

CITY OF DALY CITY

Regular Meeting - CITY COUNCIL

AGENDA

Monday, August 13, 2012 - 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 July 9, 2012

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.

Resolutions:

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.

1. Accepting South Westside Basin Groundwater Management Plan
2. Authorizing the City Manager to Execute a Professional Services Contract with Collection Bureau of America
3. Transferring Former Daly City Redevelopment Agency Land Use Related Plans and Functions to the City of Daly City Pursuant to Health and Safety Code Section 34173(i)
4. Setting Time and Place for a Public Hearing on Claim to Lien Property at 302 Northgate Avenue (APN 002-091-020).
5. Authorizing the City Manager to Execute an Agreement with Keyser Marston Associates to Prepare Affordable Housing Impact Nexus Study
6. Commending James W. (Jim) Manson on the Occasion of His Retirement
7. Setting Time and Place of a Public Hearing for September 10, 2012 Regarding an Ordinance Adding a Chapter to the City of Daly City Municipal Code Regulating Secondhand Smoke
8. Authorizing the City Manager to Execute an Agreement with Scientific Art Studio, Inc. for Design, Fabrication and Installation of a Commemorative Plaque at Centennial Plaza
9. Authorizing Property Tax Exchange Between Broadmoor Police Protection District, Colma Fire Protection District, Colma Lighting District and the County of San Mateo for Proposed 92nd Street and Annie Street Annexations

Check Registers:

10. Check Registers for the Month of July 2012

END OF CONSENT AGENDA

PUBLIC HEARINGS:

11. Peoria Street/Wellington Avenue/Lausanne Avenue/Chelsea Court Townhomes—Major Subdivision SUB-7-11-4269, Use Permit UPR-7-11-4270, Zone Change ZC-10-11-4681, Design Review DR-7-11-4272 and Environmental Assessment CEQA-7-11-4271

Staff:

Naughton

Recommended Action:

Open/Close Hearing

Motion on A

Adopt Resolutions B & C

Roll Call
Motion for City Attorney to Read by Title Only
Councilmember Introduce Ordinance

ORDINANCES:

12. Second Reading, Ordinance No. 1362, Adding Chapter 8.62 to the Daly City Municipal Code, Re: Prohibiting Food Vendors From Using Polystyrene Based Disposable Food Service Ware

Staff:

Zimmerman

Recommended Action:

Adopt Ordinance
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:

13. Council Committee
 - A Council Committee Meetings, July 23 - August 12, 2012
14. City Council
15. Staff

ADJOURNMENT:

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

ROLL CALL: Councilmembers Present:

Sal Torres, Mayor
Raymond A. Buenaventura, Vice Mayor
David J. Canepa
Carol L. Klatt

Councilmembers Absent:

Michael P. Guingona

Staff Present:

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

APPROVAL OF MINUTES:

Special Meeting of May 29, 2012

It was moved by Councilmember Canepa, seconded by Vice Mayor Buenaventura and carried to approve the minutes of May 29, 2012.

APPROVAL OF AGENDA:

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

CONSENT AGENDA

RESOLUTIONS:

Authorizing Submittal of an Application for Measure A Highway Program Funding for the Traffic Signal System and Traffic Signal Controller Upgrade Project

Resolution No. 12-105, Authorizing Submission of a Grant Application to the San Mateo County Transportation Authority (TA) for Measure A Highway Program Funding Re: Traffic Signal System and Traffic Signal Controller Upgrade Projects

Refinancing of 2004 Water Utility Certificates of Participation and Appointment of Financial Advisor and Bond Council

Resolution No. 12-106, Refinancing of 2004 Water Utility Certificates of Participation and Appointment of Financial Advisory and Bond Council

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CONSENT AGENDA: Continued

RESOLUTIONS: Continued

Authorizing Engagement of Union Bank as Third-Party Custodian for City Investments in GNMA Securities

Resolution No. 12-107, Authorizing the City to Engage Union Bank as Third-Party Custodian for City Investments in Government National Mortgage Association (GNMA)

Accepting and Appropriating a Grant from San Mateo County Aging and Adult Services for the Congregate Nutrition Program

Resolution No. 12-108, Accepting a Grant from the San Mateo County Aging and Adult Services Department and Authorizing Appropriation of Grant Funds (Congregate Nutrition Program)

END OF CONSENT AGENDA

It was moved by Councilmember Klatt, seconded by Vice Mayor Buenaventura and carried to approve and adopt the Consent Agenda.

PUBLIC HEARINGS:

Major Subdivision SUB-7-11-4269, Use Permit UPR-7-11-4270, Zone Change ZC-10-11-4681, Design Review DR-7-11-4272 and Environmental Assessment CEQA-7-11-4271 - Peoria Street/Wellington Avenue/Lausanne Avenue/Chelsea Court Townhomes (Cont'd from 5/14/12)

Mayor Torres stated the applicant KB Homes has requested that this item be continued to allow time to resolve employment issues.

Ray Panek, Senior Vice President, KB Homes, stated we are hoping to work out some final personnel issues by July 23, 2012. He explained there are certain provisions of the purchase agreement that need to be done to close in the next two weeks. He preferred a certain date but would accept your decision.

Mayor Torres motioned to table this item until the applicant reaches an agreement with the Building Trades. Due to a lack of a second, the motion failed.

It was moved by Mayor Torres, seconded by Councilmember Canepa and carried to continue this item to the meeting of August 13, 2012.

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PUBLIC HEARINGS: Continued

Consideration of a Substantial Amendment to the Current Fiscal Year 2008-2009 HUD Action Plan

Housing and Community Development Supervisor Betsy ZoBell requested that the Council conduct a public hearing to obtain citizen comments on a substantial amendment to the current Fiscal Year 2008-2009 U.S. Department of Housing and Urban Development (HUD) Action Plan. Staff is recommending that these funds be formally reallocated for housing rehabilitation.

In 2009, the City received a one-time allocation of Community Development Block Grant (CDBG-R) funds in the total amount of \$333,637. At the time the funds were allocated, the City's specific plan for how they would be spent was reflected in the City's FY 2008-09 HUD Action Plan. To date, these funds have been utilized for two eligible activities, sidewalk curb ramps, and site preparation for Habitat for Humanity project at 7555 Mission Street. Both projects have come in under budget. We now have \$17,000 remaining in CDBG-R funds. The deadline to utilize these funds is September 30, 2012 or the funds will be recaptured by HUD.

Mayor Torres opened the public hearing.

It was moved by Councilmember Klatt, seconded by Councilmember Canepa and carried to close the public hearing.

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

Resolution No. 12-109, Amending 2008-2009 HUD Action Plan to Reflect Reprogramming of Funds Provided Under the American Recovery and Reinvestment Act of 2009

AWARD OF BIDS/CONTRACTS:

Award of Contract for 2012-13 Street Resurfacing

Senior Civil Engineer Robert Ovadia recommended that the City Council accept all bids, waive minor irregularities, and award a construction contract for 2012-2013 Street Resurfacing to O'Grady Paving, Inc. in the amount of \$1,174,375.50 and authorize the City Manager to execute the contract. In the event that O'Grady Paving, Inc. is unable to execute the contract documents within the specified time limit, the City Council authorizes the City Manager to award the contract to the second lowest responsible bidder, Gallagher & Burk, Inc., without further action by the City Council.

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

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AWARD OF BIDS/CONTRACTS: Continued

Award of Contract for 2012-13 Street Resurfacing – Cont'd.

Resolution No. 12-110, Authorizing Execution of Contract with O'Grady Paving, Inc. for the Street Resurfacing 2012-13 Project

Award of Contract for Sidewalk, Driveway, and Curb and Gutter Improvements 2012

Senior Civil Engineer Robert Ovadia recommended that the City Council accept all bids, waive minor irregularities, and award a construction contract to S & H Concrete in the amount of \$84,235, for Sidewalk, Driveway, and Curb and Gutter Improvements 2012 and authorize the City Manager to execute the contract. If S & H Concrete is unable to execute the contract documents within the specified time limit, the City Council authorizes the City Manager to award the contract to the second lowest responsive bidder, J. A. Gonsalves & Son Construction, Inc., without further action by the City Council.

This project is a twelve month contract for on-call, as needed service with an allowance for an additional twelve month extension upon mutual agreement with the city and contractor without further action by the City Council. It allows an increase in the unit prices up to 5% to reflect current market conditions.

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

Resolution No. 12-111, Authorizing Execution of Contract Re: Sidewalk, Driveway, Curb and Gutter Improvements, 2012

AWARD/REJECTION OF BIDS/CONTRACTS:

Rejecting Bids Received for Distribution Valve Replacement Project

Director of Water and Wastewater Resources Patrick Sweetland recommended that the Council reject all bids received as non-responsive and authorize staff to solicit new bids to complete the work.

Mr. Sweetland stated the apparent lowest bidder, Grand Industries, was non-responsive as they failed to submit required disclosure documents. Subsequently, the next lowest bidder, Trinet Construction, withdrew their bid citing a mathematical calculation error in the amount of \$14,400 (plus overhead and profit). The two remaining bids far exceed staff's estimate range of \$95,000 to \$105,000 and are deemed unresponsive.

It was moved by Mayor Torres, seconded by Vice Mayor Buenaventura and carried by unanimous roll call vote to adopt the following resolution:

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AWARD/REJECTION OF BIDS/CONTRACTS: Continued

Rejecting Bids Received for Distribution Valve Replacement Project – Cont'd.

Resolution No. 12-112, Rejecting all Bids and Authorizing Re-Solicitation for the Distribution Valve Replacement Project

PUBLIC APPEARANCES/ORAL COMMUNICATIONS:

Tina Acrec, representing AFSCME, Local 829, stated it is unfair to give a salary range increase to two manager positions, while the lowest paid employees have taken furloughs, unpaid days off, pay cuts and an increase in employees' medical contribution. Ms. Acrec stated the lack of transparency, communication and false promises to the AFSCME unit is disrespectful and a slap in the face.

Rino Ceccato was concerned about trash bins being left in their driveways in the Valley Street area. He suggested the City consider adopting an ordinance requiring the bins be put away. He was also concerned about the absentee homeowners letting their lawns go and allowing the weeds to grow.

Marie Nguyen, representing AFSCME, felt mistreated, and stated her shift has doubled and her colleagues are working with a skeleton crew with no relief. We are working harder and making more financial sacrifices to give the public the quality of service they deserve.

Laurie Giusti, representing AFSCME, asked the Council to reconsider their decision to raise the salaries of the two manager positions, at least until such time the City has sufficient amount of reserves to restore reduced City services.

Angela Waters, representing AFSCME, felt the salary increases were unfair and inequitable, and hoped the Council would reconsider their decision.

Joel Abelson, President of the Daly City Firefighter Local 1879, expressed his frustration with the recent raises while other employees have been asked to give concessions.

Sylvia Alvarez-Lynch, representing Original Daly City Protective Agency, stated it seems the Council is developing a culture of resentment and unfairness with its employees and depriving citizens of public services, while management continues to receive high salaries.

City Manager Patricia Martel explained that due to the consolidation of the library and recreation departments and the elimination of two department heads, an assistant department head and a division head, two new classifications were created. Based on the scope of responsibility being greatly increased on the two new employees, we felt it was fair to provide equity adjustments.

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PUBLIC APPEARANCES/ORAL COMMUNICATIONS: Continued

Linda Barnes stated employees that are civil service and/or union have been asked to make sacrifices, but questioned the equity and fairness regarding people that serve at the pleasure of the City Manager.

Richenda Briones felt disrespected because she works hard and puts in extra hours but is paid less. She stated we agreed to take cuts and furloughs.

APPOINTMENTS:

Board/Commission Membership Committee Appointments

There were no appointments.

REPORTS:

Council Committee

There were no reports.

City Council

Councilmember Canepa reported on the Fourth of July Celebration at Doelger Center. Councilmember Canepa also reported he and Councilmember Klatt met with the Skyline/Palisades Residents Association to discuss a number of issues.

Staff

City Manager Patricia Martel asked for Council approval to cancel the August 27, 2012 meeting. The Council concurred.

ADJOURNMENT:

It was moved by Vice Mayor Buenaventura, seconded by Councilmember Klatt and carried to adjourn the meeting at 8:08 P.M. in memory of Rev. Robert F. Curran, S.J., James J. Fisicaro, Robert Ammermen, Mildred Joan Anders, Maria Dora Bendana, Maurine Caldwell, Joao DiNapoli and Jack McVeigh.

City Clerk

Approved as submitted, this _____

day of _____, 2012.

Mayor



City Council Agenda Report

Item # _____

Meeting Date: August 13, 2012

Subject: Acceptance of South Westside Basin Groundwater Management Plan

Recommended Action

Acceptance of the South Westside Basin Groundwater Management Plan produced by RMC/WRIME of Sacramento under the direction of the City of San Bruno and in consultation with partner agencies City of Daly City, San Francisco Public Utilities Commission (SFPUC) and California Water Service.

Background

In 2009, the City of San Bruno, in consultation with Daly City, SFPUC, and California Water Service, assumed lead agency responsibility with the consultant team RMC/WRIME to develop and submit an AB 303 Grant from the California Department of Water Resources. That activity secured a grant in the amount of \$209,908 for the purpose of providing a management framework to develop a regional groundwater management plan.

Discussion

The South Westside Basin Groundwater Aquifer is a vital regional resource that serves as a drinking water source to the residents of Daly City, Colma, South San Francisco and San Bruno. The aquifer also serves cemeteries, golf courses and other agricultural uses. A number of program elements, drilling of seawater monitoring wells, construction of a tertiary recycled water plant, development of a regional groundwater model, twice yearly well monitoring and exploration of a regional groundwater storage and recovery project for drought reliability, have been initiated over the years toward long-term sustainability of the aquifer. The development of a Groundwater Management Plan was the next step envisioned to bring together a consensus driven collaboration among all basin users.

The development of a Groundwater Management Plan is mandatory precursor towards any formalized voluntary management program authorized under Water Code section 10750 (AB 3030, Statutes 1992, Chapter 947). The plan builds upon an effort undertaken by Daly City in 1999 on a proposed Westside Basin AB 3030 Groundwater Management Plan prepared by the consultant firm Bookman-Edmonston). The plan incorporates a number of best management objectives aimed at:

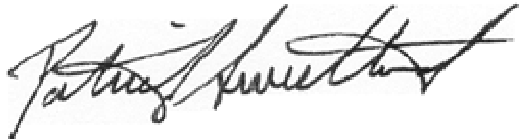
- Groundwater Levels and Storage,
- Groundwater Quality,
- Seawater Intrusion,
- Land Subsidence Monitoring, and
- Wellhead Protection.

In addition to the extensive collaboration among the partner agencies, the plan was subject to five public meetings and eight advisory committee meetings in soliciting broad stakeholder interest and outreach.

As the sponsoring agency, San Bruno City Council adopted the South Westside Basin Groundwater Management Plan at its meeting of July 10, 2012 and attached to this memorandum are support letters from San Francisco and California Water Service.

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Patrick Sweetland", written over a light gray rectangular background.

Patrick Sweetland
Director of Water and Wastewater Resources

Attachments (2)



San Francisco
Water & Sewer
Operator of the Hetch Hetchy Regional Water System

1155 Market Street, 11th Floor
San Francisco, CA 94103
T 415.554.3154
F 415.554.3161
TTY 415.554.3484

July 2, 2012

Ms. Connie Jackson
City Manager
City of San Bruno
567 El Camino Real
San Bruno, CA 94066

Dear Ms. Jackson,

Subject: Letter of Support for South Westside Basin Groundwater Management Plan

I want to commend the City of San Bruno on its leadership efforts in the development of the South Westside Basin Groundwater Management Plan (GWMP). We also appreciate that the SFPUC has been included as a participant in developing the GWMP. The Westside Basin Partners, consisting of San Bruno, Cal Water, Daly City and the SFPUC, have a long history of working together to better understand and manage our shared groundwater resources.

The SFPUC supports the GWMP's purpose which is to provide a framework for regional groundwater management in the South Westside Basin that sustains the beneficial use of the groundwater resource. As you know, the SFPUC is working to develop the Proposed Regional Groundwater Storage and Recovery Project within the South Westside Basin which we believe is consistent with the GWMP's objectives for sustainable groundwater management. Development of the GWMP has fostered greater public awareness of the importance of groundwater and provided opportunities for stakeholders to reach consensus on issues and identify solutions. We look forward to working with San Bruno on the process of GWMP implementation.

Sincerely,

Steve Ritchie
Assistant General Manager, Water

cc: Patrick Sweetland, Daly City
Tom Salzano, Cal Water
Greg Bartow, SFPUC

Edwin M. Lee
Mayor

Anson Moran
President

Art Torres
Vice President

Ann Moller Caen
Commissioner

Francesca Vietor
Commissioner

Vince Courtney
Commissioner

Ed Harrington
General Manager





CALIFORNIA WATER SERVICE COMPANY

1720 NORTH FIRST STREET • SAN JOSE, CA 95112-4598
(408) 367-8200

July 2, 2012

Klara A. Fabry, Public Works Director
City of San Bruno
567 El Camino Real
San Bruno, CA 94066

Dear Ms. Fabry,

As you know, California Water Service Company (Cal Water) is one of the key stakeholders in the South Westside Basin. We have participated in the effort led by the City of San Bruno (City) to develop a Groundwater Management Plan (GWMP) for this important water source, which serves all of our San Francisco Peninsula water customers.

Cal Water strongly supports the goal of the GWMP to ensure a sustainable, high-quality, reliable water supply at a fair price for beneficial uses to be achieved through local groundwater management. We hereby accept the provisions of the South Westside Basin Groundwater Management Plan as presented in the May 9, 2012 draft.

We look forward to working with you and the other stakeholders to implement the GWMP. As we begin the next critical stage in the Plan's implementation, the development of the governance Memorandum of Understanding, we will be in contact to advise you as to who on Cal Water's staff will serve as the Company's designated representative on the Groundwater Task Force.

Thank you for all the extra work the City staff put into developing the GWMP.

Respectfully,

A handwritten signature in dark ink, appearing to read "Michael J. Rossi".

Michael J. Rossi
Vice President Engineering & Water Quality



City Council Meeting Agenda Report

Item #

Meeting Date: August 13, 2012

Subject: Professional Services Contract with Collection Bureau of America

Recommended Action

Authorize City Manager to execute a professional services contract with Collection Bureau of America for debt collection services.

Background

The City of Daly City has contracted with the same vendor for debt collection services since 1986. Performance in the last few years has been unacceptable. The recent collection success rate has been very low and the vendor is very slow in remitting money due to the City. We do not consistently receive updated reports on status of accounts sent for collection despite repeated requests by City staff. The vendor has been notified of the City's intent to terminate its services.

Discussion

Staff requested names of collection agencies used by other San Mateo County cities and as a result evaluated three potential vendors. After comparing proposals and conducting interviews, Collection Bureau of America (CBA) was determined to be the best choice. CBA is a full service minority-owned collection agency with 53 years of experience serving public sector clients. They currently serve 32 municipalities within the state of California. CBA has experience in collecting municipal accounts including utility bills, fire inspection fees, returned checks, business license and DUI fees. We performed reference checks with other cities that currently contract with CBA and received favorable responses.

CBA follows all applicable state and federal laws and regulations governing debt collection practices. CBA works within the Fair Credit Reporting Act and Fair Debt Collection Practices Act guidelines when reporting accounts to credit agencies. They also have a user-friendly client portal where City staff can log on to check the status of accounts any time.

Fiscal Impact

CBA will charge a fee equal to 25% of the principal amount collected when no legal action is filed or 35% of the principal amount collected if legal action is filed. These rates are very competitive in comparison to other vendors. We anticipate a much higher collection rate than what we currently experience.

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

Respectfully submitted,

Donald W. McVey
Director of Finance and Administrative Services

Attachment: Collection Bureau of America Contract

AGREEMENT FOR PROFESSIONAL SERVICES

This Agreement is made and entered into as of the ____ day of _____, 20____, by and between the City of Daly City ("City") and Collection Bureau of America Ltd., ("Consultant").

RECITALS

A. Consultant is specially trained, experienced and competent to perform the special and/or professional services which will be required by this Agreement; and

B. Consultant possesses the skill, experience, ability, background, licenses, certification and knowledge to provide the services described in this Agreement on the terms and conditions described herein.

AGREEMENT

1. Scope of Services. Consultant shall perform the services described on Exhibit A which is attached hereto and incorporated herein by reference. Consultant shall provide said services at the time, place, and in the manner specified in Exhibit A, subject to the direction of the City through its staff that it may provide from time to time.

2. Compensation. Compensation to be paid to Consultant shall be on a contingency basis. For all accounts assigned, Consultant is assigned that portion of the monies collected for an assigned debt, as a contingent fee, in the amount of 25 % of the principal amount collected on account prior to legal action filed and 35% of the principal amount collected after legal action is filed, with the monies collected on principal to be distributed pro rata based on the City's retained percentage of the principal amount and Consultant's assigned percentage of the principal amount. Consultant will apply amounts collected first to court costs and attorney fees before applying any amount to the principal.

A. For all monies collected, Consultant shall remit to City by the fifteenth (15th) of the month following collection, net of collection fees, costs and expenses due Consultant. City shall notify Consultant of all direct payments it receives on an account after assignment to Consultant, and City shall immediately transfer to Consultant the monies received. In addition to any other rights and remedies of Consultant, if City does not immediately transfer the direct payments, Consultant may compute the amount owed to Consultant for the direct payments to City, and offset such amounts against monies for any other accounts to be remitted to City.

B. All collections made by Consultant for accounts assigned by City will be deposited by Consultant into its Client Trust Account. Consultant shall disburse directly from the trust account to City that portion of the monies collected due City and directly to Consultant the portion of the monies collected, interest, and payment of expenses due Consultant. City authorizes Consultant to endorse the name of City on such drafts, checks, money orders, and other payments, payable to City, for deposit directly into Consultant's Client Trust bank account.

- C. Consultant may negotiate payment arrangements or other payment plans on any accounts assigned upon consent from City. Consultant may accept as settlement in full any amount that is sufficient to pay City an amount equal City's percentage interest in the principal amount of the assigned account.

3. Prosecution of Work. Consultant will employ a sufficient staff to prosecute the work diligently and continuously and will complete the work in accordance with the schedule of work approved by the City.

4. Independent Contractor. It is understood that Consultant, in the performance of the work and services agreed to be performed, shall act as and be an independent contractor and shall not act as an agent or employee of the City. Consultant shall obtain no rights to retirement benefits or other benefits which accrue to City's employees, and Consultant hereby expressly waives any claim it may have to any such rights.

5. Interest of Consultant. Consultant (including principals, associates and professional employees) covenants and represents that it does not now have any investment or interest in real property and shall not acquire any interest, direct or indirect, in the area covered by this Agreement or any other source of income, interest in real property or investment which would be affected in any manner or degree by the performance of Consultant's services hereunder. Consultant further covenants and represents that in the performance of its duties hereunder no person having any such interest shall perform any services under this Agreement.

Consultant is not a designated employee within the meaning of the Political Reform Act because Consultant:

- A. will conduct research and arrive at conclusions with respect to his/her rendition of information, advice, recommendation or counsel independent of the control and direction of the City or of any City official, other than normal agreement monitoring; and
- B. possesses no authority with respect to any City decision beyond rendition of information, advice, recommendation or counsel. (FPPC Reg. 18700(a)(2).)

6. Professional Ability of Consultant. City has relied upon the professional training and ability of Consultant to perform the services hereunder as a material inducement to enter into this Agreement. Consultant shall therefore provide properly skilled professional and technical personnel to perform all services under this Agreement. All work performed by Consultant under this Agreement shall be in accordance with applicable legal requirements and shall meet the standard of quality ordinarily to be expected of competent professionals in Consultant's field of expertise.

7. Indemnity. To the fullest extent permitted by law (including, without limitation, California Civil Code Sections 2782 and 2782.6), Consultant and Consultant's sureties agree to defend (with legal counsel acceptable to the City), indemnify and hold harmless the City, its officers, agents, officials, representatives, employees and volunteers (collectively "Indemnitees") from and against any and all claims, demands, actions, losses, damages, injuries, and liability, direct or indirect (including, without limitation, incidental and consequential damages, court costs, attorneys' fees, litigation expenses and fees of expert consultants or expert witnesses incurred in connection therewith and costs of investigation), that arise out of, pertain to, or relate to, directly or indirectly, in whole or in part, the negligence, recklessness, or willful misconduct of Consultant, any Subconsultant, anyone directly or indirectly employed by them, or anyone that

Revised 07/17/2012

they control (collectively "Liabilities"). Such obligations to defend, hold harmless and indemnify any Indemnitee shall not apply to the extent that such liabilities arise out of the sole negligence, active negligence, or willful misconduct of Indemnitee.

City shall defend, indemnify, and hold Consultant harmless against any claims, damages losses or actions brought against Consultant because of any action or omission of City.

Acceptance by the City of the work performed under this Agreement does not operate as a release of Consultant from such professional responsibility for the work performed pursuant to this Agreement.

The duty of Consultant and its sureties to indemnify and hold harmless as set forth above, shall include the duty to defend as set forth in Section 2778 of the California Civil Code, provided, however, that nothing herein shall be construed to require the Consultant to indemnify the City, its subsidiary districts, its officers, agents or employees against any responsibility for liability in contravention of Section 2782 of the California Civil Code. To the extent there is an obligation to indemnify under this Section, Consultant shall be responsible for incidental and consequential damages resulting directly or indirectly, in whole or in part, from Consultant's negligence, recklessness, or willful misconduct.

Consultant and its sureties expressly and specifically agree to waive any and all subrogation rights it may have against the City, its subsidiary districts, officers or employees. Indemnification and waiver of subrogation contained in this section shall remain operative and in full force and effect regardless of any termination of this Agreement.

8. Insurance Requirements.

A. Consultant, at Consultant's own cost and expense, shall procure and maintain, for the duration of the contract, the following insurance policies.

- i. Workers' Compensation Coverage. Consultant shall maintain Workers' Compensation Insurance and Employer's Liability Insurance for his/her employees in accordance with the laws of the State of California. In addition, Consultant shall require each subcontractor to similarly maintain Workers' Compensation Insurance and Employer's Liability Insurance in accordance with the laws of the State of California for all of the subcontractor's employees. Any notice of cancellation or non-renewal of all Workers' Compensation policies must be received by the City at least thirty (30) days prior to such change. The insurer shall agree to waive all rights of subrogation against City, its officers, agents, employees and volunteers for losses arising from work performed by Consultant for City.
- ii. General Liability Coverage. Consultant shall maintain commercial general liability insurance in an amount not less than one million dollars (\$1,000,000) per occurrence for bodily injury, personal injury and property damage. If a commercial general liability insurance form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least

twice the required occurrence limit.

- iii. Automobile Liability Coverage. Consultant shall maintain automobile liability insurance covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with the work to be performed under this Agreement, including coverage for owned, hired and non-owned vehicles, in an amount of not less than one million dollars (\$1,000,000) combined single limit for each occurrence.
- iv. Professional Liability Coverage. Consultant shall maintain professional errors and omissions liability insurance for protection against claims alleging negligent acts, errors or omissions which may arise from Consultant's operations under this Agreement, whether such operations be by the Consultant or by its employees, subcontractors, or subconsultants. The amount of this insurance shall not be less than one million dollars (\$1,000,000) on a claims-made annual aggregate basis, or a combined single-limit per occurrence basis.

Any deductible shall not exceed \$50,000 per claim without prior City approval. Notice of Cancellation or non-renewal must be received by the City's Department of Finance at least thirty (30) days prior to such change.

- B. Policy Endorsements. Each general liability and automobile liability insurance policy shall be with insurers possessing a Best's rating of no less than A:VII and shall be endorsed with the following specific language containing the following specific components:

- i. The insurance policy number.
- ii. A statement that includes the following language: *"The City of Daly City, including its officers, officials, employees, and volunteers, are insureds"*
- iii. A statement that includes the following language:
"The insurance shall be primary as respects the insured shown in the schedule above, or if excess, shall stand in an unbroken chain of coverage excess of the Named Insured's scheduled underlying primary coverage. In either event, any other insurance maintained by the Insured scheduled above shall be in excess of this insurance and shall not be called upon to contribute with it."
- iv. A statement that includes the following language:
"The insurance afforded by this policy shall not be canceled except after thirty days prior written notice by certified mail return receipt requested has been given to the City."

CG 20 10 11 85 Form is preferred for the General Liability additional insured Endorsement, but alternative endorsements may, for good cause, be substituted with prior approval by the City. The City can consider accepting either a CG 20 10 10 01 or a CG 20 33 10 01 (or some form
Revised 07/17/2012

specific that has identical wording) as long as the form is accompanied by a CG 20 37 10 01.

Policies that include endorsement numbers CG 22 94 10 01 and/or CG 22 95 10 01, or have the endorsement wording written into the policy **DO NOT** satisfy the City's insurance requirements, and **WILL NOT** be accepted.

- C. The City will accept strike out of the words "endeavor to" and everything after, "...certificate holder named to the left," on the Certificate of Insurance in lieu of cancellation language on an endorsement.
 - D. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its elected or appointed officers, officials, employees, agents or volunteers.
 - E. The insurance provided by this policy shall not be suspended, voided, canceled, or reduced in coverage or in limits except after thirty (30) days written notice has been received by the City.
 - F. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by the City. At the City's option, Consultant shall demonstrate financial capability for payment of such deductibles or self-insured retentions.
 - G. Certificates of Insurance and Endorsements. Consultant shall provide certificates of insurance with original endorsements to City as evidence of the insurance coverage required herein. Certificates of such insurance shall be filed with the City on or before commencement of performance of this Agreement. Current certification of insurance shall be kept on file with the City at all times during the term of this Agreement.
9. Compliance with Laws. Consultant shall use the standard of care in its profession to comply with all applicable federal, state and local laws, codes, ordinances and regulations.
10. Licenses. Consultant represents and warrants to City that it has all licenses, permits, qualifications, insurance and approvals of whatsoever nature which are legally required of Consultant to practice its profession. Consultant represents and warrants to City that Consultant shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement, any licenses, permits, insurance and approvals which are legally required of Consultant to practice its profession. Consultant shall maintain a City of Daly City business license.
11. Controlling Law Venue. This Agreement and all matters relating to it shall be governed by the laws of the State of California and any action brought relating to this Agreement shall be held exclusively in a state court in the County of San Mateo, California.
12. Written Notification. Any notice, demand, request, consent, approval or communication that either party desires or is required to give to the other party shall be in writing and either served personally or sent prepaid, first class mail. Any such notice, demand, etc. shall be addressed to the other party at the address set forth herein below. Either party may change its address by notifying the other party of the change of address. Notice shall be deemed communicated within 48 hours from the time of mailing if mailed as provided in this section.

If to City: Director of Finance
City of Daly City – City Hall
333 90th Street
Daly City, CA 94015

If to Consultant: Collection Bureau of America, LTD.
25954 Eden Landing Road
Hayward, CA 94545

13. Confidentiality.

a. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents and Data either created by or provided to Consultant in connection with the performance of this Agreement shall be confidential by Consultant. Such materials shall not, without prior written consent of City, be used by Consultant for any purposes other than the performance of the services under this Agreement, nor shall such materials be disclosed to any person or entity not in connected with the performance of the services under this Agreement. Nothing furnished to Consultant which is otherwise known to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential.

b. Consultant shall not use City's name or insignia, photographs relating to the project for which Consultant's services are rendered, or any publicity pertaining to the Consultant's services under this Agreement in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of the City.

14. Consultant's Books and Records.

A. Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services, or expenditures and disbursements charged to City for a minimum period of three (3) years, or for any longer period required by law, from the date of final payment to Consultant to this Agreement.

B. Consultant shall maintain all documents and records which demonstrate performance under this Agreement for a minimum period of three (3) years, or for any longer period required by law, from the date of termination or completion of this Agreement.

C. Any records or documents required to be maintained pursuant to this Agreement shall be made available for inspection or audit, at any time during regular business hours, upon written request by the City Manager, City Attorney, Director of Finance or a designated representative of these officers. Copies of such documents shall be provided to the City for inspection at City Hall when it is practical to do so. Otherwise, unless an alternative is mutually agreed upon, the records shall be available at Consultant's address indicated for receipt of notices in this Agreement.

D. Where City has reason to believe that such records or documents may be lost or

discarded due to dissolution, disbandment or termination of Consultant's business, City may, by written request by any of the above named officers, require that custody of the records be given to the City and that the records and documents be maintained in City Hall. Access to such records and documents shall be granted to any party authorized by Consultant, Consultant's representatives, or Consultant's successor-in-interest.

15. Entire Agreement. This Agreement constitutes the complete and exclusive statement of Agreement between the City and Consultant. All prior written and oral communications, including correspondence, drafts, memoranda, and representations, are superseded in total by this Agreement.

16. Amendments. This Agreement may be modified or amended only by a written document executed by both Consultant and City and approved as to form by the City Attorney.

17. Waiver. No failure on the part of either party to exercise any right or remedy hereunder shall operate as a waiver of any other right or remedy that party may have hereunder.

18. Litigation Expenses and Attorneys' Fees. If either party to this Agreement commences any legal action against the other party arising out of this Agreement, the prevailing party shall be entitled to recover its reasonable litigation expenses, including court costs, expert witness fees, discovery expenses, and attorneys' fees.

19. Execution. This Agreement may be executed in several counterparts, each of which shall constitute one and the same instrument and shall become binding upon the parties when at least one copy hereof shall have been signed by both parties hereto. In approving this Agreement, it shall not be necessary to produce or account for more than one such counterpart.

20. Assignment and Subcontracting. The parties recognize that a substantial inducement to City for entering into this Agreement is the professional reputation, experience and competence of Consultant. Assignments of any or all rights, duties or obligations of the Consultant under this Agreement will be permitted only with the express consent of the City. Consultant shall not subcontract any portion of the work to be performed under this Agreement without the written authorization of the City. If City consents to such subcontract, Consultant shall be fully responsible to City for all acts or omissions of the subcontractor. Nothing in this Agreement shall create any contractual relationship between City and subcontractor nor shall it create any obligation on the part of the City to pay or to see to the payment of any monies due to any such subcontractor other than as otherwise is required by law.

21. Responsibility and Liability for Subconsultants and Subcontractors. Approval of or by City shall not constitute nor be deemed a release of responsibility and liability of Consultant or its subconsultants and/or subcontractors for the accuracy and competency of the designs, working drawings, specifications or other documents and work, nor shall its approval be deemed to be an assumption of such responsibility by City for any defect in the designs, working drawings, specifications or other documents prepared by Consultant or its subconsultants and/or subcontractors.

22. Termination. City may give thirty (30) days written notice to Consultant, terminating this contract in whole or in part at any time, either for City's convenience or because of the failure of Consultant to fulfill its contractual obligations or because of Consultant's change of its assigned personnel on the project without prior City approval. Upon receipt of such notice, Consultant shall:

- A. Immediately discontinue all services affected (unless the notice directs otherwise); and
- B. Deliver to the City all data, drawings, specifications, reports, estimates, summaries, and such other information and materials as may have been accumulated or produced by Consultant in performing work under this Agreement, whether completed or in process.
 - i. If termination is for the convenience of City, an equitable adjustment in the Agreement price shall be made, but no amount shall be allowed for anticipated profit on unperformed services.
 - ii. If the termination is due to the failure of Consultant to fulfill its Agreement, City may take over the work and prosecute the same to completion by contract or otherwise. In such case, Consultant shall be liable to City for any reasonable additional cost occasioned to the City thereby.

If, after notice of termination for failure to fulfill Agreement obligations, it is determined that Consultant had not so failed, the termination shall be deemed to have been effected for the convenience of the City. In such event, adjustment in the contract price shall be made as provided in Paragraph B of this section.

The rights and remedies of the City provided in this section are in addition to any other rights and remedies provided by law or under this Agreement.

23. Non-Discrimination.

- A. Consultant, with regard to the work performed by it under this Agreement shall not discriminate on the grounds of race, religion, color, national origin, sex, disability or age in the retention of subconsultants, including procurement of materials and leases of equipment.
- B. Consultant shall take affirmative action to insure that applicants for employment, and employees, are treated during employment, without regard to their race, color, religion, sex, national origin, or disability. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.
- C. Consultant shall post in prominent places, available to employees and applicants for employment, notices setting forth the provisions of this non-discrimination clause.
- D. Consultant shall state that all qualified applications will receive consideration for employment without regard to race, color, religion, sex, national origin, or disability.
- E. Consultant shall comply with Title VI of the Civil Rights Act of 1964 and shall provide such reports as may be required to carry out the intent of this section.
- F. Consultant shall incorporate the foregoing requirements of this section in all subconsultants agreement hereunder.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first written above.

CITY OF DALY CITY:

Patricia E. Martel
City Manager
City of Daly City
333 90th Street
Daly City, CA 94015
(650) 991-8127

CONSULTANT:



Jeff Lowenstein
Vice President of Sales
Collections Bureau of America Ltd.
25954 Eden Landing Rd.
Hayward, CA 94545
(510) 781-5138

Attachments: Exhibit A (18 pages)

Approach to the Scope of Collection Work

Collection Bureau of America, Ltd. (CBA) is a full service, minority-owned collection agency with 53 years of experience servicing public sector clients. We are committed to working together to create a win-win situation for everyone involved: our clients, our clients' customers, our employees and CBA. When clients using multiple agencies run performance comparisons by recovery, CBA consistently ranks first or second. We differ from many of our competitors in that we are extremely flexible with our clients.

- We can transmit and receive files in many methods, allowing the customer to work in the method with which they are most comfortable.
- We will work to customize or create any reports necessary for each client instead of only using standard reporting, thus allowing a client a better, more comprehensive look at their inventory.
- We take the time and effort to learn the nuances of the client portfolio to maximize recoveries and avoid using a "cookie-cutter" approach to collections.

CBA currently services 32 municipalities within the state of California and has, in the past, worked with additional municipalities in California as well as the County of San Mateo and the State of California. Our current public agency clients place many types of accounts with CBA, as shown in the table below.

Administrative Remedy Citations	Hazardous Material Response Fees	Recreational & Park Activity Fees
Animal Control Services	Fire Department Permits	Returned Checks
Booking Fees	Garbage Bills	Sewer Bills
Business Licenses	Miscellaneous Fees	Special Emergency Services
City Code Violation Fees	Non-beautification Fees	Traffic Citations
Community Development Fees	Occupancy Taxes	Transient Fees
Damage to City Property	Paramedic Fees	Water Bills
DUI Fees	Planning Development Fees	Youth and Family Counseling Fees
False Alarm Responses	Police Security Services	

CBA follows all applicable state and federal laws and regulations governing collection agencies and collection practices. During the transition period for new clients, we work to discover any additional laws pertaining to the specific client. (ex. city ordinances)

CBA works within the Fair Credit Reporting Act (FCRA) and Fair Debt Collection Practices Act (FDCPA) guidelines when report any account to credit agencies. CBA reports collection accounts with balances of at least \$50.00 to the three credit bureau agencies (Equifax, TransUnion, & Experian) 45 days after the initial demand period is completed. Accounts assigned with balances lower than \$50.00 will not be credit reported unless specified by the client. Accounts are processed for credit reporting once per month with each account receiving no more than one credit report.

Collection Efforts

CBA's methodology and approach to debt recovery is to treat all debtors with dignity and respect and to operate within the code of ethics provided by the American Collectors Association (ACA). With all new clients, CBA will work closely with the client to discuss and develop the following:

- Collection strategy which best fits the client needs
- Client needs of and setup with CBA client services
- Client procedures and work standards
- IT and information transfer formats and methods
- Client specific requirements and / or training

CBA's collection recovery strategies are designed as client-specific, unique recovery programs that maximize the synergies between our comprehensive skip-tracing methods, leading-edge collection technologies, advanced predictive/interactive dialing capabilities, and intensive inbound and outbound contact and notice strategies that are tailored for each of our clients.

- CBA works all accounts on the customer level rather than an invoice level. This gives the customer a more comprehensive view of their account and provides clarity that expedites the resolution of the outstanding balance.
- CBA provides a toll-free number for Client Services. The number is 888-306-2045.
- Debtors may pay by mail, cash, check by phone, debit cards, credit cards, Western Union, express mail, bank wire and walk-in payments.
- CBA can accept both credit cards and check-by-phone payments via our self-service pay-by-web or pay-by-phone (IVR) system. CBA's IVR system can be accessed toll-free by calling (888) 454-0313.
- With CBA's hands-on ownership working directly with Client's portfolio management team, implementation of change can be applied to Client's's inventory within hours of analysis to:
 - Redirect dialing/calling campaigns
 - Reposition collection personnel
 - Re-deploy new notice strategies
 - Re-trace skip location efforts.

CBA works to make the collection process as easy as possible for the debtor and our clients. To accomplish this, CBA works to have full-time, professional collection agents who speak a variety of languages. CBA also has key collection letters available in Spanish for bi-lingual customers.

CBA's intensive contact and notice strategy is constructed by account type. Based on portfolio analysis, CBA creates a specific strategy to fit our clients' portfolio for the volume of attempts/notices, frequency of calls/notices, and scheduled time of day/week/month for contact or notice attempts, and location specific calling plan or notice series. Calling and notice campaigns are built based on several criteria:

- Accuracy of current phone numbers and address
- Information obtained from skip-tracing
- Responses to automated contacts
- Responses to collection notices
- Agent account analysis
- Supervisor account review
- Client obtained information
- Client portfolio performance

CBA works all accounts using the same approach. Collection accounts for Client will receive the following collection account treatment:

- Accounts undergo skip tracing and a mini credit report through Trans Union called TMARK before being assigned to an agent, within the first 24 hours of assignment. CBA differs from our competitors because many of our skip-tracing processes are performed pre-agent assignment, so once the agent begins work on a collection account, they have a significant amount of data and background information about the debtor before we attempt our first contact.
- Initial notice is generated within the first 24 hours of assignment
- Initial contact attempt is made within the first 24-48 hours of assignment using our automated dialing technology
- Collection notices will automatically continue on a 21-day cycle, until the account receives 3 collection notices.
- Our agents have the latitude to request additional collection letters any time during the collection cycle.
- Phone attempts are made throughout the collection cycle at 3-5 day intervals.
- No answers and busy phone attempts are dialed up to 5 times per day.
- CBA will continue with telephone contact attempts until we establish customer contact. Attempts will be made during 3 different periods of the day – morning, mid-day, and evening. Also, attempts will be made on Saturday.
- CBA will employ additional skip-tracing efforts on higher balance accounts (greater than \$500.00) – pull credit reports, deep public record search, and additional online resources.
- At least 25% of the accounts referred per month are reviewed by a Supervisor.
- Broken promises are followed up on the same day as they occur.
- If an account is not paid in full, a negative entry (on credit report) can be filed after the validation period has expired, as soon as 45 days after referral to CBA.

Collection Technology

Our approach with collection technologies is to utilize our systems as a tool to improve our performance and add value to the collection cycle. Our system resources include:

- Columbia Ultimate Business Systems (CUBS) customized collection software.
 - This industry-leading software provides integrated solutions for collecting money. This tool gives our agents the capabilities to skip-trace, create payment programs, develop a follow-up strategy, generate letter campaigns, and execute any action needed to achieve Payment-In-Full (PIF) in every contact opportunity.
 - CUBS focuses on the management aspect of the collection account flow, and provides the tools for management to quickly analyze account data and implement strategies for client portfolios to drive and increase our recovery goals.
- Compass content management system – allows for the management of all content and information that is then integrated into the CUBS system.
 - Inbound correspondence is imaged into CUBS via Compass document management for easy access to debtor documentation.

- Letters and notices that are sent to debtors are captured by our Compass system and turned into a PDF format. These letters are available to our staff when talking to a debtor so we clearly and concisely give the details regarding the debt.
- Reporting, invoicing, and client correspondence is captured into Compass report management system, which converts our CUBS reporting into PDF's which we can post for easy access by our clients.
- MyCBA
 - Web-based client access portal for remote access to collection information systems
 - Access to debtor account data with the ability to update, modify, place and recall accounts – 24 hour a day, 7 days a week, 365 days a year
 - Organize debtor information in customized reporting formats
 - Exchange data files and reports
 - Update accounts for payments, credit/debit adjustments, disputes and other billing adjustments
 - Extract data in real-time by creating customized reports that can be downloaded into Excel directly from the MyCBA web portal.
 - Provides the client with full and comprehensive audit capabilities.
- Network infrastructure
 - Team collaboration is fostered through Microsoft SharePoint.
 - Knowledge base and training information enhance collection efforts.
 - Access to external data enrichment resources
 - Multi-layered security scheme and file exchange systems
 - Flexible technologies allow for the easy and quick adaptation to our clients' sophisticated needs and changing business environment.
- Nortel Meridian M1 Option 11 voice platform.
 - Provides skills-based routing tailored to our client specific team arrangement.
 - Dedicated team 800 number schemes that direct inbound voice traffic to specific teams and queues to optimize CBA's answer goal of three rings or less.
 - Phone system flexibility allows CBA to maximize our infrastructure to increase inbound and outbound call volume performance.
- CT Center Automated / Predictive Dialing call technology
 - CT Center is a fully integrated, multi-faceted dialing technology that can include outbound/inbound predictive dialing, along with interactive communication functionality, which provides unparalleled contact results for CBA, in excess of 20%.
 - Management designed dialing campaigns that can be targeted down to a specific batch of client inventory.
 - CT Center is integrated with our CUBS collection software which maximizes our collection agents' performance, increases the ease of use of this tool, and reduces training time.
 - The dialer maintains a minimum call volume of two contacts per week for 60 days and one contact per week on aged accounts.
 - CT Center's Interactive Communication (IC) functionality delivers our collection message while driving inbound debtor contacts and providing the caller the ability to make a payment over the phone without having to speak to a live agent.

- Reporting and analysis with tools from CT Center can be tailored to review collectors, accounts, calling patterns, hit ratios, campaign success, campaign throughput and a myriad of additional statistical indicators to insure we are maximizing our calling lists and calling periods to reach peak productivity and exceed our recovery goals – both internal and our clients' expectations.
- CXM Conexus call recording and quality management
 - Integrated call recording on 100% of collection calls, both inbound and outbound
 - Integrated screen capture and keystroke recording
 - Workflow automation
 - Agent coaching and evaluation
 - Performance evaluation and scoring
 - Speech and desktop analytics
- ALADIN (Asset Location and Debtor Identification Network) Skip Tracing tools
 - CBA's comprehensive skip-tracing and asset identification program merges data from multiple sources into a single platform that our collection agents have for use right at their fingertips.
 - CBA's agents utilize the financial portfolio that has been created about a debtor through ALADIN in attempting to recover the debt.
 - The tools that make up ALADIN are:
 - TMARK credit profile -- for summarized credit data (utilized on every new account)
 - P.I.N. (Property Information Network) -- for real property asset information
 - Acolloid (A-Collection-Aid) -- for location data (processed on all new accounts)
 - Lexis-Nexis -- for non-credit data
 - Experian, Trans Union, and Equifax -- for credit reporting data
 - CBC Innovis -- for new telephone numbers
 - Banko – bankruptcy verification
 - Insight America – for public record, location data, & 411 search engine
 - Integrated Data – cell phone identification and cleansing
 - U.S. Postal Service NCOA/Nixie(undeliverable) program – for address standardization, correction, and validation of a deliverable address
- Analytical reporting capabilities
 - CBA utilizes a customized set of algorithms to measure account age, balance and account activity (number of letters sent, number of dialer attempts, number of live agent attempt, number of skip traces) to determine what, if any, future collection actions should be performed on the account.
 - CBA uses our customized set of algorithms to develop guidelines for collection activities on new accounts based on their similarity to existing accounts.
 - CBA audits customer accounts to discover trends, links and correlations based on account demographics, account activity and account information. These reports help to determine an account's propensity for collection.

Collection Statistics

Listed below are some statistics about CBA:

- Average collections recovery rate for municipal clients = 20.1%
 - Municipal utility bills – 19%
 - Taxes – 22%
 - Tickets – 9%
 - Administrative Citations – 12%
 - All other city collections – 22%
- Average outbound phone contact hit rate = 30%
- Employee turnover rate is among the lowest in the collections business with average collector tenure of 13 years.
- Average time from placement to first collection action = less than 24 hours
- Average number of accounts receiving collection actions per day =
 - 40,000 dialer attempts
 - 4,000 live agent calls
 - 7,000 letters
 - 2,500 skip traces
 - 1,500 other actions
- Response time to client inquiries
 - During business hours = same business day, within 2 hours
 - After business hours = next business day (clients are also given emergency contact information for CBA managers and executives assigned to their portfolio)
 - Access to MyCBA client-access portal is 24/7, real-time

Client Services

Each of CBA's clients is assigned a Single-Point-Of-Contact (SPOC) from our Client Services department. The contact information (phone number, fax number and email) for the SPOC will be given to the client along with the contact information for the SPOC's manager and members of our executive team. The SPOC develops a close relationship with each of their clients and allows the client to interface with the same person on a daily basis. Any problems or issues would be brought to the attention of the client's assigned SPOC who will work to resolve the problem as quickly as possible. The SPOC will involve CBA management or executives as necessary and will keep the client updated on the status of the issue. The client is also welcome to contact any of our management or executive team members if they desire. The contact information for members of the management and executive teams is provided to each client. CBA also welcomes clients to visit our facilities at any time. We will also make any necessary arrangements to visit the client location as needed.

Staff and Training

CBA currently has 75 employees in our organization, approximately 60 of which are collection agents. Due to CBA's intensive training program and company incentive programs, our employee turnover rate is very low. The average collection agent tenure at CBA is 13 years. CBA does not use any staffing agencies to provide temporary collection agents due to the level of training and experience required to perform the job competently.

Collection Bureau of America is organized to provide client-based quality assurance. Our collection departments are organized into collection teams, which are assigned to specific clients or portfolio specific groups. This structure allows for bottom line ownership and accountability by collectors and supervisors. In addition, this structure also provides daily tracking of performance for each client and specialized training in client specific work standards.

Each CBA team has a sub-team which assists the collection team by working smaller balance and older accounts, typically 3-6 months from date of assignment. This provides on-the-job training opportunities for new collectors, refining their skills and increasing their job knowledge while contributing to bottom line recovery. This group also serves as a ready reserve of capable collectors to move onto a new or existing team should client demands increase. Due to this, CBA is able to fully staff new clients quickly with experienced collection agents. Our standard model for estimating and staffing a new or expanding collection team takes multiple factors into consideration, including monthly placements, average balances, average call lengths, frequency of contact, daily attempts and client goals and expectations.

CBA has developed a detailed training program for all collectors. We have a trainer on-staff who works to make sure that all collectors, both new and experienced, have all the training and information they need to be the best collectors possible. CBA can also provide training classes, seminars and newsletters to City staff. CBA regularly puts on seminars for our municipal clients to discuss collection procedures.

Consultant / Sub-Consultant Team

CBA currently has 75 employees in our organization. Below is a chart showing the key personnel who would be assigned to the Client team.

Shawn DeLuna	
1. Position Title	President & CEO
2. Years with Company	28 years
3. Recent Assignments	President and key decision maker for all clients.
4. Relevant Experience	Started working in the collections business in high school working for his father. He has worked in all positions within the company and learned all aspects of collections.
5. Roles and Responsibilities in Connection with Proposal	He oversees all aspects of collections in his role as President.
Marian Malmstrom	
1. Position Title	Senior Vice President
2. Years with Company	23
3. Recent Assignments	Developing all new clients' setup methods, such as VPN access, file layout, ACH and EDI remit process. Liaison between new clients and our programmer
4. Relevant Experience	Over ten years experience with new client set up such as file layout and file transfer methods. Experienced with client remit process whether is be manual remit, ACH or wire transfers.
5. Roles and Responsibilities in Connection with Proposal	Currently in charge of the setup of new clients, liaison with programmers. Responsible for all client interaction such as payments, cancellations, new assignments or any other client needs.
Jeff Lowenstein	
1. Position Title	Executive Vice President
2. Years with Company	26
3. Recent Assignments	Working with clients on technology and client portal needs, national new business development
4. Relevant Experience	Over 25 years in the collection industry working with over 50 municipalities across the state of California
5. Roles and Responsibilities in Connection with Proposal	Systems management and maintenance, all other IT functions.
Roberta Torres	
1. Position Title	Client Services Manager
2. Years with Company	8
3. Recent Assignments	Oversee client services for 100+ clients, manage MyCBA client access portal, assist in new business development

4. Relevant Experience	Over seven years of client services experience, especially working with over 30 municipalities
5. Roles and Responsibilities in Connection with Proposal	Single Point of Contact (SPOC) for Client
Brenda Andringa	
1. Position Title	Legal and Compliance Manager
2. Years with Company	1
3. Recent Assignments	Oversees all collector training and compliance assurance
4. Relevant Experience	Over 30 years of experience in mid-sized collection agencies. Has ACA certifications.
5. Roles and Responsibilities in Connection with Proposal	Compliance, training and oversight/management review.
TBD	
1. Position Title	Collection Agents
2. Years with Company	1 - 40

Consultant / Sub-Consultant References

Reference No. 1

Customer Name	City of Hayward
Contact Individual	Maria Walters, Finance/Revenue Division
Telephone and FAX Number	Tel.: 510-583-4620 / FAX: 510-583-3644
Street Address	777 B St, 1 st Floor
City, State, Zip Code	Hayward, CA 94541
Description of Services Provided including contract amount, when provided and project outcome	CBA has worked closely with the City of Hayward since 1991 collecting Primary accounts in the following areas: revenue division, water, excise tax, returned checks, business license, park and recreation, parking citations, DUI, city equipment damage and tenant based billing. We work closely with Maria Walter to analyze all performance standards on a monthly basis and have worked diligently to create a collection model that returns high net back dollars and provides exceptional customer service. The contract amount is \$700,000 per year in placements.

