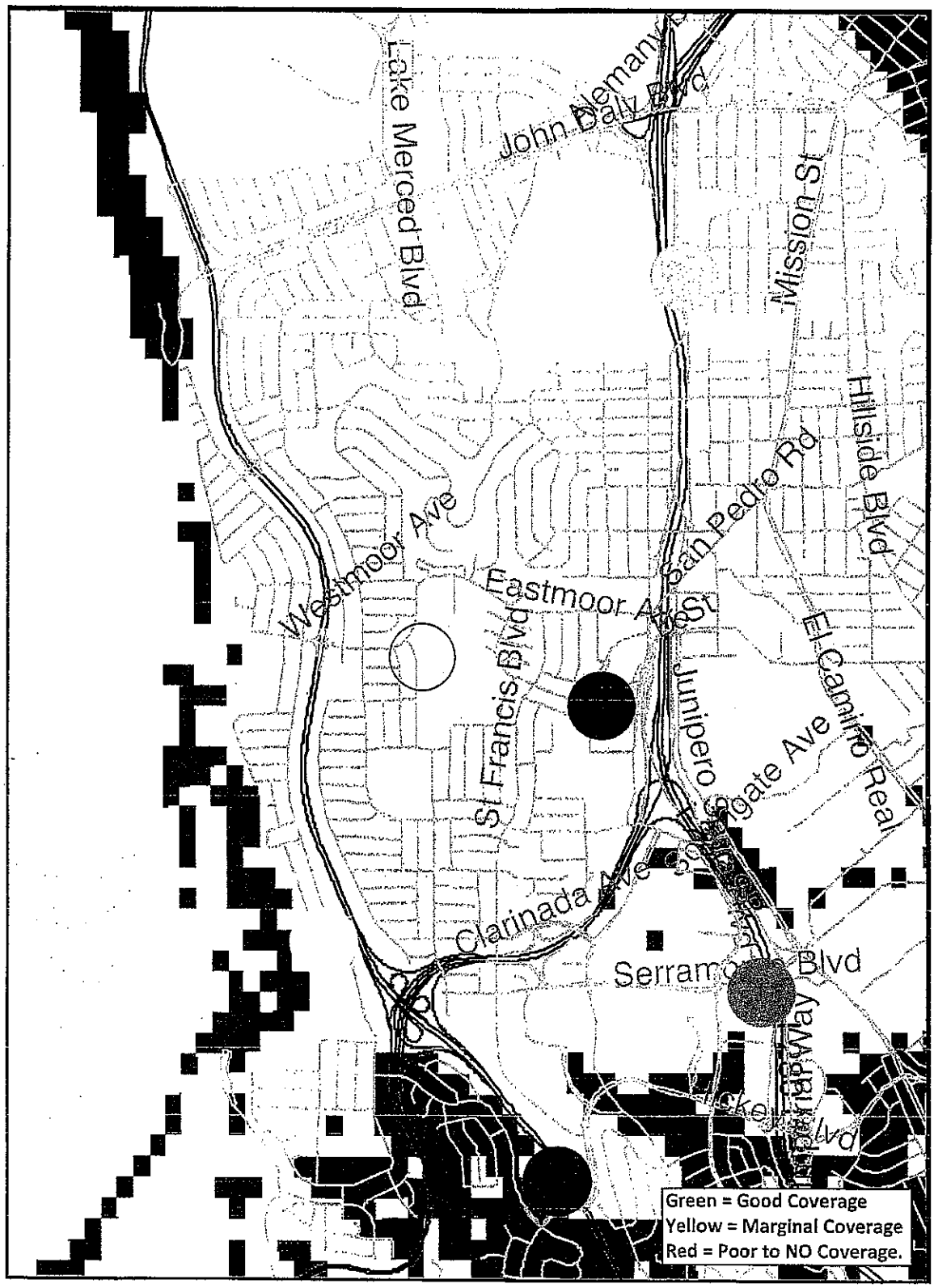
Exhibit A: Verizon Wireless Drive Test Map, August 18, 2011
Exhibit B: Existing and Proposed Coverage Maps

Propagation plots provide important information regarding the level of signal, and therefore the anticipated coverage provided by the proposed site. The areas in green reflect good coverage that meets or exceed thresholds to provide consistent and reliable network coverage in cars and in homes. The areas in yellow depict marginal levels of coverage generally representing at best in-vehicle coverage. Red areas depict poor to no coverage.

Exhibit A

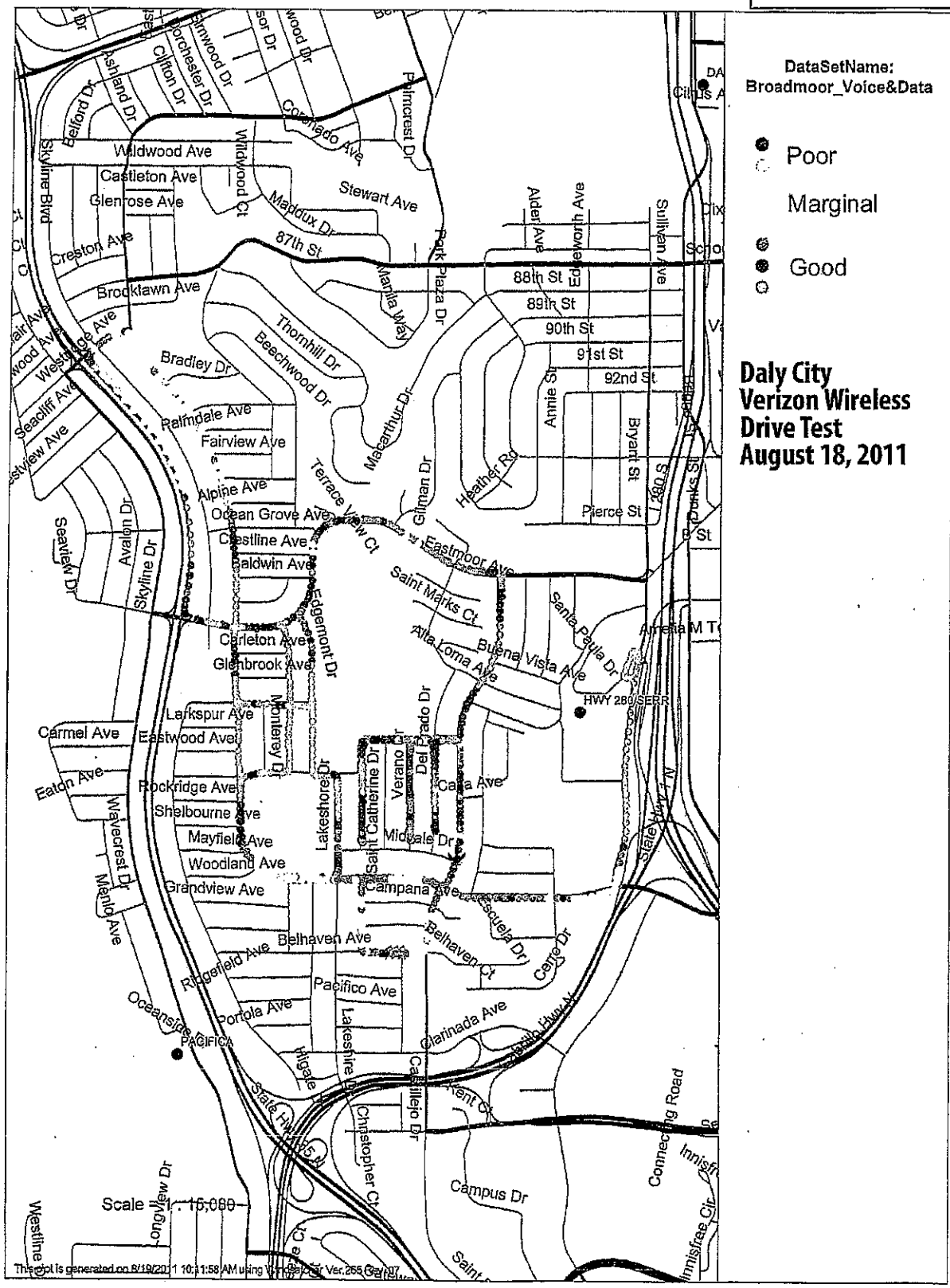


Hwy 35/ Westmoor- Before



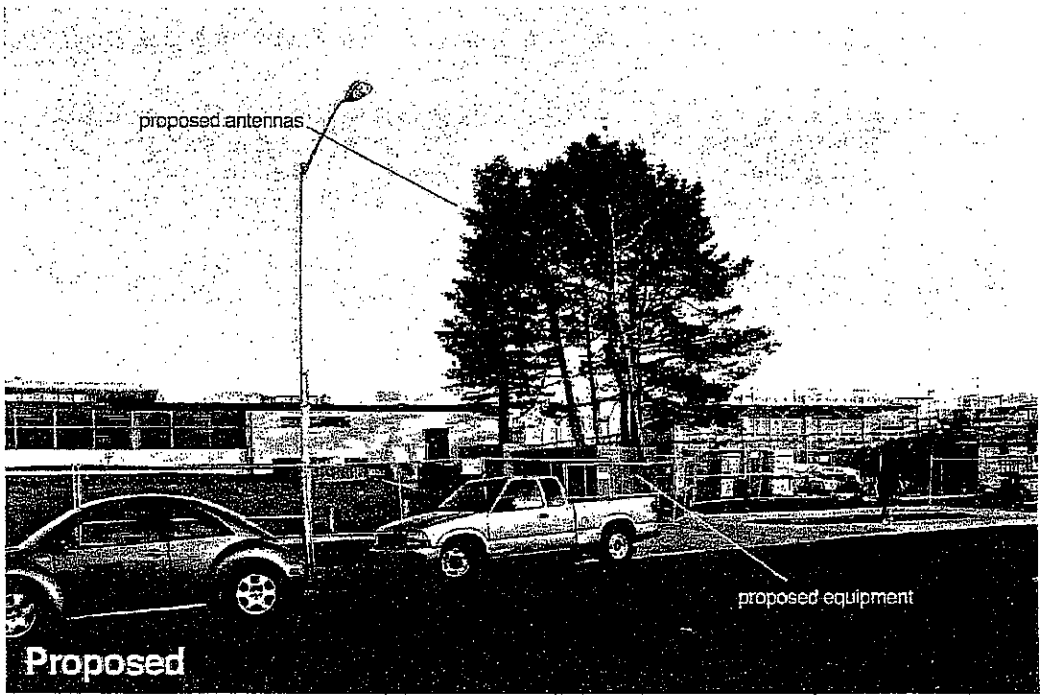
Hwy 35/ Westmoor- After

Exhibit B


DataSetName:
Broadmoor_Voice&Data
Poor
Marginal
Good
Daly City
Verizon Wireless
Drive Test
August 18, 2011
Scale = 1 : 15,000
Wildwood Ave
Castleton Ave
Glenrose Ave
Stewart Ave
Maddux Dr
87th St
Creston Ave
Brocklawn Ave
Thornhill Dr
Beechwood Dr
Bradley Dr
Ralmdale Ave
Fairview Ave
Alpine Ave
Ocean Grove Ave
Crestline Ave
Baldwin Ave
Eastmoor Ave
Saint Marks Ct
Carleton Ave
Glenbrook Ave
Alta Loma Ave
Buena Vista Ave
Larkspur Ave
Eastwood Ave
Carmel Ave
Eaton Ave
Rockridge Ave
Shelbourne Ave
Mayfield Ave
Woodland Ave
Grandview Ave
Midvale Dr
Campana Ave
Belhaven Ave
Pacifico Ave
Portola Ave
Clarinada Ave
Campus Dr
88th St
89th St
90th St
91st St
92nd St
Pierce St
Heather Rd
Annie St
Bryant St
Edgewood Ave
Alder Ave
Sullivan Ave
Skyline Blvd
Belford Dr
Ashland Dr
Clifton Dr
Dorchester Dr
Elmwood Dr
Coronado Ave
Palmcrest Dr
Park Plaza Dr
Manila Way
Macarthur Dr
Gilman Dr
Terrace View Ct
Edgemont Dr
Monterey Dr
Lakeshore Dr
Saint Catherine Dr
Verano Dr
Del Mar Dr
Santa Paula Dr
Seacliff Ave
Seaview Dr
Avalon Dr
Skyline Dr
Wavecrest Dr
Manila Ave
Ridgefield Ave
Oceanside Dr
Hillgate
Lakeshire Dr
Christopher Ct
Castillejo Dr
Kent Ct
Connecting Road
Innisfree Cir
Longview Dr
Westline
HWY 280/SERR
PACIFICA
State Hwy 1 N
This plot is generated on 8/19/2011 10:11:58 AM using

Alternatives Analysis

Verizon Wireless Application AUP-12-10-3199
Westmoor High School Co-location
163 Edgemont Drive, Daly City



September 8, 2011
(Updated)

Summary of Site Evaluations
Conducted by NSA Wireless, Inc.