Reference No. 2

Customer Name	City of Palo Alto
Contact Individual	Sharon Miller, Accounting Specialist
Telephone and FAX Number	Tel.: 650-329-2320 / FAX: 650-329-2372
Street Address	250 Hamilton Ave
City, State, Zip Code	Palo Alto, CA 94301
Description of Services Provided including contract amount, when provided and project outcome	CBA has worked closely with the City of Palo Alto since 1986 collecting Primary accounts in the following areas: ambulance fees, out-of-state parking citations, property damage, returned checks, administrative citations, parking citations. We work closely with Josie Stokes to analyze all performance standards on a monthly basis and have worked diligently to create a collection model that returns high net back dollars and provides exceptional customer service. The contract amount is \$400,000 per year in placements

Reference No. 3

Customer Name	City of San Jose
Contact Individual	Alex Rojas, Sr. Investigator Collector
Telephone and FAX Number	Tel.: 408-535-3507 / FAX: 408-535-3507

Street Address	200 East Santa Clara St
City, State, Zip Code	San Jose, CA 95113
Description of Services Provided including contract amount, when provided and project outcome	CBA has worked closely with the City of San Jose since 2008 collecting on accounts in the following areas: animal licensing, citations, false alarms, business tax and judgments. We work closely with Alex Rojas to analyze all performance standards on a monthly basis and have worked diligently to create a collection model that returns high net back dollars and provides exceptional customer service. The contract amount is for \$3 million per year in placements

Reference No. 4

Customer Name	City of Santa Rosa
Contact Individual	Manny Silverio, Revenue Collections Supervisor
Telephone and FAX Number	Tel: 707-543-3163 / FAX: 707-543-3136
Street Address	90 Santa Rosa Ave
City, State, Zip Code	Santa Rosa, CA 95403
Description of Services Provided including contract amount, when provided and project outcome	CBA has worked closely with the City of Santa Rosa since 2006 collecting Primary accounts in the following areas: utilities, returned checks, sewer, DUI, fire, business tax, property damage. We work closely with Manny Silverio to analyze all performance standards on a monthly basis and have worked diligently to create a collection model that returns high net back dollars and provides exceptional customer service. The contract amount is \$600,000 per year in placements

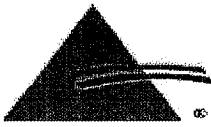
Reference No. 5

Customer Name	City of Redwood City
Contact Individual	Yolanda Conforti, Revenue Services
Telephone and FAX Number	Tel: 650-780-7216 / FAX: 650-368-6974
Street Address	1017 Middlefield Rd
City, State, Zip Code	Redwood City, CA 94063
Description of Services Provided including contract amount, when provided and project outcome	CBA has worked closely with the City of Redwood City since 1998 collecting Primary accounts in the following areas: utilities, DUI and booking fees. We work closely with Yolanda Conforti to analyze all performance standards on a monthly basis and have worked diligently to create a collection model that returns high net back dollars and provides exceptional customer service. The contract amount is \$100,000 per year in placements

Sample Work Products

CBA has been an innovator over the years in creating ad hoc reports and is able to turn around special requests quickly. In addition, CBA will provide access to reporting via MyCBA, where we can place PDF versions of standard reporting. Samples of CBA's standard reports are included below:

- Remittance Invoice Report– A monthly invoice sent to all clients with the previous month's payment history including
 - Date payment was received
 - Amount of payment
 - Amount due CBA
 - Account description (debtor name and client account number)
 - Account status



COLLECTION BUREAU OF AMERICA
 25954 EDEN LANDING ROAD, 1ST FLOOR, HAYWARD CA 94545-3816
 TEL: 888-308-2045 • TEL: 510-781-5100 • FAX: 510-781-5101

Test Client
 123 Main St
 Anytown, CA 99999

PAGENO: 1 MISB: T.G.
 INVOICE DATE: FROM 05-01-07 TO 05-31-07
 CLIENT NO:
 REMIT TYPE: INVOICE# CON605A-14397-

DATE	ACCOUNT DESCRIPTION	STATUS	Amount PAID CBA	Amount PAID CLIENT	Amount DUE CBA	Remaining BALANCE	Amount DUE CLIENT
05-24-07		OCR		499.95	174.98	9.64	
05-15-07		PIF		899.95	314.98	0.00	
05-24-07		PIF		525.00	192.75	0.00	
05-25-07		PIF		600.00		0.00	
05-24-07		PIF	9.95		3.48	0.00	9.95
05-25-07		PIF		200.00	70.00	0.00	
05-24-07		PIF	9.95		3.48	0.00	9.95
05-23-07		PRO	159.06		55.67	0.90	159.06
05-24-07		PIF		200.00	70.00	0.00	
05-25-07		PIF		624.95	218.73	0.00	
CONTINUED VOUCHER ON NEXT PAGE							

* STATUS CODES: PAY = Payment ACT = Active NSF = Returned Check

TOTAL COLLECTIONS

PLEASE REMIT YOUR CHECK FOR

OUR CHECK ENCLOSED FOR

CBA 100
• SERVING YOUR COLLECTION BUSINESS SINCE 1959 •

- Stair Step Report (Placement Month Analysis) – This report shows the month to month development of each batch of collection accounts.

Stair Step Report

MONTH	Accounts Placed	Principal Balance	Principal Recovery To Date	1st Month	2nd Month	3rd Month	4th Month	5th Month
Jul-06	7,000	\$1,200,000	\$24,000	1.97%				
Jun-06	6,200	\$1,100,000	\$51,000	2.50%	4.84%			
May-06	6,300	\$1,050,000	\$71,000	2.58%	5.40%	6.61%		
Apr-06	5,300	\$925,000	\$70,000	2.59%	6.04%	7.00%	7.65%	
Mar-06	5,500	\$935,000	\$85,000	3.05%	6.44%	8.01%	8.60%	9.09%

- Monthly Placement Summary – This report is similar to the previous report but also shows the recovery amount of each batch in the reporting period and the percentage of the total accounts placed (per batch) which was collected during the reporting period.

Monthly Placement Summary

TIME FRAME	MONTH	Accounts Placed	Principal Balance	Principal Recovery To Date	Current Mth Recovery	Cumulative Recovery Percentage	1st Months Final recovery Percentage	Cumulative Difference
5rd Month	Jul-06	7,000	\$1,200,000	\$24,000	\$23,734	2.00%	1.97%	
4th Month	Jun-06	6,200	\$1,100,000	\$51,000	\$24,690	4.64%	2.49%	2.14%
3rd month	May-06	6,300	\$1,050,000	\$71,000	\$13,499	6.76%	2.58%	4.18%
2nd month	Apr-06	5,300	\$925,000	\$70,000	\$5,967	7.57%	2.59%	4.98%
1st month	Mar-06	5,500	\$935,000	\$85,000	\$4,408	9.09%	3.05%	6.04%
TOTALS		30,300	5,210,000	301,000	72,298	5.78%	3.05%	

TOTAL COLLECTIONS in June \$72,298

Batch Track Report (Monthly Actuary) – This report began as a customized report for one client but is now available to any client that requests it. The report shows actual dollars collected per batch and includes any cancellations and adjustments.

May-07														
MONTH	ORIGINAL REFERRAL NUMBER	AMOUNT	RETRIEVALS	ADDED CHARGES	ADJUSTMENTS	NET REFERRED	NET DEDUCTIBLE	COLLECTIONS TO DATE	RECY GROSS	RECY NET	RECY CANCELLATIONS	RECY DEBIT	RECY CREDIT	COMMISSION
JAN-06	0	0	0	0	0	0	0.00%	0	0	0	0	0	0	0
FEB-06	0	0	0	0	0	0	0.00%	0	0	0	0	0	0	0
MAR-06	5,564	938,428	14,772	8,411	-7,860	922,007	96.30%	1,275	104,812	1,400	0	0	0	18,901
APR-06	6,324	955,896	14,379	8,560	-6,548	903,529	96.60%	717	88,467	3,000	0	0	0	16,246
MAY-06	6,325	1,024,840	21,664	63,617	-11,801	1,054,886	102.80%	1,063	105,509	8,000	0	0	0	18,255
JUN-06	6,379	1,028,480	14,069	29,823	-8,028	1,026,189	100.80%	1,525	82,910	9,900	0	0	0	16,300
JUL-06	7,024	1,192,276	51,787	18,911	-4,214	1,191,025	99.80%	2,611	106,369	3,000	0	0	0	18,911
AUG-06	7,859	1,287,880	1,165	27,882	-6,143	1,281,264	100.80%	3,008	126,824	3,000	0	0	0	22,872
SEP-06	8,742	1,450,084	3,947	32,680	-4,900	1,450,544	100.40%	3,249	134,020	3,000	0	0	0	20,828
OCT-06	8,782	1,514,619	3,427	31,549	-3,321	1,509,786	101.70%	3,282	106,296	3,000	0	0	0	18,863
NOV-06	8,787	1,514,120	16,227	32,327	-3,379	1,498,941	102.80%	6,059	102,517	9,000	0	0	0	18,146
DEC-06	9,820	1,465,659	14,742	29,812	-4,825	1,474,002	100.80%	26,895	1,081,190	3,900	0	0	0	19,470
JAN-07	8,328	1,840,078	29,446	51,371	-4,940	1,857,000	100.90%	10,148	186,443	3,000	0	0	0	20,485
FEB-07	8,625	1,082,114	17,881	22,428	-1,870	1,095,942	100.30%	7,305	95,978	8,800	0	0	0	17,437
MAR-07	7,171	1,982,129	89,022	10,685	-2,164	1,971,227	99.50%	10,582	73,780	8,800	0	0	0	14,682
APR-07	4,304	786,483	4,371	7,616	-1,197	788,721	100.30%	8,891	42,629	8,400	0	0	0	7,871
MAY-07	7,021	1,294,852	1,734	1,187	-981	1,293,204	99.30%	20,894	29,894	1,600	0	0	0	12,721
JUN-07	0	0	0	0	0	0	0.00%	0	0	0	0	0	0	0
JUL-07	0	0	0	0	0	0	0.00%	0	0	0	0	0	0	0
AUG-07	0	0	0	0	0	0	0.00%	0	0	0	0	0	0	0
SEP-07	0	0	0	0	0	0	0.00%	0	0	0	0	0	0	0
OCT-07	0	0	0	0	0	0	0.00%	0	0	0	0	0	0	0
NOV-07	0	0	0	0	0	0	0.00%	0	0	0	0	0	0	0
DEC-07	0	0	0	0	0	0	0.00%	0	0	0	0	0	0	0
TOTAL	36,977	6,959,769	72,965	32,428	-10,852	6,946,574	100.00%	73,899	495,757	8,900	0	0	0	73,292
ITD	104,289	17,871,411	217,308	392,851	-78,578	17,770,578	100.00%	800,546	1,447,408	8,400	0	0	0	268,062

- Close and Return Report – This report summarizes all accounts cancelled or recalled by the client and is produced with each batch of cancellations processed.



COLLECTION BUREAU OF AMERICA
 25954 EDEN LANDING ROAD, 1ST FLOOR, HAYWARD, CA 94545-3816
 P.O. BOX 5013, HAYWARD, CA 94540-5013 800-659-3770

8-18-06

Sample Client
 Attn: Valued Client
 P. O. BOX 1111
 SANTA ROSA, CA. 95402-1559 TES101

We hereby acknowledge the following accounts which were assigned to our office have been cancelled.

ACCOUNT NAME	ACCOUNT NUMBER	AMOUNT	AGE	ACCOUNT #
Smith, Jim	1095777	23.00	90	10046528
Carter, John	1155441	400.00	54	10100000
White, Allen	1557874	357.45	72	18181818

TOTAL NUMBER OF ACCOUNTS CANCELLED: 3
 TOTAL DOLLAR AMOUNT CANCELLED: \$780.45

Thank you for the opportunity to be of service to you. These accounts have been cancelled in our computer system.

Very Truly Yours,

Client Services
 CBA COLLECTION BUREAU OF AMERICA
 888-306-2045

CBA 103

1st Notice



COLLECTION BUREAU OF AMERICA®
P.O. Box 5013 Hayward, CA 94540-5013 M31

October 21, 2008

Creditor: M18
Account No: M6

Principal:	\$M24
Late Payment Charge/Interest:	\$M23
Miscellaneous Charge:	\$1.00
Total:	\$M29

M40
M41
M42
M43
M44
M45

We understand times are tough and want to work with you.

Your account has been assigned to Collection Bureau of America for collection. All future communication regarding this obligation should be directed to this office.

Take one of the following options to take care of this account:

- (1) Paying by check or creditcard over the telephone 888-454-0313 (24-hour touch-tone service).
- (2) Paying by check or creditcard online @ www.PAYCBA.com.
- (3) Call to make payment arrangements with this office at M31.

Warning: If paying by AutoPay or Credit Card there is a fee of \$7.99. This fee is the cost of providing these additional payment options to you. By choosing either of these options you agree to pay this fee, which shall be added to each payment.

As required by various state laws you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations.

Unless you notify this office within 30 days after receiving this notice that you dispute the validity of the debtor any portion thereof this office will assume this debt is valid. If you notify this office in writing within 30 days from receiving this notice this office will obtain verification of the debtor obtain a copy of a judgment and will mail you a copy of such judgment or verification.

If you request this office in writing within 30 days after receiving this notice, this office will provide you with the name and address of the original creditor, if different from the current creditor.

This is an attempt to collect a debt. Any information obtained will be used for this purpose.
SEE IMPORTANT CONSUMER INFORMATION ON REVERSE SIDE

Sincerely,

M30
Collection Bureau of America
M31



PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

DEPT 251
PO BOX 4115
CONCORD CA 94524



ADDRESS SERVICE REQUESTED

A98A97



M6
TEST NAME
1 ADDRESS ST
ADDR 2
CITY, ST 12345-6789

PAY BY CREDIT CARD		
☐	☐	☐ AMERICAN EXPRESS
CARD NUMBER:		
EXPIRATION DATE: CID 4		
NAME ON CARD:		
BALANCE DUE: \$M29	PAYMENT AMOUNT:	
SIGNATURE:		

REMIT TO:

CBA
PO BOX 5013
HAYWARD, CA 94540-5013

A00000151.20104996.0008.1

1st & 2nd Notice – Back

"We are required under state law to notify consumers of the following rights. This list does not contain a complete list of the rights consumers have under state and federal law."

For Colorado residents only:

For Information about The Colorado Fair Debt Collection Practices Act, See WWW.AGO.STATE.CO.US/CADC/CADCMAIN.CFM. This Communication Is From A Debt Collector.

A consumer has the right to request in writing that a debt collector or collection agency cease further communication with the consumer. A written request to cease communication will not prohibit the debt collector or collection agency from taking any other action authorized by law to collect the debt.

For Massachusetts residents only:

Our Local Office: CT Corporation Systems 101 Federal Street, Boston, MA 02110
Telephone: (617) 675-6400 Hours: 8:00 a.m. to 5:00 p.m.

For Maine residents only:

Our Local Office: CT Corporation System One Portland Square, Portland, ME 04101
Telephone: (207) 774-4000 Hours: 8:00 a.m. to 5:00 p.m.

For New York residents only: License #207851

For Minnesota residents only:

"This collection agency is licensed by the Minnesota Department of Commerce."

For North Carolina residents only: PERMIT # 3381

For Tennessee residents only:

"This collection agency is licensed by the Collection Service Board, State Department of Commerce and Insurance, 500 James Robertson Parkway, Nashville, Tennessee 37243."

For Utah residents only:

As required by Utah law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations.

Additional California Notice:

The State Rosenthal Fair Debt Collection Practices Act And The Federal Fair Debt Collection Practices Act Require That, Except Under Unusual Circumstances, Collectors May Not Contact You Before 8 A.M. Or After 9 P.M. They May Not Harass You By Using Threats Of Violence Or Arrest Or By Using Obscene Language. Collectors May Not Use False Or Misleading Statements Or Call You At Work If They Know Or Have Reason To Know That You May Not Receive Personal Calls At Work. For The Most Part, Collectors May Not Tell Another Person, Other Than Your Attorney Or Spouse, About Your Debt. Collectors May Contact Another Person To Confirm Your Location Or Enforce A Judgment. For More Information About Debt Collection Activities, You May Contact The Federal Trade Commission At 1-877-FTC-HELP Or www.ftc.gov.

CONSUMER RIGHTS

This Notice Has Been Sent By A Collection Agency. This Is An Attempt To Collect A Debt. Any Information Obtained Will Be Used For That Purpose.

Unless You Notify This Office Within 30 Days After Receiving This Notice That You Dispute The Validity Of The Debt Or Any Portion Thereof, This Office Will Assume This Debt Is Valid. If You Notify This Office In Writing Within 30 Days From Receiving This Notice This Will: Obtain Verification Of The Debt Or Obtain A Copy Of A Judgment And Will Mail You A Copy Of Such Judgment Or Verification.

If You Request This Office In Writing Within 30 Days After Receiving This Notice, This Office Will Provide You With The Name And Address Of The Original Creditor, If Different From The Current Creditor.

J11CQCCB1ST.2011.435A.00B1

2nd Notice



COLLECTION BUREAU OF AMERICA®
P.O. Box 5013, Hayward, CA 94540-5013 M31

October 21, 2008

Creditor: M18
Account No: M6

Principal:	\$M24
Late Payment Charge/Interest:	\$M23
Miscellaneous Charge:	\$1.00
Total:	\$M29

M40
M41
M42
M43
M44
M45

We sent you a first notice which included certain rights under the fair debt collection practices act.

Your payment, or any questions you may have, should be directed to this office to ensure proper credit to your account.

Take one of the following options to take care of this account:

- (1) Paying by check or credit card over the telephone 888-454-0313 (24-hour touch-tone service).
- (2) Paying by check or credit card online @ www.PAYCBA.com.
- (3) Call to make payment arrangements with this office at M31.

Warning: If paying by AutoPay or Credit Card there is a fee of \$7.99. This fee is the cost of providing these additional payment options to you. By choosing either of these options you agree to pay this fee, which shall be added to each payment.

This is an attempt to collect a debt. Any information obtained will be used for this purpose.
SEE IMPORTANT CONSUMER INFORMATION ON REVERSE SIDE

Sincerely,

M30
Collection Bureau of America
M31



PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

DEPT 251
PO BOX 4115
CONCORD CA 94524



ADDRESS SERVICE REQUESTED

A98A97



M6
TEST NAME
1 ADDRESS ST
ADDR 2
CITY, ST 12345-6789

PAY BY CREDIT CARD		
☐	☐	☐
CARD NUMBER:		
EXPIRATION DATE:		CID #:
NAME ON CARD:		
BALANCE DUE: \$M29		PAYMENT AMOUNT:
SIGNATURE:		

REMT TO:

CBA
PO BOX 5013
HAYWARD, CA 94540-5013

JLCCO082ND.201/1499A.C04812

Pricing

Service	Commission Rate – Non-legal	Commission Rate – Legal Action
Immediate Collection Service	25% only on amount collected – no collection, no fee	35% only on amount collected – no collection, no fee



City Council Meeting Agenda Report

Item # _____

Meeting Date: August 13, 2012

Subject: Transfer of Former Daly City Redevelopment Agency Land Use Related Plans and Functions to the City of Daly City Pursuant to Health and Safety Code Section 34173(i).

Recommended Actions

Staff recommends that the City Council adopt a resolution to hereby request the transfer of all land use related plans and functions of the former Daly City Redevelopment Agency to the City of Daly City pursuant to California Health and Safety Code section 34173(i).

Background

The passage of AB 26 resulted in the dissolution of redevelopment agencies in California effective February 1, 2012. Recent amendments to AB 26 occurred through the passage of AB 1484. One of the new provisions (per Health and Safety Code section 34173(i)) allows, at the request of a city, all land use related plans and functions of the former redevelopment agency are hereby transferred back to the city which authorized creation of the redevelopment agency, provided there is no creation of new or amended redevelopment project areas, or actions that would increase the amount of obligated property tax or tax increments related to our enforceable obligations.

Discussion

Two redevelopment project areas were created by the City: the Mission/Junipero Serra Redevelopment Project Area, and the Bayshore Redevelopment Project Area.

Mission – Junipero Serra Project Area

The Redevelopment Agency adopted the Redevelopment Plan for the Mission Street Project in 1976 Redevelopment Plan and the Junipero Serra Project Area in 1977. The Project Area consisted of two non-contiguous neighborhood areas; the Mission Street Project Area and the Junipero Serra Project Area. Significant redevelopment construction occurred in this Project Area, including Landmark Plaza/88 Hillcrest housing/retail, Pacific Plaza office, retail and cinema construction, and affordable housing projects (notably School House Station, St. Vincent Housing, and Habitat for Humanity's condominium project on Mission Street, slated for completion in early 2013). Additional phases of development by 88 Hillside and in Pacific Plaza were also envisioned.

Bayshore Redevelopment Project Area

The Bayshore Project Area encompassed 384 acres of residential, commercial, industrial and recreational lands in the general area of Geneva Avenue, and including lands of the Cow Palace. The Plan seeks to establish a mix of land uses while reducing or eliminating blight, installation or upgrades of utilities and infrastructure, creating jobs and housing for the community. Actions

Subject: Transfer of Former Daly City Redevelopment Agency Land Use Related Plans and Functions to the City of Daly City Pursuant to Health and Safety Code Section 34173(i).

Meeting Date: August 13, 2012

Page 2 of 2

included assembly of contiguous parcels for development. Recent projects have included the 2665 Geneva project (mixed use housing and retail). The City continues to work on the Cow Palace redevelopment project; the City approved a mixed use Master Plan for 37 acres, including a supermarket, retail space, residential development and open space.

The transfer of all the land use related plans and functions of the former Daly City Redevelopment Agency specifically for the Junipero Serra/Mission and Bayshore Redevelopment Project Areas back to the City will allow the City to ensure comprehensive land planning, and for continuity in consideration of future land use entitlements by the City Council. Consistent with the limits of AB 1484, there are no actions proposed modifying the Junipero Serra/Mission or Bayshore project areas, nor are there any proposals to adjust property tax increments as part of this action.

Fiscal Impact

There are no fiscal impacts related to this proposed action.

Summary/Conclusion

Staff recommends the City Council adopt a resolution to hereby request the transfer of all land use related plans and functions of the former Daly City Redevelopment Agency to the City of Daly City as authorized pursuant to Health and Safety Code section 34173(i).

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

Respectfully submitted,



Patricia E. Martel
City Manager



Brian Millar
Dir. Economic and Community Development



City Council Meeting Agenda Report

Item # _____

Meeting Date: August 13, 2012

Subject: Setting Time and Place for a Public Hearing on Claim to Lien Property at 302 Northgate Avenue (APN 002-091-020).

Recommended Action

Set time and place for a Public Hearing on September 10, 2012 to affirm the penalties and fees at 302 Northgate Avenue to be made 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 was purchased in 2005 by Scott and Danielle Simmons, who were cited for construction without permits in 2006. Following the issuance of the Code Enforcement Violation Notice, the owners obtained a permit which concluded in the City conducting a final inspection on April 7, 2011. After numerous attempts from Code Enforcement to secure the unpaid code fees, the owners refused to remit the payment or enter into a payment plan.

The unpaid bill was then forwarded to the Finance Department and letters were sent advising the owners to pay the charges or enter into a payment plan. The property owners stated that they filed bankruptcy in November 2011. On June 18, 2012, staff was informed by the property owners of record that they had walked away from the property and the bank was now the owner. However, County Assessor records continued to show the Simmons as the owners.

The Administrative Hearing Board heard the matter on June 28, 2012, and ordered the owners to remit payment or enter into a payment plan with the City within 30 days. Hearing Board conditions noted that failure to comply would result in a lien being placed on the property with the County Recorder for all costs due to the City. The owners were sent the Administrative Order on July 3, 2012. (Exhibit A)

Discussion

The administrative cost assessed by the Hearing Board total \$3,574 and a code invoice was sent to the property owners of record on July 3, 2012. (Exhibit B) To date, the City has still not received any payment for the assessed fees. A lien is therefore 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.

City Council Agenda Report

Set Time and Place for Claim to Lien Property at 302 Northgate Ave. (APN 002-091-020)

Meeting Date: August 13, 2012

Page 2 of 2

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

Respectfully submitted,



Kathy Campbell
Code Enforcement Officer



Brian Millar
Director of Economic & Community
Development

Attachment: Exhibit A – Findings and Order of the Administrative Hearing Board
Exhibit B – Code Invoice

**FINDINGS AND ORDER OF THE
DALY CITY ADMINISTRATIVE HEARING BOARD**

SUBJECT PROPERTY: 302 NORTHGATE AVENUE, CA 94015
APN 002-091-020

PROPERTY OWNER(s): SCOTT AND DANIELLE SIMMONS

HEARING HELD ON JUNE 28, 2012

FINDINGS

WHEREAS, Code Enforcement 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 documentation by staff of the violations and required abatement action and code enforcement fees; **and,**

WHEREAS, the Board reviewed evidence, testimony of staff and the staff report pertaining to property violations and abatement and assessed code fees: **and,**

WHEREAS, one or more Municipal Code violations defined as a public nuisance, pursuant to section 8.16.030 *et seq.*, were present and abated after the timeline established for abatement in the staff notice of violation and code fees were assessed; **and;**

WHEREAS, the property was 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 expired building permit; **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 AND THE ABATEMENT OF THE VIOLATIONS AT 302 NORTHGATE AVENUE, THE BOARD HEREBY ORDERS THE ASSESSMENT OF ADMINISTRATIVE COSTS AS FOLLOWS:

THE PROPERTY OWNER SHALL:

- 1) Be assessed both a \$1,580.00 enforcement fee and a \$1,994.00 administrative fee (to cover costs associated with presenting this case to the Board) and make full payment to the City within 30

Exhibit A

calendar days of the date of notification of the Board Order or have entered into a payment plan with the City through the Finance Department within 30 calendar days of the date of notification of the Board Order.

- 2) Comply with this Order and pay all associated fees and in the event the property owner does not comply then all cost due to the City shall immediately be secured through a lien recorded on the subject property with the County Recorder which may carry additional charges as set forth by resolution of the City Council.

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: _____

D. McVey
Derald McVey, Director of Finance / Admin. Board Chair

HEARING BOARD CHAIR ON: _____

Daly 2, 2012

FOR OFFICE USE

DATE OF SERVICE 7/3/2012 METHOD OF SERVICE: ☒ 1st class mail ☒ Cert. Mail ☐ Pers. Svc.

BY _____

TITLE Office Assistant II

COMMENTS: Administrative Hearing Board – 6/28/12 – 302 Northgate Ave. – Case-3-10-1180



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

CODE INVOICE

07/03/2012

INV-6-10-505578
INV-6-10-505578

Case Number: CASE-3-10-1180
Site Address: 302 NORTHGATE AVE
Invoice Date: 06/04/2010
Invoice Number: INV-6-10-505578

Bill To:

Scott and Danielle Simmons
302 Northgate AVE
Daly City, CA 94015-

Return To:

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

INVOICE FEES

Date	Fee Name	Account Number	Trans Code	Fee Amount
09/30/2010	Expired Permit (Abated 1 - 30 days)	01-300-341-3797	0615	\$100.00
09/30/2010	Expired Permit (Abated 31 - 60 days)	01-300-341-3797	0615	\$350.00
09/30/2010	Expired Permit (Abated 61 - 90 days)	01-300-341-3797	0615	\$350.00
06/04/2010	Construction W/O Permit (Abated 61- 90 da	01-300-341-3797	0615	\$780.00
06/29/2012	Administrative Hearing Board Fee	01-300-341-3797	0615	\$1,994.00
Total Fees:				\$3,574.00

Exhibit B

FOR OFFICE USE ONLY



P

PLEASE MAKE CHECK PAYABLE TO: CITY OF DALY CITY



City Council Meeting Agenda Report

Item # _____

Meeting Date: August 13, 2012

Subject: Award Contract to Prepare Affordable Housing Impact Nexus Study

Recommended Action

Authorize City Manager or her designee to execute an agreement with Keyser Marston Associates to prepare an Affordable Housing Impact Nexus Study.

Background

In September 2007, the City Council adopted Ordinance 1335, establishing inclusionary housing requirements for Daly City. The Ordinance was intended to serve as one part of the City's larger affordable housing strategy that also includes new construction, acquisition/rehabilitation and various forms of assistance to homebuyers and renters. The Ordinance provides specific guidelines regarding how new housing construction will meet affordable housing objectives.

In 2009, an appellate court decision, *Palmer/Sixth Street Properties, L.P. v. City of Los Angeles*, Cal.App.4th 1396 (2009), impacted the City's ability to enforce its housing program as it applies to the development of market-rate rental unit developments, including issues of payment of in-lieu fees.

In order to strengthen the City's Inclusionary Ordinance, the City wishes to undertake a "nexus" study reviewing the impact of market rate housing on the need for affordable housing. In July, the staff requested proposals from three consulting firms to conduct an economic study which would determine the nexus in Daly City between:

1. The consumption demand created by households in new market-rate housing; and
2. The housing needs of employees whose services the new households will demand.

The City requested the study to quantify the relationship between these two interests. Information from the nexus study would then be used to identify potential revisions to the City's Inclusionary Ordinance in light of recent case law and current housing market conditions.

Discussion

The City received two proposals in response to its RFP, from Keyser Marston Associates and Rosenow Spevacek Group, Inc. Both firms have significant experience preparing housing nexus studies and both firms submitted proposals that were responsive to the Scope of Work and proposed budget included in the RFP. Staff reviewed the proposals for responsiveness and checked the consultant references with other local agencies.

Based upon staff's analysis of the proposal and upon review of the firm's qualifications and references, staff recommends the Council approve the selection of Keyser Marston Associates.

City Council Agenda Report

Subject: Award Contract to Prepare Affordable Housing Impact Nexus Study

Date: August 13, 2012

Page 2 of 2

The scope of work for the housing nexus study would include the following elements:

1. Evaluation of current market conditions, including identification of market values and rent levels for various residential types and analysis of current affordable sales prices, rent levels and affordability gaps.
2. A residential nexus analysis that quantifies the relationship between market rate and affordable housing and establishes mitigation costs to deliver housing at low and moderate income affordability levels.
3. A Summary & Recommendations Report with an overview of the nexus analysis, market survey and affordability gap analysis and the in-lieu fee analysis.
4. Review of the City's existing inclusionary requirements, combined with provision of

The total cost for the proposed study would be \$35,000 and a draft report would be available for staff review within 6 weeks. Keyser Marston would be available for meetings with the community and City Council to discuss their methodology, findings and recommendations.

Fiscal Impact

Costs associated with the Housing Nexus Study would be paid from the Economic and Community Development Department budget for Professional Services.

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

Respectfully submitted,



Betsy ZoBell
Housing and Community Development Supervisor



Brian Millar
Director of Economic and
Community Development

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DALY CITY
COMMENDING JAMES W. MANSON ON THE OCCASION OF HIS RETIREMENT

WHEREAS, JAMES W. (JIM) MANSON's last day of employment with Daly City was July 6, 2012, concluding twenty-five years of dedicated and accomplished service with the City of Daly City; and

WHEREAS, Jim began his career with the City of Daly City in May 1987 as a Temporary Groundskeeper/Gardener in the Parks and Recreation Department; and

WHEREAS, Jim first became a Full-Time/Permanent Groundskeeper/Gardener for Daly City in November 1987, before taking a leave of absence in order to further his education in Environmental Horticulture at Cal Poly, San Luis Obispo and other local colleges; and

WHEREAS, Jim was able to maintain his working association with the Daly City Parks and Recreation Department while attending school by again working as a Temporary employee and utilizing his technical skill and knowledge of both computers and landscape management to provide valuable technical assistance helping the Parks and Recreation Department and various staff modernize and improve the department's use of computers; and

WHEREAS, in July 1988 Jim was promoted to the position of Lead Groundskeeper/Gardener, and position Jim held for over twenty years; and

WHEREAS, Jim attended the Daly City Supervisor Academy and occasionally acted as the Parks Division Supervisor in 1992, and

WHEREAS, Jim's personnel file contains many letters from appreciative residents and City staff commending Jim on his dedicated service to the Parks and Recreation Department, and the Daly City community including a "Star Award" and a Certificate of Recognition from Assemblyman Jerry Hill.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Daly City that it does hereby take great pride in acknowledging JAMES W. MANSON for his many years of dedicated service and commitment to the Daly City community and extends its best wishes to JIM and his family on the occasion of his retirement, extending sincere wishes for fulfillment and success in the next chapter of his life.

I hereby certify the foregoing to be a true copy of a Resolution adopted by the City Council of Daly City, California, at a regular meeting thereof held on the _____ day _____, 2012 by the following vote of the members thereof:

AYES, and in favor thereof, Councilmembers: _____

NOES, Councilmembers: _____

Absent, Councilmembers: _____

CITY CLERK OF THE CITY OF DALY CITY

APPROVED:

MAYOR OF THE CITY OF DALY CITY



City Council Meeting Agenda Report

Item # _____

Meeting Date: August 13, 2012

**Subject: Setting Time and Place of a Public Hearing for September 10, 2012 Regarding
an Ordinance Adding a Chapter to the City of Daly City Municipal Code
Regulating Secondhand Smoke**

Proposed Action

It is recommended that the City Council adopt a resolution setting the time and place for a public hearing regarding a proposed ordinance that would regulate secondhand smoke in Daly City.

Background

The City Council reviewed a draft ordinance to regulate secondhand smoke at its Study Session on March 5, 2012.

California passed a law in 2003 that created smoke-free policies for playgrounds at public parks in order to protect children from secondhand smoke. Since then, more than 620 cities across the United States have enacted local ordinances prohibiting smoking in park playgrounds. Additionally, many California cities have also enacted local ordinances that regulate secondhand smoke in multi-unit housing complexes and other public areas. Most notably, the City of Calabasas was on the forefront of secondhand smoke regulation when it introduced an ordinance in 2006 that prohibits smoking in and around multi-unit housing complexes. In 2007, Belmont became the first city in San Mateo County to introduce an ordinance regulating secondhand smoke. Other California jurisdictions that have passed ordinances regulating secondhand smoke include Alameda, Berkeley, Burbank, Carson, El Cajon, Menlo Park, San Francisco, and Sonoma County (56 California cities and counties have enacted secondhand smoke regulations as of February 2012).

Fiscal Impact

The fiscal impact of adopting an ordinance regulating the effects of secondhand smoke depend on the level of staff involvement in outreach and educational efforts the City undertakes. The level of enforcement will also determine the fiscal consequences of adopting such an ordinance. The Daly City Police Department would enforce the ordinance on a complaint basis and through firsthand observations. While statistics regarding the number of smokers in Daly City is not readily available, we do know that Daly City is comprised of many multi-family dwelling units that will be affected by the ordinance. The police time, personnel and resources needed to effectively respond to complaints of secondhand smoke has the potential for being overwhelming.

Summary/Conclusion

The proposed Secondhand Smoke Ordinance includes the following highlights:

- Prohibiting smoking in all indoor workplaces;
- Prohibiting smoking in all outdoor workplaces, such as construction sites;
- Declaring exposure to secondhand smoke a public nuisance;
- Prohibiting smoking in outdoor public places, such as parks, stadiums, sports fields, recreation trails and shopping malls;

Subject: Setting Time and Place for Public Hearing Regarding an Ordinance to Regulate Secondhand Smoke

Meeting Date: August 13, 2012

Page 2 of 2

Summary/Conclusion (continued)

- Prohibiting smoking in service lines;
- Prohibiting smoking on City streets and sidewalks, but only when used for certain special events, such as parades and fairs;
- Imposing a reasonable distance requirement from any place in which smoking is prohibited;
- Ban on smoking in indoor and outdoor common areas of all multi-unit residences;
- Prohibiting smoking in individual apartment units, regardless of the number of units in the complex;
- Allowing smoking in designated outdoor areas of multi-unit housing buildings, within a reasonable distance of entryways.
- Providing direction that enforcement of the ordinance should be complaint-driven;
- Emphasizing obtaining voluntary compliance with the ordinance;
- Initiating enforcement of the ordinance for a first offense with a letter or personal contact, advising the offender of the ordinance, and referring the person to smoking cessation services if desired;
- Referring the violator to mediation if violations persist;
- Educating citizens regarding private legal remedies available to them under the ordinance;
- Retaining the power to issue administrative citations, infraction citations, or other civil or criminal remedies.

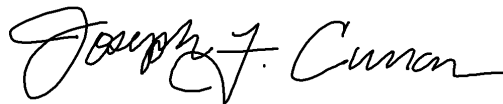
The Center for Tobacco Policy & Organizing commissioned two public opinion surveys that featured questions about comprehensive secondhand smoke ordinances. Both surveys concluded that there is strong public support for secondhand smoke regulation. A November 2008 survey demonstrated that 73% of California voters support a comprehensive law that prohibits smoking in all outdoor areas accessible to the public, except for designated smoking areas. In March 2007, the Center commissioned a survey of Calabasas voters one year after the city's comprehensive ordinance went into effect. The results showed that 80% of Calabasas voters approved of the law and 74% think the law is an appropriate way to protect people from secondhand smoke.

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

Respectfully submitted,



Patricia E. Martel
City Manager



Joseph F. Curran
Assistant to the City Manager



City Council Meeting Agenda Report

Item # _____

Meeting Date: August 13, 2012

Subject: Authorizing the City Manager to Execute an Agreement with Scientific Art Studio, Inc. for Design, Fabrication and Installation of a Commemorative Plaque at Centennial Plaza

Recommended Action

It is recommended that the City Council authorize the City Manager to execute an agreement with Scientific Art Studio, Inc. for the design, fabrication, and installation of a commemorative in-ground bronze plaque at Centennial Plaza (Top of the Hill, the northwest corner of John Daly Boulevard and Mission Street near the eastern terminus of Los Olivos Avenue).

Background

The City of Daly City undertook a major capital improvement project along Mission Street from John Daly Boulevard south to Parkview Avenue, near the War Memorial Community Center. One of the highlights of the \$3 million project is a new pedestrian-friendly plaza near the intersection of John Daly Boulevard and Mission Street, to be known as Centennial Plaza. A circular 36-inch bronze plaque will be installed at the plaza to commemorate Daly City's first 100 years. Custom engraved bricks will surround the plaque.

Discussion

The bronze plaque planned for Centennial Plaza will culminate Daly City's centennial celebration. The plaque is a large-scale rendering of Daly City's centennial logo. In addition to the plaque, a section of John Daly Boulevard will ceremonially be designated as Centennial Way. The plaque will be situated in the ground in an area that was once part of John D. Daly's dairy ranch at Daly City's historic Top of the Hill.

Fiscal Impact

The cost of the plaque and installation is \$9,500.00. This project was anticipated in the current fiscal year budget.

Summary/Conclusion

Scientific Art Studio, Inc. is located in Richmond, California. They came highly recommended by the San Francisco Giants, who commissioned Scientific Art to install several in-ground bronze monuments at AT&T Park. Other local examples of public artwork and plaques created by Scientific Art Studio, Inc. can be found at the San Francisco Zoo, the Oakland Museum of California, the Tech Museum of Innovation in San Jose, the Monterey Bay Aquarium, and the Chabot Space and Science Center in Oakland.

Subject: Authorizing the City Manager to Execute an Agreement with Scientific Art Studio, Inc. to Design and Install a Centennial Plaque
Meeting Date: August 13, 2012
Page 2 of 2

Summary/Conclusion (continued)

Ron Holthuysen, the founder and creative director for Scientific Art Studio, Inc. will oversee the design, fabrication, and installation of the plaque. The project will coincide with the completion of Centennial Plaza and will be unveiled this fall.

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

Respectfully submitted,



Patricia E. Martel
City Manager



Joseph F. Curran
Assistant to the City Manager

Attachment: Agreement for Design, Fabrication and Installation

Agreement for Design, Fabrication and Installation
of a Commemorative Centennial Plaque between

City of Daly City
and
Scientific Art Studio, Inc.

This Agreement is entered into the 13th day of August 2012, by and between the City of Daly City, California, ("Daly City"), and Scientific Art Studio, Inc., Richmond, California ("SAS").

WHEREAS, Daly City agrees to retain SAS to provide certain services in the development and fabrication of an interactive exhibit under this Agreement and SAS desires to perform such services.

NOW THEREFORE, in consideration of the promises and mutual agreements contained in this agreement, the parties hereto agree as follows:

1. DEFINITIONS

The following definitions shall be applicable to this Agreement and shall have the meaning set forth below.

1.1 The term "Contract Documents" shall mean this Agreement and its exhibits and the drawings, specifications and other materials as approved by Daly City pursuant to the terms of the Agreement.

1.2 The term "Project" shall mean the Design, Fabrication and Installation of the Commemorative Plaque as described in Attachment A.

1.3 The term "Laws and Permits" shall mean all laws, statutes, regulations, rules, ordinances, judgments, orders and other requirements of any federal, state, or local government authority, and the requirements of any permits, licenses, waivers, variances or other approvals or notices issued by any federal, state or local government authority.

2. THE SCOPE OF WORK

2.1 Daly City hereby retains SAS to provide all necessary services and perform all necessary work (the "Work") to develop, fabricate and install all elements for the Project consistent with the Scope Description for the Project attached hereto as Attachment A.

3. SCIENTIFIC ART STUDIO'S STATUS AND DUTIES

3.1 SAS covenants to furnish its best skill and judgment and to cooperate in furthering the interest of the project.

3.2.1 SAS expressly acknowledges that the Commemorative Centennial Plaque (“Plaque”) that is the subject of this Agreement is a material object as defined under 17 U.S.C.A Section 202 and that all title and ownership to the property shall be transferred to Daly City upon its completion and delivery and upon full payment by Daly City, and that SAS shall retain no title or property rights to the Plaque thereafter.

3.2.2 By signing this Agreement, SAS further agrees to waive any potential rights under the California Art Preservation Act as authorized by California Civil Code Section 987(g)(3).

3.3 SAS shall at all times comply with all applicable statutes, safety regulations and code requirements. Nevertheless, in the rendition of its services under this Agreement, SAS is not performing as a licensed architect, engineer, or General Contractor and makes no claim as such.

3.4 SAS will provide clarification of fabrication details to facilitate review of designs and specifications. This clarification includes verbal, written and drawn descriptions as needed to adequately communicate intentions.

3.5 Provide bi-weekly progress updates, discuss and resolve pending issues.

4. DALY CITY’S RESPONSIBILITIES

4.1 Daly City agrees to provide or cause to be provided support from staff necessary to achieve goals of this Agreement including but not limited to the following:

4.1.1 Review in progress artworks, material samples and give written feedback and timely approval to proceed with work.

4.1.2 Coordinate SAS shop and Daly City site visits and meetings as necessary.

4.1.3 Make payments to SAS in compliance with the payment schedule as set forth in Attachment B.

5. TIME OF COMMENCEMENT

5.1 Time is of the essence in this Agreement

5.2 The work to be performed under this Agreement shall commence upon execution of this Agreement and shall be delivered no later than 15 October 2012.

5.3 There shall be no provision under this Agreement for liquidated damages relating to the failure to complete the work on time.

6. COMPENSATION

6.1 In consideration of the Performance of this Agreement, Daly City agrees to pay SAS a total of \$ 9,500.00

6.2 Daly City agrees to render payments linked to completion of specific milestones according to the schedule outline in Attachment B.

7. INSURANCE

7.1. Worker's Compensation and Employer's Liability Insurance.

SAS shall carry Worker's Compensation and Employer's Liability Insurance as required by any applicable law or regulation. Employers Liability Insurance shall be in an amount no less than \$1,000,000 each accident for injury or death, \$1,000,000 policy limit for bodily injury by disease and \$1,000,000 each employee for bodily injury by disease.

7.2 Indemnification and Hold Harmless

SAS agrees to indemnify, defend and hold harmless the City, its officers, agents, and employees from any and all claims and losses accruing or resulting to any and all contractors, subcontractors, and any other person furnishing or supplying work services, materials, or supplies in connection with the performance of this Agreement, and from any and all claims and losses accruing or resulting to any person, firm or corporation who may be injured or damaged by SAS in the performance of this Agreement.

8. WARRANTIES

8.1 SAS represents and warrants to Daly City that SAS will diligently perform its services to the highest degree of workmanship, and all goods and services will be free from defects in workmanship and material, including any defects or qualities which cause or accelerate deterioration of the Plaque.

8.2 The warranties described in this Section 8 shall survive for a period of one year after the final acceptance of the Plaque. Daly City shall give notice to SAS of any observed breach with reasonable promptness. SAS shall, at the request of Daly City, and at no cost to Daly City, cure reasonably and promptly the breach of any such warranty which is curable by SAS and which cure is consistent with professional conservation standards (including, for example, cure by means of repair or re-fabrication of the Plaque).

9. AGREEMENT SIGNATURES:

Patricia E. Martel, City Manager - Date

Ron Holthuysen, Creative Director/Scientific Art Studio, Inc. - Date

Attachment A

Scope of Design, Fabrication, and Installation

Design, Fabrication and Installation of a circular 36" diameter bronze Commemorative Centennial Plaque.

The Plaque design will feature the Daly City Seal, the word "Centennial" and the number "100".

SAS will submit design renderings via email for review and approval.

Upon written approval of the Design by City, SAS will proceed with the fabrication of the plaque.

SAS will provide up to 2 meetings with staff of Daly City. Meetings can be held at Daly City, City Hall or SAS.

SAS will provide coordination with the Daly City staff during fabrication, delivery and installation of the Commemorative Plaque.

Commemorative Plaque shall be installed at the designated location at Centennial Plaza, the near the northwest corner of John Daly Blvd. and Mission Street

Any permits required by the City in furtherance of the Project will be provided by Daly City upon proper applications and approvals by Daly City staff.

Installation will be billed on time and materials basis.

Hourly Rate \$100.00 Materials estimates \$75.00

Attachment B

Payment Schedule

Payment 1: \$ 4,750.00 (50 % of total sum) upon signing of Agreement

Payment 2: \$2,375.00 (25 % of total sum) upon Design approval

Payment 3: \$2,375.00 (25% of total sum) upon Delivery

Total Sum: \$9,500.00

Sales Tax: (Daly City 8,250 %) will be added if applicable.

Total sum does not include installation on site.

Installation will be billed on time and material basis.

Hourly Rate \$ 100.00 Materials estimates \$75.00



City Council Meeting Agenda Report

Item # _____

Meeting Date: August 13, 2012

Subject: Property Tax Exchange Between Broadmoor Police Protection District, Colma Fire Protection District, Colma Lighting District and the County of San Mateo for Proposed 92nd Street and Annie Street Annexations

Recommended Action

It is recommended that the City Council adopt a resolution authorizing a property tax transfer between the City of Daly City and the County of San Mateo pursuant to the Tax and Revenue Code related to the proposed annexation of the Assessor's Parcel Numbers 006-188-030, 006-341-010, -020, -030, -070, 006-343-110 and 120 on 92nd Street and Annie Street.

Background/Discussion

On May 29, 2012 the City Council adopted a resolution authorizing and agreeing to the exchange of property tax for 21 parcels to be annexed into Daly City from the unincorporated area of San Mateo County generally located on Annie Street and Edgeworth Avenue between Washington and 91st Streets.

On July 18, 2012 the Local Agency Formation Commission (LAFCo) considered the annexation request. At the hearing, 14 property owners indicated that they were no longer interested in having their respective parcels annexed to the City of Daly City. The applicants requested that the application be modified and the landowners opposed to the annexation be removed. The modified application includes properties of seven owners who originally applied for annexation.

The City has confirmed with the County of San Mateo that the property tax transfer terms previously negotiated for the 21 parcels to be annexed will remain the same for the 7 parcels that will now be annexed. Thus, there is no change in the terms of the exchange, just the number of parcels.

The property tax exchange would transfer approximately 28.9 percent of incremental property tax revenue to the City of Daly City. By comparison, parcels immediately adjacent to the subject properties in Daly City receive a total of 22.62 percent of tax increment.

The annexation includes transferring to Daly City the police responsibility from the Broadmoor Police District, fire protection responsibility from the Colma Fire Protection District and Street Lighting responsibility from the County-governed Colma Highway Lighting District. Also included is transfer of the Free Library property tax increment to Daly City. The smaller annexation area reduces the fiscal impact on the Broadmoor Police and Colma Fire Protection Districts.

City Council Agenda Report

Subject: Property Tax Exchange Between Broadmoor Police Protection District, Colma Fire Protection District, Colma Lighting District and the County of San Mateo for Proposed 92nd Street and Annie Street Annexations

Meeting Date: August 13, 2012

Page 2 of 2

Fiscal Impact

The shift of taxes to the City from agencies that will no longer provide services, as approved by LAFCo, has been negotiated to ensure that City services would be fully funded by new tax revenue. Thus, the proposed annexation should have minimal impact on the City's General Fund.

The property tax increment transfers for the tax rate area (059-005) associated with this annexation include:

From	To	Incremental Factor
Free Library	Daly City	2.41258269
Colma Lighting	Daly City	1.24544883
Colma Fire District	Daly City	4.95379433
Broadmoor Police District	Daly City	20.30468030
Broadmoor Police District	County of San Mateo	6.18756631

The total amount of property tax revenue attributable to the incremental factors listed (before the ERAF shift) is \$7,992. Daly City will receive approximately \$6,584 and the County will receive about \$1,409. The amount of revenue that both jurisdictions will receive is expected to increase with the development anticipated to occur on the subject properties.

Summary/Conclusion

It is recommended that the City Council adopt the attached resolution authorizing the property tax transfer for the revised annexation proposal approved by LAFCo.

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

Respectfully submitted,



Patricia E. Martel
City Manager

Attachment: Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DALY CITY AUTHORIZING
A PROPERTY TAX EXCHANGE BETWEEN CITY OF DALY CITY, BROADMOOR
POLICE PROTECTION DISTRICT, COLMA FIRE PROTECTION DISTRICT, COLMA
LIGHTING DISTRICT AND THE COUNTY OF SAN MATEO

PROPOSED ANNIE STREET AND EDGEWORTH AVENUE ANNEXATIONS

WHEREAS, on May 29th, 2012, the City Council adopted a resolution authorizing and agreeing to the exchange of property tax for 21 parcels to be annexed to the City of Daly City; and

WHEREAS, on July 18, 2012 the Local Agency Formation Committee (LAFCo) considered the annexation application and during the hearing, owners of 14 of the parcels indicated that they were no longer interested in having their property annexed to the City of Daly City, and the application was modified to only include seven parcels to be annexed to the City of Daly City; and

WHEREAS, the original property tax exchange agreement between the County and the City will remain the same; however, only the following properties will be subject to the annexation: Assessor's Parcel numbers 006-188-130, 006-341-010, 006-341-020, 006-341-030, 006-341-070, 006-343-110, 006-343-120, detaching said territory from the Broadmoor Police Protection District, Colma Fire Protection District and Colma Highway Lighting District; and

WHEREAS, the annexation includes the transfer of police services from the Broadmoor Police Department to the City, transfer of fire service from the Colma Fire District to the City, transfer of lighting from the Colma Highway Lighting District to the City, and transfer of library services from the Free Library to the City. An agreement has been reached with the County of San Mateo and represents the City and County's best effort to ensure that property taxes generated by the proposed annexation and subsequent development are distributed in a way that mitigates the associated fiscal impacts to both the City and the County.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Daly City as follows:

The property tax incremental factors to be transferred from the Broadmoor Police Protection District to the County shall be **0.0618756631**, and

The property tax incremental factors to be transferred from the Broadmoor Police Protection District to the City shall be **0.2030468030**, and

The property tax increment factors to be transferred from the Colma Fire Protection District to the City of Daly City shall be **0.0495379433**, and

The property tax incremental factors to be transferred from the Colma Highway Lighting District to the City of Daly City shall be **0.0124544883**, and

The property tax incremental factors to be transferred from the Free Library to the City of Daly City shall be **0.0241258269**; and

In accordance with Section 3a of Article XIII B of the State Constitution, the appropriation limit of the City of Daly City shall be increased based on this agreement.

I hereby certify the foregoing to be a true copy of a Resolution adopted by the City Council of Daly City, California, at a special meeting thereof held on the _____ day of _____, 2012, by the following vote of the members thereof:

AYES, and in favor thereof, Councilmembers: _____

NOES, Councilmembers: _____

ABSENT, Councilmembers: _____

CITY CLERK OF THE CITY OF DALY

CITY

APPROVED:

MAYOR OF THE CITY OF DALY CITY

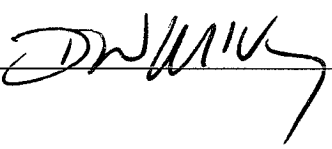
CITY OF DALY CITY
CHECK REGISTERS
FOR THE MONTH OF JULY 2012

HANDWRITTEN CHECKS - #13125 TO #13136
CANCELLED CHECK - NONE
VOID CHECK - NONE

07/16/12
CHECKS ISSUED - #315510 TO #315925
CANCELLED CHECK - NONE
VOID CHECK - NONE

07/26/12
CHECKS ISSUED - #315926 TO #315935
CANCELLED CHECKS - NONE
VOID CHECK - NONE

07/31/12
CHECKS ISSUED - #315936 TO 316306
CANCELLED CHECKS - 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
AP00013125	47101R	MINNIX, JEANNENE	07/31/12	500.00	HW	TR	Hand Written
AP00013126	1110	UNITED STATES POSTAL S	07/31/12	10,000.00	HW	TR	Hand Written
AP00013127	45737R	BIRCH, TIMOTHY K	07/31/12	100.00	HW	TR	Hand Written
AP00013134	47042	RESIDENTIAL REHAB LOAN	07/31/12	476.00	HW	TR	Hand Written
AP00013135	47043	RESIDENTIAL REHAB LOAN	07/31/12	426.00	HW	TR	Hand Written
AP00013136	47043	RESIDENTIAL REHAB LOAN	07/31/12	8,000.00	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	19,502.00	Number of Checks Processed:	6
Total Reversals	0.00	Number of Checks Processed:	0
Total Cancelled	0.00	Number of Checks Processed:	0
Total EFTs	0.00	Number of EFTs Processed:	0
Total EPAYs	0.00	Number of EPAYs Processed:	0
G R A N D T O T A L	19,502.00		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00013128	46753	RESIDENTIAL REHAB LOAN	07/31/12	28,530.00	HW	TR		Hand Written
AP00013129	47099JPA	UTILITY TELEPHONE, INC	07/31/12	8,100.68	HW	TR		Hand Written
AP00013130	47100	U S DEPARTMENT OF HOUS	07/31/12	39.33	HW	TR		Hand Written
AP00013131	46753	RESIDENTIAL REHAB LOAN	07/31/12	4,500.00	HW	TR		Hand Written
AP00013132	45690	RESIDENTIAL REHAB LOAN	07/31/12	4,036.00	HW	TR		Hand Written
AP00013133	45691	RESIDENTIAL REHAB LOAN	07/31/12	2,429.00	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	47,635.01	Number of Checks Processed:	6
Total Reversals	0.00	Number of Checks Processed:	0
Total Cancelled	0.00	Number of Checks Processed:	0
Total EFTs	0.00	Number of EFTs Processed:	0
Total EPAYs	0.00	Number of EPAYs Processed:	0
G R A N D T O T A L	47,635.01		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00315510	18925REN	355 GELLERT BOULEVARD LLC	07/16/12	21,961.20	MW	OH	
AP00315511	41685R	AA CALIFORNIA NORTHERN COASTA	07/16/12	680.00	MW	OH	
AP00315512	5469	ABAG	07/16/12	18,066.00	MW	OH	
AP00315513	25484R	ABORDO, DANILO	07/16/12	720.00	MW	OH	
AP00315514	45405A	ACTERRA / CEC	07/16/12	100.00	MW	OH	
AP00315515	15222	ACTION SPORTS	07/16/12	926.71	MW	OH	
AP00315516	34666	AD BRAKES	07/16/12	100.46	MW	OH	
AP00315517	5034	ADAMSON POLICE PRODUCTS	07/16/12	313.77	MW	OH	
AP00315518	39256	AIR EXCHANGE INC	07/16/12	2,036.71	MW	OH	
AP00315519	33261	AIRCO COMMERCIAL SERVICES	07/16/12	624.25	MW	OH	
AP00315520	29880	AIRGAS USA LLC	07/16/12	289.75	MW	OH	
AP00315521	6301R	ALCALDE, MARIA	07/16/12	720.00	MW	OH	
AP00315522	14004	ALERT PEST CONTROL COMPANY IN	07/16/12	608.00	MW	OH	
AP00315523	1025	ALHAMBRA AND SIERRA SPRINGS	07/16/12	202.44	MW	OH	
AP00315524	7941	ALLIANT INSURANCE SERVICES IN	07/16/12	101,009.00	MW	OH	
AP00315525	18401	ALLIED ELECTRONICS INC	07/16/12	461.75	MW	OH	
AP00315526	1200	ALLIED SERVICES OF NORTH AMER	07/16/12	970,712.99	MW	OH	
AP00315527	37116	ALPHA ANALYTICAL LABORATORIES	07/16/12	575.00	MW	OH	
AP00315528	39355	ALTA LANGUAGE SERVICES INC	07/16/12	100.00	MW	OH	
AP00315529	45439JREN	AMERICAN MEDICAL RESPONSE	07/16/12	1,021.00	MW	OH	
AP00315530	9298	AMERICAN PLANNING ASSOCIATION	07/16/12	123.75	MW	OH	
AP00315531	47010	AMERICAN RIVER COLLEGE	07/16/12	148.00	MW	OH	
AP00315532	27427	AMERICAN TEXTILE & SUPPLY INC	07/16/12	308.51	MW	OH	
AP00315533	2719	AMERICAN WATER WORKS ASSOCIAT	07/16/12	3,939.00	MW	OH	
AP00315534	35696	AMERIPRIDE SERVICES INC	07/16/12	810.34	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00315535	45158	ANDERSON, MICHAEL	07/16/12	64.95	MW	OH		
AP00315536	46546	ANTHEM BLUE CROSS	07/16/12	506.07	MW	OH		
AP00315537	46585	ANTHEM BLUE CROSS	07/16/12	173.60	MW	OH		
AP00315538	46585	ANTHEM BLUE CROSS	07/16/12	167.80	MW	OH		
AP00315539	1259	ARAMARK UNIFORM SERVICES INC	07/16/12	275.06	MW	OH		
AP00315540	47027R	ARCENEUX, WES	07/16/12	250.00	MW	OH		
AP00315541	47011R	ARMSTRONG, DELENA	07/16/12	250.00	MW	OH		
AP00315542	15882	ARMSTRONG, PATRICIA	07/16/12	691.80	MW	OH		
AP00315543	8426	ARROWHEAD	07/16/12	32.23	MW	OH		
AP00315544	47007	ARTHUR J GALLAGHER & COMPANY	07/16/12	291,017.21	MW	OH		
AP00315545	45686	ASTOUND BROADBAND	07/16/12	1,295.95	MW	OH		
AP00315546	1101	AT&T	07/16/12	301.10	MW	OH		
AP00315547	43078PP	AT&T	07/16/12	90.19	MW	OH		
AP00315548	6413	AT&T	07/16/12	11,103.62	MW	OH		
AP00315549	43938JLAW	ATKINSON FARASYN LLP	07/16/12	2,205.00	MW	OH		
AP00315550	23267PP	ATLANTIC OFFICE AUTOMATION IN	07/16/12	19.84	MW	OH		
AP00315551	15448	AUDIOGO	07/16/12	275.90	MW	OH		
AP00315552	24534A	AVELAR, TERESA	07/16/12	228.49	MW	OH		
AP00315553	12841	AVERA, PATRICK	07/16/12	184.50	MW	OH		
AP00315554	19028	BAKER & TAYLOR ENTERTAINMENT	07/16/12	531.26	MW	OH		
AP00315555	37482	BAKER FLYNN, OWEN	07/16/12	185.00	MW	OH		
AP00315556	47012R	BALINGIT, JENELLE	07/16/12	250.00	MW	OH		
AP00315557	34365R	BANDA, RHODERICK	07/16/12	111.00	MW	OH		
AP00315558	42597	BANDIHAI, RUBERITA	07/16/12	252.00	MW	OH		
AP00315559	4887	BARNEY, EDWARD R	07/16/12	600.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00315560	1562	BAY AREA WATER SUPPLY & CONSE	07/16/12	436.00	MW	OH	
AP00315561	36580	BAY CITY SCREW & BOLT CO	07/16/12	28.66	MW	OH	
AP00315562	4081	BAYSHORE CHILD CARE SERVICES	07/16/12	7,500.00	MW	OH	
AP00315563	44818	BAZDARICH, MARLENE	07/16/12	20.00	MW	OH	
AP00315564	38059R	BIRCH, TIMOTHY K	07/16/12	358.57	MW	OH	
AP00315565	19200	BIRITE FOODSERVICE DISTRIBUTO	07/16/12	3,141.02	MW	OH	
AP00315566	27835	BISHOP COMPANY	07/16/12	3,141.03	MW	OH	
AP00315567	30110RPP	BOHM, PATRICIA	07/16/12	184.82	MW	OH	
AP00315568	47000RPP	BOHM, PATRICIA	07/16/12	415.71	MW	OH	
AP00315569	21300	BRISBANE RECYCLING CO INC	07/16/12	140.00	MW	OH	
AP00315570	3349	BROADMOOR LANDSCAPE SUPPLY	07/16/12	618.03	MW	OH	
AP00315571	39468	BROADMOOR TOW LLC	07/16/12	490.00	MW	OH	
AP00315572	45198	BUCKWALTER & ASSOCIATES	07/16/12	600.00	MW	OH	
AP00315573	44468	BUDGET CONFERENCING INC	07/16/12	152.31	MW	OH	
AP00315574	G-SARTE2	BURCHARD, TRUSTEE DAVID	07/16/12	475.38	MW	OH	
AP00315575	25519	BUSINESS CREDIT INFORMATION I	07/16/12	30.24	MW	OH	
AP00315576	24551	BWI	07/16/12	326.05	MW	OH	
AP00315577	2396	C M AMOS PRINTING COMPANY	07/16/12	2,521.84	MW	OH	
AP00315578	30993	CAESAR, JACQUELYNE	07/16/12	250.00	MW	OH	
AP00315579	36927	CALCON SYSTEMS INC	07/16/12	571.25	MW	OH	
AP00315580	42619	CALIFORNIA BUILDING STANDARDS	07/16/12	926.82	MW	OH	
AP00315581	41756	CALIFORNIA CITY MANAGEMENT FO	07/16/12	800.00	MW	OH	
AP00315582	23173	CALIFORNIA DIESEL AND POWER	07/16/12	654.00	MW	OH	
AP00315583	2724	CALIFORNIA FIRE CHIEFS ASSOCI	07/16/12	300.00	MW	OH	
AP00315584	1196	CALIFORNIA WATER SERVICE COMP	07/16/12	280.21	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00315585	42949PP	CALIFORNIA WATER SERVICE COMP	07/16/12	26.62	MW	OH		
AP00315586	45862PP	CAMACHO, JOANNA	07/16/12	60.00	MW	OH		
AP00315587	47028R	CAMPBELL, JOANNE	07/16/12	250.00	MW	OH		
AP00315588	47013R	CANTOR, DARYL	07/16/12	250.00	MW	OH		
AP00315589	17888	CARL WARREN & COMPANY INC	07/16/12	1,240.22	MW	OH		
AP00315590	13757R	CARMAN, ROBERT	07/16/12	132.15	MW	OH		
AP00315591	47014R	CARRANZA, MAYORIK	07/16/12	70.00	MW	OH		
AP00315592	42596	CARRIER CORPORATION	07/16/12	510.00	MW	OH		
AP00315593	47009PP	CASEY, CAROLYN	07/16/12	160.00	MW	OH		
AP00315594	47015R	CASTRO, ESTELA	07/16/12	800.00	MW	OH		
AP00315595	42171	CC CLASSIC STEPPERS	07/16/12	122.00	MW	OH		
AP00315596	28636	CDW GOVERNMENT INC	07/16/12	6,699.67	MW	OH		
AP00315597	2930	CED CONTRACTORS SF	07/16/12	4,129.74	MW	OH		
AP00315598	42277	CEL ANALYTICAL INC	07/16/12	455.00	MW	OH		
AP00315599	1403	CENTER FOR INDEPENDENCE OF IN	07/16/12	237.52	MW	OH		
AP00315600	47016R	CHAN, DANIEL	07/16/12	250.00	MW	OH		
AP00315601	2314	CHANDLER, SAMUEL C	07/16/12	720.00	MW	OH		
AP00315602	5403	CHANEY, STEVE	07/16/12	250.00	MW	OH		
AP00315603	46948PP	CHASE CARD SERVICES	07/16/12	479.00	MW	OH		
AP00315604	36817R	CHRISTENSEN, CAMERON	07/16/12	436.24	MW	OH		
AP00315605	3678	CINTAS CORPORATION #464	07/16/12	1,122.82	MW	OH		
AP00315606	35395	CITY AUTO SUPPLY	07/16/12	2,759.43	MW	OH		
AP00315607	46084JPA	CITY OF BELMONT	07/16/12	16,596.00	MW	OH		
AP00315608	25602	CITY OF DALY CITY	07/16/12	5,479.15	MW	OH		
AP00315609	30753A	CITY OF DALY CITY	07/16/12	12,500.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00315610	39265A	CITY OF SAN MATEO	07/16/12	12,700.19	MW	OH	
AP00315611	16779	CITY PAINTS	07/16/12	520.13	MW	OH	
AP00315612	24868	CLARK SECURITY PRODUCTS INC	07/16/12	885.97	MW	OH	
AP00315613	26644	CLEANSOURCE INC	07/16/12	588.23	MW	OH	
AP00315614	22146	COAST OIL COMPANY INC	07/16/12	29,406.63	MW	OH	
AP00315615	31450	COASTAL TRAINING TECHNOLOGIES	07/16/12	1,618.74	MW	OH	
AP00315616	47018R	COLMENARES, MARTHA	07/16/12	250.00	MW	OH	
AP00315617	39678	COLONIAL ORNAMENTAL IRON WORK	07/16/12	5,000.00	MW	OH	
AP00315618	34153	COMCAST	07/16/12	74.44	MW	OH	
AP00315619	22845R	COMISKY, GARY	07/16/12	720.00	MW	OH	
AP00315620	2599	CONTINUING EDUCATION OF THE B	07/16/12	184.86	MW	OH	
AP00315621	23500PP	CORDINI, DIANE	07/16/12	120.00	MW	OH	
AP00315622	47017R	CORDOVA, EVA	07/16/12	250.00	MW	OH	
AP00315623	28965	CORRPRO COMPANIES INC	07/16/12	990.00	MW	OH	
AP00315624	30377	COUNTY OF SAN MATEO	07/16/12	15.00	MW	OH	
AP00315625	1833	CPCA	07/16/12	1,600.00	MW	OH	
AP00315626	42324	CRIME SCENE CLEANERS INC	07/16/12	125.00	MW	OH	
AP00315627	12031	CRIVELLO, JOSEPH	07/16/12	134.37	MW	OH	
AP00315628	34141A	CRYSTAL SPRINGS CATERING INC	07/16/12	434.94	MW	OH	
AP00315629	33715	CSAC EXCESS INSURANCE AUTHORI	07/16/12	283,105.00	MW	OH	
AP00315630	24226REN	CULLIGAN MANAGEMENT COMPANY I	07/16/12	3,566.00	MW	OH	
AP00315631	19907	CWEA-TCP	07/16/12	319.00	MW	OH	
AP00315632	1042	D C LOCK & SECURITY SERVICE	07/16/12	87.81	MW	OH	
AP00315633	36519	DAHL BECK ELECTRIC	07/16/12	6,098.45	MW	OH	
AP00315634	1836	DAILY JOURNAL CORPORATION	07/16/12	210.00	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00315635	46964RA	DALAL, NAVEENA	07/16/12	185.76	MW	OH		
AP00315636	2285	DALY CITY COLMA CHAMBER OF CO	07/16/12	115.00	MW	OH		
AP00315637	33650A	DALY CITY COLMA CHAMBER OF CO	07/16/12	275.00	MW	OH		
AP00315638	1043	DALY CITY RADIATOR INC	07/16/12	120.00	MW	OH		
AP00315639	1124	DALY CITY SAW & LAWNMOWER	07/16/12	389.70	MW	OH		
AP00315640	1793	DALY CITY TOOL MART	07/16/12	67.23	MW	OH		
AP00315641	16529R	DEL PILAR, GILDA	07/16/12	250.00	MW	OH		
AP00315642	21676	DELL MARKETING LP	07/16/12	383.88	MW	OH		
AP00315643	29996	DELL MARKETING LP	07/16/12	3,800.45	MW	OH		
AP00315644	19765	DELLAWAY, JOVITA CLARIDAD	07/16/12	720.00	MW	OH		
AP00315645	1817	DELTA DENTAL PLAN OF CALIFORN	07/16/12	55,374.10	MW	OH		
AP00315646	3364	DEPARTMENT OF CONSERVATION	07/16/12	1,517.02	MW	OH		
AP00315647	5169	DEPARTMENT OF JUSTICE	07/16/12	896.00	MW	OH		
AP00315648	22736	DEWEY, DAVID	07/16/12	750.00	MW	OH		
AP00315649	42371	DIAL GLASS AND WINDOW COMPANY	07/16/12	4,247.00	MW	OH		
AP00315650	26124	DIGITAL COMBUSTION INC	07/16/12	4,318.09	MW	OH		
AP00315651	2162	DISSING, ANNE L	07/16/12	720.00	MW	OH		
AP00315652	45653PP	DZWONEK, BARBARA	07/16/12	480.00	MW	OH		
AP00315653	26304	EAST BAY TRUCK CENTER	07/16/12	168.40	MW	OH		
AP00315654	45626	EAST BAY VIVARIUM	07/16/12	300.00	MW	OH		
AP00315655	1347	EBSCO INFORMATION SERVICES	07/16/12	142.02	MW	OH		
AP00315656	25707R	ECHANE, JOCELYN	07/16/12	250.00	MW	OH		
AP00315657	41922	ENERGOV SOLUTIONS LLC	07/16/12	9,505.00	MW	OH		
AP00315658	2167	EVANS, GRACE A	07/16/12	720.00	MW	OH		
AP00315659	13139R	EVERLY, KATHY	07/16/12	126.04	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00315660	26327	EWING IRRIGATION PRODUCTS INC	07/16/12	203.16	MW	OH	
AP00315661	45507	FACTUAL DIAGRAMS.COM	07/16/12	650.00	MW	OH	
AP00315662	20755R	FAJILAGUTAN, ANTONIO	07/16/12	400.00	MW	OH	
AP00315663	37186	FALCON ASSOCIATES INC	07/16/12	1,169.10	MW	OH	
AP00315664	17505R	FAMILY CHRISTIAN FELLOWSHIP	07/16/12	250.00	MW	OH	
AP00315665	42544	FARMER BROTHERS COFFEE	07/16/12	529.75	MW	OH	
AP00315666	1278	FARRAR, RICHARD F	07/16/12	345.36	MW	OH	
AP00315667	36077	FASTENAL COMPANY	07/16/12	134.87	MW	OH	
AP00315668	1383	FEDERAL EXPRESS CORP	07/16/12	21.87	MW	OH	
AP00315669	26375	FEINBERG, JEANETTE	07/16/12	222.00	MW	OH	
AP00315670	47029R	FELIX, CACILIA	07/16/12	250.00	MW	OH	
AP00315671	19661R	FERNANDEZ, MINDA	07/16/12	845.00	MW	OH	
AP00315672	1765	FIDELITY NATIONAL TITLE COMPA	07/16/12	60.00	MW	OH	
AP00315673	11544	FIRST NATIONAL BANK OF NO CA	07/16/12	10,064.39	MW	OH	
AP00315674	5173	FLYNN, JOHN	07/16/12	720.00	MW	OH	
AP00315675	47033RA	FONG, SUSANA	07/16/12	300.00	MW	OH	
AP00315676	30157RA	FONTELA, RICHARD A	07/16/12	106.56	MW	OH	
AP00315677	G-BLACKMAN2	FRANCHISE TAX BOARD	07/16/12	50.00	MW	OH	
AP00315678	G-RIESSEN	FRANCHISE TAX BOARD	07/16/12	340.00	MW	OH	
AP00315679	G-WHEELER3	FRANCHISE TAX BOARD	07/16/12	100.00	MW	OH	
AP00315680	G-WILLIAMS1N	FRANCHISE TAX BOARD	07/16/12	50.00	MW	OH	
AP00315681	1467	GALE	07/16/12	87.66	MW	OH	
AP00315682	19866	GALLS INC	07/16/12	76.90	MW	OH	
AP00315683	44820	GARLASA, ELLISON	07/16/12	191.25	MW	OH	
AP00315684	40455R	GATEWAY ROOFING AND WATERPROO	07/16/12	300.00	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00315685	46839PP	GENEVRO, ROBERT	07/16/12	255.00	MW	OH	
AP00315686	45323	GEXPRO	07/16/12	1,089.26	MW	OH	
AP00315687	46901	GOLDEN AUTO MUFFLER & BRAKE I	07/16/12	45.00	MW	OH	
AP00315688	31925	GOVCONNECTION INC	07/16/12	2,053.01	MW	OH	
AP00315689	1754	GRAINGER INC	07/16/12	68.45	MW	OH	
AP00315690	1571	GRANITEROCK COMPANY	07/16/12	639.44	MW	OH	
AP00315691	29425	GRAPHTECH GRAPHICS	07/16/12	1,091.16	MW	OH	
AP00315692	30894	GRM	07/16/12	324.11	MW	OH	
AP00315693	3312	GUITRON, CHARLES	07/16/12	720.00	MW	OH	
AP00315694	13937	GUSTAVSON, STAN	07/16/12	720.00	MW	OH	
AP00315695	45677R	GUTIERREZ, MARIA	07/16/12	250.00	MW	OH	
AP00315696	2223	HACH COMPANY	07/16/12	890.51	MW	OH	
AP00315697	12996ALAW	HANSON BRIDGETT LLP	07/16/12	4,368.13	MW	OH	
AP00315698	45197	HANVEY, BECKY	07/16/12	147.00	MW	OH	
AP00315699	34088	HANVEY, RAYMOND J	07/16/12	479.00	MW	OH	
AP00315700	3702	HARRINGTON INDUSTRIAL PLASTIC	07/16/12	130.48	MW	OH	
AP00315701	47019R	HERNANDEZ, MIREYA	07/16/12	800.00	MW	OH	
AP00315702	4011	HILTI INC	07/16/12	537.42	MW	OH	
AP00315703	29488	HINES EDM INC	07/16/12	899.40	MW	OH	
AP00315704	15857	HOME DEPOT CREDIT SERVICES	07/16/12	5,028.12	MW	OH	
AP00315705	47020R	HUAB, LEX	07/16/12	250.00	MW	OH	
AP00315706	9441	HUBBARD, ROBERT	07/16/12	720.00	MW	OH	
AP00315707	41818	HUNTINGTON COURT REPORTERS	07/16/12	196.08	MW	OH	
AP00315708	35506	IBM	07/16/12	4,591.04	MW	OH	
AP00315709	32952	ICC PENINSULA CHAPTER	07/16/12	15.00	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00315710	12438	ICMA	07/16/12	1,528.82	MW	OH	
AP00315711	46960	IMAGES IN MOTION MEDIA INC	07/16/12	300.00	MW	OH	
AP00315712	2411	INTERSTATE TRAFFIC CONTROL PR	07/16/12	987.78	MW	OH	
AP00315713	38914	J P COOKE COMPANY	07/16/12	16.71	MW	OH	
AP00315714	41016PP	JACKSON, DENISE	07/16/12	164.28	MW	OH	
AP00315715	24233	JACOBS ASSOCIATES	07/16/12	310,468.03	MW	OH	
AP00315716	42008RA	JAVIER, GINA	07/16/12	254.50	MW	OH	
AP00315717	46167PP	JEFFERSON SCHOOL DISTRICT	07/16/12	1,600.89	MW	OH	
AP00315718	46965RA	JOHNSON, ALAN	07/16/12	54.00	MW	OH	
AP00315719	46992	JP ENTERPRISES	07/16/12	1,750.00	MW	OH	
AP00315720	39721MEDPP	KAISER FOUNDATION HEALTH PLAN	07/16/12	3,687.00	MW	OH	
AP00315721	10144	KAMAN INDUSTRIAL TECHNOLOGIES	07/16/12	8,741.10	MW	OH	
AP00315722	6696	KEATE, LESLIE	07/16/12	720.00	MW	OH	
AP00315723	47021R	KENERY SR, MANUEL	07/16/12	250.00	MW	OH	
AP00315724	34861R	KIMBALL, ROSINA	07/16/12	119.92	MW	OH	
AP00315725	46795R	KINGSTON, JEANNENE MINNIX	07/16/12	241.57	MW	OH	
AP00315726	46955R	KINGSTON, JEANNENE MINNIX	07/16/12	148.17	MW	OH	
AP00315727	46967RA	KONG, JAMES	07/16/12	88.28	MW	OH	
AP00315728	31870R	KRAUSS, GREG	07/16/12	126.41	MW	OH	
AP00315729	47034RA	KUMAR, PAWAN	07/16/12	500.00	MW	OH	
AP00315730	1108	L N CURTIS & SONS	07/16/12	15,546.18	MW	OH	
AP00315731	44497A	LAHLOUH	07/16/12	2,042.96	MW	OH	
AP00315732	13776	LANGUAGE LINE SERVICES	07/16/12	602.64	MW	OH	
AP00315733	7147	LAX JR, HARRY	07/16/12	720.00	MW	OH	
AP00315734	33497	LEGACY MECHANICAL & ENERGY SE	07/16/12	3,047.61	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00315735	47022R	LEGOS, REINA	07/16/12	250.00	MW	OH	
AP00315736	47008PP	LEVY, DIANE	07/16/12	1,188.00	MW	OH	
AP00315737	37094	LEXISNEXIS RISK DATA MANAGEME	07/16/12	510.00	MW	OH	
AP00315738	40098A	LEXNET CONSULTING GROUP INC	07/16/12	550.00	MW	OH	
AP00315739	39905R	LEYSON, LOURDES	07/16/12	250.00	MW	OH	
AP00315740	29220	LIGHTHOUSE, THE	07/16/12	20.96	MW	OH	
AP00315741	46968RA	LO, JUI LIN	07/16/12	88.28	MW	OH	
AP00315742	47030R	LOGUE, FERYL	07/16/12	250.00	MW	OH	
AP00315743	47023R	LOPEZ, CANDIDA	07/16/12	250.00	MW	OH	
AP00315744	39119R	MADRIGAL, MARGARITA	07/16/12	250.00	MW	OH	
AP00315745	37518R	MARTEL, PATRICIA E	07/16/12	7.67	MW	OH	
AP00315746	G-VILLASENO2	MARTHA BRONITSKY	07/16/12	125.00	MW	OH	
AP00315747	39949RA	MARTINEZ, IRENE	07/16/12	525.53	MW	OH	
AP00315748	2178	MASSEN, JOHN B	07/16/12	720.00	MW	OH	
AP00315749	30807	MATCO TOOLS	07/16/12	170.44	MW	OH	
AP00315750	32673	MAUGA HEAD, REX R	07/16/12	4,084.80	MW	OH	
AP00315751	6595	MCI	07/16/12	26.75	MW	OH	
AP00315752	2509	MCLANE, GARY	07/16/12	720.00	MW	OH	
AP00315753	23949	METRO MOBILE COMMUNICATIONS	07/16/12	6,600.26	MW	OH	
AP00315754	36779	METRO PCS WIRELESS INC	07/16/12	150.00	MW	OH	
AP00315755	24524	MICRO FOCUS US INC	07/16/12	7,692.54	MW	OH	
AP00315756	24775	MISSION VALLEY FORD TRUCK,	07/16/12	322.65	MW	OH	
AP00315757	16642	MONTEREY MECHANICAL CO INC	07/16/12	234,612.00	MW	OH	
AP00315758	30490R	MOTIPARA, RAJ	07/16/12	720.00	MW	OH	
AP00315759	17654	MUSSMAN, RONALD	07/16/12	370.95	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
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AP00315760	1892R	NALLS, WANDA	07/16/12	30.15	MW	OH	
AP00315761	44412	NASCO MODESTO	07/16/12	4,073.55	MW	OH	
AP00315762	8491	NATIONAL RESOURCE SAFETY CENT	07/16/12	21.00	MW	OH	
AP00315763	34477	NCL OF WISCONSIN INC	07/16/12	671.48	MW	OH	
AP00315764	47031	NELSON KENT AIR INC	07/16/12	700.00	MW	OH	
AP00315765	7938	NELSON, MICHAEL	07/16/12	720.00	MW	OH	
AP00315766	39180R	NEVIN, TIMOTHY	07/16/12	69.94	MW	OH	
AP00315767	40378R	NEW CITY ROOFING CO INC	07/16/12	600.00	MW	OH	
AP00315768	40569	NIEMI, ERENE	07/16/12	1,202.50	MW	OH	
AP00315769	46186	NOBLE IMAGE INC	07/16/12	119.85	MW	OH	
AP00315770	28895	NORTH PENINSULA NEIGHBORHOOD	07/16/12	6,135.48	MW	OH	
AP00315771	43203	NUNEZ, ERNESTO	07/16/12	50.00	MW	OH	
AP00315772	42500	OFFICE DEPOT	07/16/12	4,306.04	MW	OH	
AP00315773	43077PP	OFFICE DEPOT	07/16/12	495.52	MW	OH	
AP00315774	G-VANDEVER	OHIO CHILD SUPPORT PAYMENT CE	07/16/12	152.96	MW	OH	
AP00315775	20848	ORCHARD SUPPLY HARDWARE INC	07/16/12	309.10	MW	OH	
AP00315776	39799RPP	ORLEMAN, MARIA	07/16/12	120.99	MW	OH	
AP00315777	G-ORLOFF2	ORLOFF, CATHERINE M	07/16/12	452.76	MW	OH	
AP00315778	4918	OTIS ELEVATOR COMPANY	07/16/12	701.20	MW	OH	
AP00315779	42965	OWEN EQUIPMENT SALES	07/16/12	805.37	MW	OH	
AP00315780	42838	PACE SUPPLY CORP	07/16/12	395.38	MW	OH	
AP00315781	47035A	PACFUL	07/16/12	2,494.08	MW	OH	
AP00315782	10360R	PACIFIC GAS & ELECTRIC	07/16/12	250.00	MW	OH	
AP00315783	1216	PACIFIC GAS & ELECTRIC	07/16/12	115,234.15	MW	OH	
AP00315784	42952PP	PACIFIC GAS & ELECTRIC	07/16/12	249.03	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00315785	29252	PACIFIC PRODUCE INC	07/16/12	359.65	MW	OH		
AP00315786	33377	PANTAZY, JOHN	07/16/12	873.20	MW	OH		
AP00315787	30949A	PAPER TIGER PRINTING & COPYIN	07/16/12	2,978.76	MW	OH		
AP00315788	27022	PAQUETTE, RUDOLPH A	07/16/12	72.90	MW	OH		
AP00315789	6704	PAYNE, ROBERT	07/16/12	600.00	MW	OH		
AP00315790	35859A	PCA MANAGEMENT LLC	07/16/12	117,333.84	MW	OH		
AP00315791	29738	PENINSULA UNIFORMS & EQUIPMEN	07/16/12	378.81	MW	OH		
AP00315792	43515R	PEREZ, CONNIE	07/16/12	110.00	MW	OH		
AP00315793	45765PP	PERLAS, JOACHIM	07/16/12	75.00	MW	OH		
AP00315794	19678	PERS LONG TERM CARE PROGRAM	07/16/12	1,647.87	MW	OH		
AP00315795	13794R	PETERSEN, CHRISTOPHER	07/16/12	750.00	MW	OH		
AP00315796	1659	PETERSON POWER SYSTEMS INC	07/16/12	223.81	MW	OH		
AP00315797	38072	PETERSON, NOVELLA NIX	07/16/12	180.00	MW	OH		
AP00315798	5967	POLONSKY, ALBERT	07/16/12	720.00	MW	OH		
AP00315799	33845A	POSTMASTER	07/16/12	795.00	MW	OH		
AP00315800	35977	POWER MAINTENANCE CORPORATION	07/16/12	5,350.00	MW	OH		
AP00315801	14431	PRAXAIR INC	07/16/12	5,217.78	MW	OH		
AP00315802	38868A	PRECISE PRINTING & MAILING	07/16/12	490.00	MW	OH		
AP00315803	2364	PROJECT SENTINEL	07/16/12	1,782.61	MW	OH		
AP00315804	14286	PROWS, ALLEN	07/16/12	720.00	MW	OH		
AP00315805	36793	PSS COMMUNICATIONS INC	07/16/12	21,710.00	MW	OH		
AP00315806	1109	PUBLIC UTILITIES COMMISSION	07/16/12	432,813.10	MW	OH		
AP00315807	1115	R & B COMPANY	07/16/12	1,300.02	MW	OH		
AP00315808	12539	R A METAL PRODUCTS INC	07/16/12	961.59	MW	OH		
AP00315809	47024R	RAMIREZ, KARLA	07/16/12	250.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00315810	45628	RANDOLPH, SHANNON	07/16/12	967.80	MW	OH	
AP00315811	26120	RANDOM HOUSE INC	07/16/12	289.84	MW	OH	
AP00315812	2170	RAYMOND, RONALD	07/16/12	720.00	MW	OH	
AP00315813	2439	RECORDED BOOKS LLC	07/16/12	15.06	MW	OH	
AP00315814	41385	RED CLOUD	07/16/12	1,424.25	MW	OH	
AP00315815	1687	RED WING SHOE STORE	07/16/12	199.16	MW	OH	
AP00315816	41528	REDFLEX TRAFFIC SYSTEMS INC	07/16/12	24,688.00	MW	OH	
AP00315817	21965	REDWOOD GENERAL TIRE CO INC	07/16/12	51.15	MW	OH	
AP00315818	32503R	REES, JOSHUA	07/16/12	102.80	MW	OH	
AP00315819	14608	REEVES COMPANY INC	07/16/12	15.74	MW	OH	
AP00315820	30683	REPUBLIC ITS INC	07/16/12	4,189.00	MW	OH	
AP00315821	32637	RESTAURANT DEPOT SAN FRANCISCO	07/16/12	490.04	MW	OH	
AP00315822	47025R	RICALDAY ROOFING SERVICES	07/16/12	300.00	MW	OH	
AP00315823	43481PP	RICO, ESTHER	07/16/12	176.00	MW	OH	
AP00315824	39655	RIMS SUN RIDGE SYSTEMS INC	07/16/12	69,330.00	MW	OH	
AP00315825	2569	ROAY, CORY	07/16/12	465.36	MW	OH	
AP00315826	46527PP	RODRIGUEZ, ROCIO	07/16/12	385.00	MW	OH	
AP00315827	17624	ROLFES, HAROLD	07/16/12	134.37	MW	OH	
AP00315828	44475	ROMO, CAROL	07/16/12	674.40	MW	OH	
AP00315829	39755R	ROQUE, ANNALIZA	07/16/12	250.00	MW	OH	
AP00315830	8374	S & S WORLDWIDE INC	07/16/12	2,453.15	MW	OH	
AP00315831	47036A	SAFE DESIGNS	07/16/12	4,600.63	MW	OH	
AP00315832	1465	SAFEWAY INC	07/16/12	400.26	MW	OH	
AP00315833	25596	SAMARITAN HOUSE	07/16/12	3,621.18	MW	OH	
AP00315834	9274	SAN FRANCISCO CHRONICLE, THE	07/16/12	117.00	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00315835	43929	SAN FRANCISCO MINIBUS	07/16/12	633.15	MW	OH		
AP00315836	12544	SAN MATEO COUNTY CONTROLLERS	07/16/12	60,713.74	MW	OH		
AP00315837	1074	SAN MATEO COUNTY FIRE CHIEFS	07/16/12	500.00	MW	OH		
AP00315838	13987MED	SAN MATEO MEDICAL CENTER	07/16/12	2,100.00	MW	OH		
AP00315839	43149RPP	SANTIS, LUCIA	07/16/12	254.75	MW	OH		
AP00315840	9416	SCHIAANTARELLI, VICTOR	07/16/12	134.37	MW	OH		
AP00315841	45082RPP	SCHINDLER, STEVE	07/16/12	139.31	MW	OH		
AP00315842	46679R	SERENDIPITY SEVEN	07/16/12	3,105.95	MW	OH		
AP00315843	1037	SERRAMONTE FORD INC	07/16/12	8,900.85	MW	OH		
AP00315844	41815PP	SF BAY NUTRITION LLC	07/16/12	1,000.00	MW	OH		
AP00315845	30523A	SHELL FLEET	07/16/12	77.87	MW	OH		
AP00315846	39944	SHIH, LUCY	07/16/12	62.50	MW	OH		
AP00315847	26781	SHIOSAKA, THOMAS	07/16/12	25.83	MW	OH		
AP00315848	28917	SIERRA CHEMICAL COMPANY	07/16/12	12,618.01	MW	OH		
AP00315849	38883	SIGILLO SUPPLY COMPANY	07/16/12	776.58	MW	OH		
AP00315850	44562A	SILICON VALLEY COMMUNITY FOUN	07/16/12	50.00	MW	OH		
AP00315851	45315A	SILVANI TRANSPORTATION CONSUL	07/16/12	1,955.00	MW	OH		
AP00315852	47041R	SIONE'S CONCRETE CONSTRUCTION	07/16/12	500.00	MW	OH		
AP00315853	40518	SIRACUSA, JOHN	07/16/12	150.00	MW	OH		
AP00315854	32237	SMART & FINAL STORES CORP	07/16/12	913.01	MW	OH		
AP00315855	8732	SMITH EMERY COMPANY	07/16/12	365.00	MW	OH		
AP00315856	2890	SMITH, GARY	07/16/12	123.27	MW	OH		
AP00315857	17641	SMITH, MAURICE	07/16/12	720.00	MW	OH		
AP00315858	38120	SOKOL, SARITA	07/16/12	189.00	MW	OH		
AP00315859	47037RA	SORIANO, RODERIC	07/16/12	500.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00315860	44423	SOUTH SAN FRANCISCO TIRE SERV	07/16/12	269.70	MW	OH	
AP00315861	37110R	SPEDIACCI, MARY ANN	07/16/12	447.41	MW	OH	
AP00315862	3563	SPIRAL BINDING CO INC	07/16/12	319.91	MW	OH	
AP00315863	7383	SROCK, STEPHEN E	07/16/12	720.00	MW	OH	
AP00315864	1375	STANDARD INSURANCE COMPANY	07/16/12	25,548.42	MW	OH	
AP00315865	9481	STATE BOARD OF EQUALIZATION	07/16/12	1,118.00	MW	OH	
AP00315866	22305R	STEPHANY, MICHAEL	07/16/12	720.00	MW	OH	
AP00315867	1090	STEWART AUTOMOTIVE GROUP	07/16/12	79.98	MW	OH	
AP00315868	37994R	SUGAR BEAR PLUMBING	07/16/12	500.00	MW	OH	
AP00315869	30453RA	SUMNER, KAREN	07/16/12	50.51	MW	OH	
AP00315870	1711	SUN VALLEY DAIRY	07/16/12	1,474.20	MW	OH	
AP00315871	18334	SUNGARD PUBLIC SECTOR INC	07/16/12	48,966.58	MW	OH	
AP00315872	1953	SWEETLAND, PATRICK	07/16/12	97.32	MW	OH	
AP00315873	12617	SYNCOAT	07/16/12	6,125.00	MW	OH	
AP00315874	46148RPP	SZYPER, LAUREN	07/16/12	160.96	MW	OH	
AP00315875	7371	TALLERICO, JEFFREY M	07/16/12	129.93	MW	OH	
AP00315876	3600	TEAMSTERS UNION LOCAL 856	07/16/12	61,432.00	MW	OH	
AP00315877	13852	TELECOMMUNICATIONS ENGINEERIN	07/16/12	26,800.00	MW	OH	
AP00315878	47038RA	TEMPLE BETH JACOB AND	07/16/12	550.81	MW	OH	
AP00315879	45972	THIRD DEGREE COMMUNICATIONS I	07/16/12	395.00	MW	OH	
AP00315880	16085	TLC ADMINISTRATORS	07/16/12	395.00	MW	OH	
AP00315881	44935	TOM'S RAPID RETRIEVAL & DELIV	07/16/12	756.50	MW	OH	
AP00315882	46566PP	TOWNE, LAURA	07/16/12	340.00	MW	OH	
AP00315883	10160	TOY, STANLEY	07/16/12	720.00	MW	OH	
AP00315884	8142	TRABADO, FRANCISCO	07/16/12	720.00	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00315885	42972	TRACTION-GENUINE PARTS CO INC	07/16/12	5.24	MW	OH	
AP00315886	19767	TRAK ENGINEERING INC	07/16/12	4,810.00	MW	OH	
AP00315887	26803	TURBO DATA SYSTEMS INC	07/16/12	13,252.49	MW	OH	
AP00315888	28123	UNITED RENTALS NORTH AMERICA	07/16/12	1,275.19	MW	OH	
AP00315889	31745	UNITED SITE SERVICES OF CALIF	07/16/12	426.05	MW	OH	
AP00315890	1110	UNITED STATES POSTAL SERVICE	07/16/12	380.00	MW	OH	
AP00315891	G-WILLIAMS,N	UNITED STATES TREASURY	07/16/12	250.00	MW	OH	
AP00315892	32209	UNIVAR USA INC	07/16/12	3,925.20	MW	OH	
AP00315893	7873	URBAN FARMER STORE, THE	07/16/12	654.42	MW	OH	
AP00315894	5661	VALS RESTAURANT & LOUNGE	07/16/12	116.50	MW	OH	
AP00315895	29329	VERIZON WIRELESS SERVICES LLC	07/16/12	152.04	MW	OH	
AP00315896	45040	VIGILANT CANINE SERVICES INTE	07/16/12	200.00	MW	OH	
AP00315897	41828RPP	VILLARREAL, CLAUDIA	07/16/12	169.83	MW	OH	
AP00315898	39986R	VILLEGAS, MARISELA	07/16/12	250.00	MW	OH	
AP00315899	41658RPP	VINCULADO, VICKI	07/16/12	94.91	MW	OH	
AP00315900	44537A	VISTA SHARE LLC	07/16/12	2,280.00	MW	OH	
AP00315901	46078PP	VIZCARRA, PATRICIA	07/16/12	240.00	MW	OH	
AP00315902	1579	VWR INTERNATIONAL INC	07/16/12	727.97	MW	OH	
AP00315903	33782	WARD, DIANA L	07/16/12	151.80	MW	OH	
AP00315904	36355	WASTEWATER SOLUTIONS INC	07/16/12	4,125.00	MW	OH	
AP00315905	45073R	WDC EXPLORATION AND WELLS	07/16/12	925.16	MW	OH	
AP00315906	40032A	WELDON WILLIAMS & LICK INC	07/16/12	1,328.68	MW	OH	
AP00315907	17126	WEST BAY PLASTICS COMPANY	07/16/12	864.00	MW	OH	
AP00315908	29517	WEST LITE SUPPLY COMPANY INC	07/16/12	75.56	MW	OH	
AP00315909	1201	WEST PAYMENT CENTER	07/16/12	1,569.50	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00315910	38244	WESTERN PACIFIC SIGNAL LLC	07/16/12	757.75	MW	OH	
AP00315911	13322	WESTLAKE SHOE REPAIR	07/16/12	150.00	MW	OH	
AP00315912	40234PP	WHITE, WILLIAM P	07/16/12	375.00	MW	OH	
AP00315913	17259	WILMES COMPANY INC	07/16/12	334.29	MW	OH	
AP00315914	30509	WINGFOOT COMMERCIAL TIRE SYST	07/16/12	2,240.03	MW	OH	
AP00315915	46264R	WOELKERS, STEVE	07/16/12	693.80	MW	OH	
AP00315916	40585	WORLD OF STEREO	07/16/12	1,182.00	MW	OH	
AP00315917	47026R	XINH HUA CONSTRUCTION	07/16/12	1,436.68	MW	OH	
AP00315918	47039RA	YADAV, SURENDRA	07/16/12	150.00	MW	OH	
AP00315919	29242	YAGUDIN, MISHA	07/16/12	100.00	MW	OH	
AP00315920	34537	YAMAMURA, JAIME	07/16/12	427.00	MW	OH	
AP00315921	30137A	YELLOW CAB CO PENINSULA INC	07/16/12	113.00	MW	OH	
AP00315922	44334A	YELLOW CAB COOPERATIVE INC	07/16/12	228.30	MW	OH	
AP00315923	41576A	YORK AND CHAPEL SF INC	07/16/12	3,975.00	MW	OH	
AP00315924	26847R	ZETZER, DAVID	07/16/12	117.02	MW	OH	
AP00315925	46953PP	ZIMIGA, LISA	07/16/12	80.00	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To	Note
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		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		3,790,551.80		Number of Checks Processed:			416
		Total Hand Written		0.00		Number of Checks Processed:			0
		Total Reversals		0.00		Number of Checks Processed:			0
		Total Cancelled		0.00		Number of Checks Processed:			0
		Total EFTs		0.00		Number of EFTs Processed:			0
		Total EPAYs		0.00		Number of EPAYs Processed:			0
		G R A N D T O T A L		3,790,551.80					