Radio Frequency Propagation Analysis
by Russ Bentson, Verizon Wireless Radio Frequency Design Engineer

Compiled by Mackenzie & Albritton LLP

RECEIVED
SEP 08 2011
CITY OF DALY CITY

ATTACHMENT C

TABLE OF CONTENTS

I.	Executive Summary	3
II.	Coverage Objective	3
III.	Methodology	4
IV.	Analysis	5
V.	Conclusion	11
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I. Executive Summary

In early 2007, Verizon Wireless identified a gap in coverage along Skyline Boulevard (Highway 35) between Westmoor Avenue and Westridge Avenue as well as a secondary coverage objective along Southgate Avenue near the intersection of Palomar Avenue. The coverage objective also includes the need for in-building coverage in the residential areas adjacent to and surrounding these important roadways.

The Daly City Municipal Code (the "Code") sets the highest priority on placement of facilities on publicly owned structures and co-location facilities (Section 17.39.050.A). New wireless facilities are discouraged within or near residential zones. Based on these values expressed in the Code, the Daly City Planning Division approved Verizon Wireless's proposed facility at Westmoor High School, a co-location on an existing T-Mobile treepole located on the public high school facility at 163 Edgemont Drive (the "Approved Verizon Wireless Co-location"). In all, Verizon Wireless has explored six alternative locations since 2007 for the placement of a wireless facility to serve the coverage objective. Based on an extensive review of available sites, and designs as set forth in the analysis below, Verizon Wireless believes the Approved Verizon Wireless Co-location is the least intrusive alternative for providing wireless service to the identified coverage gap.

II. Coverage Objective

Verizon Wireless service is provided to most of western Daly City from sites located near San Francisco State University to the northeast, Serramonte Hospital to the east and Pacifica to the southwest. Due to the hilly topography of this area of Daly City, valleys of poor to no coverage exist from the San Francisco State University site to the southwest along Skyline Boulevard between Westmoor Avenue and Westridge Avenue with average daily traffic of over 50,000 vehicles as well from the Pacifica site northeast along Southgate Avenue between Eastwood Avenue and Saint Francis Boulevard. In addition, there is a large area of marginal coverage between these three sites which covers approximately one square mile and over 15,000 Daly City residents. Verizon Wireless's coverage objective is to provide continuous in-vehicle coverage along Skyline Boulevard and Southgate Avenue as well as provide in-building coverage throughout residential areas extending as far north as Montrose Avenue and Eastmoor Avenue; east to Saint Francis Boulevard; south to Bellhaven Avenue; and west to Seaview Drive. Verizon Wireless's coverage objective and the gap to be served by the Approved Verizon Wireless Co-location are more fully described in the Statement of Verizon Wireless Radio Frequency Design Engineer Russ Bentson and its attached coverage maps and drive test data map dated August 22, 2011.

III. Methodology

Once a coverage objective has been determined, Verizon Wireless seeks to identify a proposal that will provide coverage through the "least intrusive means" based upon the values expressed by local regulation. The Code states a clear preference for the placement of facilities on publicly owned structures and co-locations. See Section 17.39.050.A. Further, the Code favors facilities that are not located on a residential parcel and where antennas and equipment can be camouflaged or screened from view. See Section 17.39.070. Based upon the above methodology (which in turn is based upon the values expressed in the Code), Verizon Wireless first looked to siting its facility on existing structures or on existing co-location opportunities. In its search, Verizon Wireless avoided proposing a facility on a residential parcel.

In addition to seeking the "least intrusive" alternative, sites proposed by Verizon Wireless must be feasible. In this regard, Verizon Wireless reviews the radio frequency propagation, elevation, height, available electrical and telephone utilities, access, and other critical factors such as a willing landlord in completing its site analysis.

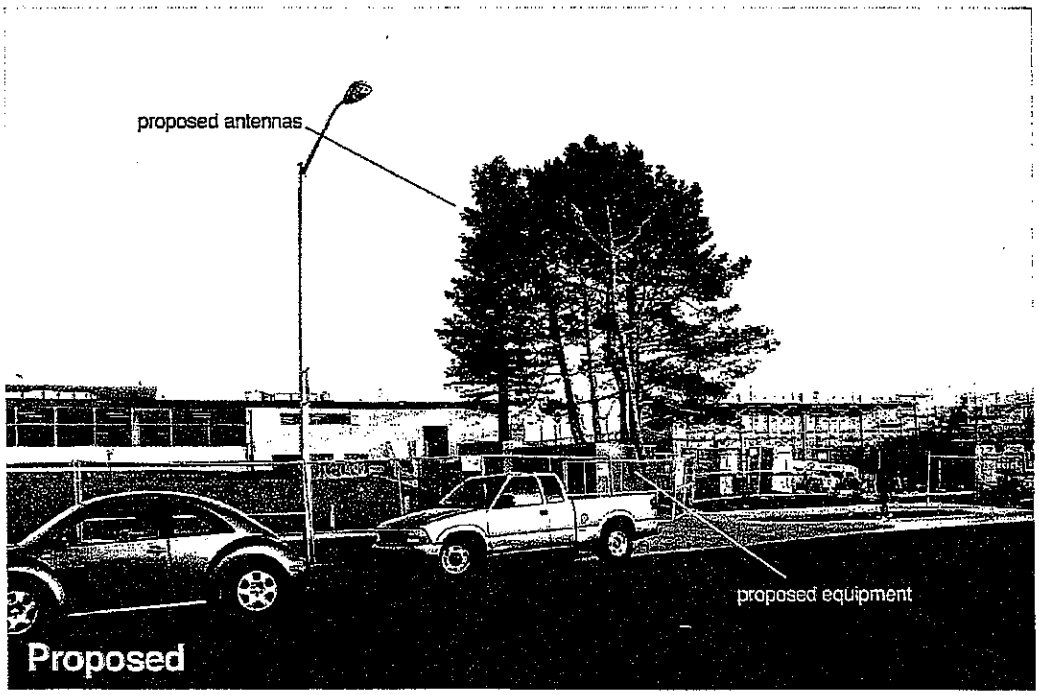
Finally, it should be noted that when Verizon Wireless began its search for the Approved Verizon Wireless Co-location in 2007, the existing T-Mobile treepole had not yet been approved or constructed. As a result, following the initial review of candidates, Verizon Wireless suspended its search in order for the existing T-Mobile treepole to be constructed in 2011.

IV. Analysis

Co-locations

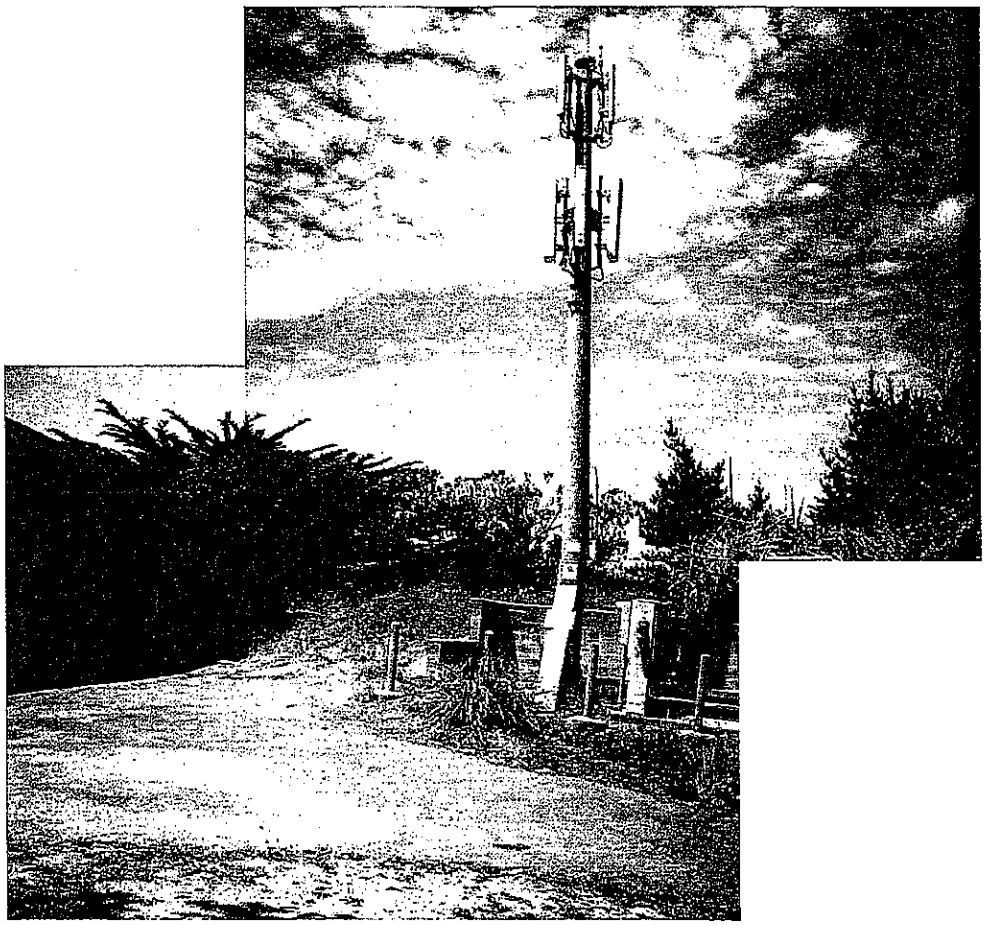
1. **Approved Verizon Wireless Co-location**
   Westmoor High School Co-location
   163 Edgemont Drive
   Elevation 460 feet

Verizon Wireless first looked to co-location opportunities to provide service to its coverage objective. While no co-location opportunities existed at the time, Verizon Wireless was persuaded by Daly City Planning Division staff to defer its application for over two years in order to take advantage of the T-Mobile co-location facility at Westmoor High School approved in April 2008. The T-Mobile co-location facility was completed in Spring 2011. Verizon Wireless received its approval to co-locate its facilities at the T-Mobile co-location on May 23, 2011. By locating at an existing wireless facility within publicly owned structures, the Approved Verizon Wireless Co-location fully complies with the siting location provisions of Section 17.38.050(a) of the Code. By placing antennas within the foliage of the existing T-Mobile treepole without increasing the height of that pole, the Approved Verizon Wireless Co-location complies with the design preferences of Section 17.38.070 of the Code. This location remains the most preferred alternative under the values expressed in the Code.



2. **Reservoir 5**
   Westmoor Avenue (near Upland Avenue)
   Elevation 545 feet

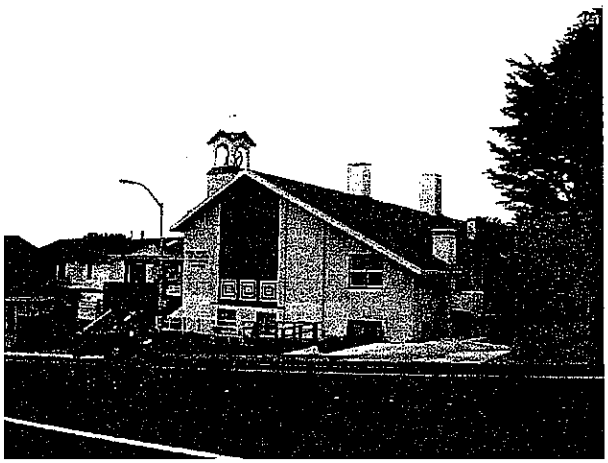
This Daly City-owned reservoir contains a Metro PCS wireless facility on a 35 foot slimline monopole as well as two shorter lattice towers holding water district antennas. In order to place its facilities at this location, Verizon Wireless would have needed to replace the existing slimline monopole with a 50 foot or taller monopole facility (or possibly replace one of the lattice towers) capable of holding Verizon Wireless's six panel antennas. This location, immediately adjacent to residences on all sides, was disfavored by Daly City Planning Division staff due to construction requirements, additional height and proximity to neighbors. Negotiations for use of this facility were discontinued in 2008 following the approval and in favor of the existing T-Mobile treepole.