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00315926	G-SARTE2	BURCHARD, TRUSTEE DAVID	07/26/12	475.38	MW	OH	
AP00315927	G-BLACKMAN2	FRANCHISE TAX BOARD	07/26/12	50.00	MW	OH	
AP00315928	G-RIESSEN	FRANCHISE TAX BOARD	07/26/12	340.00	MW	OH	
AP00315929	G-WHEELER3	FRANCHISE TAX BOARD	07/26/12	100.00	MW	OH	
AP00315930	G-WILLIAMS1N	FRANCHISE TAX BOARD	07/26/12	50.00	MW	OH	
AP00315931	G-VILLASENO2	MARTHA BRONITSKY	07/26/12	125.00	MW	OH	
AP00315932	G-VANDEVER	OHIO CHILD SUPPORT PAYMENT CE	07/26/12	152.96	MW	OH	
AP00315933	G-ORLOFF2	ORLOFF, CATHERINE M	07/26/12	452.76	MW	OH	
AP00315934	G-ENRIQUEZ	SAN MATEO COUNTY SHERIFF	07/26/12	403.98	MW	OH	
AP00315935	G-WILLIAMS,N	UNITED STATES TREASURY	07/26/12	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	2,400.08	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
Total EFTs	0.00	Number of EFTs Processed:	0
Total EPAYs	0.00	Number of EPAYs Processed:	0
G R A N D T O T A L	2,400.08		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
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AP00315936	18925REN	355 GELLERT BOULEVARD LLC	07/31/12	21,961.20	MW	OH	
AP00315937	47004	4LEAF INC	07/31/12	385.00	MW	OH	
AP00315938	40055R	A B C ROOFING	07/31/12	300.00	MW	OH	
AP00315939	47065R	ACOSTA, MELITA	07/31/12	250.00	MW	OH	
AP00315940	15222	ACTION SPORTS	07/31/12	2,370.38	MW	OH	
AP00315941	34666	AD BRAKES	07/31/12	376.45	MW	OH	
AP00315942	1514	ADAM HILL COMPANY, THE	07/31/12	93.15	MW	OH	
AP00315943	13854	AECO SYSTEMS INC	07/31/12	1,350.00	MW	OH	
AP00315944	15226	AFSCME LOCAL 919	07/31/12	4,237.00	MW	OH	
AP00315945	11233	AGRIMONTI, MADOLYN	07/31/12	211.45	MW	OH	
AP00315946	29880	AIRGAS USA LLC	07/31/12	374.45	MW	OH	
AP00315947	1025	ALHAMBRA AND SIERRA SPRINGS	07/31/12	143.36	MW	OH	
AP00315948	38811A	ALL COVERED INC	07/31/12	1,543.85	MW	OH	
AP00315949	18401	ALLIED ELECTRONICS INC	07/31/12	148.49	MW	OH	
AP00315950	37116	ALPHA ANALYTICAL LABORATORIES	07/31/12	4,495.75	MW	OH	
AP00315951	40755	AMAZON	07/31/12	787.96	MW	OH	
AP00315952	45439JREN	AMERICAN MEDICAL RESPONSE	07/31/12	1,021.00	MW	OH	
AP00315953	38846	AMERICAN MESSAGING	07/31/12	44.39	MW	OH	
AP00315954	9298	AMERICAN PLANNING ASSOCIATION	07/31/12	1,100.00	MW	OH	
AP00315955	32561A	AMERICAN PUBLIC TRANSPORTATIO	07/31/12	544.00	MW	OH	
AP00315956	27427	AMERICAN TEXTILE & SUPPLY INC	07/31/12	376.39	MW	OH	
AP00315957	14988	AMERICAN TOWER CORPORATION	07/31/12	5,886.07	MW	OH	
AP00315958	42310	AMERINATIONAL COMMUNITY SERVI	07/31/12	617.60	MW	OH	
AP00315959	35696	AMERIPRIDE SERVICES INC	07/31/12	926.34	MW	OH	
AP00315960	1013	ANCHOR FENCE COMPANY INC	07/31/12	1,331.12	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00315961	47066R	ANDY FRAIN SERVICES	07/31/12	250.00	MW	OH		
AP00315962	47067R	ARGUETA, SONIA	07/31/12	250.00	MW	OH		
AP00315963	8426	ARROWHEAD	07/31/12	198.02	MW	OH		
AP00315964	47085RA	ASTORGA, FREDERICK O	07/31/12	300.00	MW	OH		
AP00315965	1101	AT&T	07/31/12	82.79	MW	OH		
AP00315966	32577	AT&T	07/31/12	10,747.58	MW	OH		
AP00315967	43078PP	AT&T	07/31/12	378.82	MW	OH		
AP00315968	47003	AT&T	07/31/12	30.00	MW	OH		
AP00315969	42948PP	AT&T MOBILITY	07/31/12	371.67	MW	OH		
AP00315970	7707	ATHERTON POLICE DEPARTMENT	07/31/12	1,349.70	MW	OH		
AP00315971	44649	ATLAS COPCO COMPRESSORS LLC	07/31/12	1,900.36	MW	OH		
AP00315972	43994R	AUNG, AYE AYE	07/31/12	1,623.14	MW	OH		
AP00315973	47068R	AVILA, ANA	07/31/12	250.00	MW	OH		
AP00315974	41256	AWESOME ENGINEERING LLC	07/31/12	1,060.36	MW	OH		
AP00315975	31231	B & H PHOTO	07/31/12	565.90	MW	OH		
AP00315976	41314R	BACH CONSTRUCTION	07/31/12	600.00	MW	OH		
AP00315977	1232	BAKER & TAYLOR COMPANY INC	07/31/12	11,693.92	MW	OH		
AP00315978	41315R	BALINGASAG INTERNATIONAL	07/31/12	250.00	MW	OH		
AP00315979	47046R	BALLESTRAZZE, WHITNEY	07/31/12	1,592.47	MW	OH		
AP00315980	11381	BANISTER, JAMES	07/31/12	365.00	MW	OH		
AP00315981	36580	BAY CITY SCREW & BOLT CO	07/31/12	121.62	MW	OH		
AP00315982	45984R	BAY CT CONSTRUCTION INC.	07/31/12	2,294.82	MW	OH		
AP00315983	47086RA	BELLAMY, DAVID	07/31/12	270.00	MW	OH		
AP00315984	20625	BELMONT POLICE DEPARTMENT	07/31/12	1,075.44	MW	OH		
AP00315985	6749	BEN MEADOWS	07/31/12	2,279.06	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00315986	3902	BENNETT, DENNIS	07/31/12	720.00	MW	OH	
AP00315987	27889R	BENSON, ROMEO	07/31/12	100.00	MW	OH	
AP00315988	43857	BERNARD HODES GROUP INC	07/31/12	373.54	MW	OH	
AP00315989	44828A	BICYCLE SOLUTIONS	07/31/12	200.00	MW	OH	
AP00315990	19200	BIRITE FOODSERVICE DISTRIBUTO	07/31/12	1,271.64	MW	OH	
AP00315991	44936RPP	BOHM, KELLY	07/31/12	166.50	MW	OH	
AP00315992	42455RPP	BOHM, PAT	07/31/12	125.83	MW	OH	
AP00315993	30110RPP	BOHM, PATRICIA	07/31/12	934.79	MW	OH	
AP00315994	47087RA	BONILLA JR, CARLOS E	07/31/12	300.00	MW	OH	
AP00315995	33239	BOUND TREE MEDICAL LLC	07/31/12	984.33	MW	OH	
AP00315996	47088RA	BRADEN, MICHAEL	07/31/12	270.00	MW	OH	
AP00315997	3349	BROADMOOR LANDSCAPE SUPPLY	07/31/12	88.28	MW	OH	
AP00315998	27339	BROADMOOR POLICE DEPARTMENT	07/31/12	416.00	MW	OH	
AP00315999	7005	BROADMOOR PROPERTY OWNER ASSO	07/31/12	7.00	MW	OH	
AP00316000	3064	BROWN & CALDWELL INC	07/31/12	15,186.07	MW	OH	
AP00316001	42338R	BROWN, VIRGINIA	07/31/12	1,185.00	MW	OH	
AP00316002	13551A	BURLINGAME CHAMBER OF COMMERC	07/31/12	270.00	MW	OH	
AP00316003	46825R	BUSH, JUDITH M	07/31/12	1,963.94	MW	OH	
AP00316004	34151	BUSINESS CARD	07/31/12	1,027.60	MW	OH	
AP00316005	46443	BUTCHER, JOANNE	07/31/12	372.60	MW	OH	
AP00316006	24551	BWI	07/31/12	116.95	MW	OH	
AP00316007	17997	C.L.E.A.	07/31/12	2,548.00	MW	OH	
AP00316008	47089RA	CABRERA, FREDDY A	07/31/12	300.00	MW	OH	
AP00316009	33981	CAGWIN & DORWARD	07/31/12	289.25	MW	OH	
AP00316010	1351	CALIFORNIA MUNICIPAL STATISTI	07/31/12	450.00	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00316011	1196	CALIFORNIA WATER SERVICE COMP	07/31/12	30.45	MW	OH	
AP00316012	33146	CAMERON, DOUG	07/31/12	219.45	MW	OH	
AP00316013	7479	CAMPAGNA, MITCHELL	07/31/12	170.00	MW	OH	
AP00316014	46400R	CANITES, GIBSON	07/31/12	62.50	MW	OH	
AP00316015	16519	CCAG	07/31/12	292,390.00	MW	OH	
AP00316016	28636	CDW GOVERNMENT INC	07/31/12	1,695.56	MW	OH	
AP00316017	2930	CED CONTRACTORS SF	07/31/12	470.15	MW	OH	
AP00316018	42277	CEL ANALYTICAL INC	07/31/12	35.00	MW	OH	
AP00316019	24769	CENTER POINT LARGE PRINT	07/31/12	46.49	MW	OH	
AP00316020	10299JPA	CENTRAL COUNTY FIRE AUTHORITY	07/31/12	13,925.00	MW	OH	
AP00316021	31956	CENTRAL VALLEY BUSINESS FORMS	07/31/12	290.00	MW	OH	
AP00316022	41334	CHAIR PROS	07/31/12	1,997.35	MW	OH	
AP00316023	12940	CHAMPLAIN PLANNING PRESS INC	07/31/12	95.00	MW	OH	
AP00316024	47069R	CHIN, YOKE	07/31/12	2,652.62	MW	OH	
AP00316025	47057R	CHIU, NOREEN	07/31/12	1,023.29	MW	OH	
AP00316026	47047R	CIMINO, SEBASTIAN OR OLGA	07/31/12	333.00	MW	OH	
AP00316027	3678	CINTAS CORPORATION #464	07/31/12	2,215.40	MW	OH	
AP00316028	40796	CINTAS DOCUMENT MANAGEMENT	07/31/12	164.97	MW	OH	
AP00316029	14786	CIR	07/31/12	986.25	MW	OH	
AP00316030	46465JPA	CITY OF BELMONT	07/31/12	4,526.00	MW	OH	
AP00316031	13126	CITY OF BRISBANE	07/31/12	106,480.00	MW	OH	
AP00316032	6649JPA	CITY OF BRISBANE	07/31/12	2,846.00	MW	OH	
AP00316033	43155JPA	CITY OF DALY CITY	07/31/12	11,549.00	MW	OH	
AP00316034	5342JPA	CITY OF FOSTER CITY	07/31/12	4,965.00	MW	OH	
AP00316035	4305JPA	CITY OF MILLBRAE	07/31/12	4,771.00	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
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AP00316036	6034JPA	CITY OF PACIFICA	07/31/12	4,141.00	MW	OH		
AP00316037	6579JPA	CITY OF REDWOOD CITY	07/31/12	8,701.00	MW	OH		
AP00316038	20562JPA	CITY OF SAN BRUNO	07/31/12	3,059.00	MW	OH		
AP00316039	25816JPA	CITY OF SAN MATEO	07/31/12	12,694.00	MW	OH		
AP00316040	6120	CITY OVERHEAD DOORS INC	07/31/12	48.83	MW	OH		
AP00316041	43912	CLAYTON TIRE SUPPLY	07/31/12	163.02	MW	OH		
AP00316042	22146	COAST OIL COMPANY INC	07/31/12	3,006.32	MW	OH		
AP00316043	20689	COIT SERVICES INC	07/31/12	2,100.00	MW	OH		
AP00316044	25819JPA	COLMA FIRE PROTECTION DISTRIC	07/31/12	2,500.00	MW	OH		
AP00316045	34153	COMCAST	07/31/12	127.40	MW	OH		
AP00316046	28465A	COMMUTER CHECK SERVICES CORPO	07/31/12	3,719.95	MW	OH		
AP00316047	12578	COMPLETE LINEN SERVICE INC	07/31/12	41.33	MW	OH		
AP00316048	45582	CONTE, ANNAMARIA	07/31/12	484.00	MW	OH		
AP00316049	21418R	CONTI, JOSEPH	07/31/12	145.98	MW	OH		
AP00316050	39364	COPOWER	07/31/12	63.10	MW	OH		
AP00316051	46543PP	COPOWER	07/31/12	817.00	MW	OH		
AP00316052	44363R	CORNERSTONE CHURCH	07/31/12	250.00	MW	OH		
AP00316053	35492R	COTTON, MARCUS	07/31/12	1,483.81	MW	OH		
AP00316054	1042	D C LOCK & SECURITY SERVICE	07/31/12	99.38	MW	OH		
AP00316055	1836	DAILY JOURNAL CORPORATION	07/31/12	152.00	MW	OH		
AP00316056	1414	DALY CITY CENTRAL CASHIER	07/31/12	1,525.15	MW	OH		
AP00316057	1937	DALY CITY FIREFIGHTERS UNION	07/31/12	6,722.50	MW	OH		
AP00316058	45874	DALY CITY FIREFIGHTERS P.A.C.	07/31/12	825.00	MW	OH		
AP00316059	30935	DALY CITY POLICE OFFICERS	07/31/12	450.00	MW	OH		
AP00316060	9290	DALY CITY POLICE OFFICERS ASS	07/31/12	12,008.76	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00316061	9290	DALY CITY POLICE OFFICERS ASS	07/31/12	206.00	MW	OH	
AP00316062	1793	DALY CITY TOOL MART	07/31/12	1,402.63	MW	OH	
AP00316063	32706	DALY CITY YOUTH HEALTH CENTER	07/31/12	2,200.34	MW	OH	
AP00316064	47070R	DARLIANA, LILY	07/31/12	145.98	MW	OH	
AP00316065	47062R	DEL RIO ROOFING	07/31/12	300.00	MW	OH	
AP00316066	1299	DEPARTMENT OF JUSTICE	07/31/12	518.00	MW	OH	
AP00316067	47092	DIZON, MICHELLE	07/31/12	50.00	MW	OH	
AP00316068	29007	DLT SOLUTIONS INC	07/31/12	4,748.29	MW	OH	
AP00316069	41841R	DOMINGUEZ ROOFING	07/31/12	600.00	MW	OH	
AP00316070	30629LAW	DOWNEY BRAND ATTORNEYS LLP	07/31/12	2,000.00	MW	OH	
AP00316071	22126	DUDLEY PERKINS CO	07/31/12	1,625.85	MW	OH	
AP00316072	1061	DUNN EDWARDS CORPORATION	07/31/12	388.65	MW	OH	
AP00316073	46605	DYETT AND BHATIA URBAN	07/31/12	1,404.00	MW	OH	
AP00316074	47055R	E C BUILDERS	07/31/12	694.08	MW	OH	
AP00316075	40007	EMLAB P&K LLC	07/31/12	1,332.00	MW	OH	
AP00316076	3786	ENVIRONMENTAL RESOURCE ASSOCI	07/31/12	734.04	MW	OH	
AP00316077	1049	EQUIFAX INFORMATION SVCS LLC	07/31/12	100.11	MW	OH	
AP00316078	47063R	EVERHOME BUILDERS INC	07/31/12	3,150.00	MW	OH	
AP00316079	13139R	EVERLY, KATHY	07/31/12	178.10	MW	OH	
AP00316080	7839R	EXCELSIOR ROOFING COMPANY INC	07/31/12	300.00	MW	OH	
AP00316081	42544	FARMER BROTHERS COFFEE	07/31/12	209.73	MW	OH	
AP00316082	10971	FEDEX KINKOS OFFICE AND PRINT	07/31/12	120.16	MW	OH	
AP00316083	19661R	FERNANDEZ, MINDA	07/31/12	140.00	MW	OH	
AP00316084	39599	FIRE TRUCK HEADQUARTERS	07/31/12	165.49	MW	OH	
AP00316085	19787	FIRST CHOICE SERVICES	07/31/12	242.97	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To Note
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AP00316086	23612A	FIRST NATIONAL BANK OF NO CA	07/31/12	52.45	MW	OH		
AP00316087	11813	FOLGER GRAPHICS	07/31/12	227.92	MW	OH		
AP00316088	32798A	FOSTER CITY CHAMBER OF COMMER	07/31/12	275.00	MW	OH		
AP00316089	44532	FREMOUW ENVIRONMENTAL SERVICE	07/31/12	72.12	MW	OH		
AP00316090	23110	GADDIS INCORPORATED	07/31/12	1,515.92	MW	OH		
AP00316091	1467	GALE	07/31/12	29.22	MW	OH		
AP00316092	40815R	GALE, JEAN	07/31/12	400.00	MW	OH		
AP00316093	7380	GALLIGAN-CHONG, JUDY	07/31/12	720.00	MW	OH		
AP00316094	47071R	GARCIA, JENNIFER	07/31/12	250.00	MW	OH		
AP00316095	43856	GBH POLYGRAPH SERVICES	07/31/12	675.00	MW	OH		
AP00316096	47072R	GLOVER JR, RICARDO	07/31/12	400.00	MW	OH		
AP00316097	41244	GMPCS PERSONAL COMMUNICATIONS	07/31/12	185.00	MW	OH		
AP00316098	36227	GOLDEN GATE TRUCK CENTER	07/31/12	315.50	MW	OH		
AP00316099	46915R	GONZALEZ, GENELYN	07/31/12	250.00	MW	OH		
AP00316100	31925	GOVCONNECTION INC	07/31/12	952.06	MW	OH		
AP00316101	18532	GOW SUPPLY COMPANY INC	07/31/12	561.00	MW	OH		
AP00316102	45109	GRAFIX SHOPPE	07/31/12	1,527.10	MW	OH		
AP00316103	1754	GRAINGER INC	07/31/12	866.25	MW	OH		
AP00316104	1571	GRANITE ROCK COMPANY	07/31/12	187.00	MW	OH		
AP00316105	45567	GRAPHIC PRODUCTS INC	07/31/12	2,771.90	MW	OH		
AP00316106	1123	GRAYBAR ELECTRIC CO	07/31/12	1,108.50	MW	OH		
AP00316107	47048R	GREEN, AUDIE G	07/31/12	28.00	MW	OH		
AP00316108	3327	GRIGGS, DONALD	07/31/12	465.36	MW	OH		
AP00316109	5695	GUTIERREZ, MICHAEL	07/31/12	720.00	MW	OH		
AP00316110	2223	HACH COMPANY	07/31/12	629.04	MW	OH		

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AP00316111	18879A	HALF MOON BAY COASTSIDE	07/31/12	149.00	MW	OH	
AP00316112	1980	HARRISON & BONINI INC	07/31/12	4.87	MW	OH	
AP00316113	47073R	HERNANDEZ, IGNACIO	07/31/12	250.00	MW	OH	
AP00316114	43071	HILLSBOROUGH POLICE OFFICERS	07/31/12	1,183.68	MW	OH	
AP00316115	4011	HILTI INC	07/31/12	268.71	MW	OH	
AP00316116	33259R	HOLDEN, MARK	07/31/12	360.00	MW	OH	
AP00316117	47056R	HONK KONG ART CONSTRUCTION	07/31/12	867.36	MW	OH	
AP00316118	26844	HOPKINS TECHNICAL PRODUCTS IN	07/31/12	1,344.64	MW	OH	
AP00316119	32847	HOSEPOWER USA	07/31/12	346.45	MW	OH	
AP00316120	47061R	HUANG, RUI FEN	07/31/12	1,355.05	MW	OH	
AP00316121	1844	HUMAN INVESTMENT PROJECT INC	07/31/12	993.67	MW	OH	
AP00316122	28121	HYDROFOCUS INC	07/31/12	3,089.25	MW	OH	
AP00316123	46442	IN & OUT PLUMBING INC	07/31/12	7,250.00	MW	OH	
AP00316124	17093	INDUSTRIAL METAL PRODUCTS INC	07/31/12	379.75	MW	OH	
AP00316125	31781	INNOVATIVE CLAIM SOLUTIONS	07/31/12	11,368.21	MW	OH	
AP00316126	25446	INSTRUMENT TECHNOLOGY CORPORA	07/31/12	5,055.28	MW	OH	
AP00316127	47074R	JAMES, ROBERT	07/31/12	250.00	MW	OH	
AP00316128	47060R	JB ROOFING COMPANY	07/31/12	300.00	MW	OH	
AP00316129	14450	JEFFERSON ELEMENTARY SCHOOL D	07/31/12	587.02	MW	OH	
AP00316130	47090RA	JONES, ROLAND BRIAN	07/31/12	300.00	MW	OH	
AP00316131	46809R	JOVE, ROSALINDA	07/31/12	300.00	MW	OH	
AP00316132	46992	JP ENTERPRISES	07/31/12	1,750.00	MW	OH	
AP00316133	47053R	JU, LINLIN	07/31/12	1,016.20	MW	OH	
AP00316134	7901	K 119 OF CALIFORNIA INC	07/31/12	162.16	MW	OH	
AP00316135	47002MED	KAISER PERMANENTE	07/31/12	1,265.12	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00316136	28016	KAW ENTERPRISES	07/31/12	731.25	MW	OH	
AP00316137	21792	KELLY PAPER	07/31/12	1,414.29	MW	OH	
AP00316138	46039	KING & COMPANY	07/31/12	5,416.66	MW	OH	
AP00316139	47075R	KNIGHTEN, RAQUEL	07/31/12	250.00	MW	OH	
AP00316140	1108	L N CURTIS & SONS	07/31/12	48.21	MW	OH	
AP00316141	1264	LAKE MERCED GOLF CLUB	07/31/12	111.52	MW	OH	
AP00316142	34493A	LANLOGIC INC	07/31/12	40.00	MW	OH	
AP00316143	1486	LEAGUE OF CALIFORNIA CITIES	07/31/12	525.00	MW	OH	
AP00316144	26270	LEE, KATY	07/31/12	87.33	MW	OH	
AP00316145	33497	LEGACY MECHANICAL & ENERGY SE	07/31/12	326.51	MW	OH	
AP00316146	21353	LEGAL AID SOCIETY OF SAN MATE	07/31/12	2,133.00	MW	OH	
AP00316147	47049R	LEUNG, VICTOR	07/31/12	79.99	MW	OH	
AP00316148	41258	LIDIAS ITALIAN DELICACIES	07/31/12	183.03	MW	OH	
AP00316149	12906LAW	LIEBERT CASSIDY WHITMORE	07/31/12	13,984.68	MW	OH	
AP00316150	29220	LIGHTHOUSE, THE	07/31/12	83.90	MW	OH	
AP00316151	29332	LORAL LANDSCAPING	07/31/12	2,460.00	MW	OH	
AP00316152	47058R	LUM, PETER	07/31/12	300.00	MW	OH	
AP00316153	47050R	LUNA, ARNEL R	07/31/12	33.00	MW	OH	
AP00316154	47059R	M & M INVESTMENT PARTNERS	07/31/12	2,051.70	MW	OH	
AP00316155	15207	MARTIN & CHAPMAN COMPANY	07/31/12	35.06	MW	OH	
AP00316156	44208PP	MAZE & ASSOCIATES	07/31/12	911.00	MW	OH	
AP00316157	38493PP	MCCULLOCH, JAN	07/31/12	649.00	MW	OH	
AP00316158	36891	MEDTOX LABORATORIES INC	07/31/12	343.35	MW	OH	
AP00316159	25805JPA	MENLO PARK FIRE PROTECTION DI	07/31/12	16,419.00	MW	OH	
AP00316160	19641	MENLO PARK POLICE DEPARTMENT	07/31/12	711.22	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00316161	7570	MENTAL HEALTH ASSOC OF SAN MA	07/31/12	990.84	MW	OH	
AP00316162	23949	METRO MOBILE COMMUNICATIONS	07/31/12	4,653.16	MW	OH	
AP00316163	36779	METRO PCS WIRELESS INC	07/31/12	100.00	MW	OH	
AP00316164	26465	MID PENINSULA BOYS & GIRLS CL	07/31/12	3,639.26	MW	OH	
AP00316165	17982A	MILLBRAE CHAMBER OF COMMERCE	07/31/12	15.00	MW	OH	
AP00316166	18673	MISSION MOTORCYLES	07/31/12	21.63	MW	OH	
AP00316167	24775	MISSION VALLEY FORD TRUCK	07/31/12	296.41	MW	OH	
AP00316168	21117	MMANC	07/31/12	65.00	MW	OH	
AP00316169	15396	MOSS RUBBER & EQUIPMENT CORP	07/31/12	138.68	MW	OH	
AP00316170	47098R	NAGUINA, BETTY	07/31/12	192.25	MW	OH	
AP00316171	37013R	NEW PACIFIC ROOFING CO INC	07/31/12	600.00	MW	OH	
AP00316172	28895	NORTH PENINSULA NEIGHBORHOOD	07/31/12	1,504.33	MW	OH	
AP00316173	36788	NORTHERN CALIFORNIA BACKFLOW	07/31/12	30.00	MW	OH	
AP00316174	25761	NORTHERN SAFETY CO INC	07/31/12	246.58	MW	OH	
AP00316175	47096	NSP3	07/31/12	60.63	MW	OH	
AP00316176	47076R	O SALON	07/31/12	8.00	MW	OH	
AP00316177	47093	O'REILLY AUTOMOTIVE INC	07/31/12	95.22	MW	OH	
AP00316178	47077R	OCA, JANETTE	07/31/12	60.00	MW	OH	
AP00316179	42500	OFFICE DEPOT	07/31/12	742.29	MW	OH	
AP00316180	43077PP	OFFICE DEPOT	07/31/12	106.00	MW	OH	
AP00316181	1055	OFFICE DEPOT INC	07/31/12	2,132.14	MW	OH	
AP00316182	43072	OFFICE OF PUBLIC SAFETY COMMU	07/31/12	834.75	MW	OH	
AP00316183	13450R	OLMANSON, BRUCE	07/31/12	100.00	MW	OH	
AP00316184	44787LAW	ORRICK HERRINGTON & SUTCLIFFE	07/31/12	220.35	MW	OH	
AP00316185	47078R	ORTEGA, YOSELINE	07/31/12	250.00	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To Note
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AP00316186	42965	OWEN EQUIPMENT SALES	07/31/12	764.64	MW	OH		
AP00316187	1216	PACIFIC GAS & ELECTRIC	07/31/12	159,563.34	MW	OH		
AP00316188	1216RDA	PACIFIC GAS & ELECTRIC	07/31/12	257.15	MW	OH		
AP00316189	29252	PACIFIC PRODUCE INC	07/31/12	259.20	MW	OH		
AP00316190	39891	PARACLETE PRESS INC	07/31/12	159.37	MW	OH		
AP00316191	41673R	PEREDES, ERNESTO	07/31/12	250.00	MW	OH		
AP00316192	9815	PENINSULA CONFLICT RESOLUTION	07/31/12	6,300.00	MW	OH		
AP00316193	36454A	PENINSULA CORRIDOR JOINT POWE	07/31/12	2,627.59	MW	OH		
AP00316194	3297	PENINSULA LIBRARY SYSTEM	07/31/12	864.00	MW	OH		
AP00316195	1936	PENINSULA POLICE OFFICERS ASS	07/31/12	630.00	MW	OH		
AP00316196	47079R	PENNY, EILEEN	07/31/12	24.00	MW	OH		
AP00316197	43515R	PEREZ, CONNIE	07/31/12	140.00	MW	OH		
AP00316198	45765PP	PERLAS, JOACHIM	07/31/12	75.00	MW	OH		
AP00316199	19678	PERS LONG TERM CARE PROGRAM	07/31/12	1,603.91	MW	OH		
AP00316200	47095	PETERSEN, KEN	07/31/12	655.63	MW	OH		
AP00316201	41464	PINNACLE VEND SYSTEMS INC	07/31/12	1,612.00	MW	OH		
AP00316202	42131R	PIRNEJAD, PETER	07/31/12	320.13	MW	OH		
AP00316203	30758A	PITNEY BOWES GLOBAL FINANCIAL	07/31/12	193.13	MW	OH		
AP00316204	44919R	PLAYDA, ALLAN	07/31/12	250.00	MW	OH		
AP00316205	32103	PLAYPOWER LT FARMINGTON INC	07/31/12	2,025.46	MW	OH		
AP00316206	25817JPA	POINT MONTARA HALF MOON BAY F	07/31/12	8,283.00	MW	OH		
AP00316207	29200	PRE PAID LEGAL SERVICES INC	07/31/12	610.30	MW	OH		
AP00316208	13591	PROJECT READ	07/31/12	4,514.19	MW	OH		
AP00316209	2364	PROJECT SENTINEL	07/31/12	504.66	MW	OH		
AP00316210	12539	R A METAL PRODUCTS INC	07/31/12	915.38	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00316211	45628	RANDOLPH, SHANNON	07/31/12	1,004.52	MW	OH	
AP00316212	37175A	REALTY ASSOCIATES FUND VII LP	07/31/12	3,866.30	MW	OH	
AP00316213	30925	REBUILDING TOGETHER	07/31/12	23,500.00	MW	OH	
AP00316214	2439	RECORDED BOOKS LLC	07/31/12	7.53	MW	OH	
AP00316215	41385	RED CLOUD	07/31/12	2,864.40	MW	OH	
AP00316216	45693	RED MOUNTAIN INC	07/31/12	356.80	MW	OH	
AP00316217	1687	RED WING SHOE STORE	07/31/12	592.86	MW	OH	
AP00316218	14608	REEVES COMPANY INC	07/31/12	26.51	MW	OH	
AP00316219	45370	REGENT IMAGING SUPPLIES INC	07/31/12	3,015.30	MW	OH	
AP00316220	15337	RELIABLE OFFICE SUPPLIES	07/31/12	88.14	MW	OH	
AP00316221	42223	RENAISSANCE ENTREPRENEUR CENT	07/31/12	22,868.94	MW	OH	
AP00316222	30683	REPUBLIC ITS INC	07/31/12	1,534.79	MW	OH	
AP00316223	47051R	RIBEIRO, CECILIA	07/31/12	100.00	MW	OH	
AP00316224	41836A	RICOH AMERICAS CORPORATION	07/31/12	769.05	MW	OH	
AP00316225	44480JPA	RICOH USA INC	07/31/12	319.34	MW	OH	
AP00316226	45694	ROCKWELL ENGINEERING	07/31/12	46,967.28	MW	OH	
AP00316227	36329	S AND S SUPPLIES & SOLUTIONS	07/31/12	318.97	MW	OH	
AP00316228	32800A	SAN CARLOS CHAMBER OF COMMERC	07/31/12	321.00	MW	OH	
AP00316229	46083JPA	SAN CARLOS FIRE DEPARTMENT	07/31/12	5,060.00	MW	OH	
AP00316230	5257A	SAN FRANCISCO BUSINESS TIMES	07/31/12	77.95	MW	OH	
AP00316231	4947	SAN MATEO COUNTY BAR ASSOCIAT	07/31/12	235.00	MW	OH	
AP00316232	43158JPA	SAN MATEO COUNTY FIRE COUNTY	07/31/12	13,854.00	MW	OH	
AP00316233	1578	SAN MATEO COUNTY SHERIFF'S OF	07/31/12	6,031.20	MW	OH	
AP00316234	35246	SAN MATEO COUNTY SHERIFFS OFF	07/31/12	11,273.08	MW	OH	
AP00316235	2298	SAN MATEO COUNTY TIMES, THE	07/31/12	150.68	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To Note
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AP00316236	9666	SAN MATEO LAWN MOWER SHOP	07/31/12	643.10	MW	OH		
AP00316237	5748	SAN MATEO POLICE DEPARTMENT	07/31/12	2,252.91	MW	OH		
AP00316238	30449	SAN MATEO REGIONAL NETWORK IN	07/31/12	779.08	MW	OH		
AP00316239	41719	SATWORX	07/31/12	394.11	MW	OH		
AP00316240	37749	SEALIFE AQUARIUM SERVICE	07/31/12	115.00	MW	OH		
AP00316241	34330	SEQUEIRA, LIONEL	07/31/12	125.00	MW	OH		
AP00316242	47094	SERRAMONTE CNETER MGMT OFFICE	07/31/12	750.00	MW	OH		
AP00316243	3477	SERVICE LEAGUE OF SAN MATEO C	07/31/12	1,232.91	MW	OH		
AP00316244	47032	SERVPRO OF BELMONT SAN CARLOS	07/31/12	7,485.19	MW	OH		
AP00316245	1111	SFPUC - WATER	07/31/12	526,296.60	MW	OH		
AP00316246	43637	SHELTER NETWORK OF SAN MATEO	07/31/12	1,000.00	MW	OH		
AP00316247	8853	SHELTER NETWORK OF SAN MATEO	07/31/12	1,375.28	MW	OH		
AP00316248	23742	SHOE DEPOT INC	07/31/12	968.56	MW	OH		
AP00316249	10571	SIEMENS WATER TECHNOLOGIES CO	07/31/12	471.35	MW	OH		
AP00316250	28917	SIERRA CHEMICAL COMPANY	07/31/12	5,622.54	MW	OH		
AP00316251	46954	SILVERSPOT GRAPHICS	07/31/12	15,527.35	MW	OH		
AP00316252	47080R	SIMBULAS, RAQUEL	07/31/12	240.00	MW	OH		
AP00316253	47054R	SIMMONS, VALERIE	07/31/12	630.00	MW	OH		
AP00316254	31650	SING TAO DAILY	07/31/12	200.00	MW	OH		
AP00316255	46212R	SKEEHAN, PETER	07/31/12	118.00	MW	OH		
AP00316256	29998	SNAP ON INDUSTRIAL	07/31/12	388.73	MW	OH		
AP00316257	47081R	SOSA, ZULMA	07/31/12	400.00	MW	OH		
AP00316258	30760A	SOUTH SAN FRANCISCO CHAMBER O	07/31/12	225.00	MW	OH		
AP00316259	40740R	STAAAR ROOF COMPANY	07/31/12	300.00	MW	OH		
AP00316260	1375	STANDARD INSURANCE COMPANY	07/31/12	24,976.64	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00316261	25075	STAPLES CREDIT PLAN	07/31/12	339.38	MW	OH		
AP00316262	30131A	STAPLES CREDIT PLAN	07/31/12	137.04	MW	OH		
AP00316263	28627	STAR ELEVATOR INC	07/31/12	324.06	MW	OH		
AP00316264	1289	STATE BOARD OF EQUALIZATION	07/31/12	12,318.00	MW	OH		
AP00316265	40623	STATE WATER RESOURCES CONTRL	07/31/12	95.00	MW	OH		
AP00316266	3613	STATIONARY ENGINEERS LOCAL 39	07/31/12	1,335.16	MW	OH		
AP00316267	30507	STERICYCLE INC	07/31/12	328.80	MW	OH		
AP00316268	41020PP	STERLING HSA	07/31/12	340.00	MW	OH		
AP00316269	1090	STEWART AUTOMOTIVE GROUP	07/31/12	776.81	MW	OH		
AP00316270	18334	SUNGARD PUBLIC SECTOR INC	07/31/12	854.40	MW	OH		
AP00316271	47064R	SWAN, RICHARD	07/31/12	942.00	MW	OH		
AP00316272	1953	SWEETLAND, PATRICK	07/31/12	141.60	MW	OH		
AP00316273	2798	TEAMSTERS LOCAL 856	07/31/12	4,579.00	MW	OH		
AP00316274	13852	TELECOMMUNICATIONS ENGINEERIN	07/31/12	572.00	MW	OH		
AP00316275	45630	TELEMEDIA INC	07/31/12	8,290.71	MW	OH		
AP00316276	38644PP	TORTORELLI, MICHAEL	07/31/12	625.00	MW	OH		
AP00316277	41791A	TOYOTA FINANCIAL SERVICES	07/31/12	510.48	MW	OH		
AP00316278	25311	TYCO INTEGRATED SECURITY	07/31/12	155.00	MW	OH		
AP00316279	47052	U S HEALTHWORKS	07/31/12	88.00	MW	OH		
AP00316280	42066	UNDERWRITERS LABORATORIES INC	07/31/12	2,805.00	MW	OH		
AP00316281	31745	UNITED SITE SERVICES OF CALIF	07/31/12	597.15	MW	OH		
AP00316282	24743R	UNITED STATES GOLF ASSOC	07/31/12	106.98	MW	OH		
AP00316283	46524A	UNIVERSITY OF SOUTH FLORIDA	07/31/12	250.00	MW	OH		
AP00316284	3904	UPS	07/31/12	31.89	MW	OH		
AP00316285	7873	URBAN FARMER STORE, THE	07/31/12	670.39	MW	OH		

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AP00316286	47082R	URRUTIA, BLANCA	07/31/12	250.00	MW	OH		
AP00316287	47083R	VALDEMORO, JAUNES	07/31/12	30.00	MW	OH		
AP00316288	47084R	VALDEZ JR, TONY REY	07/31/12	132.00	MW	OH		
AP00316289	1579	VWR INTERNATIONAL INC	07/31/12	1,314.21	MW	OH		
AP00316290	46441	WARMAN SECURITY	07/31/12	69,002.48	MW	OH		
AP00316291	6141	WEST COAST CONTRACTORS SERVIC	07/31/12	148.24	MW	OH		
AP00316292	29517	WEST LITE SUPPLY COMPANY INC	07/31/12	424.67	MW	OH		
AP00316293	1201	WEST PAYMENT CENTER	07/31/12	155.40	MW	OH		
AP00316294	43392	WESTERN AWNINGS & CANVAS	07/31/12	211.09	MW	OH		
AP00316295	1095	WESTLAKE TOUCHLESS CAR WASH &	07/31/12	566.25	MW	OH		
AP00316296	45948A	WHINERY, TERESA	07/31/12	618.75	MW	OH		
AP00316297	41461	WHITE, GLADYS PEBBLES	07/31/12	639.00	MW	OH		
AP00316298	38755	WILD THINGS INC	07/31/12	400.00	MW	OH		
AP00316299	30509	WINGFOOT COMMERCIAL TIRE SYST	07/31/12	2,871.60	MW	OH		
AP00316300	18388JPA	WOODSIDE FIRE PROTECTION DIST	07/31/12	9,445.00	MW	OH		
AP00316301	47091RA	YANG, LIANG HUI	07/31/12	150.00	MW	OH		
AP00316302	30137A	YELLOW CAB CO PENINSULA INC	07/31/12	62.00	MW	OH		
AP00316303	26335R	ZEPEDA, LAURA	07/31/12	50.00	MW	OH		
AP00316304	26847R	ZETZER, DAVID	07/31/12	154.69	MW	OH		
AP00316305	33485R	ZIMMERMAN, ROSE	07/31/12	250.00	MW	OH		
AP00316306	40101	ZOLL DATA SYSTEMS	07/31/12	3,266.94	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To Note
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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		1,842,959.04	Number of Checks Processed:			371
		Total Hand Written		0.00	Number of Checks Processed:			0
		Total Reversals		0.00	Number of Checks Processed:			0
		Total Cancelled		0.00	Number of Checks Processed:			0
		Total EFTs		0.00	Number of EFTs Processed:			0
		Total EPAYs		0.00	Number of EPAYs Processed:			0
		G R A N D T O T A L		1,842,959.04				



City Council Meeting Agenda Report

Item # _____

Meeting Date: August 13, 2012

**Subject: Peoria Street/Wellington Avenue/Lausanne Avenue/Chelsea Court Townhomes—
Major Subdivision SUB-7-11-4269, Use Permit UPR-7-11-4270, Zone Change ZC-10-11-4681,
Design Review DR-7-11-4272 and Environmental Assessment CEQA-7-11-4271**

RECOMMENDED ACTION

Approve Major Subdivision SUB-7-11-4269, Use Permit UPR-7-11-4270, Zone Change ZC-10-11-4681, Design Review DR-7-11-4272 and Adopt Environmental Assessment CEQA-7-11-4271 (Mitigated Negative Declaration).

PLANNING COMMISSION DISCUSSION

On February 7, 2012, the Planning Commission voted 5-0, to recommend approval of Major Subdivision SUB-7-11-4269, Use Permit UPR-7-11-4270, Zone Change ZC-10-11-4681, Design Review DR-7-11-4272 and to recommend adoption of Environmental Assessment CEQA-7-11-4271 (Mitigated Negative Declaration).

Planning discussion items are shown in bold italics and minutes are attached (Attachment G).

BACKGROUND

The applicant, Ray Panek of KB Home South Bay, Inc., is requesting approval for a Major Subdivision, Use Permit, Zone Change, and Design Review for the new construction of 66 residential townhomes.

The +/-4.91 acre project site consists of one parcel located at the western termini of Peoria Street and Wellington Avenue (paper street), the northern terminus of Lausanne Avenue and the southern terminus of Chelsea Court (Attachment A - Location Map).

The project site is currently undeveloped but has been disturbed in the past. Historical records indicate the site has remained undeveloped with the exception of quarry operations, that ceased to operate in the late 1940's and 1950's, in the north and central portions of the site, respectively. The site is surrounded entirely by existing development.

The southernmost portion of the site, previously a separate parcel, was discovered to be zoned R-1, leaving the site with two zoning designations. The portion zoned R-1 is approximately +/- 9,400 square feet and appears to be a historically vacated right-of-way that was zoned R-1 upon vacation. At some point, this parcel came under the same ownership as the rest of the site and the entire +/- 4.91 acres are now under one parcel number. A zone change is therefore needed to re-zone the R-1 portion to R-3, to provide consistency on the zoning map and to allow the proposed development.

The Planning Commission was generally supportive of the project, especially noting the architectural design of the project, and functional interior layouts of the units. The Commission

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Subject: Peoria Street/Wellington Avenue/Lausanne Avenue/Chelsea Court Townhomes

Meeting Date: August 13, 2012

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encouraged the applicant to communicate with the neighborhood during the construction process. There were seven speakers present at the meeting who raised concerns regarding slope erosion, traffic and on-street parking impacts, and general development of the site:

- *Ping Hsu, property owner at 25 Lausanne Avenue*
- *Rich Mowdy, representative, Pointe Pacific Homeowners' Association*
- *Anna Biondini, property owner on Chelsea Court*
- *Fleur Reynolds, property owner at 362 Peoria Street*
- *Judy Reed, property owner at 109 E. Vista Avenue*
- *Rick Pacheco, property owner at 161 E. Vista Avenue*
- *Mandy Chan, resident on E. Vista Avenue*

Speaking on behalf of the applicant team was:

- *Ray Panek, KB Home South Bay, Inc., applicant*
- *Pat Stevens, Stevens, Ferrone & Bailey Engineering Co.*
- *Jason White, Civil Engineer, Ruggeri, Jensen, Azar (RJA)*

On February 27, 2012, the City Council set March 26, 2012 as the time and place for the public hearing to review the entitlements and the Mitigated Negative Declaration. On March 26, 2012, the City Council approved a continuance request from the applicant to postpone the public hearing to May 14, 2012 to allow the applicant sufficient time to review water system improvement recommendations made by Brown & Caldwell in a report received by the applicant on Monday, March 19, 2012. On May 14, 2012, the City Council approved a second continuance request from the applicant to postpone the public hearing to May 29, 2012 to allow the applicant sufficient time to review various issues that have arisen in regards to the project. On May 29, 2012, in response to a third continuance request, the item was removed from the calendar to allow the applicant sufficient time to resolve all outstanding issues associated with the project. Staff received correspondence requesting review by the Council on June 25, 2012, however, there was insufficient time to notice the environmental determination per CEQA requirements, so the project was moved to the July 9, 2012 meeting. The City Council approved a continuance request by the applicant at the July 9, 2012 hearing, to move the item to the August 13, 2012 agenda.

PROJECT DESCRIPTION

The proposed project will be designed as 11 separate buildings, including ten buildings on the upper portion of the site, accessed from Lausanne Avenue and Peoria Street, and one building on the lower portion of the site, accessed from Chelsea Court. The 66-unit residential townhome development will consist of four different Plan types, including 16 three-bedroom/two-bath units and 50 two-bedroom/two-bathroom units. Two Plan types will feature alternative layouts, with optional additional bedrooms and/or bathrooms. Thirteen of the 66 townhouse units will be sold at Below Market Rate (BMR), while the remaining 53 townhouse units will be sold at Market Rate. Each unit will have a ground floor, two car garage, either in a side by side or tandem configuration,

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Subject: Peoria Street/Wellington Avenue/Lausanne Avenue/Chelsea Court Townhomes

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and either one or two levels of living area, depending on the Plan type. Although the Code does not require guest parking, 21 guest parking stalls will be provided in this development.

The average overall building height of the development is approximately 36 feet and complies with the height limit in the R-3 Multiple-Family Residential zoning district.

The subject site is located at the western termini of Peoria Street and Wellington Avenue (paper street), the northern terminus of Lausanne Avenue and the southern terminus of Chelsea Court. The site is surrounded by the following land uses:

Land Use	Zoning
North: Single Family residential and Commercial (Auto Sales)	R-1 Single-Family Residential District; C-2 Heavy Commercial District
South: Single Family & Multi-Family residential, Edgewood Park	R-1 Single-Family Residential District; R-3 Multiple-Family Residential District; PD14 Pointe Pacific; U Unzoned
East: Single Family and Multi-Family Residential	R-1 Single-Family Residential District and R-3 Multiple-Family Residential District
West: Single Family and Multi-Family Residential & Church Use	R-1 Single Family Residential; C-2 Heavy Commercial; PD59 88 Hillside

PROJECT EVALUATION

General Plan, Zoning, and Project Density

The Daly City General Plan establishes land use designations and, typically, more general goals, objectives, and policies. Land use, housing, noise, natural resources, traffic and circulation and other elements are included within the General Plan. Residential development density is governed by the General Plan; the subject site has a General Plan land use designation of Low Density Residential, which allows 2-14.5 dwelling units per acre. This land use designation typically corresponds to single family residences located on parcels of 3,000 square feet or greater and is the predominant residential land use category in Daly City. The predominant Zoning designation for the site however, is R-3 Multiple-Family Residential, which would typically be associated with a General Plan land use designation of Medium Density (21-35 d.u./acre) or High Density (36-50 d.u./acre), where areas are developed with a minimum lot area per unit of 500 square feet on a minimum parcel size of 2,500 square feet. The General Plan encourages the development of infill housing development in existing neighborhoods on sites that are underutilized, where residential development represents the highest and best use, and where public infrastructure exists to support the intensity of the proposed development. This site, in particular, is identified as a potential

City Council Agenda Report

Subject: Peoria Street/Wellington Avenue/Lausanne Avenue/Chelsea Court Townhomes

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housing site in the Draft General Plan Housing Element. The development would be appropriate in context with surrounding uses, which include Low Density Residential to the south and west, higher density designations such as Medium-Low Density Residential to the east, and commercially zoned properties to the north. This project would meet all the R-3 development standards, as proposed.

As previously mentioned, a Zone change is required for a portion of the site that was discovered to be zoned R-1, leaving the site with two zoning designations. The resulting density for the proposed project is 13.44 dwelling units per acre, consistent with surrounding development and the current Low Density Residential General Plan land use designation.

- *Speakers raised concerns about the project being too large for the site, and lamented the loss of the hillside view. A suggestion was made that the site be utilized as a park rather than be used for development.*

Parking and Circulation

Staff received correspondence (Attachment F) citing concerns regarding the project's impact on on-street parking conditions. The applicant has proposed providing two parking spaces per unit, and 21 guest parking stalls, resulting in a total of 153 parking spaces for the development. This exceeds the minimum number of spaces by approximately 16%, as mandated by the Zoning Ordinance, which requires two spaces for each townhouse unit. Each Plan type will have either a two car side-by-side garage or a two car tandem garage. The Code requires depths of 38 feet, and widths ranging between 8.5 to 10 feet, depending on wall placement, for a two car tandem parking garage and 17 feet for a two car side by side garage. All of these dimensions are measured from inside wall to inside wall and must be clear of any obstructions. Dimensions proposed for this development meet or exceed the Code requirements for all garages of each Plan type.

Sixty-two units on the upper portion of the site will have two points of vehicular access; the main access gate will be located along Lausanne Avenue, where there will be a call box feature for visitors. The primary gate will be wide enough for a vehicle to pull over at the entry pillar to utilize a call box feature, while another vehicle that has an entry remote passes. A secondary gate will be located along Peoria Street and will be accessible only by residents that have a remote for the gate; it will provide both ingress and egress. The remaining four units fronting Chelsea Court will have one point of vehicular access at the northern end of the site.

Lausanne Avenue will be improved to meet standard specifications, including the removal of the turn-around bulb that currently exists at the northeast end of the street, and the extension of Lausanne Avenue to the development site. Sufficient street width for two-way traffic will be provided and parking will continue to be provided along the west side of Lausanne Avenue only. Sidewalks will be provided per ADA requirements. Chelsea Court will be extended to meet the development site and improved to City standards.

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The Zoning Code requires a minimum of 8 feet in width for each traffic lane in a two-way drive aisle. The proposal is providing drive aisle widths meeting the respective criteria, ranging from 26 to a maximum of 35 feet in width, where the main gate entry will be located at Lausanne Avenue. Back up dimensions for all parking spaces meet Code required dimensions of 26 feet throughout the development. Internal pedestrian circulation is provided by a series of walkways and stairs linking the units to common open space areas, around the perimeter of the overall site. Pedestrian linkages to the site from the public right-of-way are provided along Peoria Street, Lausanne Avenue, and Chelsea Court frontages.

- *Concerns were raised by speakers regarding traffic impacts and on-street parking impacts of the project on Peoria Street. The applicant explained that there would be a Homeowners Association established and that parking policies would be a top priority, including the enforcement of guest parking rules.*
- *Concerns were also raised regarding construction traffic and parking of workers during site construction.*
- *Staff indicated that the applicant would be required to develop a haul route plan with the Public Works Department and that parking of construction workers is typically limited to on-site parking.*

Floor Plans

There are six different Plan types for the development, including alternate layouts for Plan types 1 & 2. Plan types 1 & 2 will consist of one level of living area, while Plan types 3 & 4 will consist of two levels of living area. The breakdown for the Plan types is as follows:

Plan Type	Bedroom/Bathroom	Size	Number of Units
1	2/2	1,190 sq.ft.	16
1A	2/2 + optional storage area in garage	1,169 sq.ft.	6
2	2/2.5	1,750 sq.ft.	16
2A	2/2 + optional third bedroom & bathroom	1,595 sq.ft.	6
3	3/3	1,414 sq.ft.	6
4	3/3	2,050 sq.ft.	16
Total			66

The 11 buildings will contain a variety of Plan types. The complete distribution is illustrated on sheet C4 of the attached plans, under letter I of the Project Summary. Plan 1 and 2 units have approximately 100 square foot private decks, while Plan 3 units have approximately 120 square foot rear yards. There is no private open space proposed for Plan 4 units.

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Affordability

The applicant has received approval for an affordable housing plan (Attachment C), per DCMC Chapter 17.47 Inclusionary Housing. The Ordinance provides two options for the required percentage and affordability level for ownership housing. The applicant is proposing to provide 20% of the units at 100% area median income (AMI), resulting in a total of 13.2 inclusionary units. DCMC Section 17.47.050.A.2 states that any fractional unit obligation must be rounded up to the nearest whole number or be subject to the pro-rata share of the city's per unit in-lieu fee. The applicant has indicated in the affordable housing plan that they will be providing 13 inclusionary units and will contribute the pro-rata share of the city's per unit in-lieu fee, in this case, \$50,000, for the resulting fractional unit obligation.

The AMI index for lower, very low, and extremely low income levels are determined by the U.S. Department of Housing and Urban Development (HUD), while the area median income level (100% AMI) is determined by the California Department of Housing and Community Development (HCD). According to HCD, in most cases, AMI is the greater of either the: 1) median family income for a county's metropolitan statistical area or 2) statewide median family income for non-metropolitan counties (\$57,200 for 2011). Once HUD determines the median income, very low-income limits are then established. The very low-income limits are then used to determine the limits for extremely low- and low-income categories. Generally, unless an exception has been made, the 4-person median income limit equals two times the 4-person very low-income limit. The following table represents the current AMI levels for 2011 (they have not yet been updated for 2012):

Number of Persons in Household	Extremely Low Income 30% AMI	Very Low Income 50% AMI	Lower Income 60% AMI	Area Median Income 100% AMI
1	\$22,450	\$37,400	\$59,850	\$71,100
2	\$25,650	\$42,750	\$68,400	\$81,300
3	\$28,850	\$48,100	\$76,950	\$91,450
4	\$32,050	\$53,400	\$85,450	\$101,600
5	\$34,650	\$57,700	\$92,300	\$109,750
6	\$37,200	\$61,950	\$99,150	\$117,850
7	\$39,750	\$66,250	\$106,000	\$126,000
8	\$42,350	\$70,500	\$112,800	\$134,100

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DCMC Section 17.47.070.A requires that inclusionary units must be dispersed throughout a residential development and be comparable in infrastructure (sewer, water and other utilities), construction quality and exterior materials to market rate units. The Code allows for inclusionary units to be smaller in aggregate size and have different interior finishes and features from market-rate units, so long as those finishes are durable, of good quality, and consistent with contemporary standards for new housing. The number of bedrooms must be the same as those in the market-rate units, except for units containing more than four bedrooms. The following table represents the inclusionary unit breakdown proposed for the project:

Building Number	Plan Type	Bedroom/Bathroom	Size	Number of Units
4	1	2/2	1,190 sq.ft.	1
6	2A	3/2.5	1,595 sq.ft.	1
6	3	3/3	1,414 sq.ft.	1
6	1	2/2	1,190 sq.ft.	1
7	1	2/2	1,190 sq.ft.	1
8	3	3/3	1,414 sq.ft.	1
8	2A	3/2.5	1,595 sq.ft.	1
9	2	2/2.5	1,750 sq.ft.	1
10	2A	3/2.5	1,595 sq.ft.	1
10	1	2/2	1,190 sq.ft.	1
10	2	2/2.5	1,750 sq.ft.	1
11	1	2/2	1,190 sq.ft.	1
11	2	2/2.5	1,750 sq.ft.	1
Total				13

Staff determined that the affordable housing plan meets the intent of the Ordinance and it has been approved by the City Manager. The next steps include the execution of an Inclusionary Housing Agreement between the city and the applicant and its recordation with the County of San Mateo.

Use Permit

Pursuant to Section 17.37.060 (Findings – Use Permit Approval) of the Daly City Zoning Ordinance, the City may approve a use permit for condominiums if it makes the following findings:

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1. The residential townhouse project will not have a detrimental effect on sound community planning, the economic, ecological, cultural, aesthetic qualities of the community, and on public health, safety, and general welfare.
 - The proposed residential townhouse project has been designed to be consistent with the Daly City Zoning Ordinance and generally in accordance with aesthetic requirements of the DCMC Chapter 17.45 Design Review (see discussion below under Architectural Design). The design proposed for the 66-unit townhouse development is consistent with the height and intensity of similar projects previously approved and constructed in this neighborhood. There exists no evidence in the public record to demonstrate that the project would be detrimental to the public health, safety, and general welfare.
2. The overall impact on schools, utilities, neighborhood streets, traffic, parking, and other community facilities and resources will not be detrimental.
 - Prior to construction, the applicant will pay fees that mitigate the potential impacts caused by the project related to schools, public facilities, and public utility connection fees. The proposed residential townhouse development is in compliance with the parking requirements established by the Daly City Zoning Ordinance. In addition to providing the Code required parking for the development, the project will be providing an additional 21 guest parking stalls for the project, resulting in a total of 153 parking stalls.

Staff received correspondence (Attachment F) citing concerns regarding the project's impact on traffic volume on streets on the east side of the project. The project is expected to generate 27 a.m.-peak period vehicular trips and 43 p.m.-peak period vehicular trips. This volume of trips is not considered a significant impact to the adjacent street network. As shown in Table ES1 of *Wellington Residential Transportation Impact Analysis* (Attachment H), no study intersection would be significantly impacted by the project either under Existing Plus Project or Cumulative Plus Project conditions. All study intersections would operate at LOS C or better during the AM and PM peak periods. Mission Street & Crocker Avenue (signalized) currently operates at LOS C in the AM peak period and is projected to remain at that level in both the Existing Plus Project, Cumulative No Project, and Cumulative Plus Project scenarios. The same intersection at the PM peak period operates at LOS B and is projected in the study to remain at that level in Existing Plus Project scenario. However, it will operate at LOS C in Cumulative No Project and Cumulative Plus Project scenarios. Crocker Avenue & Peoria Street (unsignalized) currently operates at LOS B in both the AM and PM peak periods and is projected to remain at that level in Existing Plus Project, Cumulative No Project, and Cumulative Plus Project scenarios. Levels of Service "B", "C", and "D" are acceptable traffic conditions according to the Daly City General Plan.

3. That tenants over the twelve months preceding the filing of any application required for a conversion shall not have been encouraged to vacate in order to bring about the conversion.

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- The proposed residential townhouse project is not a condominium conversion, has no existing residential tenants, and is therefore not subject to this finding.

Architectural Design

The project is broken up into a series of 11 buildings. The contemporary design incorporates multi-colored, smooth stucco walls, hipped and gable roof designs, and articulated facades, with Spanish Revival-inspired elements such as reddish-brown concrete tile roofs, arched entries, decorative, painted tile, decorative light fixtures which resemble lanterns, and wood entry and garage doors. Tuscan-inspired elements are also incorporated into the design, such as a warm color palette, natural stone (brick) work, long, narrow vertical window, and wood awnings and window planter boxes. The surrounding neighborhood contains an eclectic mix of architectural styles, where no one type of style is dominant.

Building heights will slightly vary but all buildings are in compliance with the maximum 36-foot height limit of the R-3 Multi-Family Residential District. At buildings 1, 2, 3, 4, 5, 7, and 9, the highest midpoint between the eave and the ridge including 8" of exposed foundation is just over 34'-9". DCMC Section 17.040.010 defines maximum height for buildings with hip or gable roofs as, "...the average height level between eaves and ridge..." The worst case grade at the garage side occurs at building 3 and slopes down 1.1' adding approximately 6-7" to the overall height bringing the overall building height up to approximately 35'-4". The highest ridge at 35'-6", just below the 36' height limit, occurs between buildings; (8 and 5), (7 and 9) and (8 and 10) where there is about a 1.5' difference in grade between the buildings. Buildings 6, 8, and 10, have a median roof height of 35'-1" with a similar grade condition as the buildings above yielding 35'-10", again just under 36'.

While there will be substantial grading required to prepare the site for development, the buildings will generally follow the natural contour of the site, terracing up the slope as you move from north to south on the east side of the site. Earth tones in softer tan, august moon, and wheat penny will ensure the development blends in with the natural color palette of the surrounding topography, and is similar in color scheme to newer development along Lausanne Avenue.

The project site is very visually prominent, and can be seen from several off-site public vantage points, presenting a challenging design exercise to ensure appropriate site and building treatment while seeking to meet developer project objectives. The most prominent of these vantage points will be to eastbound traffic on John Daly Blvd., as it reaches the intersection of Mission Street; southbound traffic on Mission Street, as it reaches the same intersection; and the intersection of Crocker Street and Hanover Street, on the east side of the project.

Photo simulations (Attachment D) illustrate how the proposed development will appear from these intersections. In response to the prevailing topography of the site, the applicant's development plan utilizes a series of stepped retaining walls situated below and adjacent to the proposed 11 buildings.