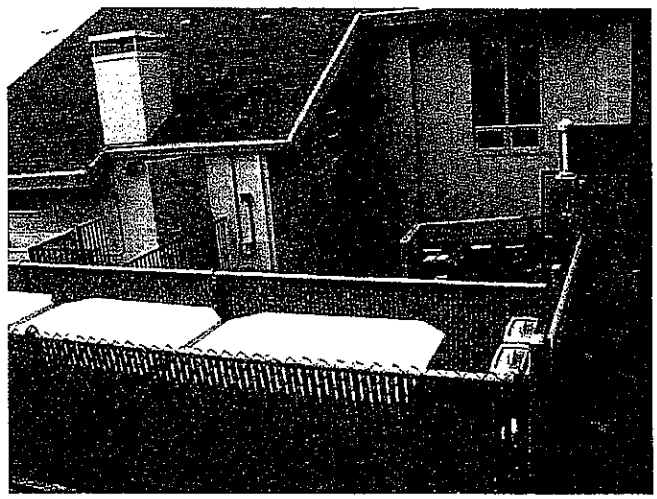
View looking west toward MetroPCS facility next to reservoir

3. **Holy Child and St. Martin Episcopal Church**
   777 Southgate Avenue
   Elevation 390 feet

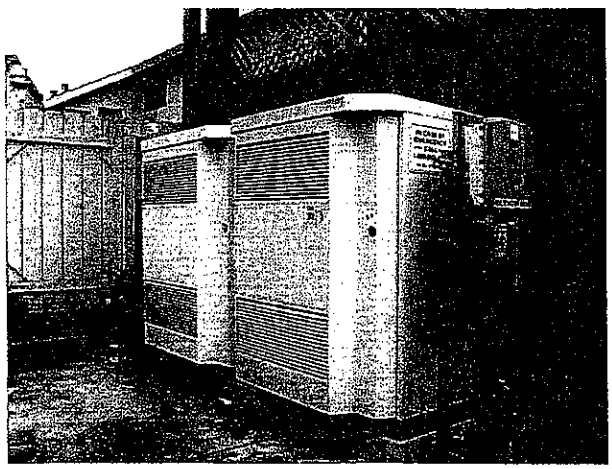
This diminutive church located on a residential parcel adjacent to Alternative 4 currently houses wireless facilities for AT&T and T-Mobile. Site inspection by Verizon Wireless in 2008 revealed that, due to the equipment of existing facilities, there is inadequate space for the placement of Verizon Wireless's radio equipment at this location. In addition, due to the low elevation of the church, Verizon Wireless's network configuration would require an approximately 100 foot antenna tower to provide service to the coverage objective. (Notably, T-Mobile maintains facilities both at this location as well as the existing T-Mobile treepole.) Further exploration of this site was discontinued in favor of the existing T-Mobile co-location opportunity approved in 2008.



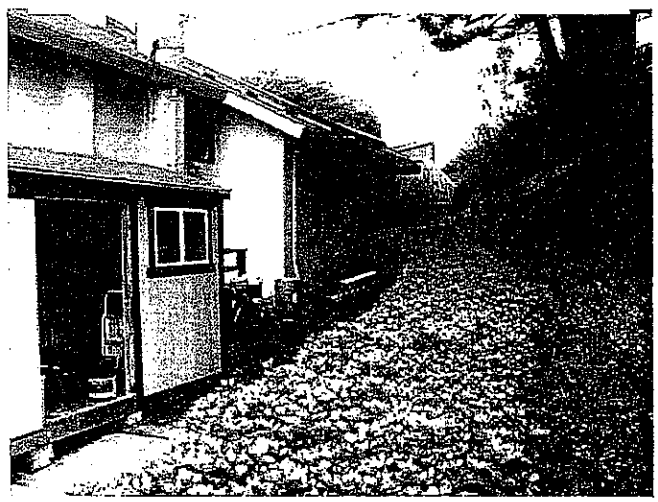
View looking east toward 777 Southgate Avenue



View showing lack of space on south side of church with AT&T equipment



View showing lack of space on north side of church with T-Mobile equipment

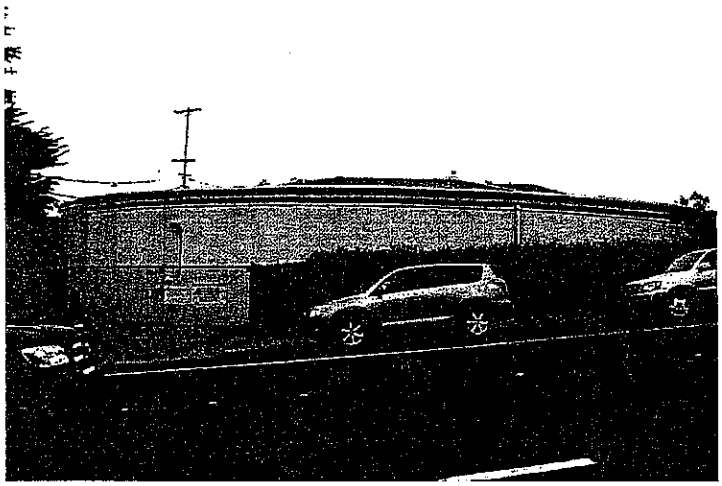


View showing lack of space on south side of church

Publicly-Owned Structures

4. **Water Tank**
   Southgate Avenue & Montrose Avenue
   Elevation 395 feet

This water tank was investigated by Verizon Wireless in early 2007. The approximately 110 foot diameter water tank occupies nearly all of the land area of the parcel upon which it is located, leaving setbacks of 10 feet or less on all four sides. Verizon Wireless determined that there is insufficient space for both Verizon Wireless equipment and a monopole or treepole. In addition, due to the low elevation of the water tank site, Verizon Wireless's network configuration would require an approximately 90 foot antenna tower to provide service to the coverage objective.

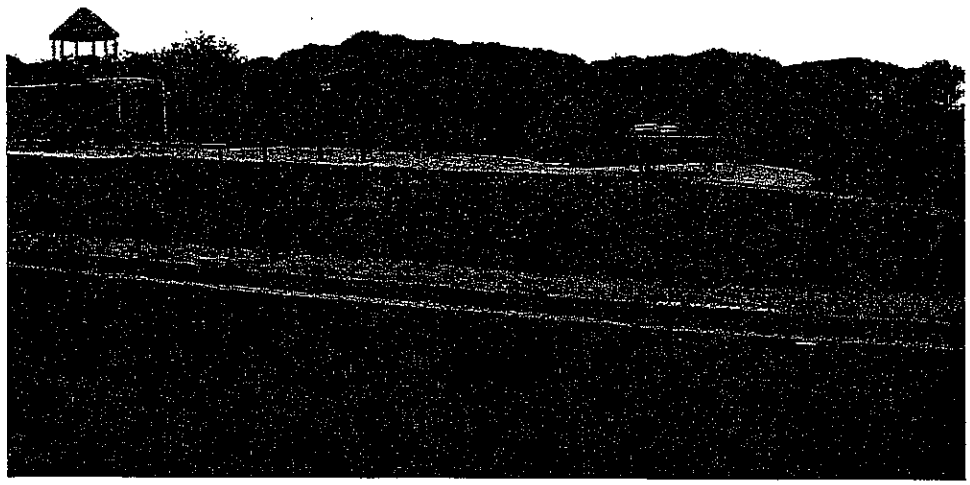


View looking east toward water tank

View looking north showing limited setback of water tank from sidewalk

5. **Palisades Park**
   Palisades Drive
   Elevation 410 feet

While well-located for a wireless facility, further exploration of this site revealed no available public structures. A proposed new wireless facility at this location would require an approximately 70 foot tall monopole or 78 foot tall treepole to accommodate required radio signal propagation. In addition, a ground structure would have to be constructed of approximately 30 feet by 20 feet to house radio equipment including space for a back-up generator. Underground trenching would be required from the street to the installation to provide for electrical service and telephone interconnect. This location was disfavored in favor of the approved T-Mobile treepole due to the required new construction and resulting impacts on the park location from the necessary Verizon Wireless improvements.



View looking west toward Palisades Park

Commercial Property

6. **Skyline Plaza**
   170 Skyline Plaza
   Elevation 460 feet

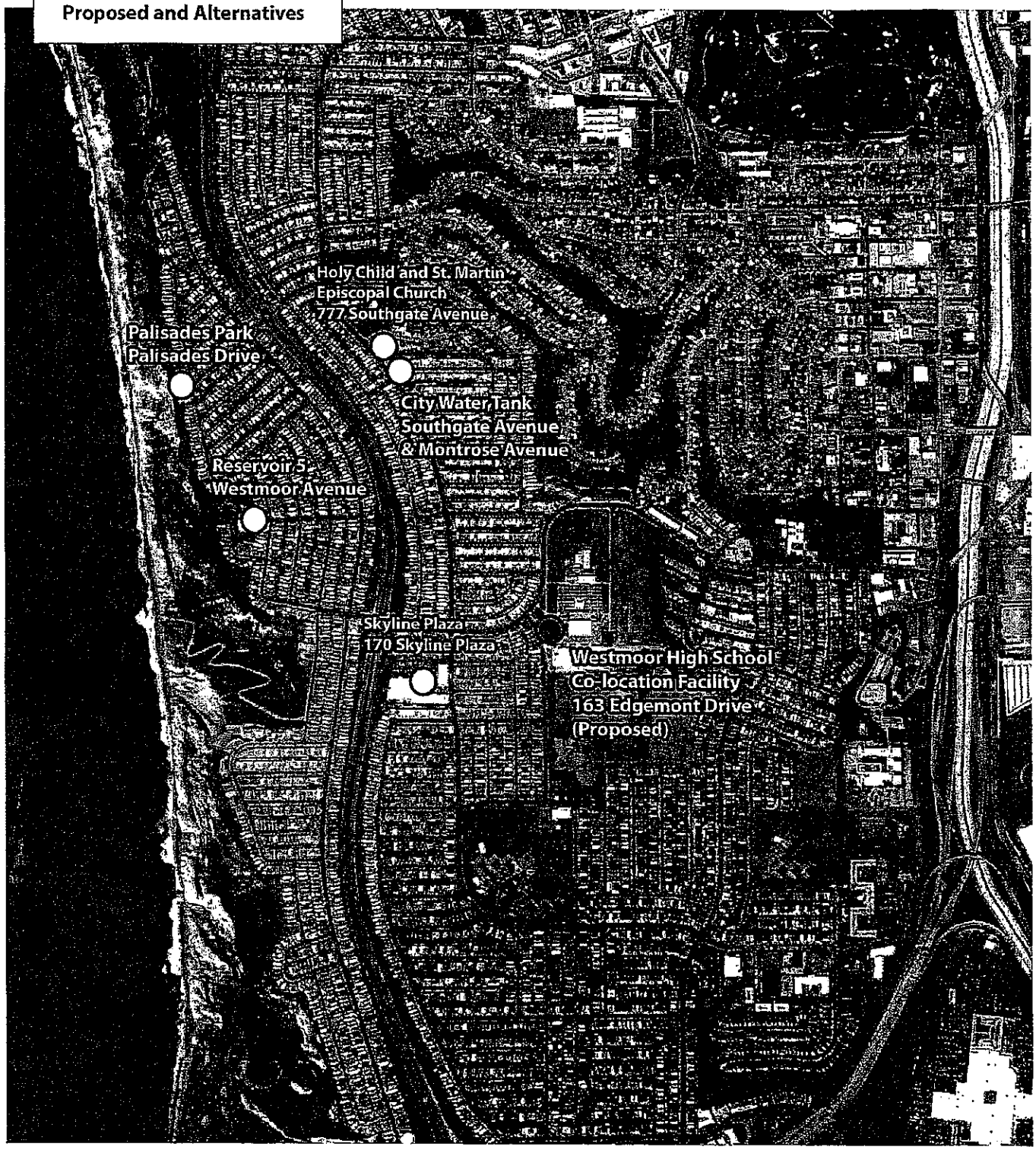
Verizon Wireless contacted the landlord for the Skyline Plaza in early 2008. Through communication between Ian Calvello of Westlake Realty, representing landlord, and Michelle Phippen of NSA Wireless Inc., representing Verizon Wireless, the landlord indicated that it had no interest in leasing to a wireless carrier. As noted above, it is infeasible for Verizon Wireless to place a facility at a location that does not have a willing landlord.

View of structure at Skyline Plaza

V. Conclusion

The Approved Verizon Wireless Co-location facility on the existing T-Mobile treepole located at Westmoor High School is the only available co-location public facility that can provide service to the Verizon Wireless coverage objective without constructing a new or taller antenna tower. As such, this location is the least intrusive means to provide service to the coverage objective under the values expressed in the Code.