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Because the development will have a strong visual presence, it is important to ensure that high quality design is executed at this site.

- *Commission Crump expressed support for the architectural design and interior layout of the units.*
- *Commissioner Bautista questioned whether the project incorporated any sustainability/green building measures into the design. The applicant replied that their buildings will be Energy Star rated and green point rated.*
- *Commissioner Bautista questioned the construction timeline. The applicant indicated their hope was to break ground in the fall of 2012 and complete the project by 2014.*

Site Retaining Walls

Site retaining walls will be located along the perimeter of the development site, both on the upper portion, accessed from Peoria Street and Lausanne Avenue, and on the lower portion, accessed from Chelsea Court. The site retaining wall locations are most clearly illustrated on sheet C5, where the heights of the respective wall sections are illustrated, along with their locations. The series of retaining walls will range in height from 1 foot to 21 feet and will provide a range of setbacks from the residential buildings between 0 feet (northeast corner of Building 6) and 14 feet (adjacent to southeast corner of Building 8). Several sections of retaining walls will be immediately adjacent to property lines, such as the southeast corner of the site, and the northwest corner of the site. In these locations, the applicant will be constructing soldier pile walls, which will not require soil nails that would cross property lines. This is critical because the southeastern portion of the site is adjacent to the boundary of the San Bruno Mountain Habitat Conservation Plan Area (HCP), and the northwestern corner of the site is adjacent to three single family residential lots. If typical shotcrete walls that utilize tie backs or soil nails were proposed, the applicant would have to obtain easements from the adjacent property owners as well as go through a separate review process with the County of San Mateo for the portion of the encroachment into the HCP area. Once completed, the soldier pile wall will look like any other cast in place retaining wall. The walls will be architecturally treated by using sculpted and stained shotcrete, to resemble natural rock. Stain colors may vary and staff is recommending a condition of approval that the applicant propose a complementary color palette that is compatible with the natural topography of the site and that of adjacent properties.

Block wall retaining systems or Keystone walls, as they are also called, are used throughout the development site. In terms of site visibility, the block walls on the northern portion of the property will be highly visible from the aforementioned intersections. Large shrubs will be planted on the uppermost tier of retaining walls, while smaller shrubs and vines will be planted on subsequent wall levels, moving down the hillside. The photo simulations (Attachment D) illustrate how the walls are anticipated to look one year and three years after completion. Wall details are best illustrated on the preliminary landscaping plan, where there are photo examples of what the respective walls will look like, as well as planting details for the wall systems. As all newly installed landscaping takes

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time to mature, the walls have the potential to look rather stark and exposed for the first year following installation, and then somewhat softened in appearance after landscaping begins to mature. A condition of approval has been added to address yearly landscaping inspections to ensure the landscaping is maturing appropriately for the first five years following installation.

- *Commissioner Lubiano raised concerns about hillside stability and referenced correspondence from Calvin Wong, property owner of 19 Chelsea Court. Pat Stevens, the project civil and geotechnical engineer for the proposed project, stated that erosion control problems do exist currently on the site; however, the retaining walls proposed for the site will eliminate the existing erosion problems. Commissioner Kelly asked the applicant to confirm that nothing is currently being done to mitigate drainage problems that currently exist on the site and the applicant confirmed.*
- *Concerns were raised by speakers regarding potential damage to the reservoir as a result of the construction of the retaining walls on the southeast portion of the site as well as general slope stability as a result of the construction of the retaining walls.*
- *Commissioner Bautista questioned whether there were any special seismic conditions required for the retaining walls and wanted to ensure that the design of the respective walls were specific to the project and specified on the Final Map.*
- *Commissioner Kelly expressed concerns regarding construction noise and reminded the applicant to adhere to the city's ordinance regarding working hours. Commission Kelly also recommended that the applicant provide contact information to the neighborhood prior to commencement of any site work and that it remain available throughout the duration of construction.*
- *The project applicant, Ray Panek, stated that they had worked with staff to address the challenges associated with development of the site. He stated that they had done their best to minimize the height of the walls. Mr. Panek also indicated that they would make available the contact information for the project superintendent during construction for any complaints.*

Staff researched Code Enforcement history regarding drainage issues along Peoria Street and found no history of calls for service from residences along Peoria Street regarding this issue.

Landscaping

The City's landscaping ordinance promotes efficient water use in new and rehabilitated landscaping by using proper design and management, efficient irrigation equipment and techniques, low water use plant materials, and the use of mulches and soil improvement materials, while limiting high water use areas. The applicant has submitted a landscape plan with a proposed plant and tree palette for the project which will incorporate an underground irrigation system that will be designed to

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make efficient use of water through conservation practices. During the building permit submittal process, a more detailed plant and tree palette will be created, based on results of the soil reports and recommendations for materials that will be most appropriate to the specific project site. All plant material selections were selected from the “Water-Conserving Plants and Landscapes” by the East Bay Municipal Utility District (EBMUD) and WULCOS Project “Water-Use Classification of Landscape Species” California Department of Water Resources. EBMUD’s Water Conserving Plants and Landscapes is a book that features more than 650 native Californian and Mediterranean plants suited to the climate and microclimates found throughout much of California and the West.

Canopy trees are proposed to border a majority of the site, as well as additional trees proposed for interior portions of the site, along common space areas and the guest parking area. The natural landscape will remain in its natural state for a majority of the site, where feasible. Ground cover options and No Mow fescue are proposed for areas adjacent to the retaining walls at the eastern boundary, that will provide a low-maintenance, natural looking landscape. Pedestrian walkways will be accented by smaller scale trees, and seating areas will contain accent paving, and decorative benches. Larger scale, upright trees will be used to screen the primary entrance gate at Lausanne Avenue, along the southwestern portion of the site. Permeable accent entry paving anchored at the primary entrance at the southwest of the site, accent paving along pedestrian walkways, and “street” trees lining the pedestrian walkways, imparts a sense of place within the site.

Several biotreatment areas are illustrated on Sheet C7 of the plan set, while Sheet C8 calculates the total area to meet the requirements of the Municipal Regional Permit (MRP). Bioretention areas are landscaping features adapted to treat stormwater runoff from a development site. They function as soil and plant-based filtration devices that remove pollutants through a variety of physical, biological, and chemical treatment processes. Bioretention areas will detain low flows of runoff, are low maintenance and reliable once established, and can act as a landscaping feature, such as the ones proposed. The actual functional design of the bioretention area will be prepared by the project civil engineer and will accompany irrigation plans upon submittal of the construction set for building permits. A third party reviewer will be plan checking the ultimate design to ensure compliance with the MRP.

The selection of appropriate, native plants will utilize the natural conditions of the Bay Area watershed and encourages Bay-friendly practices that foster soil health, conserve water, and reduces waste and prevents pollution. In an attempt to ensure that all new landscaping installed in the City not only complies with the Municipal Code, but also follows a progressive best management approach to landscaping techniques, proposals are reviewed for conformance with the Bay-Friendly Landscape Guidelines. The plant and tree palette is conceptual in nature at this point, therefore staff is recommending a condition of approval that would require the final plant and tree palette to be in compliance with the recommendations in the Bay-Friendly Landscape Guidelines and the EBMUD guidelines, as well as the soil specifications for biotreatment systems, as detailed in the amended MRP. This will ensure the appropriate use of plants that match the microclimate and soil conditions of the site, selection of plants that can grow to their natural size in the space allotted to them, and will avoid the planting of invasive species.

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- *Commissioner Crump wanted to ensure that the plant palettes matched the HCP and that there would not be any invasive species planted. Commissioner Crump indicated that Low Mow fescue has been quite successful at the Crown Colony development.*

The applicant will be required to establish a home owners association (HOA) for the purpose of infrastructure maintenance, building maintenance, landscape maintenance, and parking enforcement. The HOA membership will consist of all residential parcel owners and will be professionally managed.

Subdivision Requirements

Pursuant to Section 66474 of the Subdivision Map Act, a legislative body of a city or county may approve a subdivision map if it makes the following findings:

1. The proposed subdivision and/or design or improvement must be consistent with applicable general and specific plans.
 - The site is designated as Low Density Residential, which allows for a maximum of 14.5 dwelling units per net acre. The proposed project will result in a density of 13.44 dwelling units per acre. The density and intensity of the project is consistent with other similar projects in the surrounding vicinity.
2. The site must be physically suitable for the type and density of the proposed subdivision.
 - The subject site is currently situated at the western termini of Peoria Street and Wellington Avenue (paper street), the northern terminus of Lausanne Avenue and the southern terminus of Chelsea Court, which is characterized by a mixture of multi- and single-family residential, and service commercial uses in the near vicinity. Given the size and shape of the subject property, together with adjacent land uses, a low-density residential development consisting of 66 townhouses, is the highest and best use of the subject property.
3. The design of the proposed subdivision or improvements must not cause substantial environmental damage or injure fish or wildlife or their habitat.
 - Staff has determined that the proposed townhome subdivision will not cause significant environmental damage or injure fish, wildlife, or their habitat, given the mitigation measures identified in the Mitigation Monitoring Plan. The proposed project would be constructed in a fully urbanized area on a previously disturbed site that contains no protected or unprotected habitat. Based on the Initial Study prepared, it has been determined that there is no substantial evidence, in light of the whole record that the project

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may have a significant effect on the environment, given the mitigation measures identified in the Mitigation Monitoring Plan and therefore a Mitigated Negative Declaration (Attachment B) will be prepared per CEQA.

4. The design of the proposed subdivision must not cause serious public health problems.
 - The proposed project consists of 11, three-story buildings consisting of 66 residential townhouse units, all of which would be subject to Building Code requirements that set forth minimum safety standards for new construction. Other City and State regulations will assure that public health is not at risk.
5. The design of the proposed subdivision or improvements must not conflict with any easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
 - There are two known easements existing on the property owned by Pacific Gas & Electric Company (PG&E) for two gas pipelines. The applicant is working with PG&E to have the utility quitclaim the easement to the applicant (KB Home). Without the abandonment of this easement, the proposed subdivision or subsequent construction would not be possible. The applicant is moving forward with full understanding that unless PG&E vacates this easement through quitclaim or other means, the Final Map submittal will not be accepted by the City of Daly City. A condition of approval has been added to address this issue. The project would occur exclusive of the public right-of-way and no new easements or encroachments are known to be required at this time.

Utility Providers

The subject property is located within a fully urbanized area with all public services capable of serving the new lots. The City of Daly City has agreed to service the subject development, upon submittal of modeled water analysis by the applicant, illustrating the existing system can meet the demands of the project. Any upgrades in the system deemed necessary will be the applicant's responsibility. Conditions of approval have been added to address this issue. Utilities to serve the project are in place or will be in place prior to construction, within either the Lausanne Avenue, Peoria Street or Chelsea Court public right-of-way and will have the capacity to accommodate additional units. These include electrical, water, sewer, and the availability of telephone service and access to public streets.

<i>Utility</i>	<i>Provider</i>
Water, Sanitary Sewers, Storm Drains	City of Daly City
Gas & Electric	PG&E

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Telephone	Pacific Bell
Cable Television	Astound! Cable Services
Fire/Police Protection	North County Fire Authority/City of Daly City

Fiscal Analysis & Impacts

The proposed project consists of the entitlements Major Subdivision, Zone Change, Use Permit, and Design Review for the construction of a new 66-unit residential townhouse development. Prior to project completion, the project applicant will be required to pay park in-lieu fees, building permit, plan check, and AB 1600 fees to the City. Upon sale of the residential properties, the future owners will pay property tax to the County, a portion of which is distributed to the City. The addition of the residential project to the subject project would add an incremental demand for City services. Per the Parkland Dedications Ordinance, park in-lieu fees would be required for park or recreational purposes.

- ***Ping Hsu, property owner on Lausanne Avenue, raised concerns about infrastructure improvements that should be required as part of the development and stated that a project should benefit the community. Staff responded that the developer would be required to make necessary improvements to infrastructure, consistent with city standards, in addition to paying park in-lieu fees, building permit fees, and AB1600 fees.***

ENVIRONMENTAL ASSESSMENT

Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has, after the completion of an Initial Study, determined the project will not have a significant impact on the environment, given the mitigation measures outlined in the Mitigation Monitoring Plan. On February 7, 2012, the Planning Commission affirmed the environmental assessment. The Mitigated Negative Declaration prepared for the project is attached and recommended for City Council adoption.

FINDINGS

The Planning Commission finds that the proposed Major Subdivision SUB-7-11-4269, Zone Change ZC-10-11-4681, Use Permit UPR-7-11-4270, and Design Review DR-7-11-4272 are in accordance with Chapter 17 of the Daly City Municipal Code. Approval of the proposed project will not be detrimental to the health, safety, morals, comfort and general welfare of persons residing or working in the vicinity. The proposed project would not be injurious or detrimental to property and improvements in the neighborhood or result in substantial environmental damage or disturbance, given the mitigation measures outlined in the Mitigation Monitoring Plan. These findings are based in part on the following facts:

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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 February 7, 2012; notice of said hearing was by newspaper publication, and posting and first class mailing to property owners within 300 feet of the site, on January 27, 2012.
2. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the City Council set time and place to conduct a public hearing on March 26, 2012; notice of said hearing was by Council action of setting time and place at a public hearing held on February 27, 2012, posting in newspaper publication on March 16, 2012, and first class mailing to property owners within 300 feet of the site on March 16, 2012. The City Council approved a continuance request by the applicant, to the hearing on May 14, 2012. The City Council approved a second continuance request by the applicant, to the hearing on May 29, 2012. The City Council intended to conduct a public hearing on July 9, 2012; notice of said hearing was by newspaper publication on June 24, 2012 and posting and first class mailing to property owners within 300 feet on June 14, 2012. The City Council approved a continuance request by the applicant, to the hearing on August 13, 2012.
3. Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and, based on the Initial Study prepared, has been determined that there is no substantial evidence, in light of the whole record that the project may have a significant impact, given the mitigation measures outlined in the Mitigation Monitoring Program and therefore a Mitigated Negative Declaration will be prepared per CEQA.
4. The project will minimize the risk to existing public improvements and adjacent private property by providing controlled stormwater runoff from the site to City facilities in full compliance with Order R-2 NPDES Permit No. CAS612008 and Order No. 2010-0014-DWQ, NPDES No. CAS000002, the statewide National Pollutant Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit.
5. The site is physically suitable for the type of proposed development. The R-1 Single Family Residential portion of the site is designated as Low Density Residential (2.1-14.5) du/ac. The proposed zone change from R-1 Single Family Residential to R-3 Multiple Family Residential will result in consistent zoning for the site. The proposed project will result in a density of 13.44 dwelling units per acre. The density and intensity of the project is generally consistent with other similar projects in the immediate vicinity.
6. The proposed development provides ample parking for residents by providing 153 off-street parking spaces, where only 132 are required. The project is expected to generate 27 a.m.-peak period vehicular trips and 43 p.m.-peak period vehicular trips. This volume of these trips is not considered a significant impact to the adjacent street network.

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7. The proposed development is consistent with Objective 6 of the Land Use Element of the General Plan, which encourages a pattern of residential land use which provides for a variety and balance of densities and offers opportunities for a mix of dwelling and tenure types.
8. The site is physically suitable for the type and density of the proposed development. The parcels are adjacent to fully urbanized areas with all public services capable of being extended to the new development. Within the project site area, there is predominantly a mix of residential and commercial uses.
9. The proposed townhouse project has been designed in accordance with the Daly City Zoning Ordinance. There exists no evidence in the public record to demonstrate that the project would be detrimental to the public health, safety, and general welfare.
10. The project complies with applicable provisions of Design Review Section 17.45 of the Zoning Ordinance.
11. The proposed development provides ample parking for residents by providing 153 off-street parking spaces where only 132 spaces are required.
12. Prior to construction, the applicant will pay fees that mitigate the potential impacts caused by the project related to schools, public facilities, and public utility connection fees.
13. Architectural considerations have been incorporated in order to ensure the general compatibility of this development with the character of other adjacent buildings. These considerations include, but are not limited to, the character, scale and quality of the design, the architectural relationship with the site and other buildings, building materials, and colors.

CONDITIONS OF APPROVAL:

The Planning Commission recommends approval of Major Subdivision SUB-7-11-4269, Zone Change ZC-10-11-4681, Use Permit UPR-7-11-4270, and Design Review DR-7-11-4272, and Adoption of Environmental Assessment CEQA-7-11-4271 (Mitigated Negative Declaration) based on the following conditions as specified by each Department and Division. The applicant shall comply with these conditions prior to or in conjunction with any building permit issuance for the proposed improvements.

A. DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

1. The applicant shall file a declaration of acceptance of all conditions with the City Clerk within thirty (30) days of Council approval. Until said Declaration is filed, the permits shall not be valid for any purpose.

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2. The project shall be valid only in conjunction with detailed plans submitted as attached, with this project. Any modifications required, due to the Conditions of Approval and minor changes to the plan, must be approved by the Planning Division. Major site or architectural modifications shall be treated as an amendment and shall be subject to review of the Planning Commission and City Council.
3. The project shall conform to all applicable the City of Daly City General Conditions of Approval.
4. The applicant shall submit a stormwater management plan that illustrates full compliance with Section C.3 of Order R-2 NPDES Permit No. CAS612008. The project must comply with Order No. 2010-0014-DWQ, NPDES No. CAS000002, the statewide National Pollutant Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit.
5. Per the 2010 California Building Code, upon submittal for building permit, residential structures that are to be located in areas where the CNEL exceeds 60 db, the applicant will be required to provide an acoustical analysis report, that shows topographical relationships of noise sources and dwelling sites, identification of noise sources and their characteristics, predicted noise spectra and levels at the exterior of the proposed dwelling structure considering present and future land usage, basis for the prediction, noise attenuation measures to be applied, and an analysis of the noise insulation effectiveness of the proposed construction showing that the prescribed interior noise level requirements are met.
6. Compliance with DCMC Section 17.47.100 is required, and subject to all requirements in DCMC Chapter 17.47 Inclusionary Housing.
7. The applicant will be required to pay park-in-lieu fees, in compliance with DCMC Chapter 16.30 Parkland Dedications. Per DCMC Section 16.30.040.A, the required dedication in the specific case is 0.63 acres. Per DCMC Section 16.30.060, the in-lieu fee shall be based upon said dedication requirement. Per DCMC Section 16.30.090, in-lieu fees are required to be paid to the City of Daly City, prior to approval of the Final Map. The project is subject to full compliance with DCMC Chapter 16.30 Parkland Dedications.
8. The applicant shall survey all property boundaries and adequately protect all property boundaries, especially the northwest and southeast portions of the site during grading and construction, so as not to encroach onto neighboring properties. Any encroachment during grading or construction activities will result in the halting of all site activity until proper easements have been obtained by affected property owners. This condition is similar to Mitigation Measure 2, where adequate protection must be ensured along the southeastern corner of the property.
9. Decorative trash, recycling, and green waste receptacles shall be provided in common open space areas. Receptacles must be pre-approved by Allied Waste prior to submitting location

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and number plan to the City. The number and location of said receptacles shall be subject to approval by the Director of Economic and Community Development.

10. A maintenance plan for on-site litter control shall be submitted by the applicant and approved by the City. The litter control maintenance plan shall include provision for on-going maintenance required for the project use. The maintenance plan shall be incorporated into the CC&R's for the project. The maintenance plan shall include the following standards: The entire development area shall be maintained in a neat, safe, and healthful condition. The applicant shall prepare an agreement to implement a weekly litter cleanup plan for all open areas, planters and public sidewalks adjacent to the development. This plan shall include the coordination of disposal of waste and recycling in receptacles located in common open space areas. All waste materials generated by the development, such as cardboard boxes, skids, garbage, litter, etc., must be stored in private receptacles for disposal. No waste material shall be visible at any time. All enclosures should be kept clean and free of odor at all times.
11. Site lighting shall be provided in common open space areas and shall be illustrated on final landscaping plans submitted for building permit. Site lighting shall be directed downward to protect adjacent residential neighborhoods from glare, yet provide safety for residents utilizing the common walkways and open space areas. Site lighting shall be subject to the approval of the Director of Economic and Community Development.
12. The applicant must submit evidence of abandonment of easements owned by PG&E on the subject site, prior to or in conjunction with, Final Map submittal.
13. Annual inspection of the landscaping shall be conducted for the first five years following construction completion to ensure the landscaping, especially along retaining walls on the northern portion of the site, are adequately maturing in a healthy manner. Should plants be determined to be significantly deficient in growth or health, additional landscaping shall be required to compensate for the lack of vegetation. Annual inspections shall be conducted by the Planning Division. A point of contact within the HOA shall be established to coordinate said annual inspections, and the HOA shall retain responsibility to maintain and, as necessary per the direction of the City, replace landscaping or enhance site and retaining walls.
14. The applicant shall propose a complementary color palette for the shotcrete retaining walls proposed for the site that is compatible with the natural topography of the site and that of adjacent properties, subject to approval by the Director of Economic and Community Development.
15. The applicant shall provide adequate pedestrian linkages from the project site to all rights-of-ways.

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16. The applicant shall submit a detail of the primary and secondary entry gates for the site. Said design is subject to approval by the Director of Economic and Community Development.
17. The applicant shall establish a home owners association (HOA) for the purpose of infrastructure maintenance, building maintenance, landscape maintenance, and parking enforcement. The HOA membership shall consist of all residential parcel owners. The HOA shall be professionally managed and the HOA bylaws and initial annual operating budget shall be reviewed and approved by the Planning Division prior to submittal to the California Department of Real Estate.
18. Prior to the recordation of a Final Map, the developer shall submit a maintenance plan, which clearly specifies methods and standards for performance of common responsibilities and maintenance for all common areas and equipment and fees to be assessed for such purposes. The maintenance plan shall include a budget acceptable to the City for major repairs and extraordinary expenses.
19. The developer shall submit to the City Attorney, for review and approval, a copy of the covenants, conditions, and restrictions (CC&Rs) that will apply to the development prior to recordation of the Final Map.
20. The applicant shall record cross access and cross maintenance easements between all townhome owners on the subject site. All easements and associated language shall be submitted to the Planning Division for review and approval prior to recordation.

B. DEPARTMENT OF PUBLIC WORKS

21. Lausanne Avenue, Peoria Street and Chelsea Court connections shall be designed as street extensions (full width) and include pedestrian facilities.
22. Lausanne Avenue improvements shall include the improvement of Lausanne Avenue south of the project site to current City standards and allow for the removal of the loop access easement.
23. Conform to the "City of Daly City General Conditions of Approval: Use Permits, Variances, Design Reviews, Planned Developments, and Subdivisions" dated 1999.
24. Provide a soil report in conjunction with the proposed grading and land disturbance plans. Soil report to evaluate impact of dewatering and varying underground water table on surrounding subdivisions.
25. Provide street lighting system layout per city standards.
26. Provide minimum road turning radii to satisfy concurrent fire engines and other emergency vehicle requirements.

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27. Maintain safe “site distance” for vehicles backing out of garages and for vehicles making the 90 degrees turn on the driveway from the Peoria Street alignment around building No 2.
28. Provide an energy dissipating structure for storm drain runoff prior to its discharge to City main.
29. Provide for periodic clean out of debris from the detention pipe of the storm drain system.
30. Existing and proposed utility easements and lines are not shown on the site and grading plans. Retaining walls and other structures are not permitted within utility easements or over utility lines.
31. If the access to the development on Lausanne Avenue is controlled or gated the existing turn around must be preserved to permit vehicles not admitted into the subdivision to turn around and go back.
32. The soil report must address the impact that the site grading may have on the neighboring developed areas. For instance the dewatering associated with major cuts can result in differential settlements of adjacent structures with partial foundations on compressible materials.
33. The typical street A Section on sheet C-4 does not add up to 26 feet as marked. Revise sheet accordingly per City Standard Drawing S-25.
34. Provide ADA ramps for access to path between buildings 5 and 7 and from Peoria Street.
35. Provide ADA ramps connecting paths between buildings 9 and 10.
36. All storm drain facilities required shall be designed for at least a 10-year storm frequency, with duration of two (2) hours, including the required storm water detention facilities. The on-site drainage system shall be designed to detain on-site all flows in excess of the existing flows during a ten year (2-hour) frequency storm. The flow rate entering City's storm drain system shall not exceed the pre-development condition. The detention basin shall be designed to receive water only during peak flows. Normal dry weather flows should remain in the storm drain pipes, bypassing the detention system. Parking area runoff shall be directed through an hydrocarbon filtration system prior to entering the City storm drain system. The cost of all required on and off-site improvements shall be borne by the developer.
37. Stormwater study: Methodology shall conform to City Design Standards. Discharge Rate shall be calculated at the point of connection to City's System. The provided discharge, after detention, does not take into account the pipelines and connections downstream of the proposed storage basin at the upper development site, flowing down the steep slope and connecting to City's system on Chelsea Court.

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38. Retaining walls shall not be constructed within public rights of way or easements. Any retaining wall supporting or adjoining a City Street or emergency access easement shall be designed for a useful service life of no less than 100 years. Retaining walls built outside but adjacent to any public street right of way or emergency access easement shall require a deed restriction on the property requiring immediate repairs and property maintenance of soil retaining structures at all times and authorizing the City to undertake any required corrective work at property owners full cost. Retaining walls and other grading improvements shall be designed with adequate consideration and provisions for easy future maintenance.
39. All improvements, including on- and off-site improvements, and all public service and utility facilities required to serve the project, shall be completed by the applicant, or shall be incorporated into an Improvement Agreement(s) before issuance of a Building Permit. The improvements shall be consistent with the plans approved by the City Engineer and the Conditions of Approval. All construction shall meet the latest California Building Code, California Fire Code, Daly City Municipal Code and the City Standard Specifications and Drawings. Securities for all required improvements, and applicable fees and charges, shall be submitted with the Building Permits, or submission of the development agreement for approval. The applicant shall obtain all required permits before commencing work. All required improvements shall be constructed at no cost to the City except where specifically agreed to by the City under the provisions of a written agreement. Grading and improvement plan review and approval by the City Engineer are required before any City Permit is issued. The improvement plans shall include details for on-site and off-site improvements for vehicular and pedestrian access, parking, traffic signs and markings, utility service connections, modifications and extension of the City's sewer, water, storm drain, safety lighting, landscaping, and other public service facilities. Said improvements shall conform to Daly City and affected Agency's standards. Plans shall be accompanied by all required calculations and studies including geotechnical and impact studies to justify design. Submit photo-mylar reproducible (24" x 36"), electronic files (to City AutoCAD Standards) and blueprints as required for City's inspection and filing before permits are issued for construction of improvements. All required improvements shall be constructed at no cost to the City. All improvements shall be completed and functioning and as-built record plans of all improvements submitted in a form acceptable to the City before any occupancy permit is issued or public service improvements are accepted by the City for maintenance.
40. The sanitary sewer system downstream of the development shall be evaluated to ascertain adequate capacity to accept flows from the existing and future developments to the satisfaction of the City Engineer and Department of Water and Wastewater Resources. Developer may be required to undertake capacity improvements of the downstream system to provide required capacities. The cost of all required on and off-site improvements shall be borne by the developer.

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C. DEPARTMENT OF WATER AND WASTEWATER RESOURCES

41. The applicant shall provide the estimated water demand in MGD.
42. The applicant shall provide modeled analysis of the existing Daly City water system to determine if the system can provide the domestic needs of the project and if the system can provide the fire flow required by the Fire Code. The City's consultant, Brown and Caldwell has current information on the Daly City water system. All costs associated with the development of the model shall be borne by the applicant.
43. All costs associated with any necessary water and sewer infrastructure improvements required to serve the development shall be borne by the applicant.
44. The water system shall be fed from two locations and shall be looped. No dead end mains will be permitted.
45. Water system shall be designed in accordance with the water model performed by the City's consultant Brown and Caldwell. The water model and consultant's report shall be submitted to DWR for review prior to approval of the tentative map. Reconfiguration of the water system portrayed on the submitted plan may have impact on the PUE provided. Submit Brown and Caldwell Water Study.
46. Water system shall be designed in accordance with the water model performed by the City's consultant Brown and Caldwell. The water model and consultant's report shall be submitted to DWR for review prior to approval of the tentative map. Reconfiguration of the water system portrayed on the submitted plan may have impact on the PUE provided. Submit Brown and Caldwell Water Study.
47. Applicant shall bear the costs of all sewer improvements required as a result of the City's review of the sewer study performed as a requirement for this project.
48. Applicant shall bear all costs associated with all improvements required as a result of the Brown and Caldwell water model/ study.
49. On- and off-site sewer improvements shall be designed in accordance with the Daly City review of the sewer system study performed by the applicant. All costs associated with any improvements shall be borne by the applicant.

D. FIRE DEPARTMENT

50. Fire hydrant - additional fire hydrant(s) required.
51. Fire sprinklers required throughout development per code and ordinance.
52. Fire flow shall meet Fire Code requirements.

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- 53. Fire apparatus access shall meet code requirements along with NCFA specs (width, weight restrictions, slope, turning radius, etc.).
- 54. Key box for gate access required.
- 55. Fire flow requirements based on largest structure.
- 56. Fire alarm as required - install fire alarm in accordance with NFPA 72.

E. BUILDING DIVISION

- 57. Assumed property lines between buildings shall be provided to check for fire rating and limiting wall or roof projections.
- 58. The project is subject to California Green Building Code and Daly City Green Building Program.
- 59. To establish feasibility of proposed tentative map, all site retaining walls, grading, compaction, backfill slope, and associated drainage need to be designed in accordance with governing code provisions. Provide site specific engineering analysis and design of earth retaining structures assigned to seismic design category "E" complying with CBC 1832.5.1 and ASCE7-05 sections 15.6.1 and 11.8.3. Determine adequacy of retaining wall resisting and added lateral pressure due to earthquake shaking where applicable.
- 60. Where gravity wall such as keystone, Allan Block and etc. are used, provide engineering design to established required geogrid length behind retaining wall and distance to property line. Terrace retaining walls shall include required terrace distance based on manufacturer's design and specification.
- 61. Project requires that an alternate setback and clearance request shall be submitted for review and approval together with a geotechnical investigation report to demonstrate that the intent of California Building Code section 1808.7 (Foundation Walls, Retaining Walls and Embedded Post and Poles) would be satisfied. (Refer to California Building Code Section 1803.5.10 and 1808.7.5

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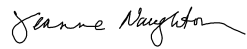
PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommends the following to the City Council:

1. Adopt the Findings as outlined herein;
2. Adopt the Mitigated Negative Declaration prepared for the project;
3. Approve Major Subdivision SUB-7-11-4269, Zone Change ZC-10-11-4681, Use Permit UPR-7-11-4270, Design Review DR-7-11-4272, and Environmental Assessment CEQA-7-11-4271, 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



Brian Millar
Director of Economic & Community Development

Attachments

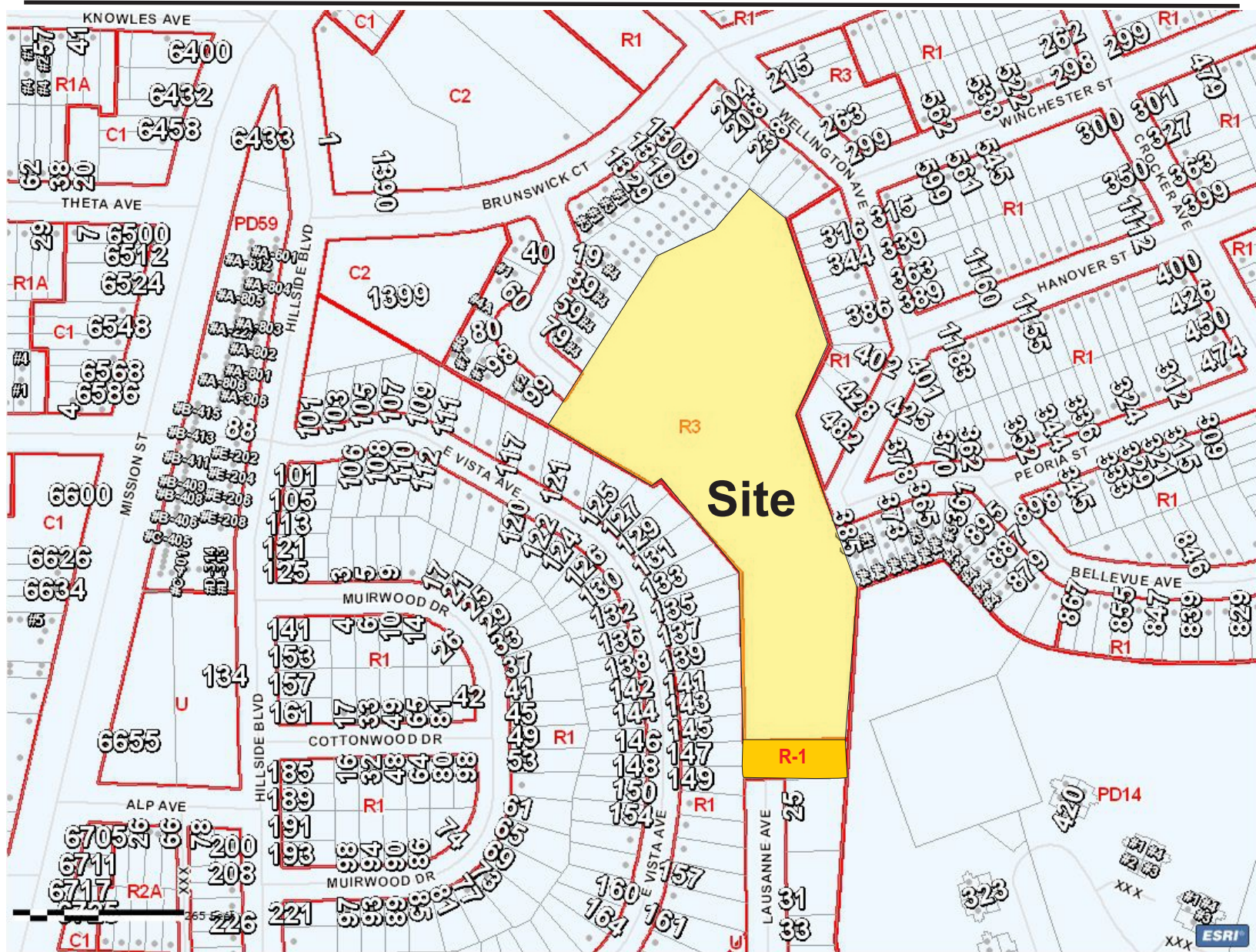
- Attachment A – Location Map
- Attachment B – Mitigated Negative Declaration, Mitigation Monitoring Program
- Attachment C – Inclusionary Housing Plan
- Attachment D – Photo Sims
- Attachment E – Tentative Map, Project Plans
- Attachment F – Correspondence
- Attachment G – Planning Commission Minutes 02/12/12 Meeting
- Attachment H – Wellington Residential Transportation Impact Analysis

LOCATION MAP



SUB-7-11-4269, UPR-7-11-4270,
ZC-10-11-4681, DR-7-11-4272,
CEQA-7-11-4271

Peoria St./Wellington Ave/Chelsea Ct.
66-unit Townhouse Development
City Council Review





City of Daly City

MITIGATED NEGATIVE DECLARATION

Planning Division
333-90th Street
Daly City, CA 94015
(650) 991-8033

The Planning Division of the City of Daly City, California has analyzed the project described below and has determined that the project will not have any significant adverse effects on the environment.

PROJECT DESCRIPTION

NAME: Peoria Street/Wellington Avenue/Lausanne Avenue/Chelsea Court townhomes (Major Subdivision SUB-7-11-4269, Use Permit UPR-7-11-4270, Zone Change ZC-10-11-4681, Design Review DR-7-11-4272 and Environmental Assessment CEQA-7-11-4271)

APPLICANT: KB Home
Ray Panek
6700 Koll Center Parkway
Pleasanton, CA 94566

OWNER: Private Capital Fund, LLC
4300 Stevens Creek Blvd. #275
San Jose, CA 95129

LOCATION: One parcel located at the western termini of Peoria Street and Wellington Avenue (paper street), the northern terminus of Lausanne Avenue and the southern terminus of Chelsea Court, Daly City

Assessor's Parcel Number: 003-211-310

DESCRIPTION: The applicant, Ray Panek of KB Home South Bay, Inc. is requesting approval for a Major Subdivision, Use Permit, Zone Change, and Design Review for the new construction of 66 residential townhomes.

The +/-4.91 acre project site consists of one parcel located at **the western termini of Peoria Street and Wellington Avenue (paper street), the northern terminus of Lausanne Avenue and the southern terminus of Chelsea Court**. Assessor's Parcel Number: 003-211-310 (Attachment A - Location Map).

The project site is currently undeveloped but has been disturbed in the past. Historical records indicate the site was utilized with quarry operations, that ceased to operate in the late 1940's and 1950's, in the north and central portions of the site, respectively. The site is surrounded entirely by existing development. The southernmost portion of the site, previously a separate parcel, was discovered to be zoned R-1, leaving the site with two zoning designations. The portion zoned R-1 is approximately +/- 9,400 square feet and appears to be a historically vacated right-of-way that was zoned R-1 upon vacation. At some point, this

parcel came under the same ownership as the rest of the site and the entire +/-4.91 acres are now under one parcel number. A zone change is therefore needed to re-zone the R-1 portion to R-3, to provide consistency on the zoning map and to allow the proposed development.

The project will include the construction/installation of any off-site infrastructure that may be necessary to adequately provide the subject property with municipal services.

FINDINGS

As documented in the accompanying Initial Study and Checklist, the proposed project will not significantly adversely affect the environment, either in the alteration of the site or by creating short- or long-term adverse impacts.

This Mitigated Negative Declaration was prepared in accordance with the provisions of the California Environmental Quality Act of 1970, as amended, and applicable guidelines. A hard copy of the Initial Study and Checklist and related materials may be obtained at the City of Daly City Planning Division, 333-90th Street, Daly City, CA 94015. All materials are also available in electronic format and may be obtained by submitting an email request to Jeannie Naughton, Associate Planner, at jnaughton@dalycity.org.

Prepared by:



Jeannie Naughton, Associate Planner

January 31, 2012



CEQA Environmental Checklist

PROJECT DESCRIPTION AND BACKGROUND

Project Title:	Peoria Street/Wellington Avenue/Lausanne Avenue/Chelsea Court Townhomes
Lead agency name and address:	City of Daly City 333 90 th Street ECD Department, Daly City, CA 94015
Contact person and phone number:	Jeannie Naughton Associate Planner 650.991.8035
Project Location:	One parcel located at the western termini of Peoria Street and Wellington Avenue (paper street), the northern terminus of Lausanne Avenue and the southern terminus of Chelsea Court, Daly City Assessor's Parcel Number: 003-211-310
Project sponsor's name and address:	KB Home Ray Panek 6700 Koll Center Parkway Pleasanton, CA 94566
General plan description:	Low Density (2.5-14.5 du/ac)
Zoning:	R-3 Multiple Family Residential District and R-1 Single Family Residential
Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.)	Major Subdivision, Use Permit, Zone Change, and Design Review for the new construction of a proposed 66-unit residential townhouse development
Surrounding land uses and setting; briefly describe the project's surroundings:	The project site is surrounded by predominantly single family residential development with some adjacent multi-family residential.
Other public agencies whose approval is required (e.g. permits, financial approval, or participation agreements):	None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

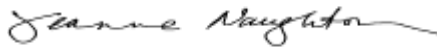
The environmental factors checked below would be potentially affected by this project. Please see the checklist beginning on page 3 for additional information.

☐	Aesthetics	☐	Agriculture and Forestry	☐	Air Quality
☒	Biological Resources	☐	Cultural Resources	☐	Geology/Soils
☐	Greenhouse Gas Emissions	☐	Hazards and Hazardous Materials	☐	Hydrology/Water Quality
☐	Land Use/Planning	☐	Mineral Resources	☐	Noise
☐	Population/Housing	☐	Public Services	☐	Recreation
☐	Transportation/Traffic	☐	Utilities/Service Systems	☐	Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation:

☐	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
☒	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
☐	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
☐	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
☐	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required

Signature: 	Date: 01.31.12
Printed Name: Jeannie Naughton	For:

CEQA Environmental Checklist

Dist.-Co.-Rte.

P.M/P.M.

E.A.

This checklist identifies physical, biological, social and economic factors that might be affected by the proposed project. In many cases, background studies performed in connection with the projects indicate no impacts. A NO IMPACT answer in the last column reflects this determination. Where there is a need for clarifying discussion, the discussion is included either following the applicable section of the checklist or is within the body of the environmental document itself. The words "significant" and "significance" used throughout the following checklist are related to CEQA, not NEPA, impacts. The questions in this form are intended to encourage the thoughtful assessment of impacts and do not represent thresholds of significance.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
I. AESTHETICS: Would the project:				
a) Have a substantial adverse effect on a scenic vista	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

Discussion of Evaluation: The proposed project consists of a Major Subdivision, Use Permit, Zone Change, and Design Review for the new construction of sixty-six residential townhomes.

The undeveloped site is a +/- 4.91 acre property situated at the western termini of Peoria Street and Wellington Avenue (paper street), the northern terminus of Lausanne Avenue and the southern terminus of Chelsea Court. The southernmost portion of the site, previously a separate parcel, was discovered to be zoned R-1, leaving the site with two zoning designations. The portion zoned R-1 is approximately +/- 9,400 square feet and appears to be a historically vacated right-of-way that was zoned R-1 upon vacation. At some point, this parcel came under the same ownership as the rest of the site and the entire +/-4.91 acres are now under one parcel number. A zone change is therefore needed to re-zone the R-1 portion to R-3, to provide consistency on the zoning map and to allow the proposed development.

Surrounding development consists of predominantly two- and three-story single and multi-family residential buildings along Peoria Street and Bellevue Avenue, one- and two-story single family residential buildings along Wellington Avenue, and Chelsea Court, and one- to three-story single family residential buildings along Lausanne Avenue. The proposed development will have varying building heights, ranging between averages of 34 feet to 36 feet as measured from finished grade, and several series of retaining walls varying in height from 1 to 21 feet in height.

The site is surrounded by urbanized residential uses and will most likely effect existing ocean and lake views for occupants of the multiple-family buildings on the southwest end of Peoria Street. Daly City Municipal Code does not however, have any protections for views and the design complies with the height requirements of the R-3 Multi-Family Residential District, so no mitigation measures are required. The proposal will retain a significant amount of pervious materials, which will enhance the aesthetic of the site and contribute toward retaining the existing rural-like visual character that exists on a portion of the project site. The proposed development will adhere to the R-3 Multiple Family Residential standards, including required setbacks and lot coverage. The project site is very visually prominent, and can be seen from several off-site public vantage points, presenting a challenging design exercise to ensure appropriate site and building treatment while seeking to meet developer project objectives.

The subject buildings represent excellent architectural detail and are subject to Design Review approval, wherein building and site design will be evaluated to ensure that all zoning standards are met. Because the development will have a strong visual presence, it is important to ensure that high quality design is executed at this site. The Planning Commission and/or City Council may wish to further discuss the proposed design concept during the public hearing process as part of the Design Review. The proposed townhome units are considered infill development in an existing fully urbanized residential neighborhood. The proposal is subject to CEQA review because of the Zone Change and to ensure there are no significant effects relating to traffic, noise, air quality, or water quality. No adverse visual impacts are anticipated.

Mitigation: None required.

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Discussion of Evaluation: The site is currently undeveloped and is completely surrounded by urbanized development. The project site does not fall under the definition of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as defined by the California Resources Agency. The site is categorized on the San Mateo County Important Farmland 2006 map, prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, as Urban and Built-Up Land. The proposed project would not convert farmland to non-agricultural use. There is no Williamson Act contract for the site.

The project site is not considered forest land as defined in Public Resources Code section 12220(g), or timberland as defined in Public Resources Code section 4526. The proposed development will not result in the loss of forest land or conversion of forest land to non-forest use. The site is considered an urban infill development site, surrounded by existing residential and commercial development in a fully urbanized area. The project does not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.

Mitigation: None required.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Bay Area Air Quality Management District (BAAQMD) adopted, *California Environmental Quality Act Air Quality Guidelines* in June, 2010 (Guidelines), to assist lead agencies in evaluating air

quality impacts of projects and plans proposed in the San Francisco Bay Area Air Basin (SFBAAB). The Guidelines provide BAAQMD-recommended procedures for evaluating potential air quality impacts during the environmental review process consistent with CEQA requirements. Furthermore, the Guidelines contain instructions on how to evaluate, measure, and mitigate air quality impacts generated from land development construction and operation activities.

Operational-Related Impacts: BAAQMD developed screening criteria to provide lead agencies and project applicants with a conservative indication of whether the proposed project could result in potentially significant air quality impacts. These screening levels are generally representative of new development on greenfield sites without any form of mitigation measures taken into consideration. In addition, the screening criteria do not account for project design features, attributes, or local development requirements, such as Green Building requirements, that could also result in lower emissions. For projects that are mixed-use, infill, and/or proximate to transit service, such as this project (approximately 1 mile to Daly City BART), emissions would be less than the greenfield type project that these screening criteria are based on. The screening criteria are found in Table 3-1 of the Guidelines; if all of the screening criteria are met by a proposed project, then the lead agency or applicant would not need to perform a detailed air quality assessment of the project's air pollutant emissions. Furthermore, by meeting all the criteria in Table 3-1, the project would not result in the generation of operational-related criteria air pollutants and/or precursors that exceed the *Thresholds of Significance* found in Table 2-2 of the Guidelines. Operation of the proposed project would therefore result in a less than significant cumulative impact to air quality from criteria pollutant and precursor emissions. The proposed project is a 66 dwelling unit residential townhouse infill development, located approximately 1 mile from Daly City BART and multiple bus routes located on Mission Street. Table 3-1 *Operational-Related Criteria Air Pollutant and Precursor Screening Level Sizes* lists a Condo/Townhouse, general (non-high-rise) development size of 451 dwelling units (ROG) as the Operational Criteria Pollutant Screening Size threshold; 78 dwelling units as the Operational GHG Screening Size threshold; and 240 dwelling units (ROG) as the Construction-Related Screening Size threshold. The proposed project meets all of the screening criteria listed in Table 3-1.

Community Risk and Hazard Impacts: To assist lead agencies in evaluating air quality impacts at the neighborhood scale, *Thresholds of Significance* have been established for local community risks and hazards associated with Toxic Air Contaminants (TACs) and Fine Particulate Matter (PM_{2.5}) with respect to siting a new source and/or receptor; as well as for assessing both individual source and cumulative multiple source impacts. The Guidelines recommend methods whereby local community risk and hazard impacts from projects for both new sources and new receptors can be determined based on comparison with applicable thresholds of significance and screening criteria and the Guidelines recommend mitigation measures for these impacts.

BAAQMD provides a Risk and Hazard Screening analysis process, to assist lead agencies in deciding whether there should be further environmental review. The process involves identifying emission sources within 1,000 feet of a project's fence line, conducting initial conservative screening, conducting advanced screening for more refined estimates, and conducting refined modeling analysis. Each step of the process either results in an assumption that the project will not have significant impact for risk and hazards and no further analysis is required, or the requirement to pursue the next step in the analysis process. If the risk and hazard estimates are not below the thresholds, after conducting the final step of refined modeling analysis, the project would have to implement risk reduction strategies.

There are three permitted emission sources within 1,000 feet of the project's fence line; the Daly City Fire Station at 18 Bepler Street, the Daly City War Memorial building at 6555 Mission Street and a dry cleaning business at 6379 Mission Street. After conducting initial conservative screening, by first identifying the estimated PM_{2.5}, cancer risk and hazard index values for the identified permitted sources and comparing the estimates against the CEQA single source thresholds, then looking up PM_{2.5}, cancer risk, and hazard index values for highways and major roadways based on the distance of the roadways from the project and whether the project is east/west or north/south of the roadway, the individual values were compared to the single source thresholds, and then all the sources' values within 1,000 feet of the project were summed and the total compared against the cumulative thresholds.

The Individual Project Thresholds of Risk and Hazards for new receptors is Compliance with a Qualified Community Risk Reduction Plan OR Cancer: >10 in a million; Increased Non-cancer risk: >1.0 Hazard Index (Chronic or Acute); and Ambient PM_{2.5} increase: >0.3 µg/m³ annual average. Both the Daly City Fire Station at 18 Bepler Street, and the War Memorial Building at 6555 Mission Street are sources that only include diesel internal combustion engines (emergency back-up generators) and may therefore utilize the BAAQMD's Diesel Multiplier Calculator to further refine the Cancer Risk. Refined modeling of both these sources brought the single source Cancer Risk to 0.207 in a million and 0.68 in a million, respectively. Both these levels are well below the 10 in a million single source thresholds. The Non-cancer risk for 18 Bepler Street and 6555 Mission Street is 0.023 and 0.007, respectively; and PM_{2.5} levels of 0.0108 and 0.0532, respectively. The dry cleaners located at 6379 Mission Street is a non co-residential dry cleaners and utilizes a Permac Closed-Loop, 30lb system on-site. These types of facilities must phase out use of permac by January 1, 2023. Therefore, the risk from these dry cleaners does not need to be factored in over a 70-year period, but instead should reflect the number of years per use will continue after the project's residents or other sensitive receptors (such as residents) take occupancy. Assuming the project is entitled in 2012 and construction completed by 2014 for occupancy, the refined modeling for the Cancer Risk from this source resulted in a value of 2.097 in a million, well below the 10 in a million threshold. 6379 Mission Street has a Non-cancer risk value of 0.007 and PM_{2.5} value of 0. All three of the permitted sources within 1,000 feet of the project's fence line are well below the single source thresholds.

The Cumulative Thresholds of Risk and Hazards for new receptors is Compliance with a Qualified Community Risk Reduction Plan OR Cancer: >100 in a million (from all local sources); Non-cancer: >10.0 Hazard Index (from all local sources) (Chronic); and PM_{2.5}: >0.8 µg/m³ annual average (from all local sources). Daly City has not prepared and adopted a Qualified Community Risk Reduction Plan so analysis was based on the latter criteria. Cumulative sums for the project resulted in Cancer Risk of 2.984 in a million (from all local sources); Non-cancer hazard index of 1.739; and PM_{2.5} of 0.105µg/m³. The construction-related thresholds for Risk and Hazards for new receptors are the same as the Operation Thresholds. All of the risk and hazard estimates were below the thresholds and based on this process, the proposed project can assume no significant impact for risk and hazards and no further analyses are needed.

Carbon Monoxide Impacts: The Guidelines contain a preliminary screening methodology that provides lead agencies with a conservative indication of whether the implementation of the proposed project would result in CO emissions that exceed the *Thresholds of Significance* shown in Table 2-1 of the Guidelines. The Guidelines state that a proposed project would result in a less-than-significant impact to localized CO concentrations if the following screening criteria is met: 1. Project is consistent with an applicable congestion management program established by the county congestion management agency for designated roads or highways, regional

transportation plan, and local congestion management agency plans; 2. The project traffic would not increase traffic volumes at affected intersections to more than 44,000 vehicles per hour; and 3. The project traffic would not increase traffic volumes at affected intersections to more than 24,000 vehicles per hour where vertical and/or horizontal mixing is substantially limited (e.g., tunnel, parking garage, bridge underpass, etc.). According to the *Wellington Residential Transportation Impact Analysis*, prepared by Hexagon Transportation Consultants, Inc. (October 19, 2011), the proposed project would not generate more than 100 net peak hour trips and therefore is consistent with the Congestion Management Plan and all of the aforementioned preliminary screening criteria.

Construction Related Impacts:

Construction-related activities are those associated with the building of a project. Construction activities are typically short-term or temporary in duration; however, project-generated emissions could represent a significant impact with respect to air quality and/or global climate change. The Guidelines provide a quantitative analysis, detailed in Chapter 8, that accompany construction-related assumptions and project-specific information assumed in CEQA analyses.

The first step in determining the significance of construction-related criteria air pollutants and precursors is to compare the attributes of the proposed project with the applicable *Screening Criteria* listed in Section 3.5.1 of the Guidelines. If all of the *Screening Criteria* are met, construction of the proposed project would result in a less-than-significant impact to air quality. If not, then construction emissions need to be quantified. The proposed 66-unit townhouse development did not meet all of the criteria, due to unknowns regarding exactly how much material transport (soil import/export) would take place during construction.

The second step in determining the significance of construction-related criteria air pollutants and precursors is to quantify the construction emissions. Staff utilized the BAAQMD's recommended URBEMIS (version 9.2.4) modeling program to quantify construction emissions for the proposed land use development project.