Verizon Wireless
Daly City
Locations of Sites
Proposed and Alternatives



Daly City
Department of Economic & Community Development

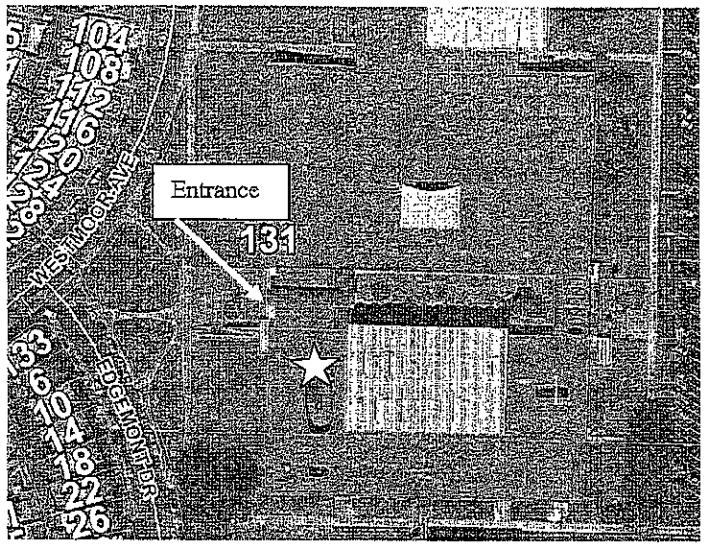
COMMUNITY MEETING

A PROPOSED VERIZON WIRELESS FACILITY FOR CO-LOCATION ON THE EXISTING "MONOPINE" LOCATED AT WESTMOOR HIGH SCHOOL 163 EDGEMONT DRIVE, DALY CITY

ADMINISTRATIVE USE PERMIT AUP-12-10-3199

WHEN: **Thursday**
October 13, 2011
at 5:00 pm

WHERE: **Westmoor High School**
Cafeteria
131 Westmoor Avenue
Daly City, CA 94015



Use the main school entrance on Westmoor and Edgemont and the Cafeteria will be on the right as you enter the school indicated by the star above.

The Daly City City Council directed staff to facilitate a Community Meeting and presentation by Verizon Wireless about the project to the neighborhood residents. The City Council continued the reconsideration of the Administrative Use Permit to the City Council meeting of October 24, 2011.

At the Community Meeting, Verizon Wireless will describe the project and provide information regarding electro-magnetic frequency radiation, coverage, alternative site analysis, Federal telecommunications regulations and other information as it pertains to the proposed project. City staff will be available at the meeting for any questions.

Project Background:
Verizon Wireless proposed the installation of six new panel antennas and associated RRU's (Remote Radio Units) as a co-location to the existing stealth "monopine" monopole. The installation is proposed at approximately 45 feet high on the existing monopole structure which is approximately ten feet below the existing T-Mobile antennas. The monopole is located at 163 Edgemont Drive, on the Westmoor High School property. The project also includes equipment cabinets and a back- up diesel generator in an equipment area of approximately 15 feet by 34 feet (510 square feet) with a fence to match the existing Verizon equipment area, which is adjacent to the existing T-Mobile equipment area.

Please contact Steve Engfer, Assistant Planner at (650) 991-8160 for additional information.

VERIZON WIRELESS PROPOSED CO-LOCATION

Westmoor High School

163 Edgemont Dr.
Daly City, CA

Community Meeting

October 13, 2011 5:00 pm

I. Welcome – City of Daly City planner Steve Engfer
II. Panel Discussion – Community Questions

Verizon Wireless representatives will provide information and answer questions on the following aspects of the project:

A. Charnel James, Senior Planner for NSA Wireless, Inc. (Site Location/Design)
B. Chris Durand, VP NSA Wireless, Inc. (Site Design/Security/Construction/Landscaping)
C. Russ Bentson, Verizon Wireless Radio Engineer (Coverage Objectives)
D. Lynn Bruno – Director of Community Relations, Hammet & Edison (Radio Frequency Questions/FCC Guidelines)
E. Paul Albritton, Mackenzie & Albritton, LLP Verizon Wireless Legal Counsel

Thank you for your time and participation in this process

VERIZON WESTMOOR HS COMMUNITY MEETING SIGN-IN SHEET

Project:	Verizon Co-Location Westmoor HS AUP12-10-3199	**Meeting Date:**	10/13/11
		Place/Room:	Westmoor HS Cafeteria

Name	Address	Phone	E-Mail
Debbie Martin	10 Edgemont Dr	650 994-1896	
ROSZENA ISKANDAR	18 EDGEMONT DR	(650) 515-5708	ROSZENAISKANDAR@SBCGLOBAL.NET
TOM TIRTADINATA	18 EDGEMONT DR	(650) 515-5708	TommyTIRTADINATA@SBCGLOBAL.NET
Charnel James	2000 Crow Canyon Place	(650) 219-1833	Charnel.james@nsawirless.com
SOL GOMEZ	46 Edgemont Pl.	(650) 942-3984	
SHIRLEY CHOO	42 EDGEMONT DR	650 238-7853	dickycychoo@yahoo.com
Teresa Yu	30 Edgemont DR	650-756-9828	Tedayu@prodigy.net
TOM MINSHEW	JVHSD	650 550 7960	TMINSHEW@JVHSD.NET
FRED MARTIN	10 Edgemont	994-1896	fredmartin8555@att.net ~~fredmartin~~
RUFINO URRUTIA	30 Edgemont dr	650 756-9828	Rufinourrutia@yahoo.com

MACKENZIE & ALBRITTON LLP
220 SANSOME STREET, 14TH FLOOR
SAN FRANCISCO, CALIFORNIA 94104

TELEPHONE 415 / 288-4000
FACSIMILE 415 / 288-4010

MEMORANDUM

TO: City Council, City of Daly City

FROM: Paul Albritton

DATE: October 13, 2011

RE: Responses to Daly City Council and Community Questions Raised at the Verizon Wireless Westmoor High School Co-Location Hearing of September 26, 20011

Introduction

At the rehearing of the proposed Verizon Wireless Co-Location on an existing treepole at Westmoor High School held September 26, 2011, questions were raised by the Daly City Council and adjacent residents to the site. The Council asked that Verizon Wireless respond to these questions in writing and hold a community forum with neighbors to review the site which has been scheduled for October 13, 2011. In anticipation of the community forum, we provide Verizon Wireless's response to the questions raised by the Council and neighbors below.

Questions Presented September 26, 2011

Q: Can the equipment area be designed to improve aesthetics and reduce high school student hiding places?

Competing interests were voiced at the hearing from neighbors and Council Members to create an aesthetically attractive equipment area while minimizing the attraction of unwanted visitors such as high school students, dog walkers and undesirables. Verizon Wireless looks forward to working with City planners and the community to develop an attractive appearance for the equipment area that incorporates appropriate anti-graffiti and anti-climbing devices and eliminates hidden areas that could compromise neighborhood safety.

information provided contains any statistically reliable studies showing any adverse impact of cell towers on property values. Indicative of this lack of evidence is the statement in the provided materials which reads:

> The definitive work on this subject was done by Dr. Sandy Bond, who concluded that "media attention to the potential health hazards of [cellular phone towers and antennas] has spread concerns among the public, resulting in increased resistance" to sites near those towers.

To begin with, such purported effects of cell towers on property values have been fully rejected by federal courts and are preempted by the Telecommunications Act of 1996, which prohibits local jurisdictions from regulating wireless facilities based on environmental effects of radio frequency emissions. In light of the federal preemption of RF regulation, "concern over the decrease in property values may not be considered as substantial evidence if the fear of property value depreciation is based on concern over the health effects caused by RF emissions." *AT&T Wireless Services of California LLC v. City of Carlsbad*, 308 F.Supp.2d 1148, 1159 (S.D. Cal. 2003).

Certainly, where the size and placement of a cell tower creates a visual or noise nuisance to an adjacent property by obstructing a primary view or violating local sound ordinances, property values could be affected, however, such impacts would also likely violate local codes and land use regulations, which is not the case for the Verizon Wireless co-location, which complies with all applicable Daly City Municipal Codes. With respect to the addition of Verizon Wireless antennas to an existing treepole on public facility "high school" property, such impacts do not exist and property values will simply not be affected.

Q: Does the treepole violate Daly City Municipal Code Section 17.39.050.A regarding placement of wireless facilities within or near residential areas?

Daly City Municipal Code Section 17.39.050.A indicates that the placement of wireless facilities in or near residential zones should be avoided in certain circumstances. Specifically, Section 17.39.050.A states:

> Location preference for wireless communications facilities should be given to publicly owned structures, co-location sites, and industrial or commercial sites. New wireless communications facilities should avoid sites located within or near residential areas unless the application includes information sufficient to demonstrate: the location and type of preferred sites which exist within the proposed or technically feasible coverage area; that good faith efforts and measures were taken by the carrier to secure the preferred location sites; specific reasons why such efforts and measures were unsuccessful; and why the location of the proposed facility site is essential to meet the service demands of the applicant.

cell towers. The World Health Organization fact sheet "Base Stations and Wireless Technologies" (May 2006) concludes that "Considering the very low exposure levels and research results collected to date, there is no convincing scientific evidence that the weak RF signals from base stations and wireless networks cause adverse health effects."

Q: What is "substantial evidence"?

The Council has asked what is considered "substantial evidence" under federal law as it relates to the requirement that denial of the site be based on "substantial evidence" to comply with the federal Telecommunications Act of 1996. The "substantial evidence" requirement means that a local government's decision must be "authorized by applicable local regulations and supported by a reasonable amount of evidence (i.e., more than a 'scintilla' but not necessarily a preponderance)." *Metro PCS, Inc. v. City and County of San Francisco,* 400 F3d 715, 725 (9th Cir. 2005); *see also Sprint PCS Assets, LLC v. City of Palos Verdes Estates,* 583 F.3d at 726 (a local government decision must be valid under local law and supported by "such relevant evidence as a reasonable mind might accept as acceptable to support a conclusion"). Generalized concerns or opinions about aesthetics are insufficient to constitute substantial evidence upon which a local government could deny a permit. *City of Rancho Palos Verdes v. Abrams,* 101 Cal.App.4th 367, 381 (2002). While a local government may regulate the placement of wireless communication facilities, it must have specific reasons that must be consistent with the local regulations and supported by substantial evidence in the record before the local government may lawfully deny a permit.

Q: What are the federal law implications if the City Council grants the appeal?

Council Members specifically asked Verizon Wireless to address the federal law implications of granting the appeal of the Verizon Wireless antennas on the T-Mobile treepole. As outlined in the Mackenzie & Albritton letter of August 15, 2011, such a denial would run afoul of four provisions of the Telecommunications Act of 1996.

- First, the appeal, and council's grant of the appeal, would be based on environmental effects of radio frequency emissions, in violation of 47 U.S.C. §332(c)(7)(B)(iv).
- Second, there is no substantial evidence to grant the appeal in violation of 47 U.S.C. §332(c)(7)(B)(iii).
- Third, granting the appeal would unreasonably discriminate against Verizon Wireless as a telecommunications provider in violation of 47 U.S.C. §332(c)(7)(B)(i)(I).
- Finally, granting of the appeal would have the effect of prohibiting service by Verizon Wireless in violation of 47 U.S.C. §332(c)(7)(B)(i)(II).

Having been delayed its application for years in order to accommodate the City's request that Verizon Wireless co-locate its facility with T-Mobile in the least intrusive manner prescribed by the Daly City Municipal Code, Verizon Wireless should be expected to avail itself of these rights under federal law.

City Council Meeting Agenda Report

Item # _____

Meeting Date: October 24, 2011

Subject: **Use Permit UPR-8-11-4381, Design Review DR-8-11-4383—Establishment of Church Use at 7535 Mission Street**

RECOMMENDED ACTION

Approve Use Permit UPR-8-11-4381 and Design Review DR-8-11-4383 subject to the Findings and Conditions outlined herein.

PLANNING COMMISSION DISCUSSION

On October 4, 2011, the Planning Commission voted 4-0 (Bautista absent), to recommend approval of Use Permit UPR-8-11-4381 and Design Review DR-8-11-4383, subject to the findings and conditions outlined in this report. Several members as well as the pastor of Peninsula Christian Fellowship spoke in favor of the project.

Planning discussion items are shown in bold italics.

BACKGROUND

The applicant, Bob Price of Peninsula Christian Fellowship, is requesting approval for the establishment of church uses in an existing building, previously utilized by the Moose Lodge, located at 7535 Mission Street (Attachment A - Location Map).

Previous entitlements acquired in 1969 allowed the establishment of the Moose Lodge—a non-sectarian and non-political social club with a private bar. The site has been on the market for approximately nine months.

Peninsula Christian Fellowship is proposing to convert the existing Moose Lodge site into a church to conduct Sunday School classes, women's and men's groups, and for religious worship services.

PROJECT DESCRIPTION

The subject property is located within the BART Station Specific Plan Area, on the east side of Mission Street between A Street and Valley Street. The site is surrounded by the following land uses:

Land Use	***Zoning***
North: El Camino Inn (motel)	BART Specific Plan: Medium Density Residential (12-25 du/ac)
South: Multi-family Condominium Development (Habitat for Humanity)	BART Specific Plan: High Density Residential (25-55 du/ac)
West: Motorville Motel and Retail Service	BART Specific Plan High Density

Commercial Uses	Residential (Unincorporated San Mateo County)
East: Multi-Family and Single Family Residential Dwellings	R-3: Multi-Family Residential and R-1: Single Family Residential

PROJECT EVALUATION

Use Permit

The purpose of the Use Permit is to ensure that proposed uses will not have an adverse effect on surrounding properties. Although the Medium Density Residential designation does not specifically list church uses as being conditionally permitted, when an unlisted use is similar to, nor more objectionable than a permitted use in a comparable zoning district, such use shall be permitted in the district to the same requirements of the most similarly listed use in the respective comparable district. In this case, it was determined that the Medium Density Residential designation in the BART Station Area Specific Plan is most similar to the R-2 Residential District zoning designation in the Municipal Code, which requires a Use Permit for church uses.

- ***Several members of the Peninsula Christian Fellowship spoke in favor of the establishment of church use at this location, citing the vast improvements proposed for the site that will not only make this location better, but also contribute toward the on-going improvements along this corridor of Mission Street. Congregation members also applauded the provision of community facilities for the neighborhood. Pastor John Grussi noted that their congregation has been operating for 59 years yet they have been without a permanent location for approximately 10 years, due to a fire. He noted his intention to build positive relationships with city departments, the community, and schools, specifically noting the church's existing positive relationship with the school superintendent.***

Site Design and Parking

The Municipal Code requires that a site utilized for church uses, have a minimum 100-foot frontage and lot size of 10,000 square feet, within residentially zoned districts. The subject site is approximately 25,000 square feet in area, with a frontage along Mission Street of more than 200 feet. The L-shaped site contains an existing, +/- 5,600 square foot, one-story building and a large, surface parking lot. There are two existing driveways along Mission Street that provide access to two separate parking areas, located at the southern and northern portions of the site. The northern driveway will be removed and replaced with a full curb and sidewalk, stamped, decorative concrete and a raised planter area that was previously utilized as parking stalls.

DCMC Section 17.34.020.H requires one parking space for every 200 square feet of gross floor area for church use, where there are no permanent seats, resulting in a parking requirement of

twenty-eight parking spaces for this site. The parking area will be reconfigured to provide twenty-nine parking spaces, including two accessible spaces, accessed via the remaining driveway off Mission Street, at the southern end of the site. DCMC Section 17.34.030.G requires that all outdoor parking areas be illuminated and that any light standards shall be oriented to reflect away from any adjacent residential uses. Additionally, this section also requires that there be a landscape buffer of no less than three feet between parking areas and adjacent residential uses. The current site plan illustrates a six foot landscape buffer in between adjacent residential uses to the north and the south. A condition of approval has been added to provide drought-tolerant, native landscaping and to increase the amount of landscaping in these buffer areas than what is currently being proposed. The applicant will also be required to submit a light standard detail for any and all parking lot illumination.

A trash enclosure will be located at the southeast corner of the site and landscaping will be provided around the periphery of the site. A basketball hoop with half court striping will be provided at the southern end of the site. The existing six-foot high, chain link fence located along the eastern border of the site, along 1st Avenue will be replaced with a six-foot high wood fence, with a pedestrian gate located at the southern corner of the eastern property line. A condition of approval has been added to require the submittal of a fence detail and the requirement to have it be complementary or match the color scheme proposed for the church building. One option the applicants may wish to explore would be to retain the existing chain link fence and add creeping vines or similar landscaping to soften the fence. There is a significant amount of pavement on the site and the addition of landscaping along the fence would add aesthetic appeal along 1st Avenue and from the Mission Street streetscape view. A six-foot high, solid wood fence could create a heavy streetscape aesthetic along 1st Avenue, while the retention of the chain fence, with the addition of creeping vines would help to make the site blend in more cohesively with the single family residential development along 1st Avenue. A condition of approval has been added that require the applicants to explore options to retain the existing chain link fence, with the addition of creeping vines.

Floor Plans

The resulting interior tenant improvement will consist of a sanctuary hall for religious worship services, three classrooms and two flex classrooms, two offices, a kitchen and café, and two bathrooms. Peninsula Christian Fellowship currently has a congregation of approximately sixty people, and plans on conducting worship services and Bible study classes throughout the day on Sundays, and on selected evenings throughout the week. One full-time employee will be on-site from 8:00 AM to 5:00 PM throughout the week.

- ***Commissioner Kelly commented that the interior floors of this building were in serious disrepair and questioned whether the interior improvements included the replacement of floors throughout the building. Staff noted that on Sheet A2.1, in the Sheet Notes section, the plans do specify that the floor finishes are to be replaced throughout the building.***

Architecture and Signage

The existing building, built in the late 60's has not been updated in recent years. The applicants are proposing exterior façade improvements that will significantly improve the aesthetic of the site. The existing western side elevation consists of a brick façade painted a light pink color, with teal wood vertical siding, a small parking area, and some mechanical equipment. The applicants are proposing to replace the brick façade with horizontal wood siding, replace the existing door at the northern end of the façade with a vertical window system, remove the mechanical equipment area, and to replace the teal, vertical siding area with a storefront glazing system (large window system). The small parking area will be replaced with landscaping. The main color of the western wall will be a dark brown, contrasted with the olive green at the southern end of the façade. The proposed changes will create continuity in design that does not currently exist.

The southern façade will be the most visible as motorists drive northbound on Mission Street. The existing elevation contains teal, vertical siding on the lower level, a raised brick planter, wood entrance doors that face west toward Mission Street, and brown, vertical siding on the upper roof area. The proposed façade improvements include the retention of the vertical siding on the upper roof area, with the addition of three windows. On the lower façade wall, the improvements include the replacement of vertical siding with horizontal siding, reconfiguration of the entry doors from west facing to south facing, with two sets of double doors and a significant number of surrounding windows, and replacement and reconfiguration of existing windows on the façade wall. The addition of the deep overhang creates a porch feel at the front of the building and adds articulation and interest to the existing building. The addition of new windows and contrasting color scheme add further visual articulation that adds significant aesthetic appeal to the site. The improvements also include the removal of the raised brick planter which is currently located in front of the proposed south facing entry doors.

The white column and cross will be most visible from the southern elevation, as will the building signage, which is proposed to be architecturally integrated into the design of the southern façade. DCMC Chapter 17.32.200 regulates allowable sign area. Lots containing primary frontages of 100 feet or greater are permitted a maximum 125 square feet of signage, plus an additional seventy five (75) square feet of signage for secondary frontages. The subject site essentially has one primary frontage along Mission Street, with two façade walls that are equally as visible from the public right-of-way. The name of the church, Peninsula Christian Fellowship will be composed of brushed aluminum letters and trim and will be located along the top of the southern façade wall. The letters "pcf" are also proposed for the column area adjacent to the cross. The details of this sign were not provided and will require materials details upon submittal for building permit. The total sign area proposed is +/-62 square feet, well below the maximum allowed.

The existing eastern elevation consists of a brick façade, a small +/- 90 storage shed and a small brick wall toward the northwestern portion of the building. The brick façade will be retained, while

the brick wall will be removed, with a window added to the building area adjacent to the wall, and a new 200 square foot storage shed is proposed for the northeastern end of the building.

The proposed northern (rear) elevation includes the addition of three new doors with side lights and the retention of vertical wood siding.
The existing Moose Lodge sign will be replaced with a white column and cross that will be approximately twenty five feet high, as measured from finished grade, well below the maximum forty five foot building height maximum in the Medium Density designation.

The proposed building colors are dark brown and olive green with off-white trim, and grey siding for the shed. The contemporary design and color scheme incorporates a variety of high quality materials and details that will complement surrounding development. The color palette is contemporary yet tasteful and will stand the test of time.

ENVIRONMENTAL ASSESSMENT

CEQA Determination	Categorical Exemption per Section 15301: Existing facilities

Staff 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.

FINDINGS

The Planning Commission finds that, as conditioned, the proposed Use Permit UPR-8-11-4381 and Design Review DR-8-11-4383 is in compliance 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, or be injurious or detrimental to the property and improvements in the neighborhood or the general welfare of the city. These findings are based on the following facts:

1. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the Planning Commission conducted a public hearing on October 4, 2011; notice of said hearing was by newspaper publication on September 23, 2011 posting and first class mailing to property owners within 300 feet.

2. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the City Council will conduct a public hearing on October 24, 2011; notice of said hearing was by newspaper publication on October 14, 2011 posting and first class mailing to property owners within 300 feet.

3. Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has determined the project is Categorically Exempt per Section 15301: Existing Facilities.

4. The subject property is zoned BART Station Specific Plan Medium Density Residential, which requires a Use Permit for the establishment of church uses.

5. The subject use is consistent with the General Plan and the Medium Density Residential land use designation standards and, together with the provisions for its design and operation, would not be detrimental to the health, safety, morals, comfort and general welfare of the neighborhood.

6. The project complies with applicable provisions of Design Review Section 17.45 of the Zoning Ordinance;

7. General architectural considerations including high quality, consistent building materials have been incorporated into the design and façade treatments will be applied, to ensure the compatibility of the development with its design concept and of the surrounding buildings.

CONDITIONS OF APPROVAL:

The Planning Commission recommends approval of Use Permit UPR-8-11-4381 and Design Review DR-8-11-4383 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 and design review approval, the use permit and design review shall become invalid.

3. The applicant shall submit a fence detail for the proposed wood fence along the Eastern property line. The color of the fence shall be complimentary or match the color scheme approved for the church building. The applicants shall explore opportunities to retain the existing chain link fence with added creeping vines or similar landscaping to soften its appearance.

4. The applicant shall submit detailed landscape plans for the site. Increased amount of landscaping shall be added along the northern and southern property lines, adjacent to

residential uses. Drought-tolerant, native landscaping shall be utilized and is subject to review and approval by the Director of Economic and Community Development.

5. The applicant shall submit a lighting standard detail for the outdoor parking area. All illumination shall be oriented away from adjacent residential uses. Design of lighting standards shall be subject to review and approval by the Director of Economic and Community Development.
6. The applicant shall submit signage material details for review and approval by the Director of Economic and Community Development.

Time Limit

7. The Use 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.

B. BUILDING DIVISION

8. Accessibility and structural upgrades will be required.

C. FIRE DEPARTMENT

9. Fire alarm may be required.

10. Provide a fire flow report from water purveyor.

11. Fire sprinklers may be required.

D. WATER AND WASTEWATER RESOURCES DEPARTMENT

12. Project may require sewer lateral inspection/replacement, grease trap for kitchen and installation of water conservation devices.

STAFF RECOMMENDATION

The Planning Commission recommends to the City Council the following:

1. Adopt the Findings as outlined herein;
2. Affirm the Environmental Assessment;
3. Approve Use Permit UPR-8-11-4381 and Design Review DR-8-11-4383 subject to the Findings and Conditions outlined herein.

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

Respectfully submitted,

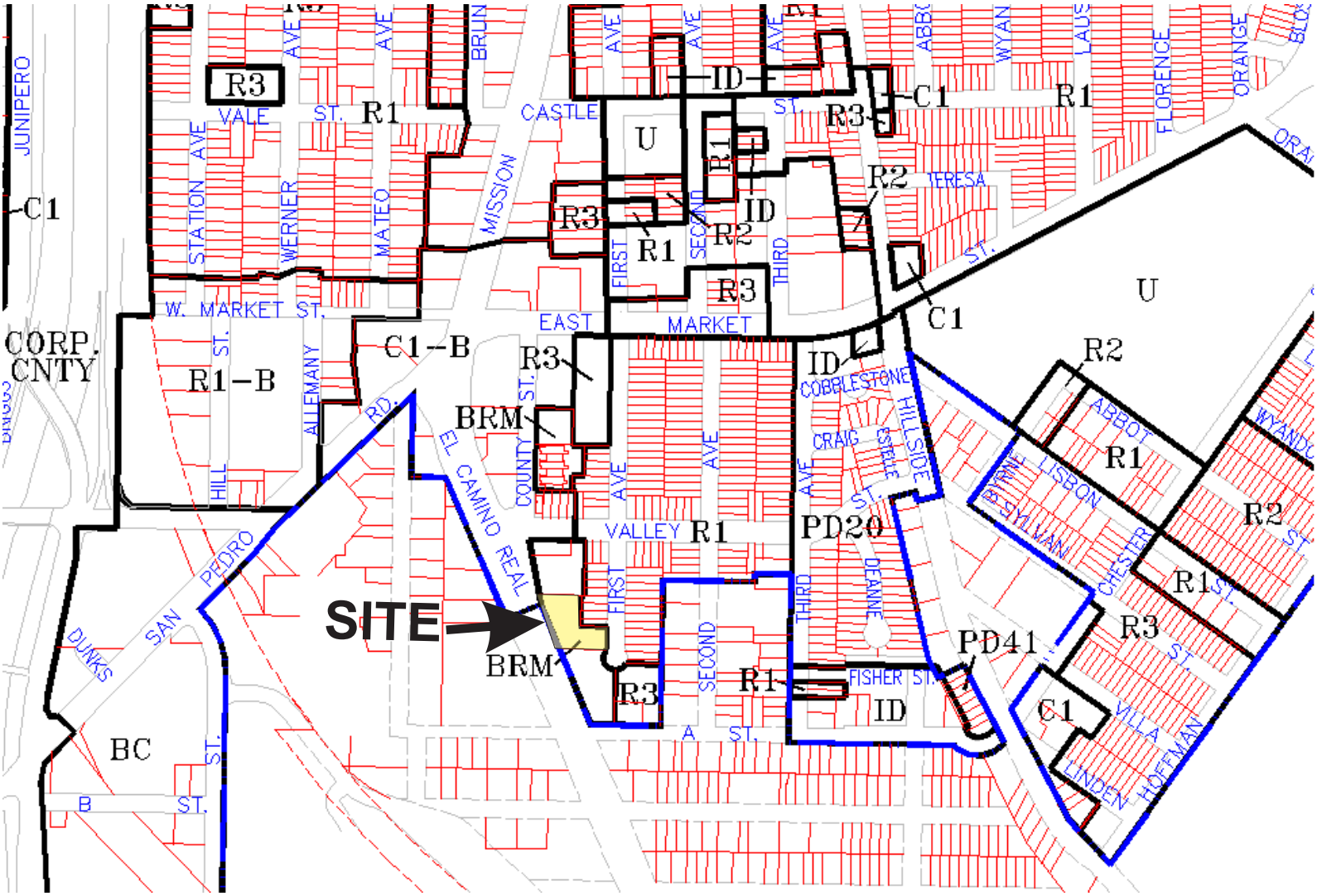
Jeannie Naughton
Associate Planner

Richard N. Berger
Director of Economic & Community Development

Attachments: Attachment A – Location Map
Attachment B – Project Plans, Color Rendering, Correspondence from Applicant
Attachment C – Site Photos