The third step in determining the significance is to compare the unmitigated emissions with the *Thresholds of Significance*. Following quantification of project-generated construction-related emissions via URBEMIS, the total average daily emissions of each criteria pollutant and precursor were compared with the applicable *Thresholds of Significance*. The project-level, construction-related threshold for reactive organic gases (ROG) is an average daily emissions (ADE) of 54 lb/day. Construction emission estimates modeled for 2012-2013 construction years for the proposed 66-unit townhouse project resulted in a combined unmitigated ROG of 6.23 lb/day. The project-level, construction-related threshold for Oxides of Nitrogen (NOX) is an ADE of 54 lb/day. Construction emission estimates modeled for 2012-2013 construction years for the proposed 66-unit townhouse project resulted in a combined unmitigated NOX of 11.22 lb/day. The project-level, construction-related threshold for respirable particulate matter with an aerodynamic resistance diameter of 10 micrometers or less (PM₁₀) is an ADE of 82 lb/day (exhaust). Construction emission estimates modeled for 2012-2013 construction years for the proposed 66-unit townhouse project resulted in a combined unmitigated PM₁₀ of 0.65 lb/day. The project-level, construction-related threshold for fine particulate matter with an aerodynamic resistance diameter of 2.5 micrometers or less (PM_{2.5}) is an ADE of 54 lb/day (exhaust). Construction emission estimates modeled for 2012-2013 construction years for the proposed 66-unit townhouse project resulted in a combined unmitigated PM_{2.5} of 0.59 lb/day.

The daily average emissions of construction-related criteria air pollutants or precursors of the proposed 66-unit townhouse development did not exceed any of the *Thresholds of Significance*,

and the project therefore, would result in a less-than-significant impact to air quality.

All *Basic Construction Mitigation Measures* will be included in the design of the project design and implemented during construction. The project will not include uses or activities expected to create any objectionable odors affecting a substantial number of people. The project will not result in any significant deterioration of air quality.

Mitigation: None required.

IV. BIOLOGICAL RESOURCES: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☒	☐	☐

Discussion of Evaluation: The undeveloped site is completely surrounded by existing development and lies adjacent to the northwestern boundary of the Reservoir Hill area of the San Bruno Mountain Habitat Conservation Plan (HCP).

A Biological Resources Analysis prepared by Olberding Environmental, Inc. in November, 2011 consulted sources for agency status information, including the USFWS (2011a, 2011b) for federally listed species and CDFG (2011a, b) for State of California listed species. Based on information from those sources, Olberding Environmental developed a target list of special-status plants and animals with the potential to occur within or in the vicinity of the Property (Attachment 2, Table 2 of Olberding Environmental, Inc. November 2011. *Biological Resources Analysis for the Wellington Property. San Mateo County, California*. Prepared for KB Homes South Bay, Inc., Pleasanton, California). Potential for occurrence of each special-status or protected plant and animal species was evaluated, by performing soils evaluation, botanical and wildlife surveys, and review of literature and data sources. Ten special-status plant species were identified by CNDDB as having the potential to occur on the Property based on the presence of suitable habitats and soil types as described in the CNDDB. However, due to the lack of recent occurrences in the area and marginal habitat types, most of these plants are presumed absent or unlikely to occur on the Property. Only two special-status plants were identified as having the potential to occur on the Property based on recent occurrences and suitable habitats. These include the San Francisco collinsia and seaside tarplant. Botanical surveys performed in April and October of 2011 resulted in a negative finding for these plants. The Olberding report concluded that there are no special-status plant species on the Property.

The applicant contracted with Live Oak Associates, Inc. (LOA) in the Spring of 2011 to ascertain if the previous results from a survey conducted in June of 2006 by Thomas Reid & Associates for special status butterflies known to occur regionally were in fact still valid (TRA 2006). Thomas Reid & Associates Environmental Sciences (TRA) prepared the San Bruno Mountain HCP for the County of San Mateo in 1982 and has been assisting the County with its implementation since that time. The previous analysis in 2006 evaluated the site for five special status butterfly species including the San Bruno elfin (*Callophrys mossii bayensis*: federally endangered); Bay checkerspot butterfly (*Euphydryas editha bayensis*; federally threatened); Mission Blue butterfly (*Plebejus icarioides missionensis*: federally endangered); Callippe silverspot butterfly (*Speyeria callippe callippe*: federally endangered); and monarch butterfly (*Danaus plexippus*: not state or federally listed, but considered a species of local importance). The 2006 analysis among other things, noted that the site was no longer in the range for the Bay checkerspot butterfly (this species has not been observed regionally since 1985 and is considered extirpated from the area). LOA states in their 2011 assessment that the, "tiny, sparse patch of *Plantago erecta* on the site could not possibly support a population of the checkerspot, nor are there additional resources on adjacent parcels." The survey conducted by TRA in 2006 stated there were no resources for the San Bruno elfin or the Callippe Silverspot butterfly, and the trees on site were not suitable habitat for monarch butterflies. LOA 2011 assessment further states that, "these three species are definitely absent from this site and have no potential resources here."

The survey conducted by TRA in 2006 was based on one single survey, conducted during the flight season of the Mission Blue butterfly. In addition to assessing the potential of the aforementioned three species to occur on or near the site, the applicant contracted with LOA in the Spring of 2011 to conduct a series of adult flight season surveys between May and June 2011 that strengthens inferences from the TRA 2006 analysis, regarding the presence/absence of the Mission Blue butterfly on this site. Twelve surveys were conducted within the expected flight period of the Mission Blue butterfly. LOA found that its absence from the subject site is demonstrated by a lack of evidence found during the well-timed twelve survey visits within the

Mission Blue butterfly's expected flight season. Furthermore, based on the initial assessment in 2006 and the resulting 2011 survey effort, LOA concludes that, "...the five species of butterfly considered in the original effort (TRA 2006) are in fact absent from the site. Site conditions remain unsuitable for these species and none of them, including the Mission Blue butterfly, were observed during this extensive survey effort."

There are no riparian habitats or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service located on the subject property, however, the San Bruno Mountain Habitat Conservation Area is adjacent to the subject property. The Biological Resources analysis prepared by Olberding in November 2011 states that the subject property contains no areas that exhibited positive indicators of wetland soils, hydrology or vegetation and that based on the results of their reconnaissance survey, the site lacked all criteria used by the US Army Corps of Engineers to determine wetland/waters status. The report goes on to say that there are no areas on the property which qualify as Corps regulated wetlands/waters.

There are no federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) that will be adversely affected through direct removal, filling, hydrological interruption, or other means, by the development of this project, as there are none present near this site.

This project will not interfere with the movement of any native resident or migratory fish, as there are none present on or near this site. The Biological Resources Analysis prepared by Olberding in November 2011 states that foraging habitat for the red-tailed hawk, red-shouldered hawk, barn owl, and great-horned owl exists throughout the Property in the form of annual grassland and conifer habitats. The Analysis also states that one raptor species was determined to have a potential to nest within the trees on the subject site based on suitable habitat types—the Red-Tailed Hawk. No raptor or songbird nests were observed on the site during the April 2011 survey. However, a nesting bird and raptor survey during the nesting season is recommended to be performed prior to the removal of vegetation and/or construction to determine absence or presence of nesting species based on suitable habitats. A mitigation measure has been added to address this issue.

The site borders the San Bruno Mountain Habitat Conservation Plan (HCP) area but because it is not located with the boundary of the HCP area, the proposed development is not subject to the provisions of that Plan. There are substantial retaining walls proposed for the southeast corner of the site, which run generally, in a northerly direction, close to the eastern property line. These property lines also denote the boundary of the HCP area. In order to ensure that grading activities and wall construction do not encroach into this area, mitigation measures have been included to address surveyed boundaries and adequate protection of this area.

The City has no tree preservation policies or ordinances. There is no adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional or state habitat conservation plan at this site.

Mitigation:

Mitigation Measure 1: Pre-construction surveys for raptors and migratory songbirds are necessary due to the presence of suitable nesting trees and shrubs on and adjacent to the property. The trees surrounding the property should be surveyed if construction activities are to occur after February and prior to September. Surveys are required if grading or construction traffic is to occur within a 100-foot distance of any known nesting site. Surveys shall be performed prior to March, to identify any potential nesting trees prior to the birds laying eggs. Once eggs have been laid, a buffer of at least 100 feet must be established around the nest site

and the site protected until August 31 or until the young have fledged (typically 3 to 4 weeks). However, a nesting bird and raptor or songbird survey during the nesting season would be required 14 days prior to the removal of vegetation and/or construction to determine absence or presence of nesting bird and/or raptor species based on suitable habitats.

Mitigation Measure 2: Property boundary survey and adequate protection of HCP boundary line is required prior to commencement of any site clearing and/or grading/or construction activities. No less than monthly inspections shall occur throughout the duration of grading and construction activities to ensure there is no encroachment into the HCP area by grading or construction activities. Should encroachment take place, all activities will be stopped and referred to the County of San Mateo for further action.

V. CULTURAL RESOURCES: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

Discussion of Evaluation: There are no known historical or archaeological resources or sites, as defined by §15064.5, on the subject site or within the immediate vicinity.

There are no known paleontological resources or unique geologic features on the subject site or within the immediate vicinity.

The project area is currently undeveloped but has been disturbed in the past. Historical records indicate the site has remained undeveloped with the exception of quarry operations, that ceased to operate in the late 1940's and 1950's, in the north and central portions of the site, respectively. The site is surrounded entirely by existing development.

The project does not have the potential to cause a physical change, which would affect unique ethnic cultural values. Should evidence of cultural or historic artifacts be uncovered during subsequent development, work shall be halted in the area of the find. An archaeologist or historian, selected by the City, shall be consulted and shall determine the significance of the find; identify feasible mitigation measures to preserve, recover or document the find pursuant to the California Environmental Quality Act; and at that time the City shall specify the measures to be taken.

Mitigation: None required.

VI. GEOLOGY AND SOILS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

Discussion of Evaluation: The site is not within a State of California designated Alquist-Priolo Earthquake Fault Zone, but is located in the San Francisco Bay Area, considered one of the most seismically active regions in the United States. Significant earthquakes have occurred in the Bay Area, and will continue to occur, with intensities varying, depending upon the magnitude of earthquake, the distance of the site from the causative fault, and the type of materials underlying the site.

According to the Safety Element of the Daly City General Plan, the subject site could experience “Very Strong” ground shaking intensity from an earthquake on the San Andreas Fault (3 miles southwest). Otherwise, according to more recent data prepared by the Association of Bay Area Governments (ABAG), “*On Shaky Ground, 2010*,” there are three different types of ground shaking intensities shown in the project area: high, moderately high, and moderate. These intensities are projected from earthquakes on the San Andreas or other faults in the region.

No known active faults or fault traces are known to traverse the subject site. However, due to the proximity of the nearest active fault line, the Serra fault, approximately 1.8 miles southwest, and the San Andreas fault, approximately 3 miles southwest, the proposed development, along with all of the City of Daly City, engenders risk of seismic instability. Due to its proximity to these faults, and the generally seismically active region, severe ground shaking is likely during the life of the structure(s), particularly during a major seismic event.

A geologic and geotechnical investigation report prepared by Stevens Ferrone & Bailey Engineering Company, Inc. for the subject site, lists the ten nearest active faults, with their approximate direction and distance from the site. Only three faults—the Serra, San Andreas, and Seal Cove—are less than 10 miles from the site. They are 1.8 miles, 3 miles, and 7.3 miles respectively, from the site.

The project area is currently undeveloped, yet has been disturbed in the past, due to quarry operations. The project site is surrounded entirely by existing development. Soils reports are typically required wherever future development is intended, prior to grading or issuance of a building permit, as determined by the Building Official and/or City Engineer. The proposed buildings on the site will be subject to the building and safety requirements of the City of Daly City and the Uniform Building Code of the State of California, and based upon the observed geologic conditions of the site. No significant impact is expected.

Mitigation: No mitigation required beyond compliance with the Uniform Building Code.

VII. GREENHOUSE GAS EMISSIONS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Discussion of Evaluation: BAAQMD’s approach to developing a *Threshold of Significance* for Greenhouse Gas (GHG) Emissions is to identify the emissions level for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions needed to move us toward climate stabilization. If a project would generate GHG emissions above the threshold, it would be considered to contribute substantially to a cumulative impact and would be considered significant. The *Thresholds of Significance* for operational-related GHG emissions for land use development projects are either compliance with a qualified GHG Reduction Strategy; or annual emissions less than 1,100 metric tons per year (MT/yr) of CO₂ e; or 4.6 MT of CO₂ e/SP/yr (residents + employees). Land use

development projects include residential, commercial, industrial, and public land use facilities. The City of Daly City has not adopted a qualified GHG Reduction Strategy.

The first step in determining the significance of operational-related GHG emissions is to compare the attributes of the proposed project with the applicable *Screening Criteria* found in Table 3-1 of the *Guidelines*. Projects below the applicable screening criteria would not exceed the 1,100 MT of CO₂e/yr GHG threshold of significance for projects other than stationary sources. The screening criteria developed for greenhouse gases were derived using the default emission assumptions in URBEMIS and using off-model GHG estimates for indirect emissions from electrical generation, solid waste and water conveyance. The proposed project will not have sources of emissions not evaluated in the aforementioned criteria. The Operational GHG Screening Size threshold for a land use type of Condo/townhouse, general in Table 3-1 is 78 dwelling units. The proposed project would result in the new construction of 66 dwelling units and does not exceed the GHG threshold found in Table 3-1.

Additionally, the City of Daly City adopted a Green Building Ordinance in December, 2010 that requires all new residential construction to meet minimum requirements for Build It Green, LEED, or an equivalent third party rating system certification. Compliance with certification requirements of one of the aforementioned third party rating systems will translate into building energy efficiency above what is required by Code, greater resource conservation in the demolition, construction and operation of the site, and healthier interior and exterior materials. According to the U.S. Environmental Protection Agency (EPA), buildings account for 38.9% of the nation's total carbon dioxide emissions—a major contributor to GHG emissions. Mandating green building practices in new residential construction will result in increased energy efficiency that can ultimately contribute toward lower GHG emissions and other pollutants.

Mitigation: None required.

VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

Discussion of Evaluation: As part of the building permit process, all plans are reviewed for compliance with applicable Building and Fire Department requirements, pursuant to the Uniform Building and Fire Codes, and all other related City requirements. The referenced codes prescribe types of construction to protect safety.

A Phase I Environmental Site Assessment was performed by ENGEO, Inc., which was performed in general conformance with the scope and limitations of requirements issued by the U.S. Environmental Protection Agency in 40 CFR Part 312, *Standards and Practices for All Appropriate Inquiries, Final Rule* dated 1 November 2005 ("Final EPA AAI Rule"). These federal regulations prescribe accepted reasonable efforts to identify conditions indicative of releases and threatened releases of hazardous substances on, at, in, or to the Subject Property (40 CFR Part 312.21(c)(1)). The Phase I Site Assessment included a review of local, state, tribal and federal environmental record sources, standard historical sources, aerial photographs, fire insurance maps and physical setting sources. A reconnaissance of the Property was conducted to review site use and current conditions to check for the storage, use, production or disposal of hazardous or potentially hazardous materials and interviews with persons knowledgeable about

current and past site use.

The Phase I states that the site reconnaissance and records review did not find documentation or physical evidence of soil or groundwater impairments associated with the use of the property; there exists no documentation of hazardous materials violations or discharges on the property in any regulatory databases maintained by county, state, and federal agencies. Based on the findings in the Phase I environmental assessment, no further environmental studies were recommended.

The proposed 66-unit townhouse project, is not expected to involve the routine transport, use, or disposal of hazardous materials. As such, there would be no risk of significant hazard to the public or the environment involving the release of hazardous materials into the environment. While the construction vehicles would typically use gas and diesel fuel, Best Management Practices (BMPs) would be utilized to ensure that no construction-related fuel hazards occur. No hazardous materials are currently present at the site. The proposed project would not result in the emission of hazardous materials, substances or hazardous waste.

The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment.

The site is not located within an airport land use plan, and would not result in a safety hazard for people residing or working in the project area. The site is not located within a private airstrip. The proposed project would not impair implementation or physically interfere with an adopted emergency plan or emergency evacuation plan.

The proposed project would ultimately result in the grading of the site and construction of 66 townhouse units on a +/-4.91 acre site. As previously stated, the site is currently undeveloped. The project area is surrounded on all sides by single-family residential and multi-family residential development. The site is currently in a disturbed state and is not within an area that is subject to wildland fires.

Mitigation: None required.

IX. HYDROLOGY AND WATER QUALITY: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	☒
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow	☐	☐	☐	☒

Discussion of Evaluation: The project is within the jurisdiction of the San Francisco Bay Regional Water Quality Control Board (RWQCB), but would not result in significant impacts to water quality, as the project will be subject to compliance with Order R-2-2009-0074, NPDES Permit No. CAS612008, of which, the City of Daly City is a Co-Permittee. The subject project will create more than one acre of impervious surface, and therefore, is subject to Order No. 2010-0014-DWQ, NPDES No. CAS000002, the statewide National Pollutant Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit, intended to control pollution in storm water associated with construction and land disturbance activities.

There are no known subsurface water supplies in the project area. The surrounding residential areas receive water service from the City of Daly City. The City purchases treated water from the San Francisco Public Utility Commission's Hetch Hetchy water system. The project will not draw on or deplete groundwater supplies.

The development of the property with a 66-unit townhouse development will result in increased impermeable surfaces, as the existing site is currently undeveloped and consists entirely of permeable surfaces. However, the development will be required to meet pre-development stormwater detention rates, in addition to treatment requirements per Order R-2-2009-0074,

NPDES Permit No. CAS612008. The change is consistent with the surrounding neighborhood and is not expected to generate a significant impact.

The project will be connected to existing improved drainage facilities, and prior to any issuance of permits, the developer will be required to submit a final storm drain analysis for existing and proposed drainage improvements; existing improvements shall be upgraded in compliance with City standards and as required by the impacts of the proposed improvements. The developer has submitted a Sewer Flow Study illustrating that the existing system is capable of handling the additional flow of this development. A final Sewer Flow Study shall be provided prior to issuance of any permits illustrating any and all improvements necessary. The developer shall bear all costs for any water and/or sewer infrastructure improvements that may be necessary and will be designed to meet the current edition of the City of Daly City Standard Specifications and Drawings.

Most project construction including grading and excavation will take place in the dry season to minimize immediate erosion/siltation effects, but some construction activities may extend into the winter months, though surface water runoff flows are anticipated to be minimal. Nevertheless, the project will be subject to Order No. 2010-0014-DWQ, NPDES No. CAS000002, the statewide National Pollutant Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit, intended to control pollution in storm water associated with construction and land disturbance activities. The project would not degrade water quality due to the implementation of BMPs to control pollution in runoff. These measures would reduce water runoff to a less than significant level.

Permanently installed stormwater treatment facilities will be required to be constructed and maintained post-construction onsite, in compliance with Order R-2-2009-0074, NPDES Permit No. CAS612008. Stormwater treatment measures are engineered systems that remove pollutants before stormwater reaches the storm drain. Examples of stormwater treatment facilities include bioretention areas/rain gardens, flow-through planters, and vegetated swales. Beginning December 1, 2011, Low Impact Development (LID) treatment became the first priority of required systems. LID treatment systems, as defined in Order R-2-2009-0074, NPDES Permit No. CAS612008, are evapotranspiration, infiltration, and/or rainwater harvesting. Where this is infeasible, landscaped based treatment measures (biotreatment) with underdrains may be utilized. All treatment systems must be hydraulically sized to treat stormwater runoff in one of three ways: 1. Volume Hydraulic Design Basis, where the primary mode of action depends on volume capacity; 2. Flow Hydraulic Design Basis, where the primary mode of action depends on flow capacity; or 3. Combination Flow and Volume Design Basis, where a combination of flow and volume capacity is sized to treat at least 80 percent of the total runoff over the life of the project, using local rainfall data. The developer has submitted preliminary plans to address the stormwater treatment requirements; based on results of soils reports, a final treatment design will be prepared for the project site.

Neither the site, nor any portion of Daly City is located within a 100-year flood hazard area. The project would not impede or redirect flood flows. Proposed ground elevations on the subject site are in excess of 200 feet above sea level. There are no impacts from flooding as a result of the proposed project. The project site located on a hillside and upland from the Pacific Ocean, and is not likely subject to the potential effects of a seiche, tsunami (seismic wave) or volcanic hazard. No significant impact upon water resources would be anticipated.

Mitigation: None required. Standard BMPs required for all new development per Order No. 2010-0014-DWQ, NPDES No. CAS000002, and compliance with Order R-2-2009-0074, NPDES Permit No. CAS612008.

X. LAND USE AND PLANNING: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Discussion of Evaluation: The proposed project consists of a Major Subdivision, Use Permit, Zone Change, and Design Review for the new construction of sixty-six residential townhomes.

The undeveloped site is a +/- 4.91 acre property situated at the western termini of Peoria Street and Wellington Avenue (paper street), the northern terminus of Lausanne Avenue and the southern terminus of Chelsea Court. The southernmost portion of the site, previously a separate parcel, was discovered to be zoned R-1, leaving the site with two zoning designations. The portion zoned R-1 is approximately +/- 9,400 square feet and appears to be a historically vacated right-of-way that was zoned R-1 upon vacation. At some point, this parcel came under the same ownership as the rest of the site and the entire +/-4.91 acres are now under one parcel number. A zone change is therefore needed to re-zone the R-1 portion to R-3, to provide consistency on the zoning map and to allow the proposed development.

Surrounding development consists of predominantly two- and three-story single and multi-family residential buildings along Peoria Street and Bellevue Avenue, one- and two-story single family residential buildings along Wellington Avenue, and Chelsea Court, and one- to three-story single family residential buildings along Lausanne Avenue.

The proposal is consistent with the pertinent residential land use goals, objectives and policies of the General Plan Land Use Element, in particular, Objectives 6 thru 8. Specifically, the proposal, as conditioned, will contribute to maintaining a pattern of variable and balanced residential densities and opportunities for a mix of dwelling and tenure type, will promote a residential type and density suitable to the existing built environment, and will help strengthen the integrity of the neighborhood.

Existing multistory residential buildings as previously described in this Study, surround the property. Inasmuch as the proposal is substantially similar to existing land uses in the project vicinity and does not impede circulation between any adjacent properties, it is not foreseeable that the project would physically divide the established neighborhood.

There is no habitat conservation plan or natural community or natural community conservation plan adopted for this site. The San Bruno Mountain Habitat Conservation Plan is adjacent to the southeastern border of the site but the subject site is not within the boundaries of the HCP and is therefore not subject to those regulations.

Mitigation: None Required.

XI. MINERAL RESOURCES: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Discussion of Evaluation: No known mineral resources that would be of value to the region and the residents of the state are located on the site. According to the Geologic and Geotechnical Investigation and the Phase I reports prepared for the Property, the subject site was utilized as quarry operations that ceased to operate in the late 1940's or 1950's. The development of the subject site with the proposed 66-unit townhouse development would not result in the loss of availability of a locally important mineral resource recovery site, as this site is not delineated as such, on a local general plan, specific plan or other land use plan.

Mitigation: None Required.

XII. NOISE: Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion of Evaluation: According to the Daly City General Plan Noise Element existing and projected noise contour maps, the project site is located in an area with Community Noise Equivalent Level (CNEL) of 60-65. Future noise levels are not expected to decrease for this area. Within this noise contour, a multi-family residential condominium development, such as the proposed project, is considered "Conditionally Acceptable". Per the 2010 California Building Code, upon submittal for building permit, residential structures that are to be located in areas where the CNEL exceeds 60 db, the applicant will be required to provide an acoustical analysis report, that shows topographical relationships of noise sources and dwelling sites, identification of noise sources and their characteristics, predicted noise spectra and levels at the exterior of the proposed dwelling structure considering present and future land usage, basis for the prediction, noise attenuation measures to be applied, and an analysis of the noise insulation effectiveness of the proposed construction showing that the prescribed interior noise level requirements are met.

Construction noise will occur during project construction, as with all new construction projects, resulting in increased exterior noise levels within the project vicinity. Noise levels associated with construction activities such as excavation, ground clearing and finishing work range from 78 to 89 dBA at 50 feet from the noise source (Bolt, Beranek & Newman, "Noise from Construction Equipment and Operation, Building Equipment and Home Appliances", 1971). This impact, however, would be temporary only, limited in area, and would be diminished via implementation of Best Management Practices (BMP's). BMPs are required at the time of building permit issuance for all new development and would reduce any impacts of additional noise level exposure to insignificance. Such BMPs include, as standard conditions of approval for all new construction include requirements for construction vehicles and equipment to be properly muffled. Construction hours will be limited to 8:00 a.m. to 4:30 p.m. Mondays through Saturdays and construction on Sundays and holidays will be prohibited to avoid inconveniencing neighbors.

The project site is not located within an airport land use plan or, within two miles of a public airport or public use airport

The proposed project is not within the vicinity of a private airstrip.

Mitigation: None required.

XIII. POPULATION AND HOUSING: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion of Evaluation: There exists little chance that the project will induce substantial population growth beyond the roughly 231 people who are expected to reside in the 66 proposed townhomes proposed by the project. The subject project is limited roughly to the property proposed for development and provides no substantial capacity increases to water, sewer, or wastewater facility that would allow the accommodation of additional population growth in the immediate vicinity. The project does not include any improvements to sub-regional or regional roadway networks that would induce population growth. There is no retail or office development associated with the project.

The site is currently undeveloped and would not displace any housing, necessitating the construction of replacement housing elsewhere.

The project would be constructed on a +/-4.91-acre infill site and will utilize or improve existing site infrastructure. The proposed project is a 66-unit residential townhouse development located less than 1 mile to the Daly City BART station. Multiple-family residential land uses are consistent with the land uses in the area. No significant impact is expected under this heading.

Mitigation: None required

XIV. PUBLIC SERVICES:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	☐	☐	☐	☒
Fire protection?	☐	☐	☐	☒
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

Discussion of Evaluation: As part of the building permit review process, all departments and agencies responsible for providing services are consulted to determine their ability to provide services to proposed development projects. Such services within the project area may include, but not be limited to, local utilities, service systems such as fire and police protection, schools, maintenance of public facilities including roads, and other governmental services as anticipated by the City's General Plan. Based on distribution of preliminary plans, all applicable agencies have indicated they would be able to provide the needed public services at acceptable service levels to this project. The proposal is further consistent with the current Daly City Water Master Plan, Waste Water Master Plan, other long-range master plans and Capital Improvement Program in terms of future growth anticipated in the project area. The developer will be assessed any necessary fees to cover these services at the time the City issues building permits for the project.

Mitigation: None required.

XV. RECREATION:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion of Evaluation: The proposed project will increase the use of existing neighborhood park facilities. Although the project contains no park areas designated by the General Plan for future construction, the Daly City Municipal Code requires that the applicant pay park fees in lieu of land dedication. The minimal number of new residents to be generated by the project would not contribute to the substantial physical deterioration of existing City recreational facilities. The project will neither generate nor create any need for additional recreational opportunities or facilities within the City.

Mitigation: None required.

XVI. TRANSPORTATION/TRAFFIC: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

Discussion of Evaluation: Sixty-two units will be accessed off Lausanne Avenue and Peoria Street, while four units will be accessed from Chelsea Court. The Engineering Division has reviewed the proposed means of vehicular access from Lausanne Avenue, Peoria Street, and Chelsea Court, respectively, and has determined that the driveways at these locations effectively provide a safe means of ingress and egress, respectively for automobiles without creating a danger to pedestrians. On site travel lanes are adequate for the transport of vehicles and emergency access as determined by the Engineering Division, Fire Department, and Allied Waste Management.

Traffic operating characteristics of intersections are described by the concept of level of service (LOS). LOS is a qualitative description of an intersection's performance based on the average delay per vehicle, and ranges from LOS A (free flow or excellent conditions with short delays) to F (congested or overloaded conditions with extremely long delays). LOS A, B, C, and D are considered excellent to satisfactory service levels. LOS E is undesirable and LOS F is unacceptable and both are considered significant adverse impact levels.

Wellington Residential Transportation Impact Analysis was prepared by Hexagon Transportation Consultants, Inc. for KB Home and the City of Daly City, on December 9, 2011, and included evaluations of peak-hour traffic conditions at one unsignalized intersection, one signalized intersection, and three roadway segments in the vicinity of the project site. The study intersections were Crocker Avenue & Peoria Street (unsignalized) and Mission Street & Crocker Avenue (signalized). The study roadway segments were Peoria Street between its western

terminus and Roosevelt Avenue; Bellevue Avenue between Peoria Street and Roosevelt Avenue; and Crocker Avenue between Mission Street and Templeton Avenue. The roadway segments were analyzed using volume to capacity (V/C) ratios.

Traffic conditions at the study locations were analyzed during the AM (7:00 A.M. to 9:00 AM) and PM (4:00 PM to 6:00 PM) peak periods. The Existing (2011), Existing Plus Project, Cumulative No Project, and Cumulative Plus Project transportation scenarios were examined in the study.

Wellington Residential Transportation Impact Analysis developed trip generation for the project based on unit trip rates obtained from the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 8th Edition*, utilizing Residential Condominium/Townhouse (ITE Land Use Code 230). For the proposed project, the townhouse (ITE category 230) trip generation regression equations were used. The proposed project would generate 448 daily, 27 AM peak hour (6 inbound 31 outbound) and 43 PM peak hour (29 inbound 14 outbound) new vehicle trips.

As shown in Table ES1 of *Wellington Residential Transportation Impact Analysis*, no study intersection would be significantly impacted by the project either under Existing Plus Project or Cumulative Plus Project conditions. All study intersections would operate at LOS C or better during the AM and PM peak periods. Mission Street & Crocker Avenue (signalized) currently operates at LOS C in the AM peak period and is projected to remain at that level in both the Existing Plus Project, Cumulative No Project, and Cumulative Plus Project scenarios. Mission Street & Crocker Avenue (signalized) currently operates at LOS B during the PM peak period and is projected in the study to remain at that level in Existing Plus Project scenario, and operate at LOS C in Cumulative No Project and Cumulative Plus Project scenarios. Crocker Avenue & Peoria Street (unsignalized) currently operates at LOS B in both the AM and PM peak periods and is projected to remain at that level in Existing Plus Project, Cumulative No Project, and Cumulative Plus Project scenarios. Levels of Service “B”, “C”, and “D” are acceptable traffic conditions according to the Daly City General Plan.

Section 17.34.020.A of the Zoning Ordinance requires that two parking spaces be provided for each proposed townhouse unit. In this case, 132 parking spaces would be required for a 66-unit residential townhouse development. There is no Code requirement for guest parking spaces however, the developer is proposing to provide 21 guest parking spaces, resulting in a total of 153 parking stalls for the development.

The San Mateo County Congestion Management Agency (CMA) requires that all development projects' transportation studies include an analysis of congestion management plan (CMP) intersections and roadways for projects that generate more than 100 net P.M. peak hour trips. Since the project is expected to generate 43 P.M. peak hour trips, it is in compliance with the CMP and no further analysis is necessary.

There are no air traffic concerns with the proposed project. The proposal does not involve the creation of new areas of circulation within the site that would include sharp curves or dangerous intersections. The project would not result in inadequate emergency access. The proposed project would not conflict with adopted policies, plans, or programs supporting alternative transportation policies.

Mitigation: None required.

XVII. UTILITIES AND SERVICE SYSTEMS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

Discussion of Evaluation: The project will be required to comply with federal, state, and local statutes and regulations related to solid waste, per the City of Daly City's standards. Electric, gas, water, storm, and sewer lines exist within close proximity of the project site however, there may be upgrades to existing facilities required, per Department of Water and Wastewater Department, Engineering Division and the North County Fire Authority. All facilities will be required to be constructed in compliance with pertinent Codes and standard specifications. The City of Daly City currently services the area surrounding the project site. Prior to the issuance of any permits, the applicant will be required to submit revised studies illustrating that the existing

water, sewer, and stormwater facilities are adequate to serve the development or that their proposed upgrades will be adequate to serve the development. As part of the environmental review process, all departments and agencies responsible for supplying utilities for this project have indicated their ability to meet the needs of the project. As with all new construction projects, conditions would require all new utility services to be undergrounded.

The proposed project would not exceed wastewater treatment requirements of the San Francisco Bay Regional Water Quality Control Board. The City of Daly City controls and provides the sewer lines and will ultimately provide all of the water that would serve the subject site. The City has indicated adequate wastewater treatment plant capacity to service the site including ultimate development, and that no adverse impacts to the wastewater system are expected. Water conservation programs, wastewater reclamation and reuse, and increased well production are all methods in which the City could utilize to reduce any uncertainty in the future supply of water.

The local solid waste disposal and recycling service provider, Allied Waste Services, has reviewed the project and does not anticipate any difficulty meeting the anticipated needs of the project in terms of storage containment, access, and landfill capacity.

Mitigation: None required.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Discussion of Evaluation: The proposed project consists of a Major Subdivision, Use Permit, Zone Change, and Design Review for the new construction of sixty-six residential townhomes.

The undeveloped site is a +/- 4.91 acre property situated at the western termini of Peoria Street and Wellington Avenue (paper street), the northern terminus of Lausanne Avenue and the southern terminus of Chelsea Court. The southernmost portion of the site, previously a separate parcel, was discovered to be zoned R-1, leaving the site with two zoning designations. The portion zoned R-1 is approximately +/- 9,400 square feet and appears to be a historically vacated right-of-way that was zoned R-1 upon vacation. At some point, this parcel came under the same ownership as the rest of the site and the entire +/-4.91 acres are now under one parcel number. A zone change is therefore needed to re-zone the R-1 portion to R-3, to provide consistency on the zoning map and to allow the proposed development.

The proposed project is compatible with the existing land uses in the area. The proposed project will not have any significant impact under this heading.

Mitigation: None required.

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EXHIBITS

- Site Location Map
- Reduced Plan(s) (8-1/2" x 11")
- Mitigation Monitoring Plan
- URBEMIS Environmental Management Software Version 9.2.4. Combined Annual Emissions Reports (Tons/Year) Wellington KB Home 66-Unit Townhome Development, October, 2011.
- Daly City Planning Division. San Mateo County Permitted Sources Map, Permitted Sources within 1,000 feet of the Project Area. October 19, 2011.

MITIGATION MONITORING AND REPORTING PROGRAM

Peoria Street/Wellington Avenue/Lausanne Avenue/Chelsea Court Townhomes, SUB-7-11-4269, ZC-10-11-4681, UPR-7-11-4270, DR-7-11-4272, CEQA-7-11-4271, Daly City, CA

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring/ Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<u>Mitigation Measure 1</u> Pre-construction surveys for raptors and migratory songbirds are necessary due to the presence of suitable nesting trees and shrubs on and adjacent to the property. The trees surrounding the property should be surveyed if construction activities are to occur after February and prior to September. Surveys are required if grading or construction traffic is to occur within a 100-foot distance of any known nesting site. Surveys shall be performed prior to March, to identify any potential nesting trees prior to the birds laying eggs. Once eggs have been laid, a buffer of at least 100 feet must be established around the nest site and the site protected until August 31 or until the young have fledged (typically 3 to 4 weeks). However, a nesting bird and raptor or songbird survey during the nesting season would be required 14 days prior to the removal of vegetation and/or construction to determine absence or presence of nesting bird and/or raptor species based on suitable habitats.	Surveys shall be conducted by a wildlife biologist, raptor biologist or other qualified professional. Survey reports shall be submitted to the Planning Division for review prior to issuance of grading permit. If nest protection is required, the applicant shall submit plans to comply with protection recommendations of professional survey report. Inspection of protection buffer is required prior to commencement of site work.	Planning Division, Engineering Division and Building Division	Approve or disapprove building or grading permit issuance.	No building or grading permit	

Peoria Street/Wellington Avenue/Lausanne Avenue/Chelsea Court Townhomes, SUB-7-11-4269, ZC-10-11-4681, UPR-7-11-4270, DR-7-11-4272, CEQA-7-11-4271, Daly City, CA

MITIGATION MONITORING AND REPORTING PROGRAM

Peoria Street/Wellington Avenue/Lausanne Avenue/Chelsea Court Townhomes, SUB-7-11-4269, ZC-10-11-4681, UPR-7-11-4270, DR-7-11-4272, CEQA-7-11-4271, Daly City, CA

<u>Mitigation Measure 2:</u> Property boundary survey and adequate protection of HCP boundary line is required prior to commencement of any site clearing and/or grading/or construction activities. No less than monthly inspections shall occur throughout the duration of grading and construction activities to ensure there is no encroachment into the HCP area by grading or construction activities. Should encroachment take place, all activities will be stopped and referred to the County of San Mateo for further action.	Applicant shall submit property boundary survey and detailed plans exhibiting adequate protection from all grading and construction activities from the HCP boundary. Protections must be maintained throughout grading and construction activities.	Planning Division, Building Division, Engineering Division	Approve or disapprove building and grading permit issuance, and ensure activity conducted on site. Should any inspection reveal encroachment into HCP boundary, site work shall be stopped and the County of San Mateo will be contacted for further action.	No building or grading permit	
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Peoria Street/Wellington Avenue/Lausanne Avenue/Chelsea Court Townhomes, SUB-7-11-4269, ZC-10-11-4681, UPR-7-11-4270, DR-7-11-4272, CEQA-7-11-4271, Daly City, CA

INCLUSIONARY HOUSING PLAN

For
Wellington Site, Daly City, CA

Developer: KB HOME South Bay, Inc.
Contact: Ray Panek, Senior Vice President
Date Submitted: December 5, 2011
REVISED December 20, 2011

1. The location, structure (attached, semi-attached, or detached), proposed tenure, and size of the proposed market-rate, commercial space and/or Inclusionary Units and the basis for calculating the number of Inclusionary Units.

See Attachment A. The proposed development is comprised of 11 buildings with a total of 66 units (townhomes) for ownership.

Table 1 below shows plan types, bedroom and bathroom counts, unit square footage, and number of proposed units for each plan type. Thirteen BMR units are proposed along with a pro-rata in-lieu fee of \$50,000. ($66 \times .20 = 13.2$)

Table 1

			<u>Entire Development</u>		<u>BMR</u>	
Plan Type	Bed/Bath	Sq.Ft.	Number	Percent	Number	Percent
1	2/2	1190	16	24.2%	5	38.5%
2	2/2.5	1750	16	24.2%	3	23.1%
3*	3/3	1414	6	9.1%	2	15.4%
4	3/3	2050	16	24.2%	0	0.0%
1alt	2/2	1169	6	9.1%	0	0.0%
2alt**	2/2, opt bed and bath	1595	6	9.1%	3	23.1%
			66		13	

*Plan Type 3 will be offered as a standard 3 bedroom plan with an option of making it 2 bedrooms if the buyer wants a larger living space and chooses that option.

****Plan Type 2 alt will be offered as a standard two bedroom with the option of a third bedroom if the buyer chooses that option. It comes standard with two bedrooms.**

2. A floor or site plan depicting the location of the Inclusionary Units.

See Attachment B, Affordable Units site plan.

<u>Affordable Unit Distribution</u>			
building #	plan #	# of units	comments
4	1	1	2 bedrm
6	2 alt	1	2-3 bedrm
6	3	1	2-3 bedrm
6	1	1	2 bedrm
7	1	1	2 bedrm
8	3	1	2-3 bedrm
8	2 alt	1	2-3 bedrm
9	2	1	2 bedrm
10	2 alt	1	2-3 bedrm
10	1	1	2 bedrm
10	2	1	2 bedrm
11	1	1	2 bedrm
11	2	1	2 bedrm
	total	13	units

3. The income levels to which each Inclusionary Unit will be made affordable.

Each Inclusionary Unit will be made affordable to 100% area median income (AMI).

4. The mechanisms that will be used to assure that the units remain affordable for the desired term, such as resale and rental restrictions, deeds of trust, and rights of first refusal and other documents.

Ongoing affordability of the BMR units will be ensured with the recorded Inclusionary Housing Agreement that must be executed by the developer prior to issuance of a building permit. The Agreement will stipulate the terms for initial and future resales of the BMRs, that the units will be affordable for a minimum of 55 years, and include forms of all required homebuyer documents including a Resale Restriction, Notice of Affordability Restriction and Request for Notice of Default. The City of

Daly City will provide a template for the Inclusionary Housing Agreement as well as forms of the required homebuyer documents.

5. **For phased Development, a phasing plan that provides for the timely development of the number of Inclusionary Units proportionate to each proposed phase of development as required by Section 17.47.050(B) of ordinance.**

NOT APPLICABLE.

6. **Any alternative means designated in Section 17.47.090 proposed for the Development along with information necessary to support the findings required by Section 17.47.090 for approval of such alternatives; and**

No alternatives submitted.

7. **Any other information reasonably requested by the City Manager to assist with evaluation of the Plan under the standards of the ordinance.**

No additional information requested at this time.

Attachments

- A- KB Home Spreadsheet
- B- Site map
- C- Location map

ATTACHMENT A

11/17/2011 revised 12/20/2011
Wellington Site, Daly City
Affordable Unit Distribution

Total units	66
Percent 2 bedroom units	67%
Percent 3 bedroom units	33%
Affordability level	100% AMI
Percentage affordable units required	20%
Number Affordable Units Required	13.2
Pro-rat In-Lieu fee payable	\$50,000

<u>Project Summary</u>			<u>Entire Development</u>		<u>BMR</u>	
Plan Type	Bed/Bath	Sq.Ft.	Number	Percent	Number	Percent
1	2/2	1190	16	24.2%	5	38.5%
2	2/2.5	1750	16	24.2%	3	23.1%
3	3/3,	1414	6	9.1%	2	15.4%
4	3/3,	2050	16	24.2%	0	0.0%
1alt	2/2	1169	6	9.1%	0	0.0%
	2/2, opt bed and					
2alt	bath	1595	6	9.1%	3	23.1% 3 bedrm
			66		13	

Affordable Unit Distribution

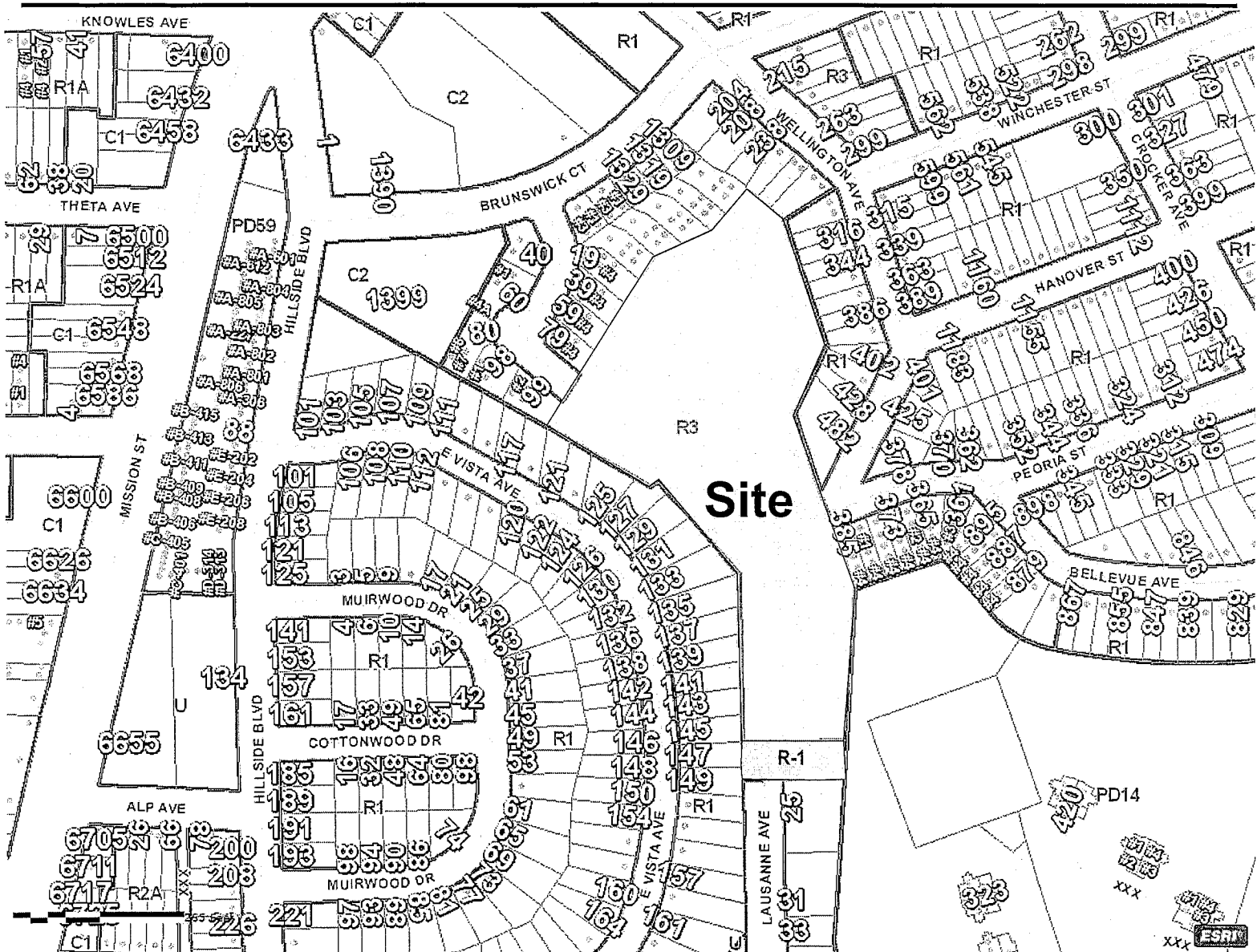
building #	plan #	# of units	comments
4	1	1	2 bedrm
6	2	1	3 bedrm
6	3	1	3 bedrm
6	1	1	2 bedrm
7	1	1	2 bedrm
8	3	1	3 bedrm
8	2	1	3 bedrm
9	2	1	2 bedrm
10	2	1	3 bedrm
10	1	1	2 bedrm
10	2	1	2 bedrm
11	1	1	2 bedrm
11	2	1	2 bedrm
total		13 units	

KB Home anticipates entering into an Affordable Housing Agreement (agreement) with the City of Daly City consistent with the affordability levels, type of unit and location of units specified above.

Ongoing affordability of the restricted units would be via an agreement signed by the purchaser of the restricted unit and recorded against that unit. The City of Daly City will provide a template for the Inclusionary Housing Agreement as well as forms of required homebuyer documents.

WEELHEDGED
DAILY CITY.
AFFORDABLE WITH LOCALITY.
12/20/11 REVISED

Peoria St./Wellington Ave/Chelsea Ct. 66-unit Townhouse Development



INCLUSIONARY HOUSING PLAN

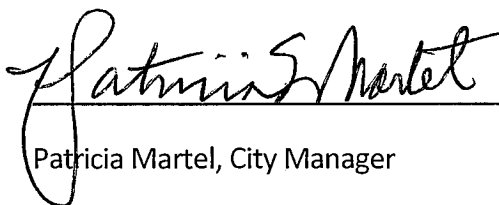
For
Wellington Site, Daly City, CA

Developer: KB HOME South Bay, Inc.
Contact: Ray Panek, Senior Vice President
Date Submitted: December 5, 2011
REVISED December 20, 2011

Per 17.47.100B of the City's Inclusionary Housing Ordinance, the City Manager must approve, conditionally approve or reject the Inclusionary Housing Plan within 60 days of the date of a complete application for that approval.

Staff has reviewed this Inclusionary Housing Plan as attached and recommends approval.

Approved by:



Patricia Martel, City Manager



Date





ELITE MOTORS

BMW Ford Dodge Honda Lincoln Lotus Nissan GMC

WE FINANCE

QUICK





BENCHMARK

NATIONAL GEODETIC SURVEY BRASS DISK "M 109", LOCATED AT THE JUNCTION OF SAN JOSE AVENUE – SAGAMORE STREET AND PLYMOUTH AVENUE AT SAN FRANCISCO, 104.7 FEET NORTHEAST OF BENCHMARK "R 1241", IN THE TOP OF THE NORTHWEST EDGE OF THE NORTHWEST SIDEWALK OF SAN JOSE AVENUE, 0.2 FOOT SOUTHEAST OF THE SOUTHEAST FACE OF A BRICK BUILDING FRONT THAT COVERS A PORTION OF THE DISK, 10.0 FEET NORTHWEST OF THE NORTHWEST CURB OF SAN JOSE AVENUE, 62 FEET SOUTH OF THE SOUTH CURB LINE OF SAGAMORE STREET, 35 FEET WEST OF THE EXTENDED CENTER LINE OF PLYMOUTH AVENUE, 0.5 FOOT NORTHEAST OF THE SOUTH CORNER OF A BUILDING OCEAN VIEW INN, 102.5 FEET NORTHEAST OF THE NORTHEAST END OF THE NORTHWEST ABUTMENT OF INTERSTATE HIGHWAY 280 BRIDGE OVER SAN JOSE AVENUE, AND FLUSH WITH THE SIDEWALK.