LOCATION MAP

UPR-8-11-4381, DR-8-11-4383
7535 Mission Street
City Council Review



PENINSULA CHRISTIAN FELLOWSHIP

7535 MISSION STREET, DALY CITY, CALIFORNIA 94014 APN # 006-392-350

EXISTING SITE CONDITIONS (CONTEXT)

MISSION STREET FACADE

PARKING LOT FACADE

EL CAMINO INN (EXISTING HOTEL)

HABITAT FOR HUMANITY (RESIDENTIAL PROJECT IN PROGRESS)

LIST OF DRAWINGS

A0.1 COVER SHEET

ARCHITECTURAL

A1.1 SITE PLAN

A2.1 PROPOSED FLOOR PLAN

A3.1 EXISTING EXTERIOR ELEVATIONS
A3.2 PROPOSED EXTERIOR ELEVATIONS

PROJECT TEAM

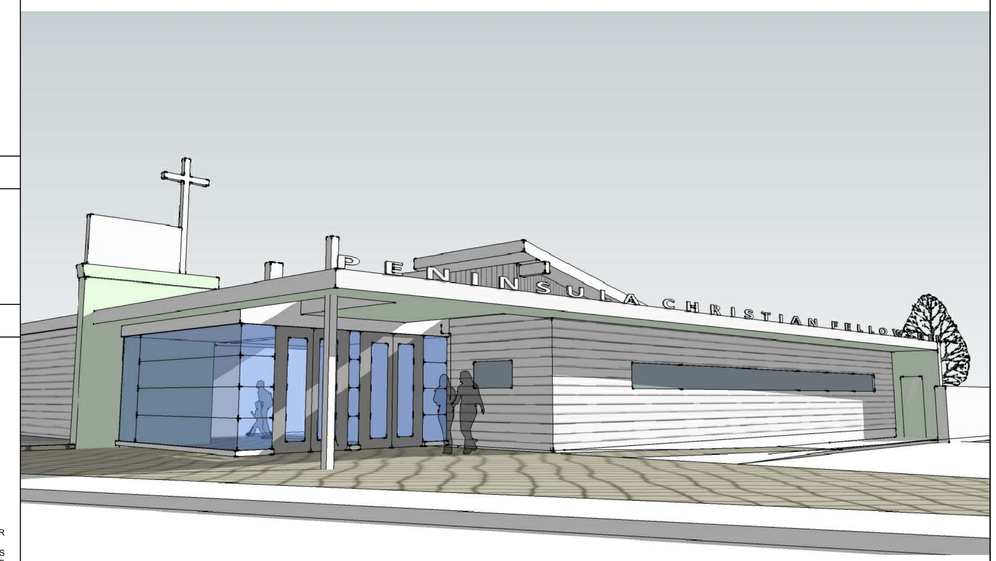
CLIENT
PENINSULA CHRISTIAN FELLOWSHIP
P.O. BOX 367
SAN BRUNO, CA 94066
TEL (650) 589-2888
FAX (650) 589-2969

ARCHITECT
SIM ARCHITECTS, INC
433 CALIFORNIA STREET, SUITE 620
SAN FRANCISCO, CA 94104
TEL (415) 362-8081
FAX (415) 362-8082

PROJECT DATA

PROJECT LOCATION:	7535 MISSION STREET, DALY CITY, CA 94014
ZONING:	BRM - BART MULTIPLE-FAMILY DISTRICT
LOT SIZE:	24,948 SQ. FT. (0.57 AC)
(E) BUILDING HEIGHT:	ONE-STORY
BUILDING AREA:	± 5,610 SQ. FT.
TYPE OF CONSTRUCTION:	TYPE VA, SPRINKLERED
OCCUPANCY CLASSIFICATION:	A-3, B, S
LANDSCAPE AREA:	3,236 SQ. FT.
SCOPE OF WORK:	DEMOLITION OF SELECTED INTERIOR BEARING & NON-BEARING PARTITIONS. REMODEL INTERIORS FOR ENLARGED SANCTUARY USE & MEETING ROOMS, ADMINSTRATIVE AREAS. INSTALLATION OF NEW EXITS & FACADE IMPROVEMENTS AS WELL AS GENERAL SITE IMPROVEMENTS.

CONCEPTUAL VIGNETTE



CODE INFORMATION

CODE SECTION: **ZONING ORDINANCE INFORMATION:**

MUNI. 17.06

(E) ZONING: BRM
(E) PERMITTED USE: CLUB/LODGE/ASSEMBLY

CONDITIONAL USES REQUIRED:

MUNI. 17.13 & 17.08.010

1. CHURCH/RELIGIOUS ASSEMBLY

(E) LOT SIZE:	24,948 sq. ft.		
ALLOWABLE LOT COVERAGE:	60% 14,987 sq. ft.		
(E) LOT COVERAGE:	5,763 sq. ft.	PROPOSED:	5,850 sq. ft.
TOTAL ALLOWABLE F.A.R.	N/A		N/A
(E) BUILDING SQUARE FOOTAGE:	5,667 sq. ft.	PROPOSED:	5,610 sq. ft.
(E) SHED SQUARE FOOTAGE:	96 sq. ft.	PROPOSED:	200 sq. ft.

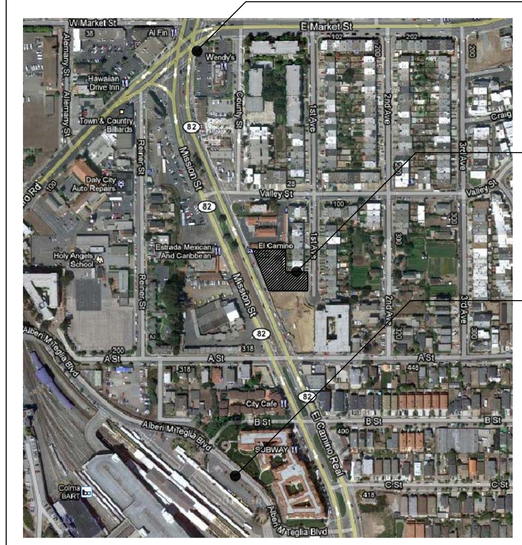
HEIGHT LIMIT:	45'-0"	PROPOSED HEIGHT:	(E) ± 25'-0"
REQ'D. SETBACKS:		PROPOSED SETBACKS:	
FRONT:	5'-0" MIN. / 10'-0" MAX.	FRONT:	NO CHANGE
REAR:	15'-0"	REAR:	NO CHANGE
SIDES:	NONE	SIDES:	NO CHANGE

ON-SITE PARKING

MUNI. 17.34.020

USE	OCCUPANCY	REQ'D SPACES	PROPOSED SPACES
ASSEMBLY, A-3 MULTI-PURPOSE	1 stall for every 200 sf of gross building floor area (no fixed seating)	28	(N) 29 SPACES

VICINITY MAP



PRELIMINARY

SIM ARCHITECTS

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San Francisco, CA 94104
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Architect

Consultant

PENINSULA CHRISTIAN FELLOWSHIP
7535 MISSION STREET
DALY CITY, CA 94014

Issued:	Date:
C.U.P. Submission	08.16.11

Project No: 11015

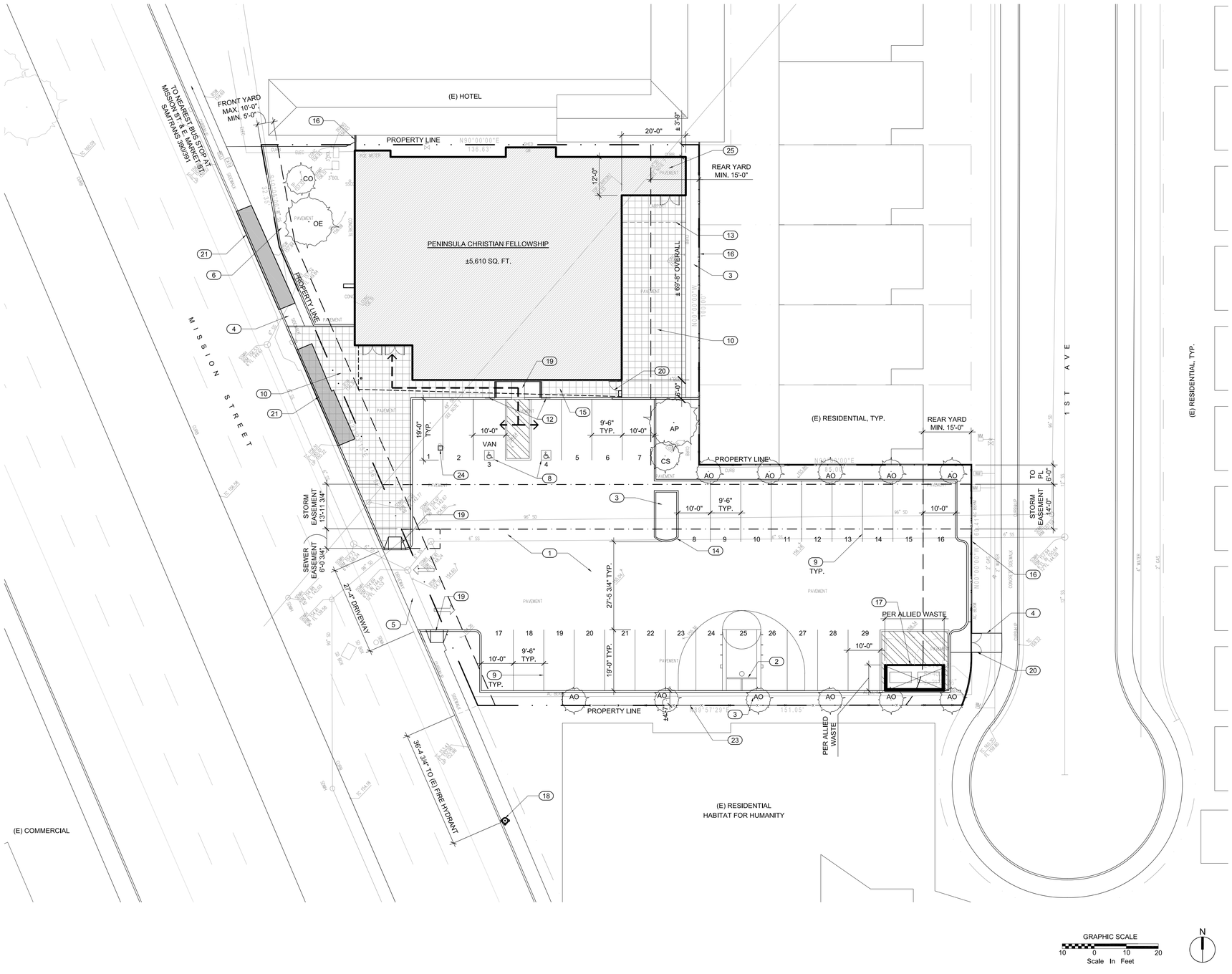
Sheet Title:
COVER SHEET

Scale: AS SHOWN

Sheet No:

A0.1

of # sheets



PROPOSED SITE PLAN | SCALE 1/16" = 1'-0" | 1

SHEET NOTES

1. PLANS BASED ON TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY:

   LUK & ASSOCIATES
   738 ALFRED NOBEL DRIVE
   HERCULES, CALIFORNIA 94547
   (510) 724-3388

2. IMPROVEMENTS ALONG RIGHT OF WAY TO MEET DALY CITY AND CALTRANS REQUIREMENTS

LEGEND

- - - > PATH OF ACCESSIBLE TRAVEL

BUILDING INCLUDED IN SCOPE OF WORK

EXISTING FIRE HYDRANT

LANDSCAPE SPECIES:

CODE	BOTANICAL (COMMON NAME)	SIZE	QTY.
	EVERGREEN:		
OE	OLEA EUROPEA (FRUITLESS OLIVE)	24" BOX	1
CS	CEANOTHUS SPP (CALIFORNIA LILAC)	24" BOX	1
	DECIDUOUS:		
CO	CERCIS OCCIDENTALIS (CALIF. REDBUD)	24" BOX	1
AP	ACER PALMATUM (JAPANESE MAPLE)	24" BOX	1
	SHRUBS:		
AO	AGAPANTHUS ORIENTALS (LILY OF THE NILE)	5 GAL	11

KEY NOTES

1. AC PAVING
2. BASKETBALL HOOP W/ HALF COURT STRIPING
3. LANDSCAPING
4. CONC. SIDEWALK
5. (E) DRIVEWAY, MODIFY PER DALY CITY STANDARDS
6. RAISED LANDSCAPE PLANTER
7. MONUMENT SIGNAGE
8. ACCS. PARKING STALL
9. STANDARD PARKING STRIPING
10. CONC. PLAZA W/ STAMPED PATTERN
11. SETBACK LINE
12. ACCS. PARKING SIGNAGE
13. (E) CARPORT TO REMAIN
14. 6" CONC. CURB
15. STAMPED CONC. WALKWAY
16. 6'-0" HIGH WD FENCE
17. TRASH ENCLOSURE (DIMENSIONS AND CLEARANCE PER ALLIED WASTE)
18. (E) FIRE HYDRANT
19. CURB RAMP
20. PEDESTRIAN GATE
21. INFILL (E) DRIVEWAY
22. ENTRY CANOPY
23. 6'-0" HIGH CHAINLINK FENCE
24. AREA DRAIN
25. STORAGE SHED

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C.U.P. Submission	08.16.11

Project No: 11015

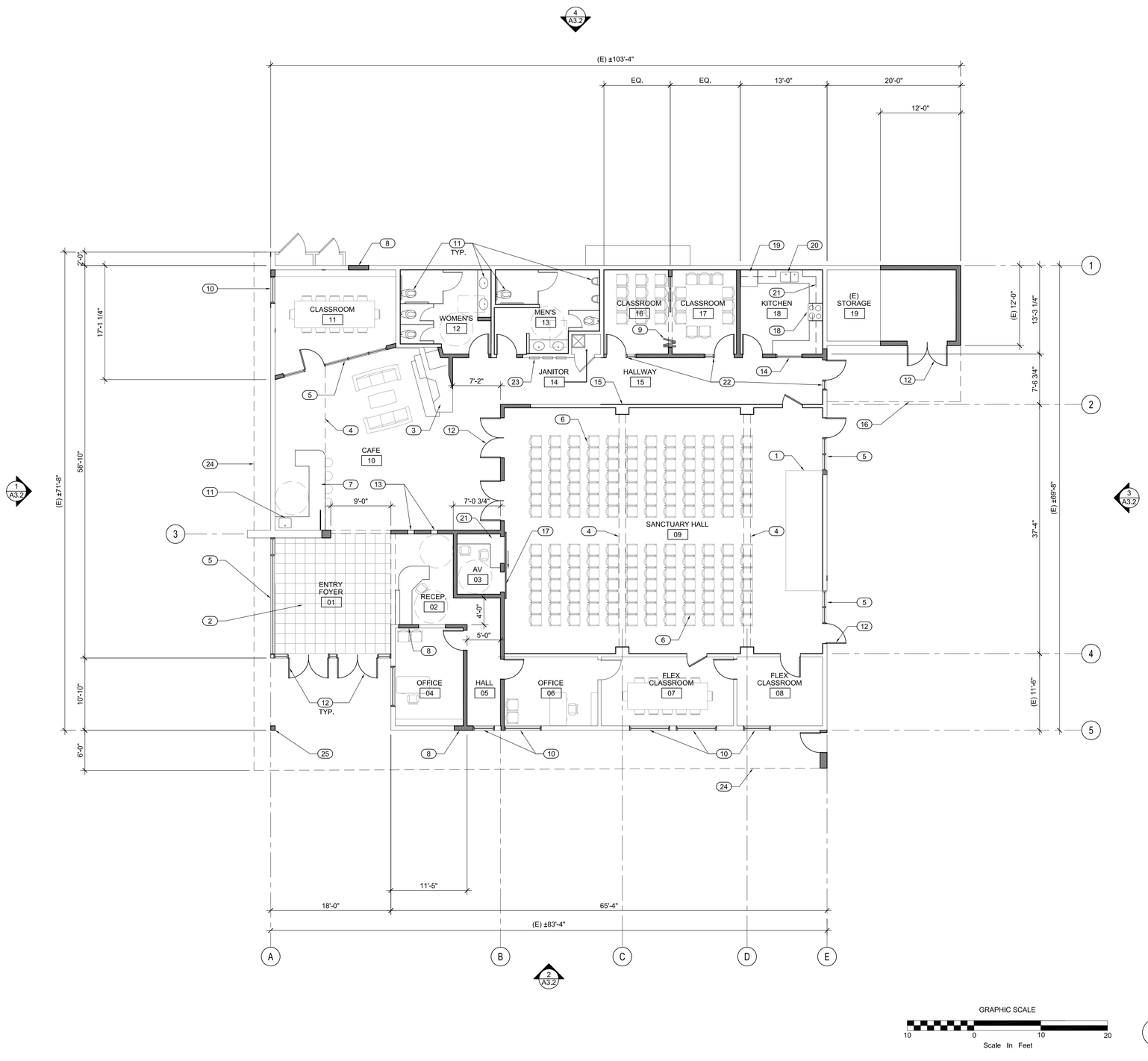
Sheet Title:
SITE PLAN

Scale: AS SHOWN

Sheet No:

A1.1

of # sheets



GRAPHIC SCALE

10 0 10 20

Scale In Feet

N

PROPOSED FLOOR PLAN | SCALE 1/8" = 1'-0" | 1

SHEET NOTES

1. PLANS BASED ON REFERENCE DRAWINGS PREPARED BY:

   WOODFORD / SLOAN ARCHITECTS
   539 BRYANT STREET, SUITE 301
   SAN FRANCISCO, CA 94107
   (415) 495-8995
   DATED 8/10/93

2. FLOOR FINISH TO BE REPLACED THROUGHOUT

LEGEND

(E) WALL TO REMAIN

(N) WALL

KEY NOTES

1. PLATFORM
2. FLOOR PATTERN
3. (E) FIREPLACE TO REMAIN
4. LINE OF STRUCTURE ABOVE
5. STOREFRONT GLAZING SYSTEM
6. NON-FIXED SEATING
7. CAFE BAR
8. INFILL WALL
9. MOVABLE PARTITION
10. WINDOW
11. PLUMBING FIXTURE
12. DOOR
13. FRAMED WALL OPENING
14. PASS THRU WINDOW W/ RATED ROLL DOWN DOOR
15. GALLERY WALL
16. (E) CARPORT ABOVE
17. SLIDING DOOR
18. RESIDENTIAL OVEN W/ STOVETOP
19. RESIDENTIAL REFRIGERATOR
20. DOUBLE SINK
21. CASEWORK
22. DOOR WITH SIDELIGHT
23. (E) ELECTRICAL PANEL TO REMAIN
24. LINE OF ROOF ABOVE
25. COLUMN

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Consultant

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7535 MISSION STREET
DALY CITY, CA 94014

Issued:	Date:
C.U.P. Submission	08.16.11

Project No: 11015

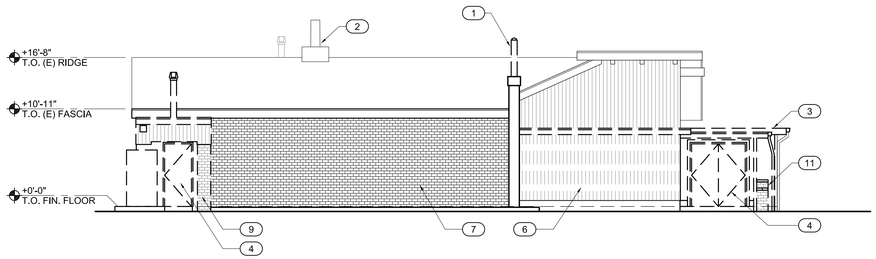
Sheet Title:
FLOOR PLAN

Scale: AS SHOWN

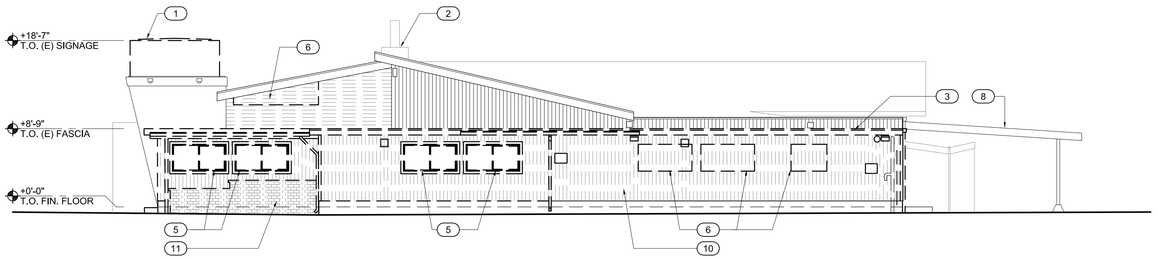
Sheet No:

A2.1

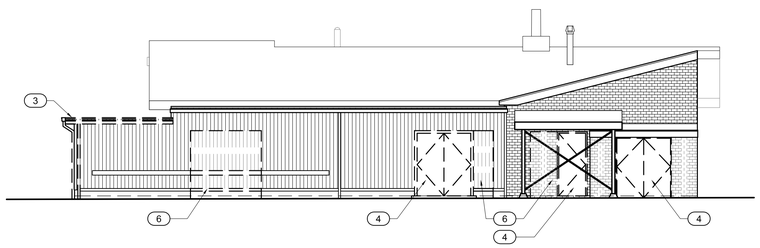
of # sheets



(E) FRONT ELEVATION | SCALE 1/8" = 1'-0" | 1



(E) SIDE ELEVATION | SCALE 1/8" = 1'-0" | 2



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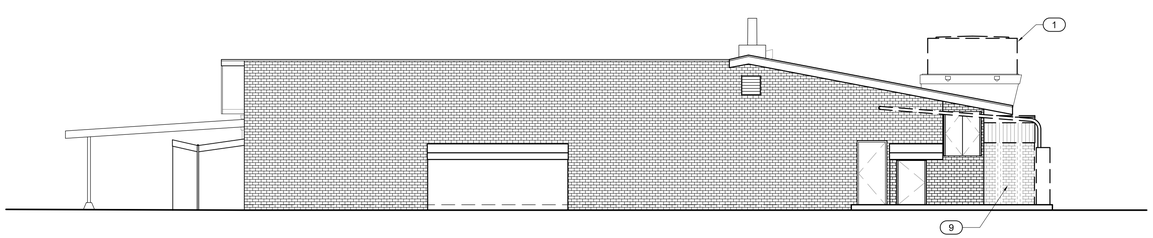

(E) SIDE ELEVATION | SCALE 1/8" = 1'-0" | 4

SHEET NOTES

1.

KEY NOTES

1. REMOVE (E) SIGN
2. (E) CHIMNEY STACK
3. REMOVE (E) ROOF
4. REMOVE (E) DOOR
5. REMOVE (E) WINDOW
6. DEMOLISH PORTION OF (E) WALL FOR (N) OPENING
7. (E) BRICK WALL
8. (E) CARPORT TO REMAIN
9. DEMOLISH PORTION OF (E) WALL
10. REMOVE (E) SIDING FINISH
11. DEMOLISH (E) BRICK PLANTER

PRELIMINARY

SIM ARCHITECTS

Architecture Planning Interiors
433 California Street, Suite 620
San Francisco, CA 94104
(415) 362-8081 (415) 362-8082 fax

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Contractors shall verify and be responsible for all omissions and conditions of the job. Upon discovery of any variation, discrepancy, or omissions, please notify SIM architects and prior to proceeding with related work, obtain written resolution from SIM Architects.