ELEVATION: 297.45 FEET (NGVD 29)

LEGEND

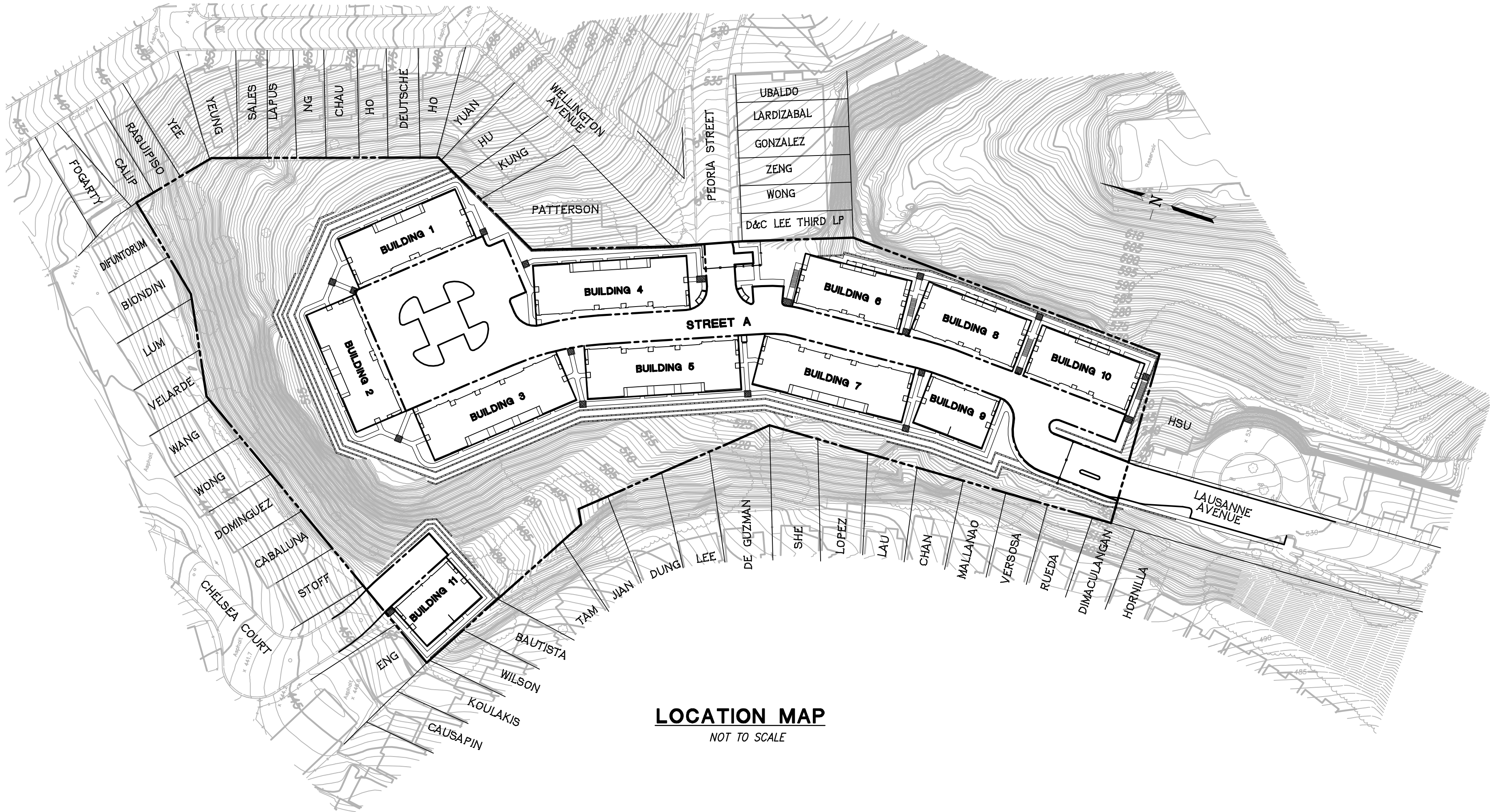
PROPOSED	DESCRIPTION	EXISTING
	TRACT BOUNDARY	
	LOT LINE	
	CENTER LINE	
	RETAINING WALL	
	EASEMENT LINE	
	STORM DRAIN	EX 12"SD
	SANITARY SEWER	EX 8"SS
	WATER	EX 8"W
	RECYCLED WATER	EX 8"W(R)
	CURB & GUTTER	
	SIDEWALK	
	CONCRETE DITCH	
	STORM WATER INLET	
	FIELD INLET	
	AREA DRAIN	
	DIRECTION OF FLOW	
	MANHOLE	
	FIRE HYDRANT	
	BLOW OFF	
	SANITARY SEWER CLEAN OUT	
	SANITARY SEWER LATERAL	
	WATER LATERAL WITH METER	
	WATER VALVE	
	STREET LIGHT	
	MONUMENT	
	TRAFFIC SIGN	
	STREET NAME SIGN	
	FENCE	
	BARRICADE	
	SLOPE	
	HANDICAP RAMP	
	SAVE TREE	20" OAK (S)
	REMOVE TREE	10" OLIVE (R)
	CONTOUR ELEVATIONS	
	SPOT ELEVATION	

ABBREVIATIONS

BNDY	BOUNDARY
BO	BLOW OFF
BW	BOTTOM OF WALL
CL	CENTER LINE
EX	EXISTING
FC	FACE OF CURB
FL	FLOW LINE
GR	GRATE
HP	HIGH POINT
INV	INVERT ELEVATION
LP	LOW POINT
MH	MANHOLE
PL	PROPERTY LINE
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
RET	CURB RETURN
RW	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
STA	STATION
SW	STORM WATER INLET
SWK	SIDEWALK
TC	TOP OF CURB
TW	TOP OF WALL
W	WATER
WLE	WATER LINE EASEMENT
WM	WATER METER

TENTATIVE MAP
WELLINGTON SITE

DALY CITY, SAN MATEO COUNTY, CALIFORNIA
FOR: KB HOME SOUTHBAY



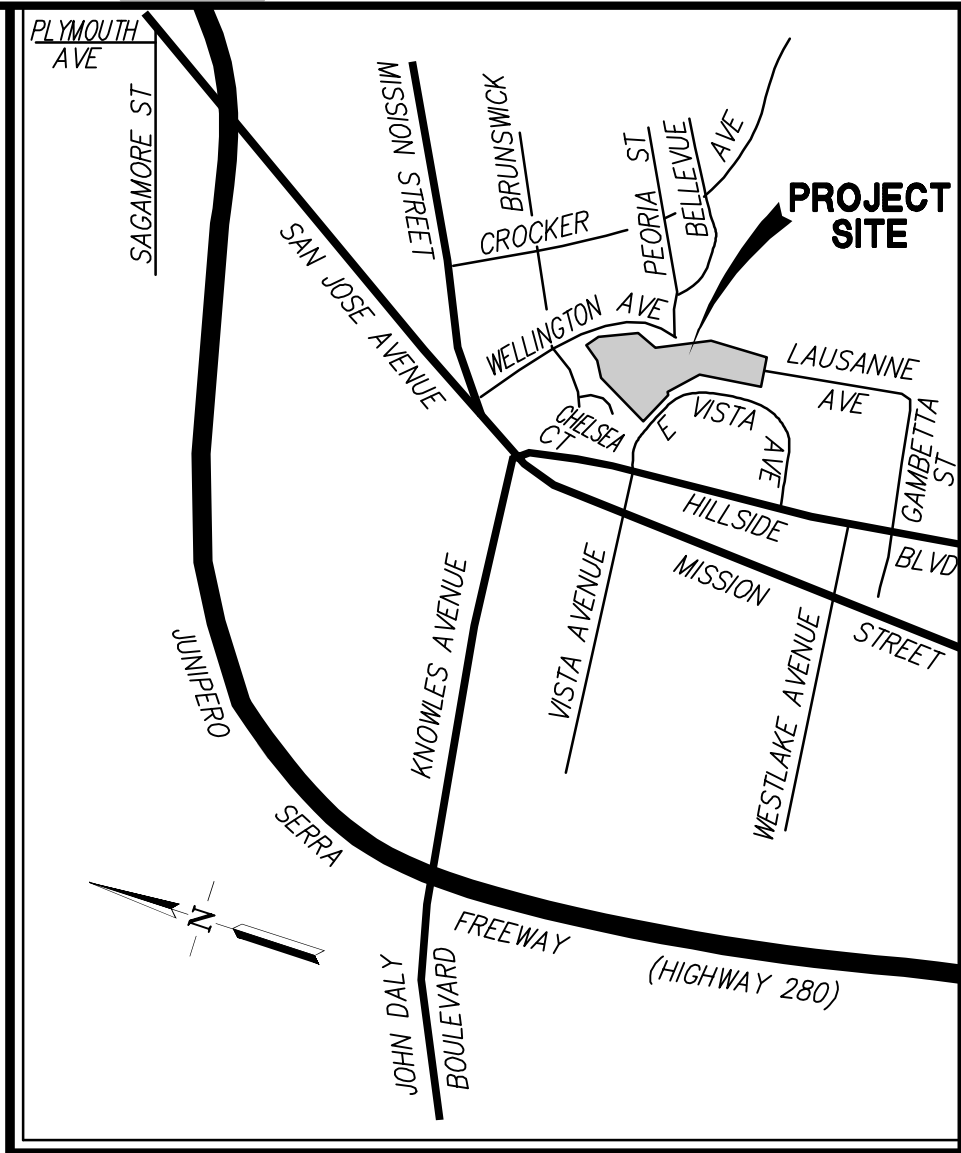
LOCATION MAP

NOT TO SCALE

SHEET INDEX

SHEET NO. DESCRIPTION

C1	TITLE SHEET
C2	EXISTING CONDITION PLAN
C3	LOTING AND EASEMENT PLAN
C4	PRELIMINARY SITE PLAN
C5	PRELIMINARY GRADING AND DRAINAGE PLAN
C6	PRELIMINARY UTILITY PLAN
C7	PRELIMINARY STORM WATER TREATMENT PLAN
C8	PRELIMINARY STORM WATER TREATMENT DETAILS



VICINITY MAP

NOT TO SCALE

GENERAL NOTES:

- OWNER: PRIVATE CAPITAL FUND, LLC
4300 STEVENS CREEK BOULEVARD #275
SAN JOSE, CA 95129
- DEVELOPER: KB HOME SOUTHBAY
6700 KOLL CENTER PARKWAY
PLEASANTON, CA 94566
(925) 750-1713
- ARCHITECT: KTG GROUP, INC.
1733 OCEAN AVENUE, SUITE 250
SANTA MONICA, CA 90401
(949) 851-2133
- CIVIL ENGINEER: RUGGERI-JENSEN-AZAR
4690 CHABOT DRIVE, SUITE 200
PLEASANTON, CA 94588
(925) 227-9100
- SOILS ENGINEER: STEVENS, FERRONE & BAILEY
1600 WILLOW PASS COURT
CONCORD, CA 94520
(925) 688-1001
- CURRENT GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (2.1-14.5 DU/AC)
- CURRENT ZONING: LOW DENSITY RESIDENTIAL
- PROPOSED ZONING: R-3 MULTIPLE FAMILY RESIDENTIAL
- APN: 003-211-310
- GROSS SITE AREA: 4.91± ACRES
- TOTAL NO. OF PROPOSED UNITS: 66
- PARKING:
REQUIRED: 132 (2.0 PER UNIT)
PROVIDED: 153 (INCLUDES 21 GUEST STALLS)
- UTILITIES:
WATER: CITY OF DALY CITY
SANITARY SEWER: CITY OF DALY CITY
STORM DRAIN: CITY OF DALY CITY
FIRE: NORTH COUNTY FIRE AUTHORITY
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
CABLE TV: COMCAST
- BOUNDARY AS SHOWN IS COMPILED FROM RECORD INFORMATION.
- TOPOGRAPHY SHOWN IS BASED ON AN AERIAL TOPOGRAPHIC MAP PREPARED BY TETRA-TECH IN JUNE 2011.

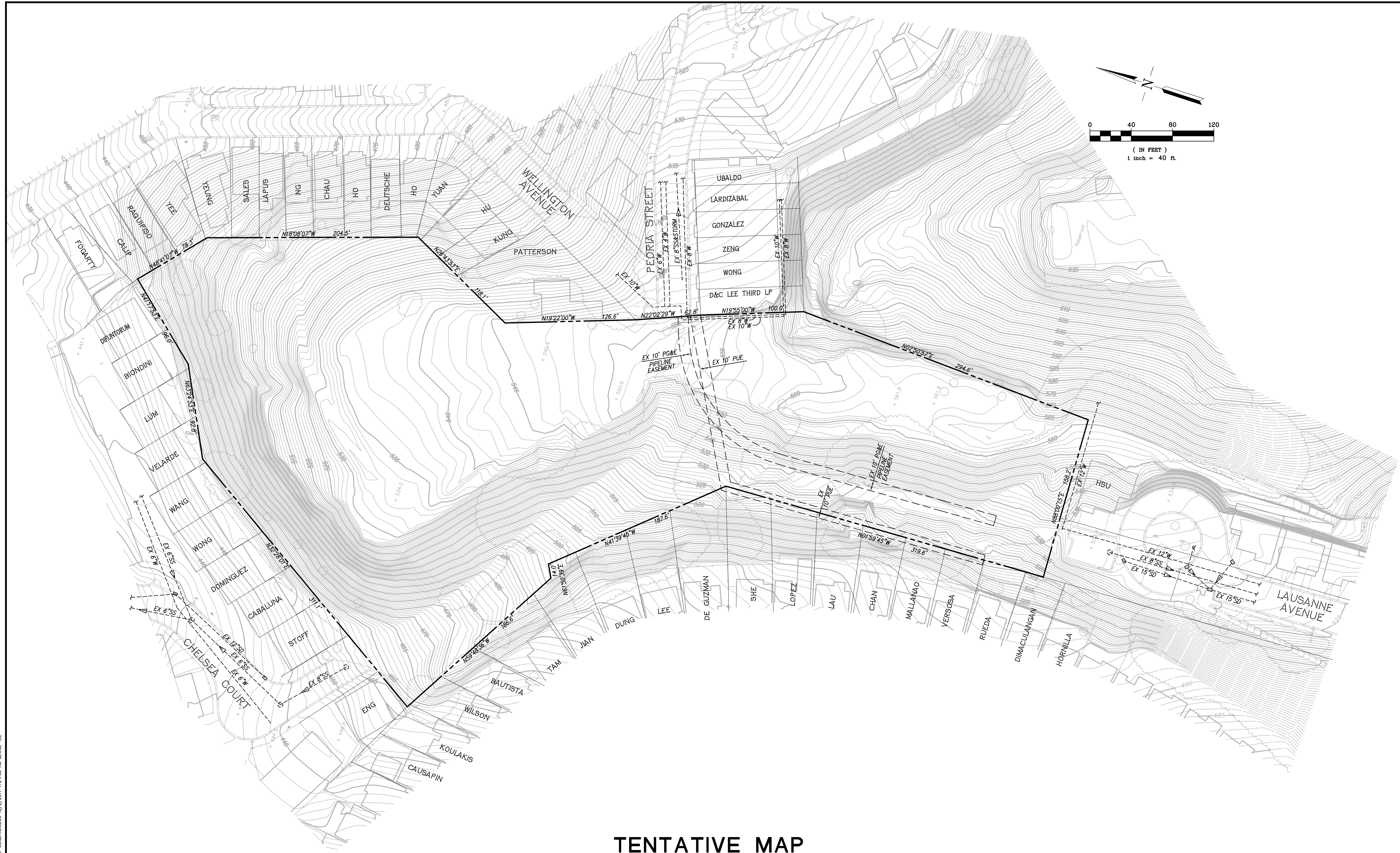


RUGGERI-JENSEN-AZAR

ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

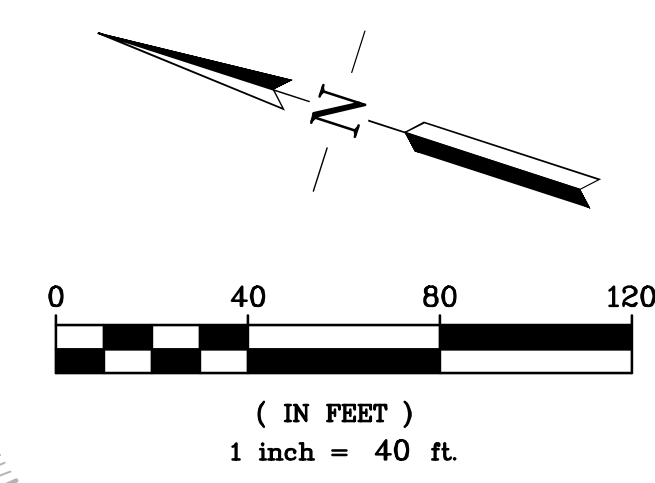
ATTACHMENT E

G:\J022011\11060\TENT-MAP\02-EXISTING-CONDITION\DWG 12/2/2011 2:24:55 AM ENNE YEE



TENTATIVE MAP
EXISTING CONDITION PLAN
WELLINGTON SITE
DALY CITY, SAN MATEO COUNTY, CALIFORNIA

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4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
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TENTATIVE MAP
LOTING AND EASEMENT PLAN
WELLINGTON SITE
DALY CITY, SAN MATEO COUNTY, CALIFORNIA

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4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

G:\J02011\11060\TENT-MAP\C3-LOTING.DWG 12/2/2011 7:25:26 AM JENNY YEE

PROJECT SUMMARY

A. GROSS SITE AREA: 4.91± ACRES	D. FLOOR AREA RATIO (FAR): 133,570± TOTAL BUILDING AREA/231,880± SITE AREA =0.58
B. PROPOSED # OF UNITS: 66	E. LOT SUMMARY
C. GROSS DENSITY: 13.6 UNITS/AC	ACRES
	LOTS (MULTIFAMILY HOMES) (LOTS 1-11)
	LOTS (OPEN/Common SPACE) (LOTS C-D)
	STREETS/PARKING (LOTS A-B)
	TOTAL
	4.9±

F. SITE COVERAGE	ACRES	%
BUILDING	1.1±	22
STREETS	0.8±	16
PARKING	0.1±	2
DRIVEWAYS	0.1±	2
WALKWAYS	0.3±	6
PATIO/ENTRY	0.1±	2
LANDSCAPING	0.8±	16
OPEN SPACE (EXISTING NATURAL LANDSCAPE)	1.6±	34
TOTAL	4.9±	100

G. USABLE OPEN SPACE	SQ. FT.
REQUIRED (150 SF/UNIT X 66 UNITS)	9,900
PROVIDED	

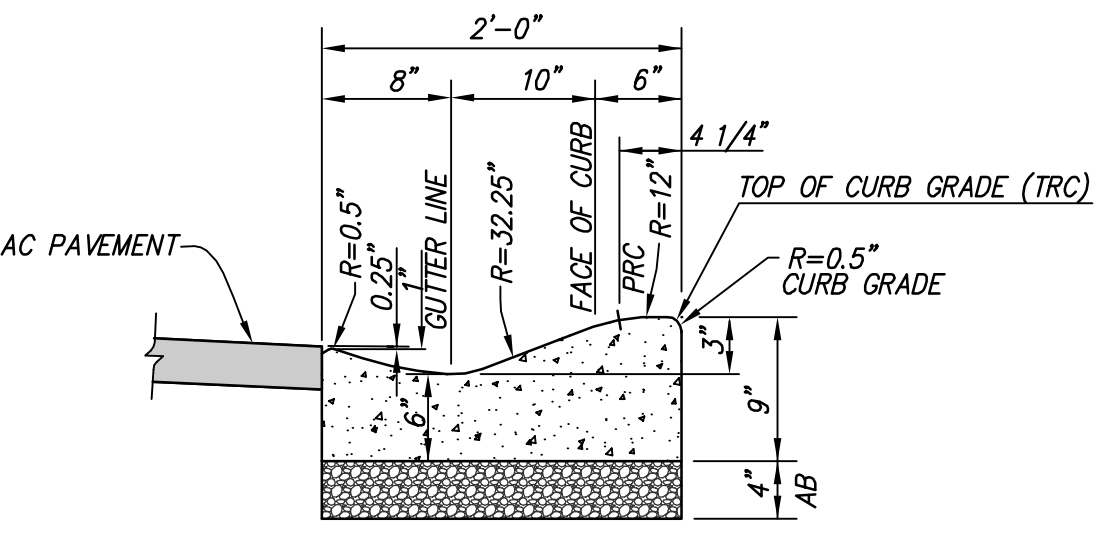
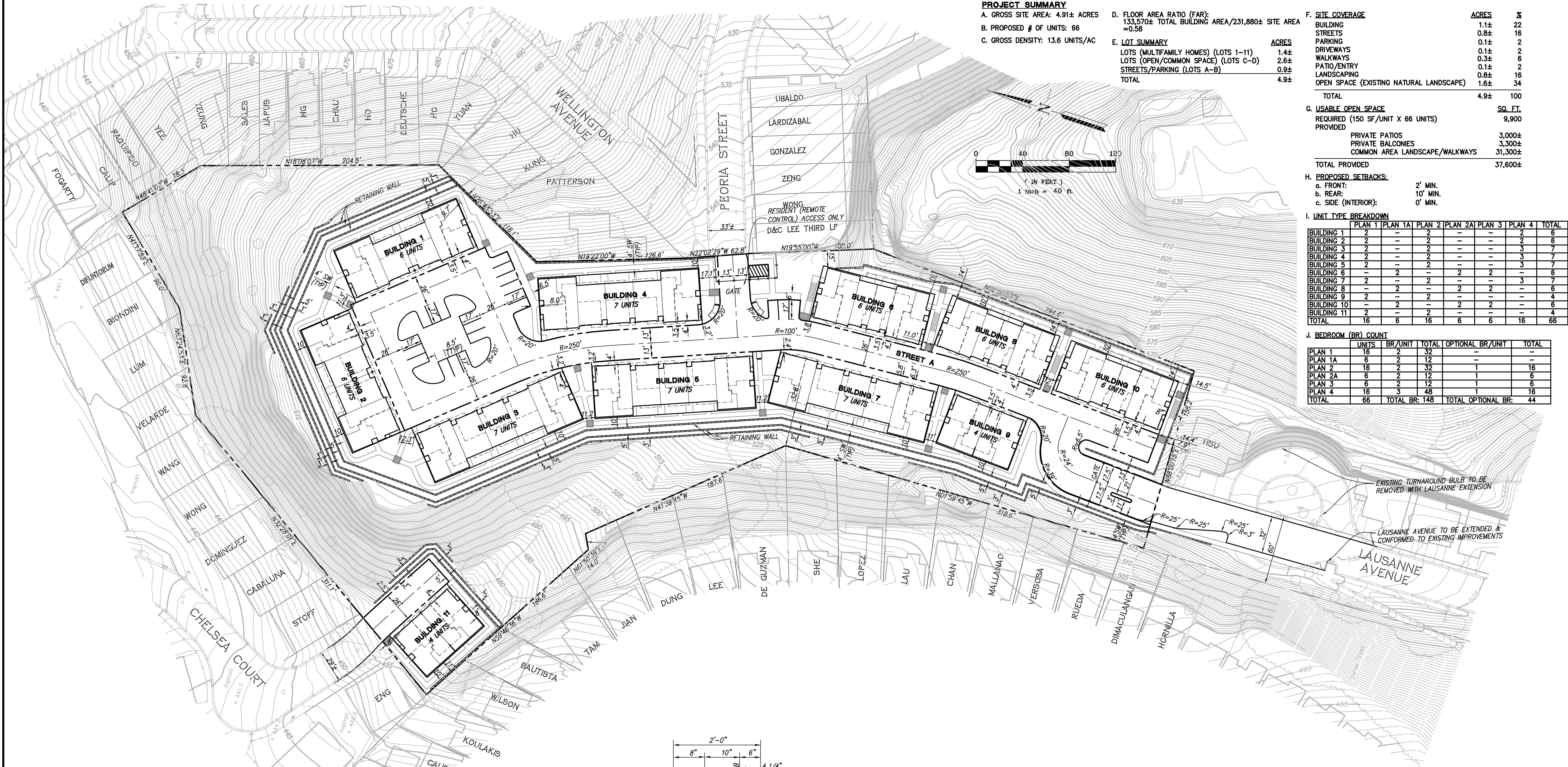
PRIVATE PATIOS	3,000±
PRIVATE BALCONIES	3,300±
COMMON AREA LANDSCAPE/WALKWAYS	31,300±

TOTAL PROVIDED	37,600±
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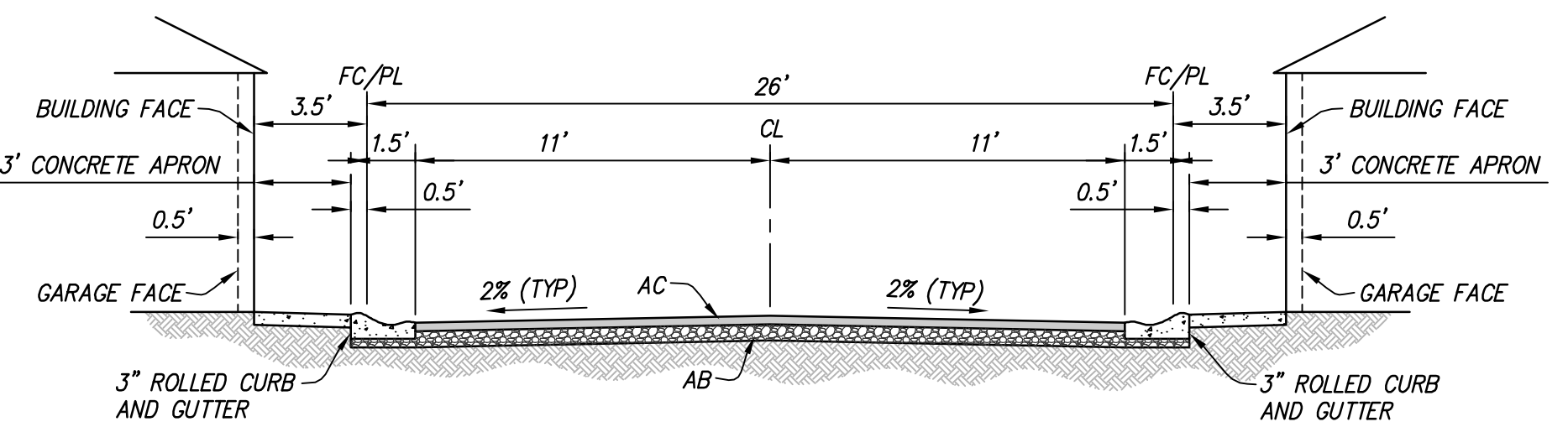
H. PROPOSED SETBACKS:	
a. FRONT:	2' MIN.
b. REAR:	10' MIN.
c. SIDE (INTERIOR):	0' MIN.

I. UNIT TYPE BREAKDOWN	PLAN 1	PLAN 1A	PLAN 2	PLAN 2A	PLAN 3	PLAN 4	TOTAL
BUILDING 1	2	-	2	-	-	2	6
BUILDING 2	2	-	2	-	-	2	6
BUILDING 3	2	-	2	-	-	3	7
BUILDING 4	2	-	2	-	-	3	7
BUILDING 5	2	-	2	-	-	3	7
BUILDING 6	-	2	-	2	2	-	6
BUILDING 7	2	-	2	-	2	-	7
BUILDING 8	-	2	-	2	2	-	6
BUILDING 9	2	-	2	-	-	-	4
BUILDING 10	-	2	-	2	2	-	6
BUILDING 11	2	-	2	-	-	-	4
TOTAL	16	6	16	6	6	16	66

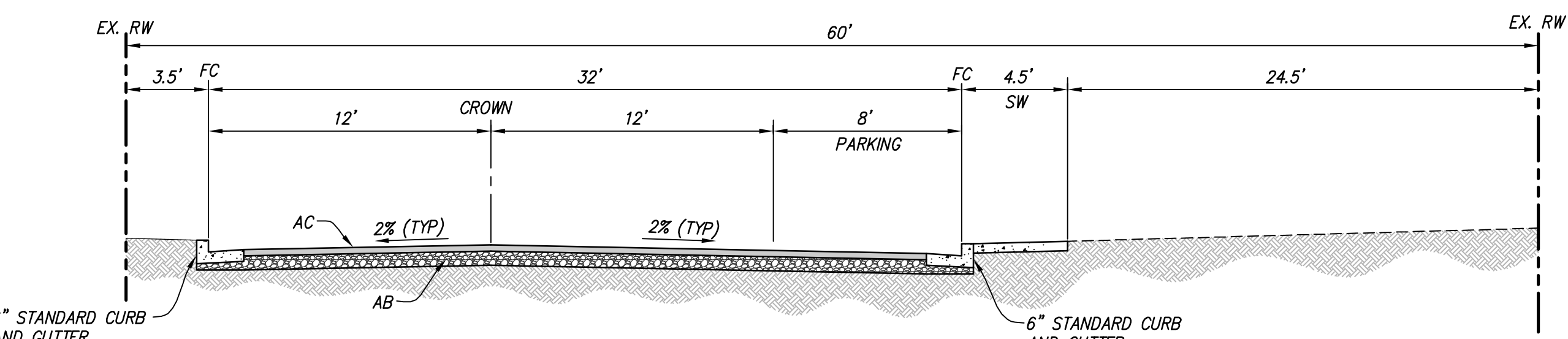
J. BEDROOM (BR) COUNT	UNITS	BR/UNIT	TOTAL	OPTIONAL BR/UNIT	TOTAL
PLAN 1	16	2	32	-	-
PLAN 1A	6	2	12	-	-
PLAN 2	16	2	32	1	16
PLAN 2A	6	2	12	1	6
PLAN 3	6	2	12	1	6
PLAN 4	16	3	48	1	16
TOTAL	66	TOTAL BR: 148	TOTAL OPTIONAL BR: 44		



3' ROLLED CURB AND GUTTER DETAIL
NOT TO SCALE



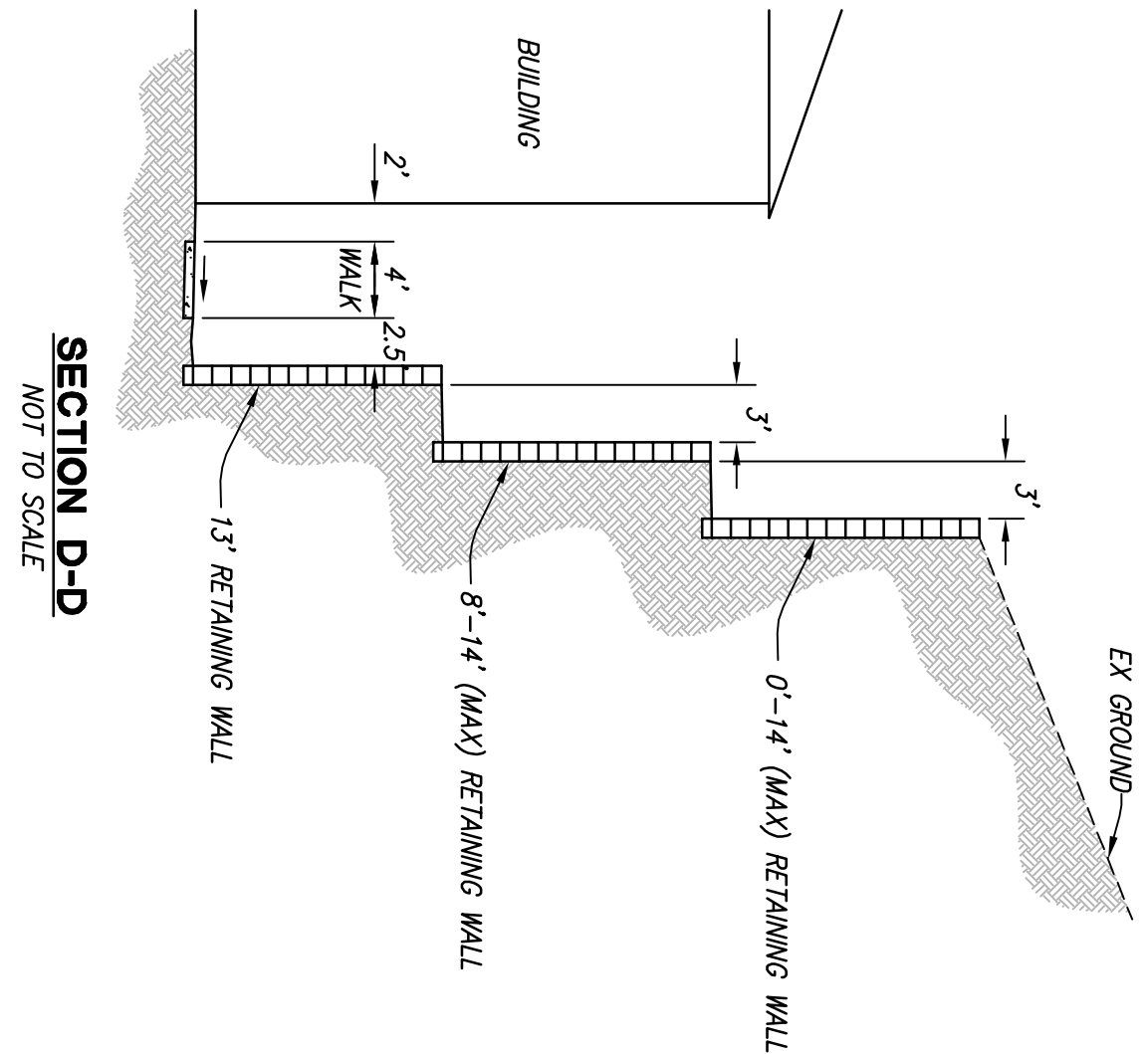
TYPICAL STREET A SECTION
(NO PARKING)
NOT TO SCALE



TYPICAL LAUSANNE AVENUE SECTION
NOT TO SCALE

TENTATIVE MAP
PRELIMINARY SITE PLAN
WELLINGTON SITE
DALY CITY, SAN MATEO COUNTY, CALIFORNIA

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ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300



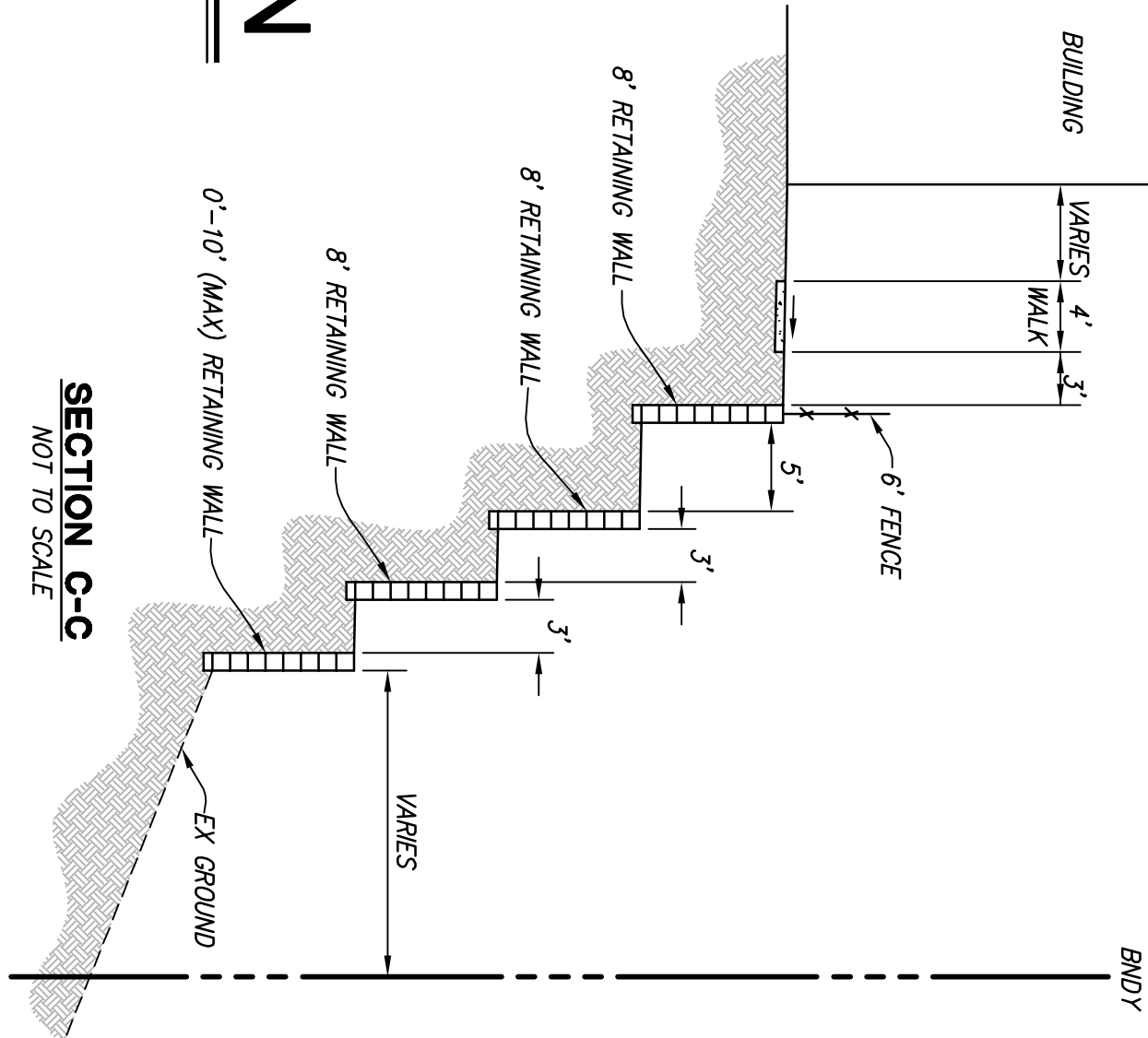
SECTION D-D
NOT TO SCALE

TENTATIVE MAP

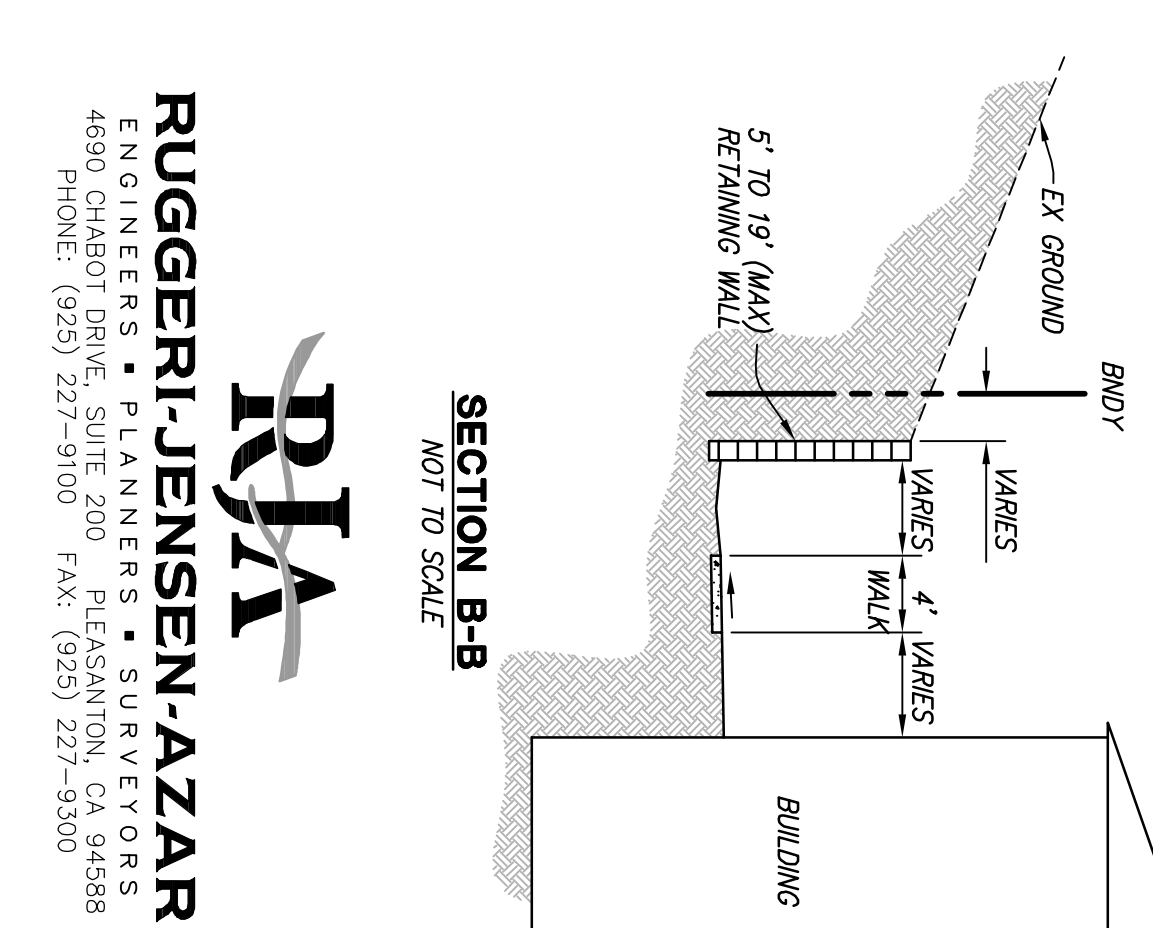
PRELIMINARY GRADING AND DRAINAGE PLAN

WELLINGTON SITE

DALY CITY, SAN MATEO COUNTY, CALIFORNIA

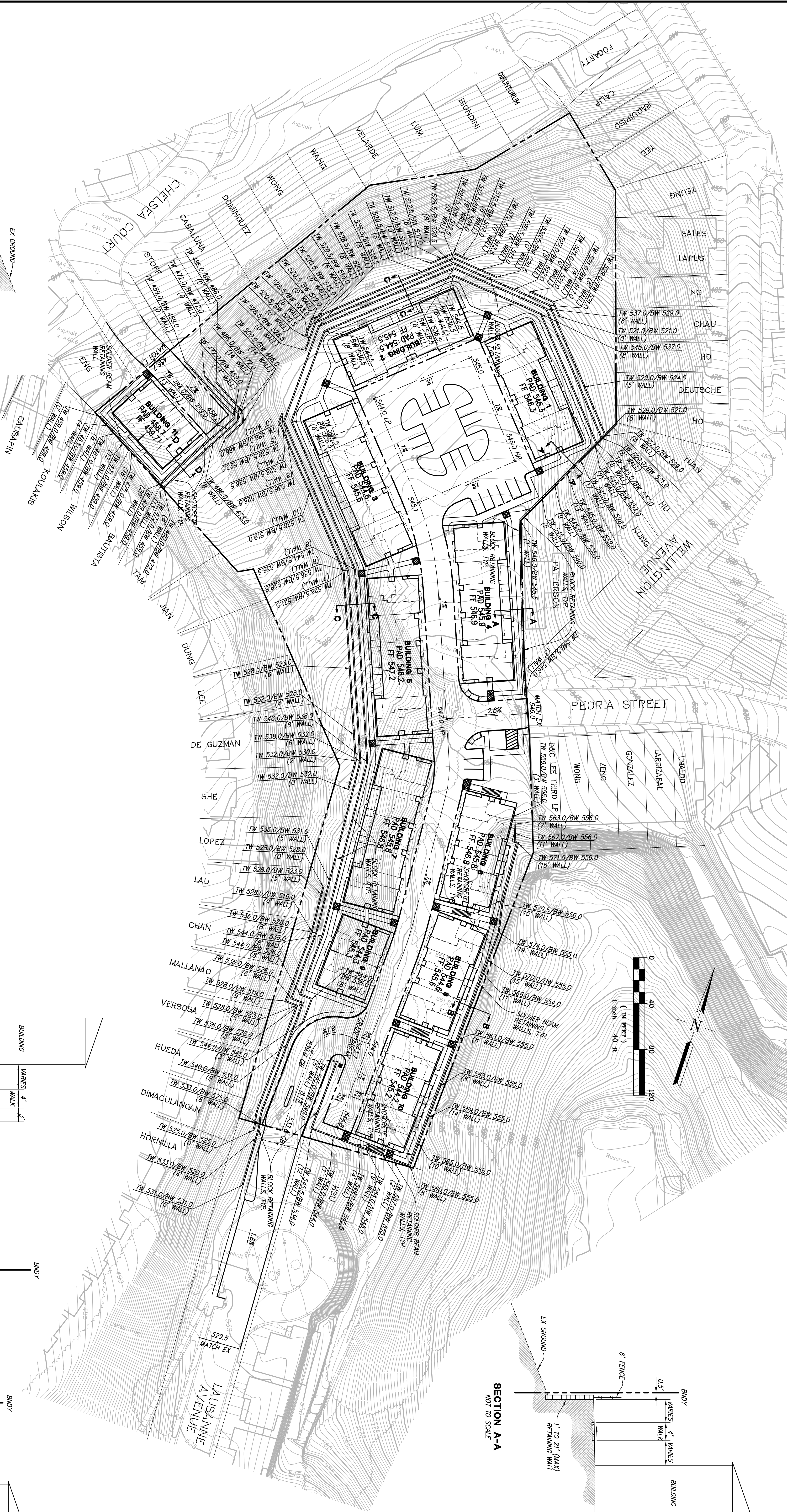


SECTION C-C
NOT TO SCALE

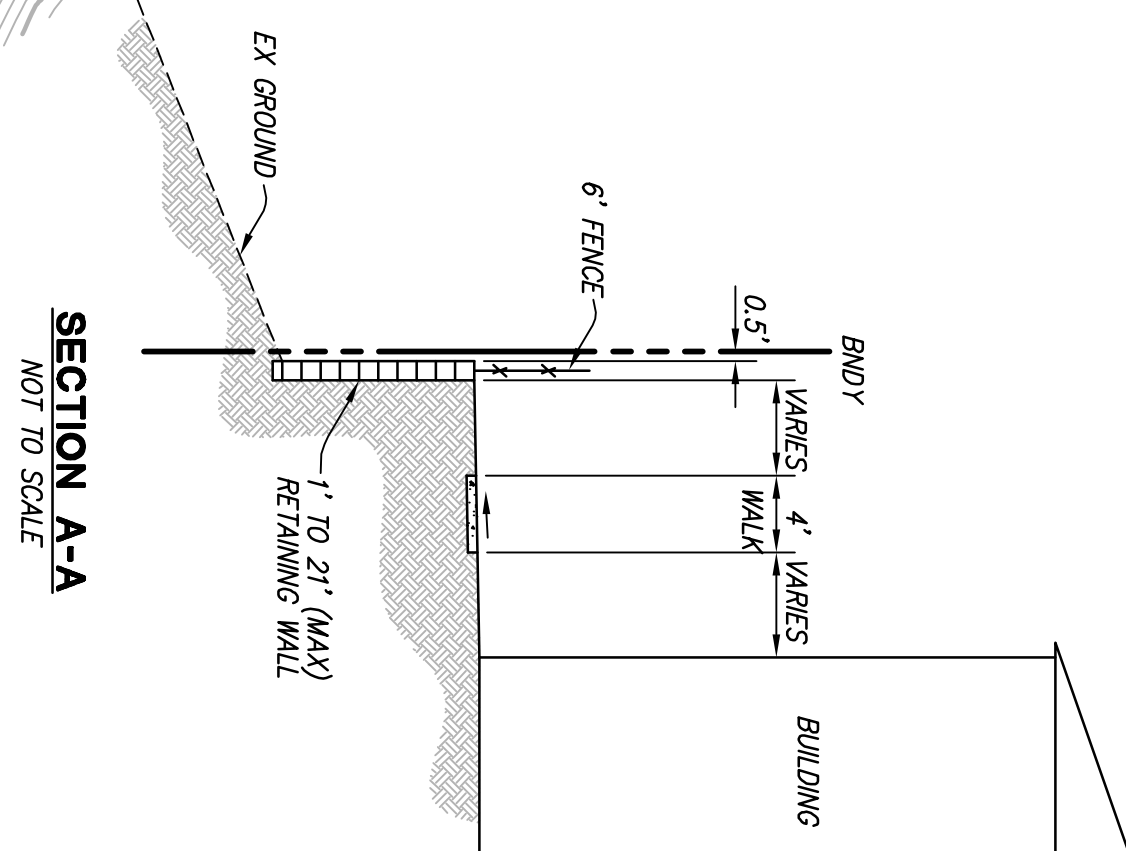


SECTION B-B
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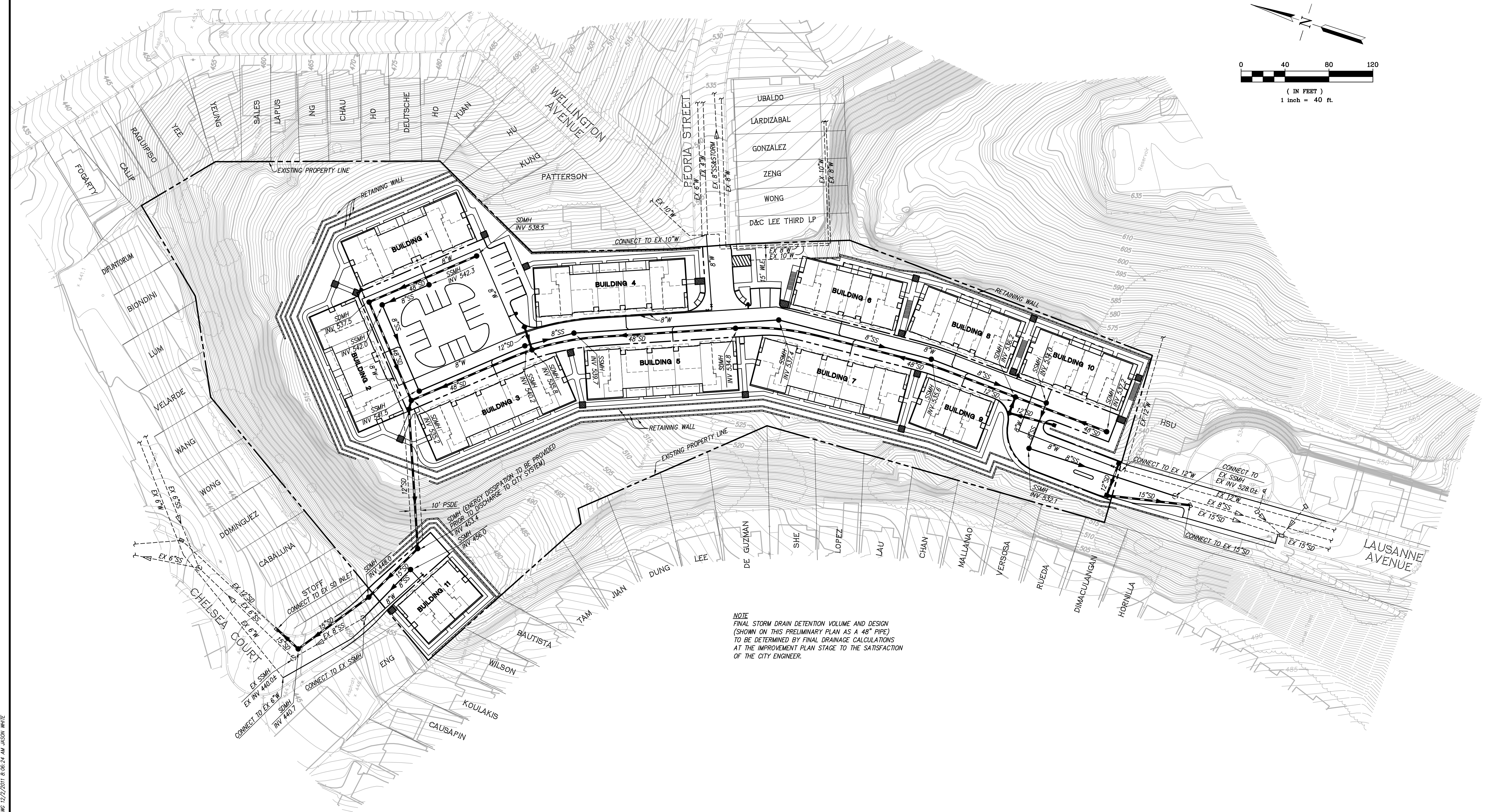
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300



SECTION A-A
NOT TO SCALE



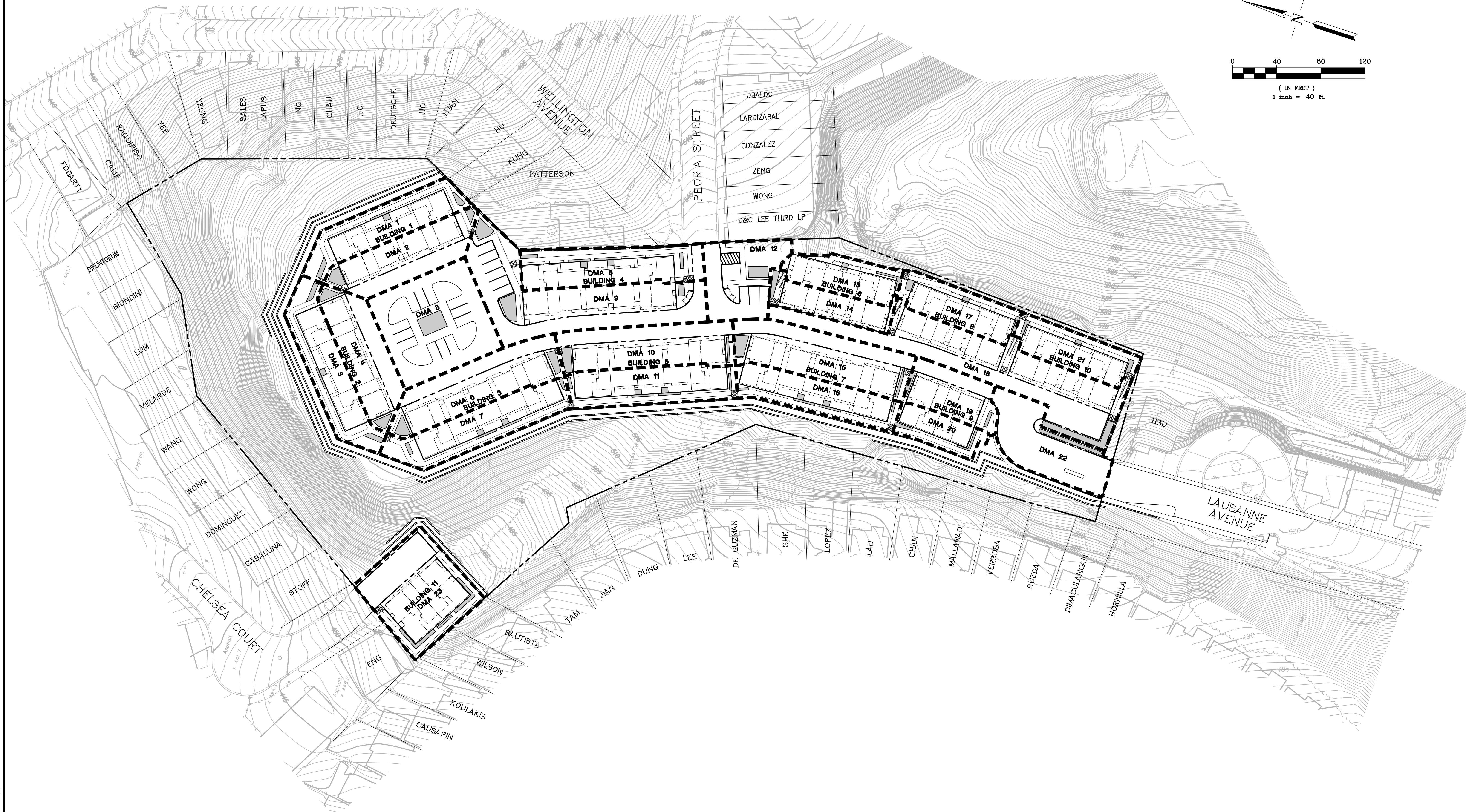
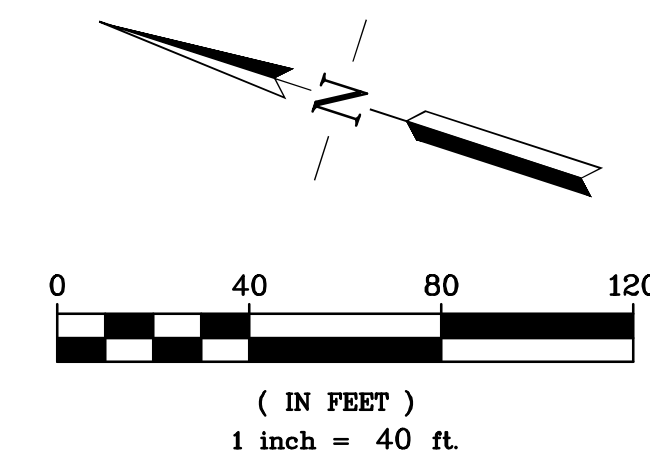
G:\02011\11060\TENT-MAP\05-PRELIMINARY-UTILITY.DWG 12/2/2011 8:06:24 AM JASON WHITE