Architect

Consultant

PENINSULA CHRISTIAN FELLOWSHIP
7535 MISSION STREET
DALY CITY, CA 94014

Issued:	Date:
C.U.P. Submission	08.16.11

Project No: 11015

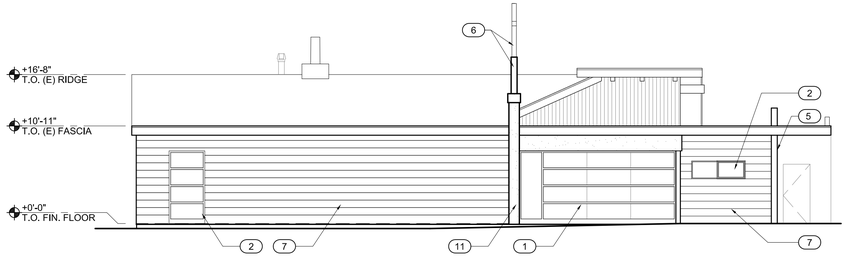
Sheet Title:
EXISTING ELEVATIONS

Scale: AS SHOWN

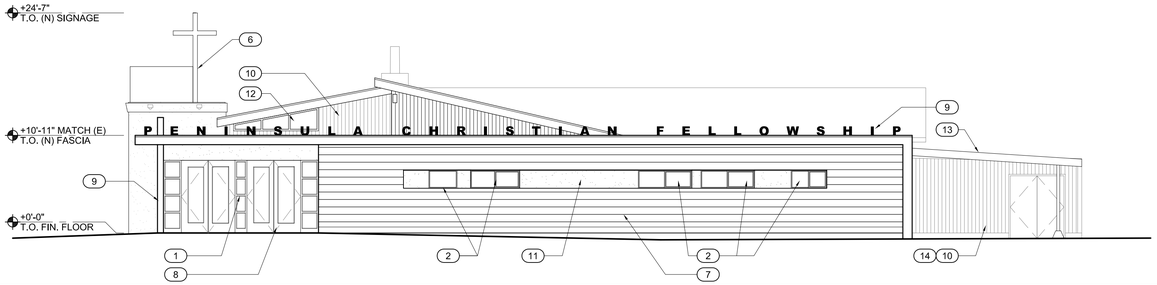
Sheet No:

A3.1

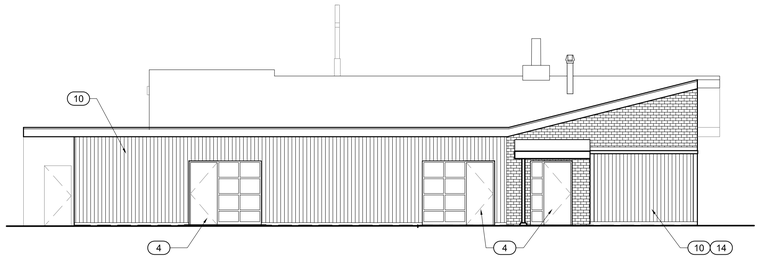
of # sheets



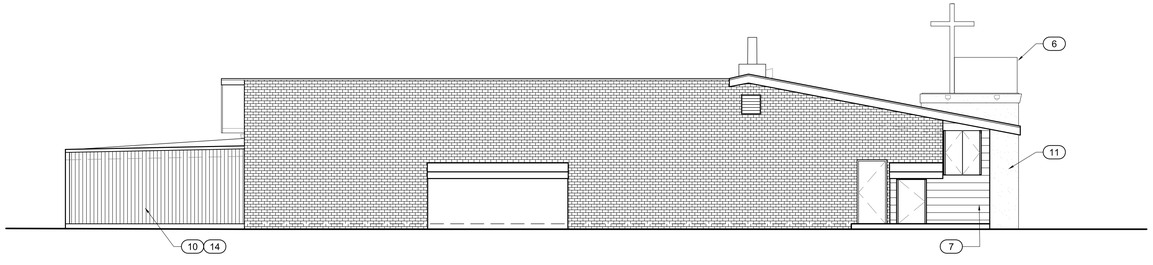
PROPOSED FRONT ELEVATION | SCALE 1/8" = 1'-0" | 1



PROPOSED SIDE ELEVATION | SCALE 1/8" = 1'-0" | 2



PROPOSED REAR ELEVATION | SCALE 1/8" = 1'-0" | 3



PROPOSED SIDE ELEVATION | SCALE 1/8" = 1'-0" | 4

SHEET NOTES

1.

KEY NOTES

1. STOREFRONT GLAZING SYSTEM
2. WINDOW
3. DOOR
4. DOOR WITH SIDELIGHT
5. COLUMN
6. SIGN AND CROSS
7. HORIZONTAL WOOD SIDING
8. STOREFRONT DOUBLE DOORS
9. FREE-STANDING LETTERS (10" HIGH)
10. VERTICAL WOOD SIDING
11. CEMENT PLASTER FINISH
12. CLERESTORY WINDOW
13. (E) CARPORT TO REMAIN
14. STORAGE SHED

PRELIMINARY

SIM ARCHITECTS

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Consultant

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7535 MISSION STREET
DALY CITY, CA 94014

Issued:	Date:
C.U.P. Submission	08.16.11

Project No: 11015

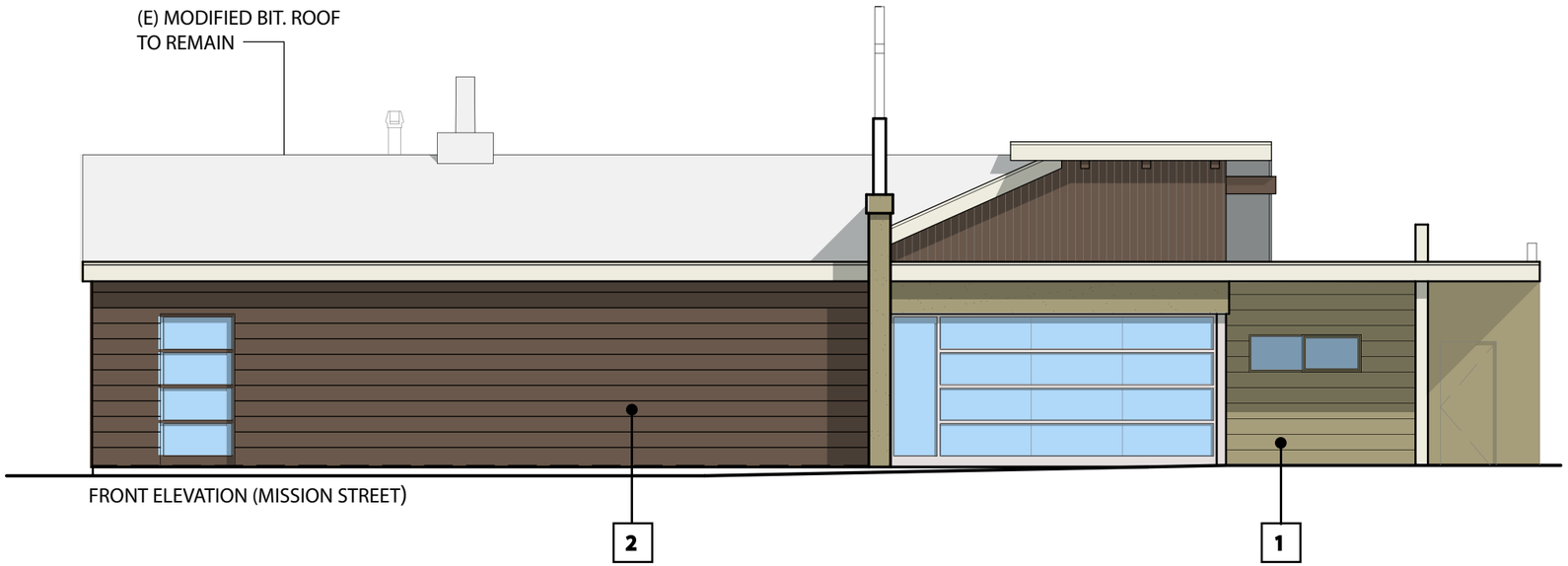
Sheet Title:
PROPOSED ELEVATIONS

Scale: AS SHOWN

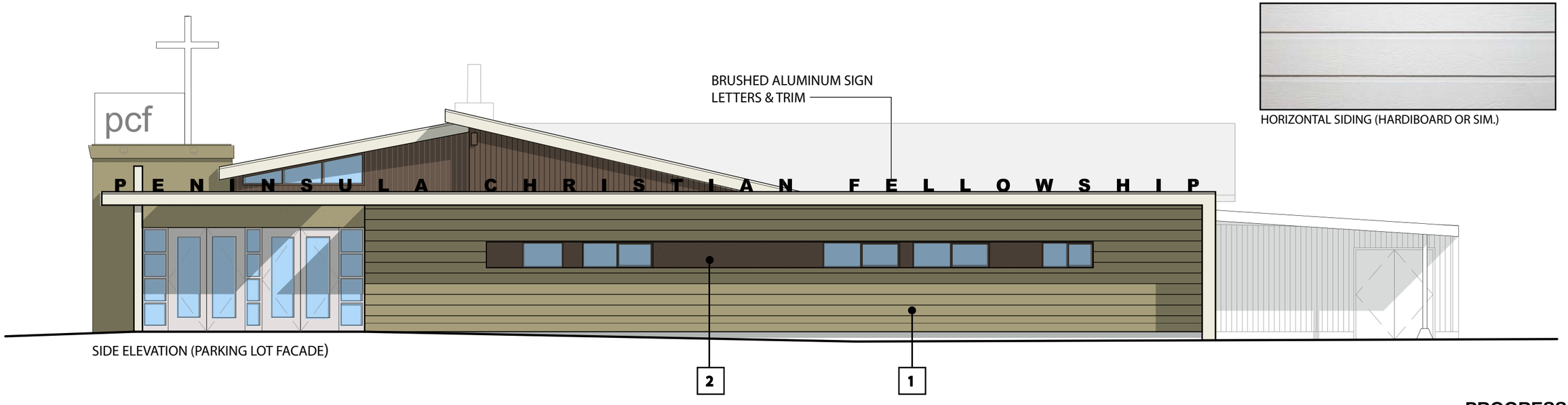
Sheet No:

A3.2

of # sheets



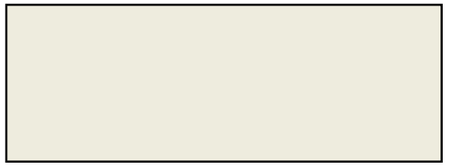
FRONT ELEVATION (MISSION STREET)



SIDE ELEVATION (PARKING LOT FACADE)

BENJAMIN MOORE 2143-30 OR SIM.

BENJAMIN MOORE 2111-30 OR SIM.



BENJAMIN MOORE 1513 OR SIM.

HORIZONTAL SIDING (HARDIBOARD OR SIM.)

PROGRESS

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SIM ARCHITECTS

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Planning
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PENINSULA CHRISTIAN FELLOWSHIP

7535 Mission Street
Daly City, CA 94014

DRAWING NAME:
COLOR/MATERIAL BOARD

SCALE:
1/8" = 1'-0"

DATE:
09.15.11

Peninsula Christian Fellowship
P.O. Box 367
San Bruno, CA 94066
(650) 589-2888

August 15, 2011

City of Daly City Planning Commission

Re: Conditional Use Permit for 7535 Mission Street

To Whom it May Concern:

Peninsula Christian Fellowship seeks to convert the existing Moose Lodge at 7535 Mission Street to conduct Sunday School classes, Women's & Men's Groups, & house our Worship space. The building is currently about 5700 square feet and we are planning minor upgrades to the interior and exterior.

Peninsula Christian Fellowship seeks to engage the surrounding area of Daly City, using this central location as a hub for its activities. The one full-time employee will occupy a portion of the building throughout the week from 8:00am until 5:00pm. The congregation membership approximately is currently 60. The Bible study classes and worship services will be on Sunday morning, throughout the day on Sunday and during selected evenings throughout the week. The peak time of use will be on Sundays from 8:00am until 2:00pm.

Sincerely,

Bob Price
Project Manager
(650) 278-7060
bpagape@yahoo.com

EL CAMINO
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HREG
Hildebrand
Real Estate Group
650.755.0610

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Real Estate Group
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MOOSE
LODGE
7535

BLUE WATER
donuts

City Council Meeting Agenda Report

Item # _____

Meeting Date: October 24, 2011

To: Honorable City Council

From: Anna Mostella, City Manager's Office

Date: October 11, 2011

Subject: Council Committee Meetings, October 10 -23, 2011

Date of Meeting:	**Meeting:**	**In Attendance:**
October 11, 2011	Centennial Committee Meeting	Carol L. Klatt Sal Torres Joseph Curran

/am