TENTATIVE MAP
PRELIMINARY UTILITY PLAN
WELLINGTON SITE
DALY CITY, SAN MATEO COUNTY, CALIFORNIA

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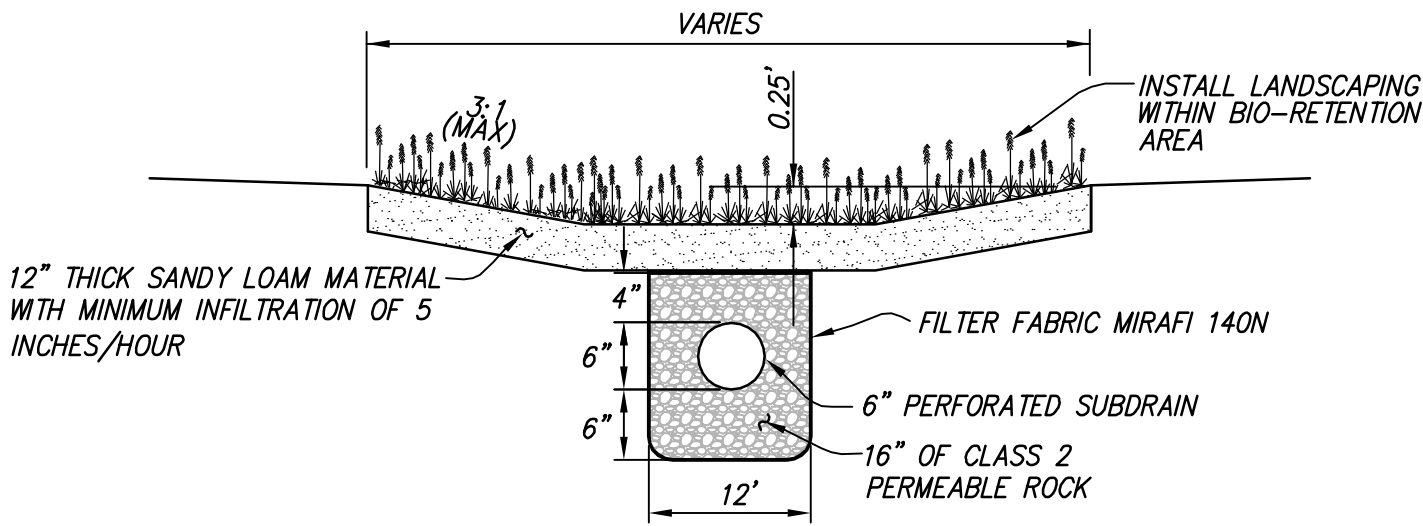
TENTATIVE MAP
PRELIMINARY STORM WATER TREATMENT PLAN
WELLINGTON SITE
 DALY CITY, SAN MATEO COUNTY, CALIFORNIA



STORM WATER TREATMENT CALCULATIONS

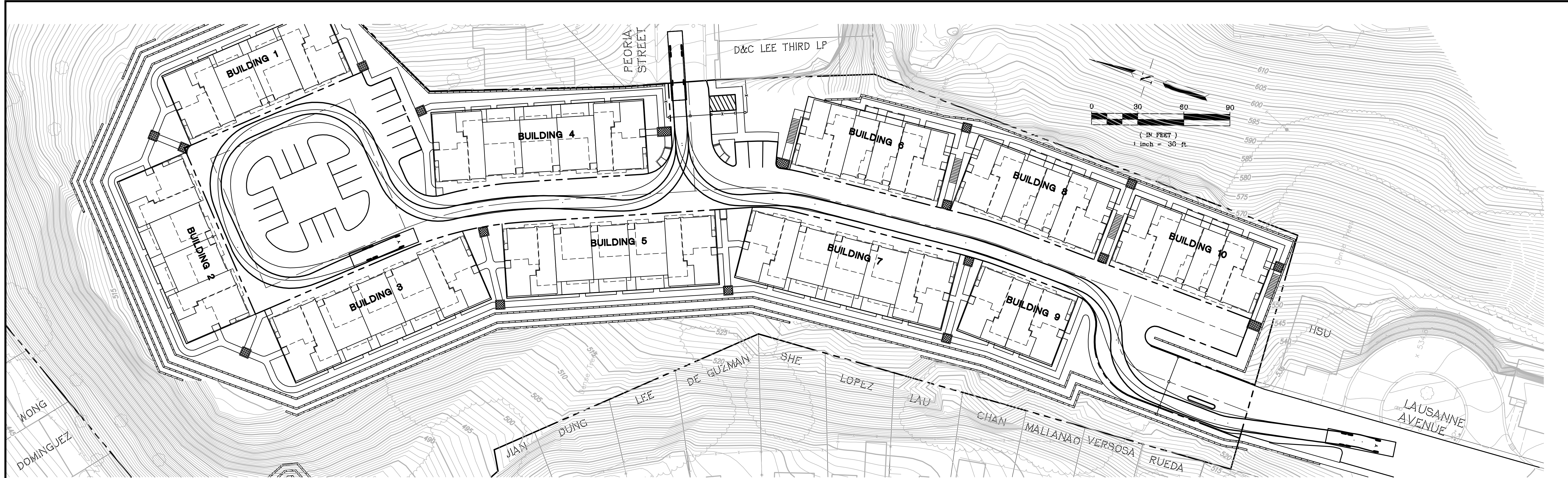
DMA	SURFACE	IMPERVIOUS AREA (SF) ¹⁾	BMP USED	SIZING FACTOR	REQUIRED SURFACE AREA (SF)	SURFACE AREA PROVIDED (SF)
DMA 1	DRIVEWAY/ROOF/WALKWAY	4,500	BIO-RETENTION AREA	0.04	180	206
DMA 2	DRIVEWAY/ROOF/WALKWAY	4,700	BIO-RETENTION AREA	0.04	188	221
DMA 3	DRIVEWAY/PAVEMENT/ROOF/WALKWAY	4,700	BIO-RETENTION AREA	0.04	188	213
DMA 4	DRIVEWAY/PAVEMENT/ROOF/WALKWAY	4,500	BIO-RETENTION AREA	0.04	180	218
DMA 5	PAVEMENT	7,800	BIO-RETENTION AREA	0.04	312	368
DMA 6	DRIVEWAY/PAVEMENT/ROOF/WALKWAY	5,800	BIO-RETENTION AREA	0.04	232	280
DMA 7	DRIVEWAY/ROOF/WALKWAY	4,900	BIO-RETENTION AREA	0.04	196	212
DMA 8	DRIVEWAY/ROOF/WALKWAY	5,100	BIO-RETENTION AREA	0.04	204	238
DMA 9	DRIVEWAY/PAVEMENT/ROOF/WALKWAY	9,500	BIO-RETENTION AREA	0.04	380	505
DMA 10	DRIVEWAY/PAVEMENT/ROOF/WALKWAY	5,400	BIO-RETENTION AREA	0.04	216	217
DMA 11	DRIVEWAY/ROOF/WALKWAY	4,500	BIO-RETENTION AREA	0.04	180	200
DMA 12	PAVEMENT/WALKWAY	4,100	BIO-RETENTION AREA	0.04	164	180
DMA 13	DRIVEWAY/ROOF/WALKWAY	2,900	BIO-RETENTION AREA	0.04	116	134
DMA 14	DRIVEWAY/ROOF/WALKWAY	2,600	BIO-RETENTION AREA	0.04	104	107
DMA 15	DRIVEWAY/PAVEMENT/ROOF/WALKWAY	6,200	BIO-RETENTION AREA	0.04	248	270
DMA 16	DRIVEWAY/ROOF/WALKWAY	4,000	BIO-RETENTION AREA	0.04	160	180
DMA 17	DRIVEWAY/ROOF/WALKWAY	3,300	BIO-RETENTION AREA	0.04	132	150
DMA 18	DRIVEWAY/PAVEMENT/ROOF/WALKWAY	2,100	BIO-RETENTION AREA	0.04	84	99
DMA 19	DRIVEWAY/PAVEMENT/ROOF/WALKWAY	3,100	BIO-RETENTION AREA	0.04	124	132
DMA 20	DRIVEWAY/ROOF/WALKWAY	2,100	BIO-RETENTION AREA	0.04	84	103
DMA 21	DRIVEWAY/ROOF/WALKWAY	3,300	BIO-RETENTION AREA	0.04	132	150
DMA 22	PAVEMENT	4,300	BIO-RETENTION AREA	0.04	172	180
DMA 23	DRIVEWAY/PAVEMENT/ROOF/WALKWAY	6,500	BIO-RETENTION AREA	0.04	260	287

- NOTES:
- 90% OF THE DMA AREA IS ASSUMED TO BE IMPERVIOUS.
 - THE ABOVE CALCULATIONS ARE BASED ON THE SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE, DATED OCTOBER 20, 2010 AND THE FOLLOWING CRITERIA:
 - 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA.
 - SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
 - SIZING FACTOR SIZING FACTOR OF 0.04 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:
 - SIZING FACTOR=(0.2 IN/HR)/(5 IN/HR)=0.04.

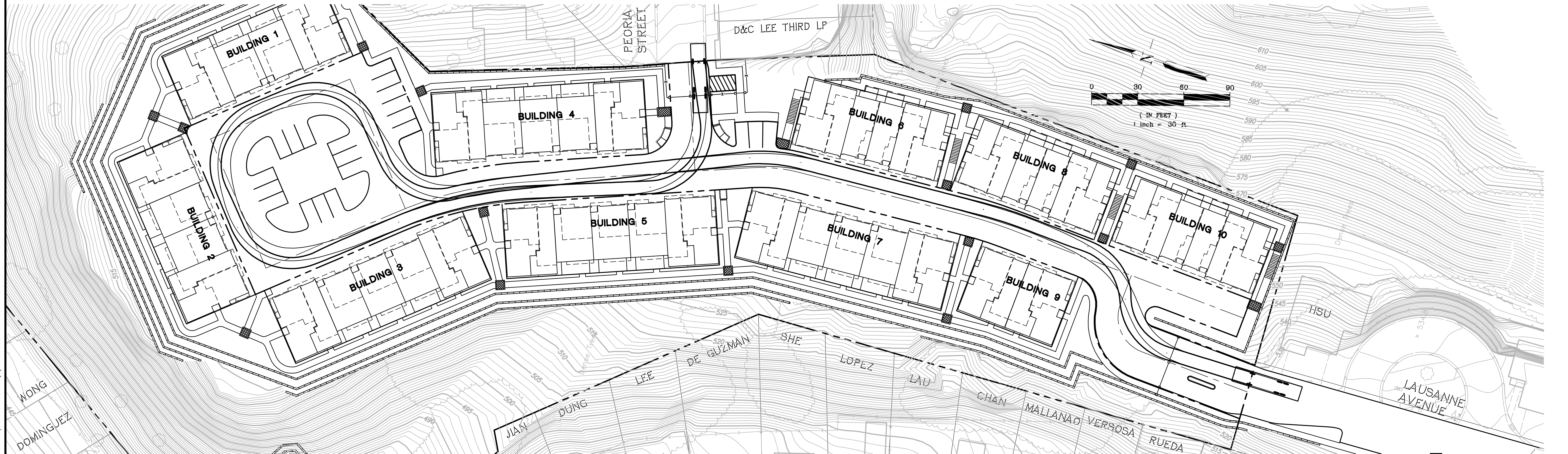


TYPICAL BIO-RETENTION DETAIL
NOT TO SCALE

TENTATIVE MAP
PRELIMINARY STORM WATER TREATMENT DETAILS
WELLINGTON SITE
DALY CITY, SAN MATEO COUNTY, CALIFORNIA



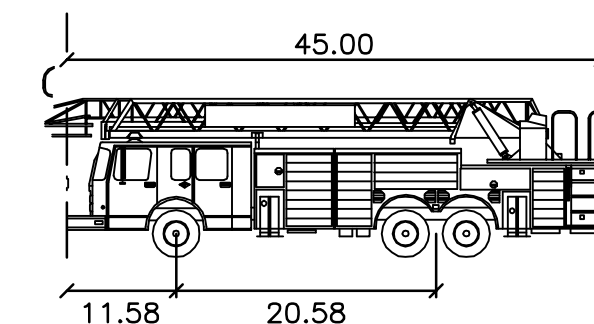
ENTRY ON PEORIA STREET



ENTRY ON LAUSANNE AVENUE

WELLINGTON FIRE TRUCK TURNING EXHIBIT

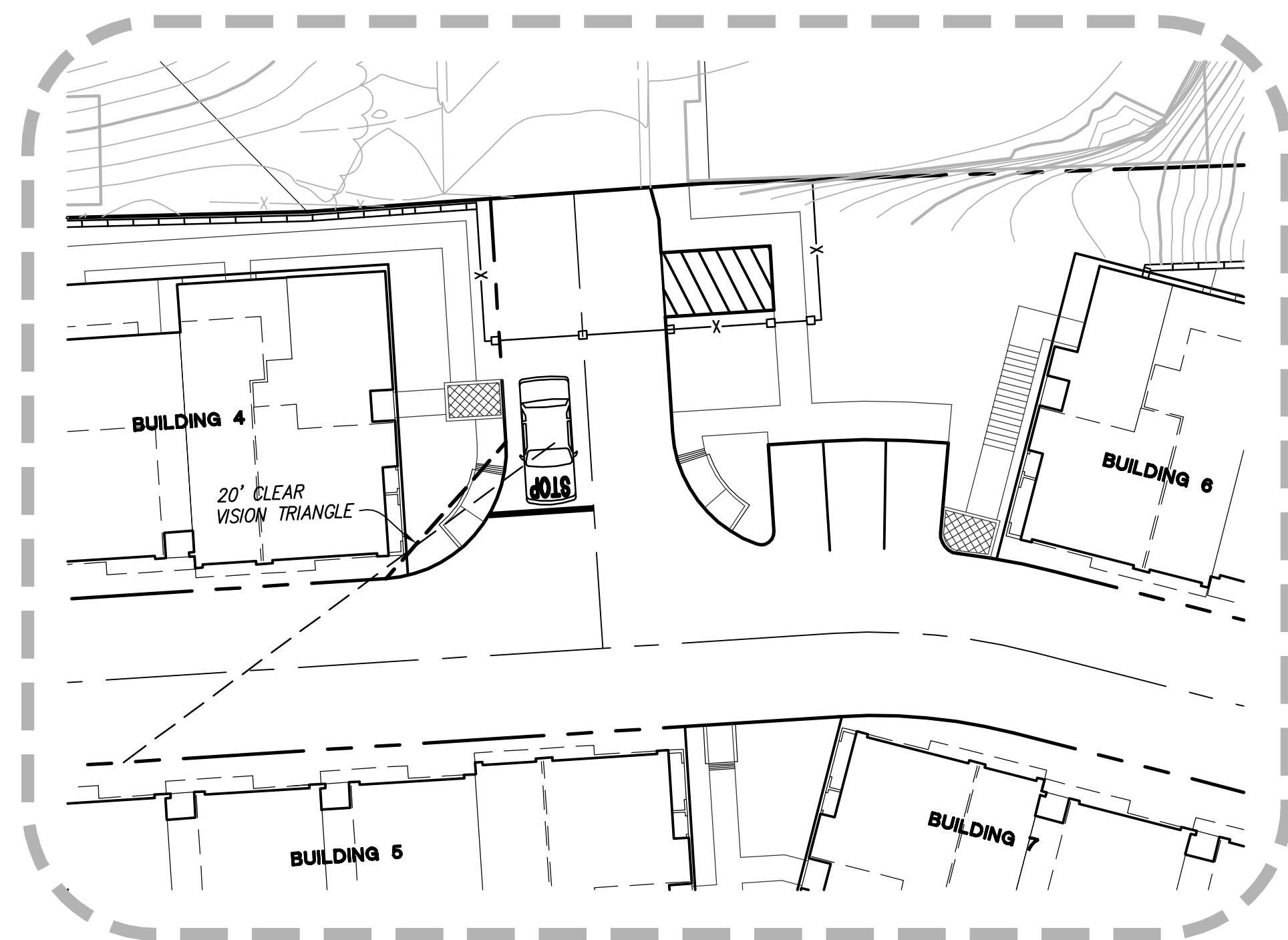
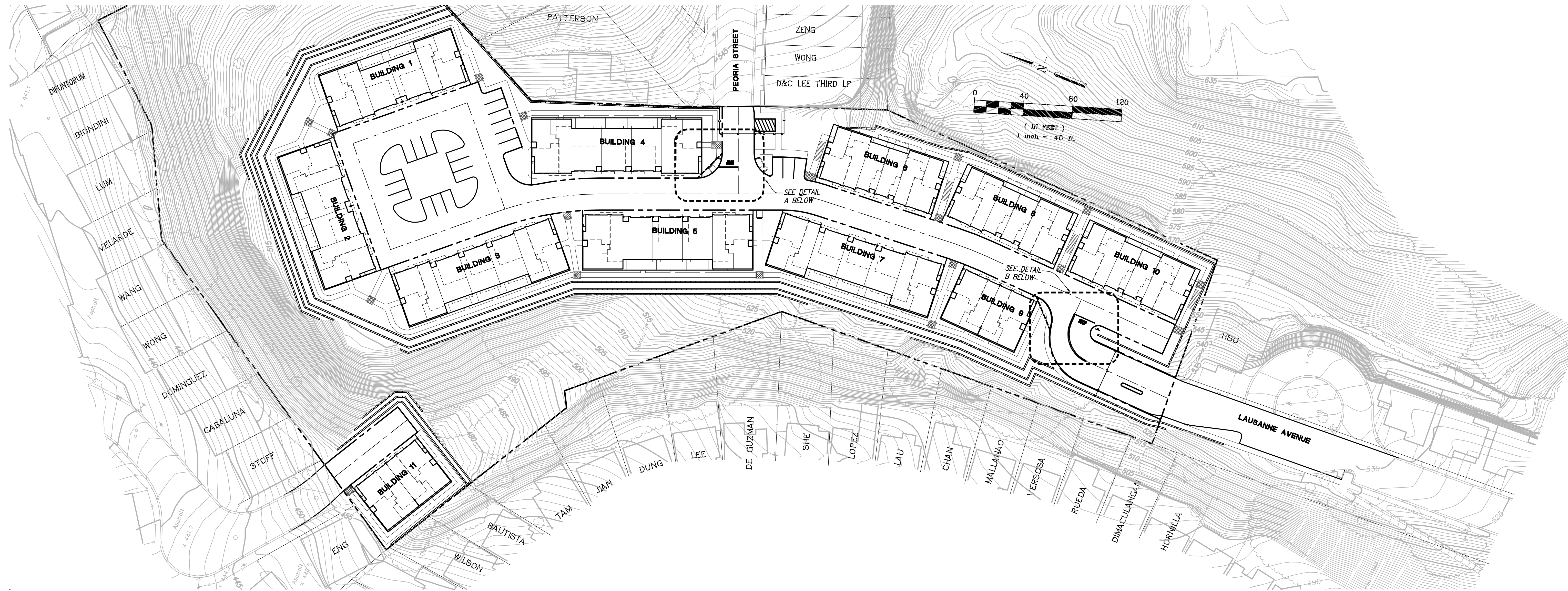
CITY OF DALY CITY, SAN MATEO COUNTY, CALIFORNIA



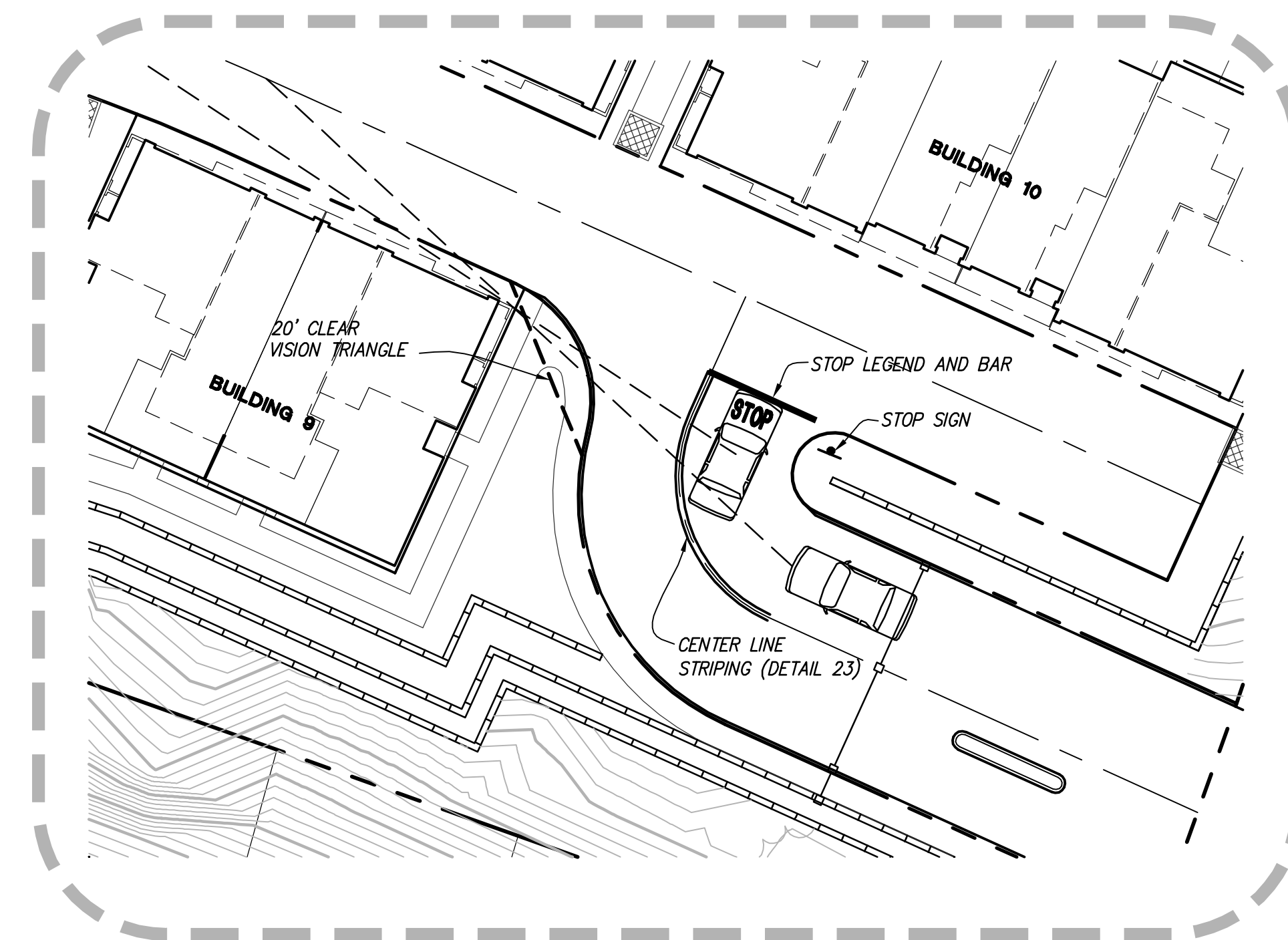
LPFD	feet
Width	: 9.67
Track	: 8.25
Lock to Lock Time	: 7.00
Steering Angle	: 38.00



RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300



DETAIL A
SCALE: 1" = 20'



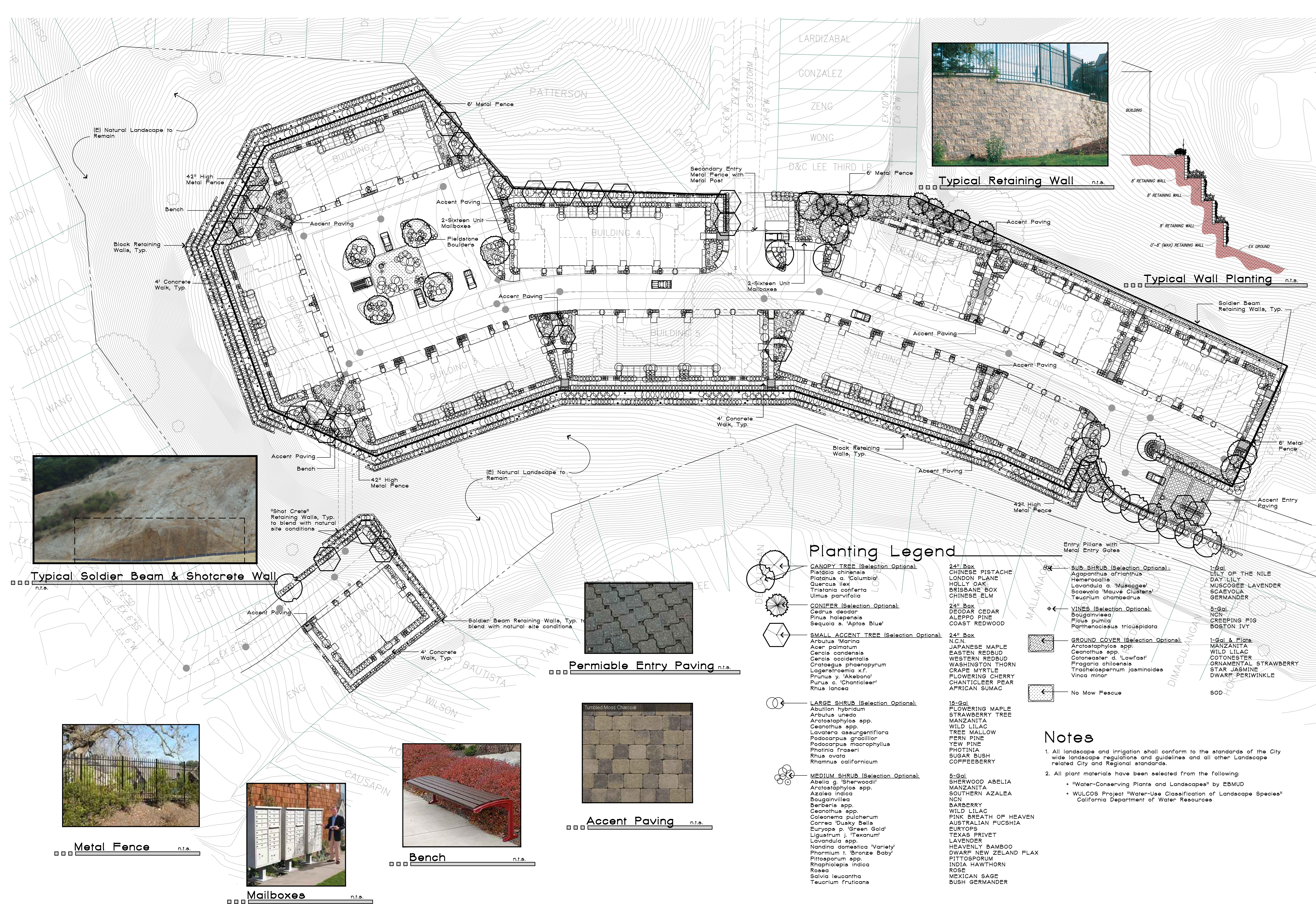
DETAIL B
SCALE: 1" = 20'

SIGHT DISTANCE EXHIBIT

WELLINGTON SITE

DALY CITY, SAN MATEO COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300





W E L L I N G T O N



KB Home South Bay Inc.
 6700 Koll Center Parkway
 Pleasanton, CA 94566
 Contact: Ray Panek
 Phone: 925-750-1713

CONCEPT I PERSPECTIVE

DALY CITY, CALIFORNIA
 K T G Y # 2011-0126 DATE OCTOBER 18, 2011

Architecture + Planning
 1733 Ocean Ave., Suite 250
 Santa Monica, CA 90401
 ktgy.com
 310 394 2623





LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

W E L L I N G T O N



KB Home South Bay Inc.
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Pleasanton, CA 94566
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CONCEPT I ELEVATIONS

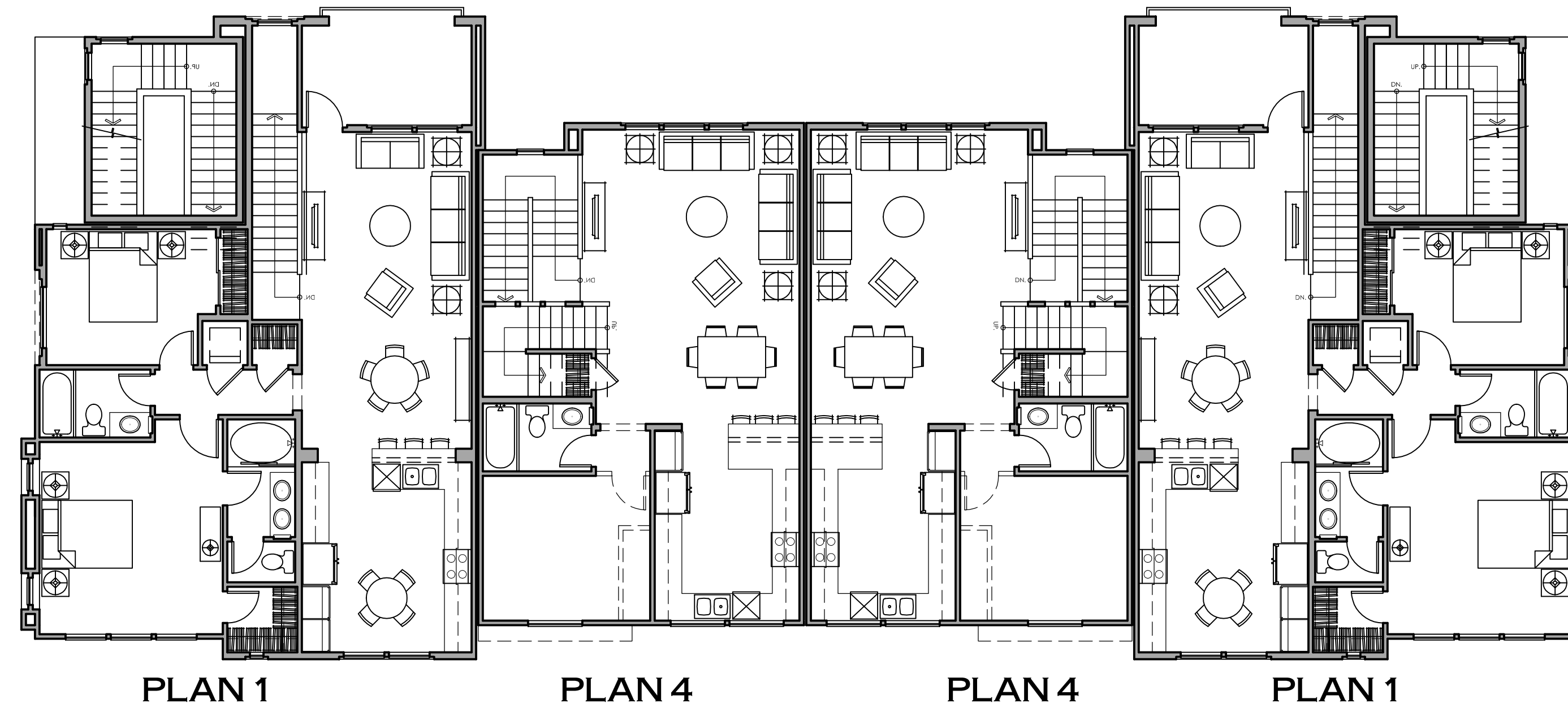
DALY CITY, CALIFORNIA
K T G Y # 2011-0126 DATE OCTOBER 18, 2011

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Santa Monica, CA 90401
ktgy.com
310 394 2623

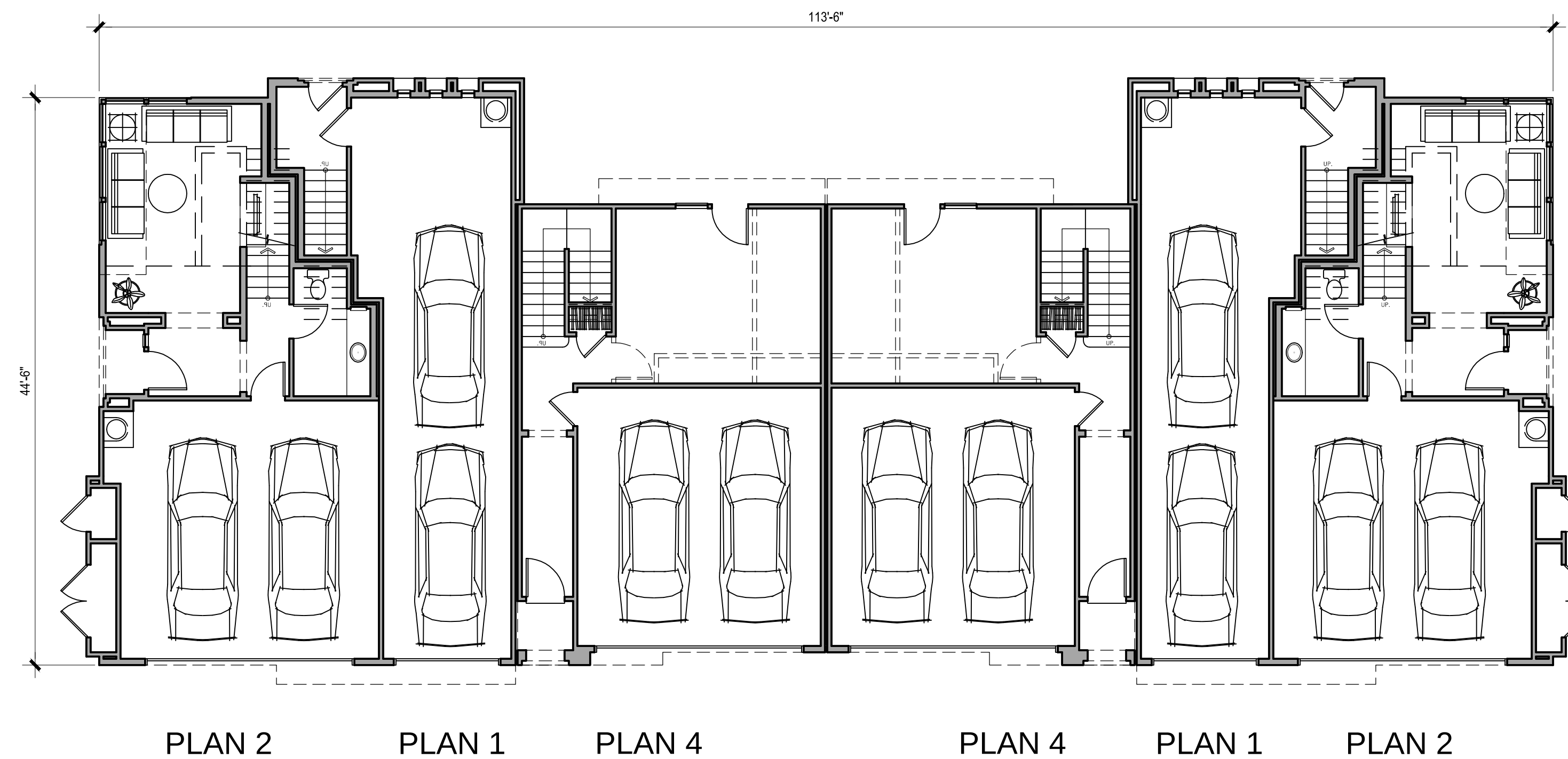
Scale 0 4 8 16

AI.0





SECOND FLOOR



FIRST FLOOR

W E L L I N G T O N

BUILDING 1&2

DALY CITY, CALIFORNIA
K T G Y # 2011-0126 DATE OCTOBER 13, 2011



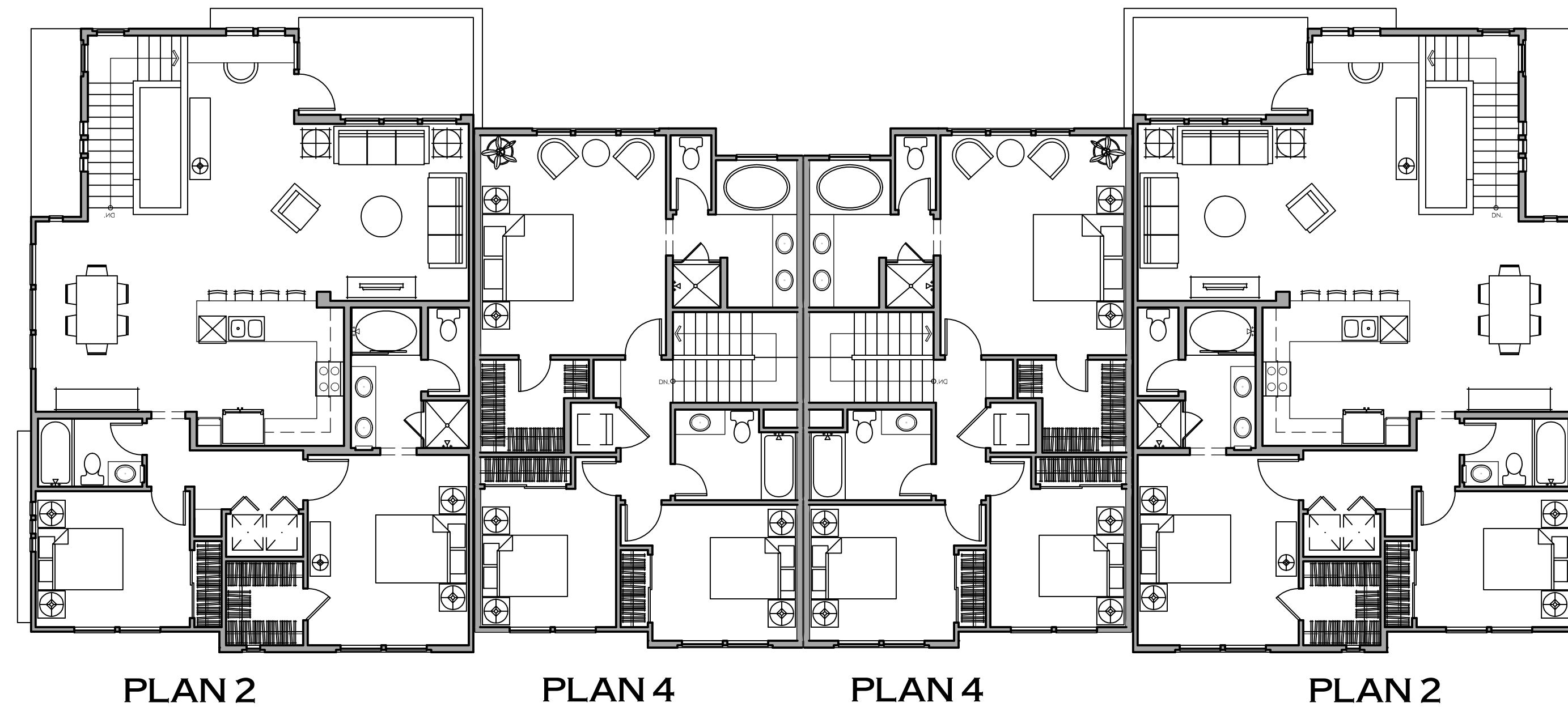
KB Home South Bay Inc.
6700 Koll Center Parkway
Pleasanton, CA 94566
Contact: Ray Panek
Phone: 925-750-1713

Scale 0 4 8 16

A2.0



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Santa Monica, CA 90401
ktgy.com
310 394 2623



THIRD FLOOR

W E L L I N G T O N

BUILDING 1&2

DALY CITY, CALIFORNIA
K T G Y # 2011-0126 DATE OCTOBER 13, 2011

Scale 0 4 8 16

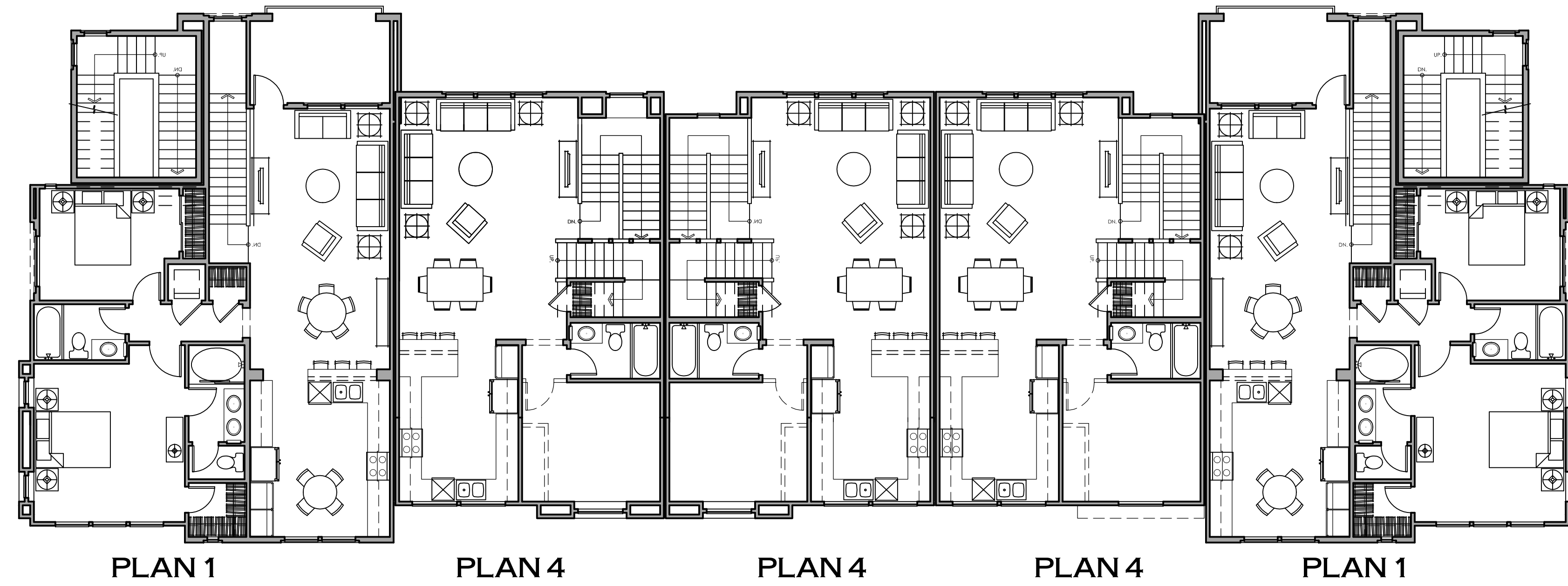
A2.1



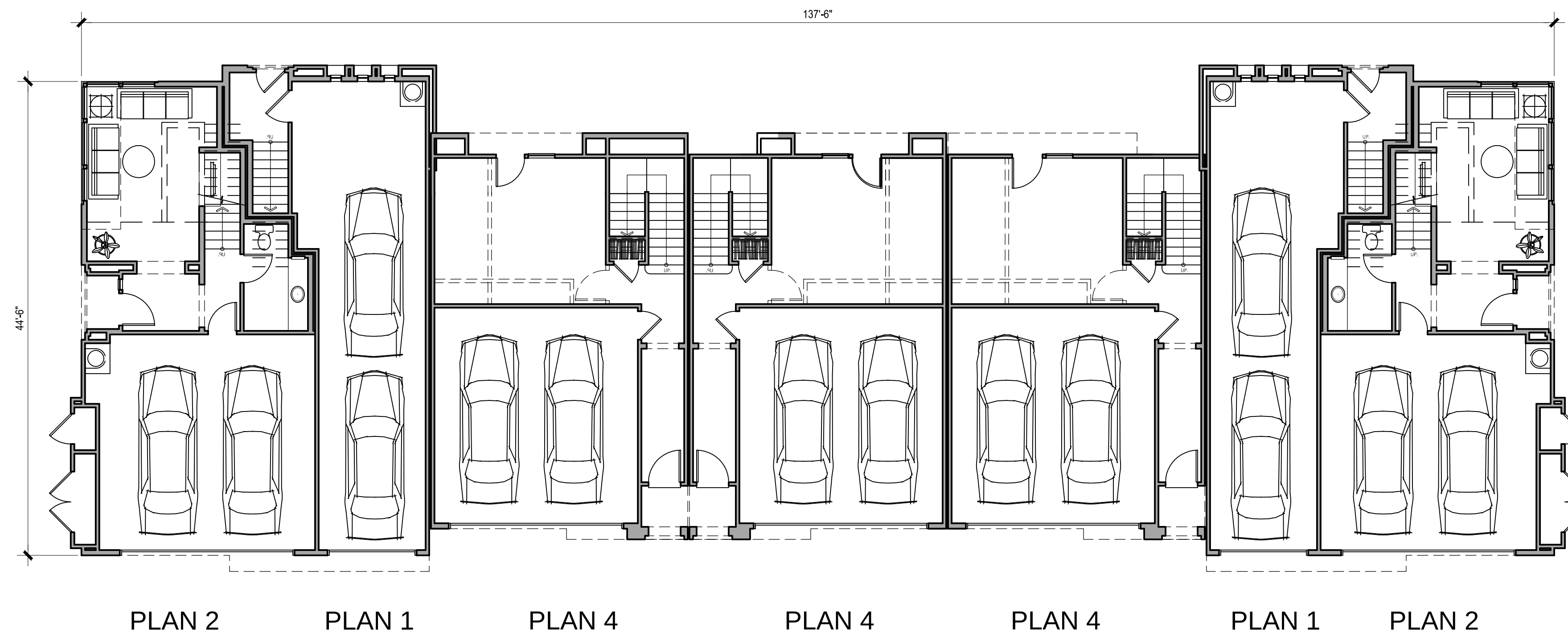
KB Home South Bay Inc.
6700 Koll Center Parkway
Pleasanton, CA 94566
Contact: Ray Panek
Phone: 925-750-1713

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SECOND FLOOR



FIRST FLOOR

W E L L I N G T O N

BUILDING 3,4,5&7

DALY CITY, CALIFORNIA
K T G Y # 2011-0126 DATE OCTOBER 13, 2011



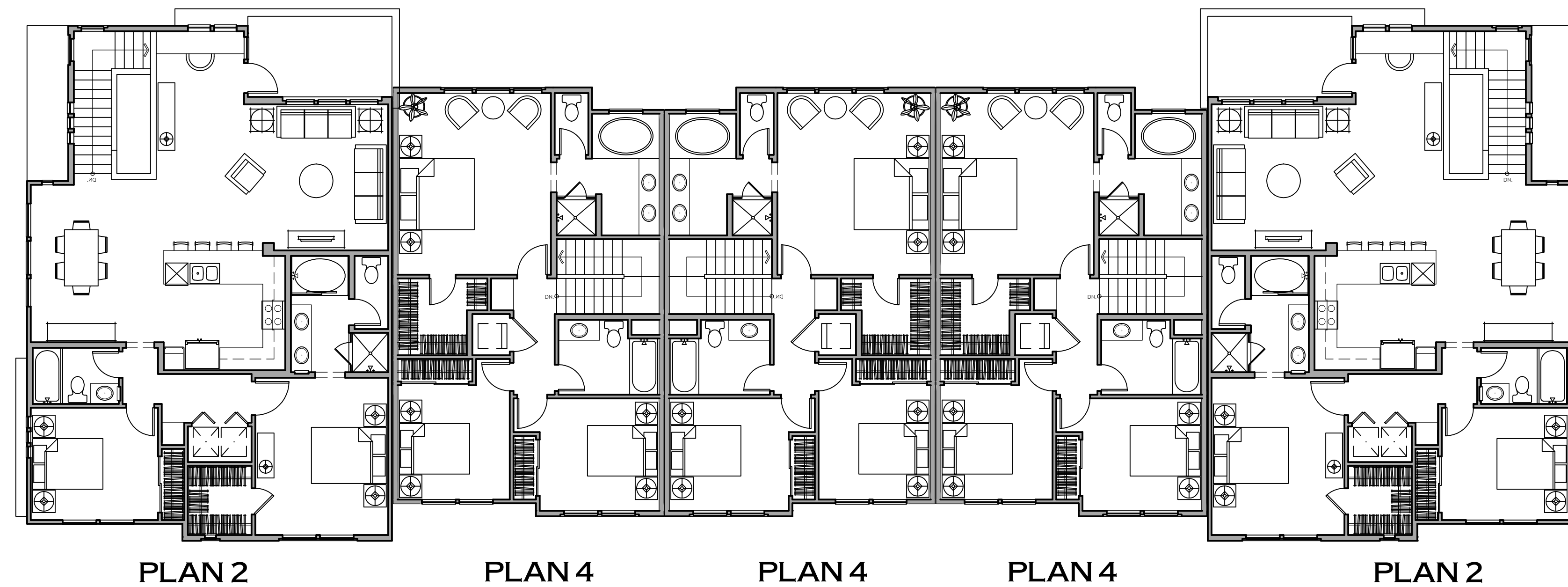
KB Home South Bay Inc.
6700 Koll Center Parkway
Pleasanton, CA 94566
Contact: Ray Panek
Phone: 925-750-1713

Scale 0 4 8 16

A2.2



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THIRD FLOOR

W E L L I N G T O N

BUILDING 3,4,5&7

DALY CITY, CALIFORNIA
K T G Y # 2011-0126 DATE OCTOBER 13, 2011

Scale 0 4 8 16

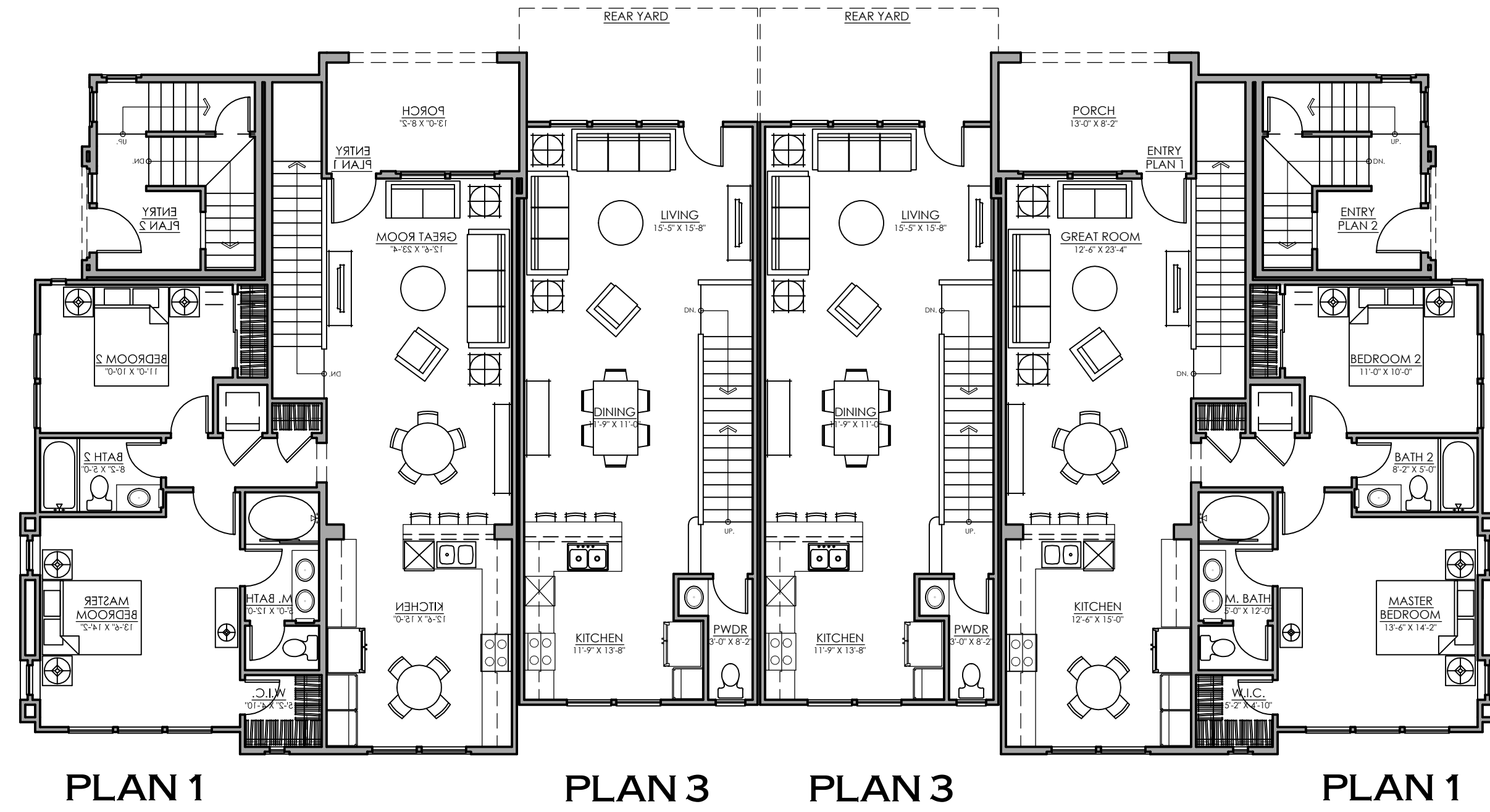
A2.3



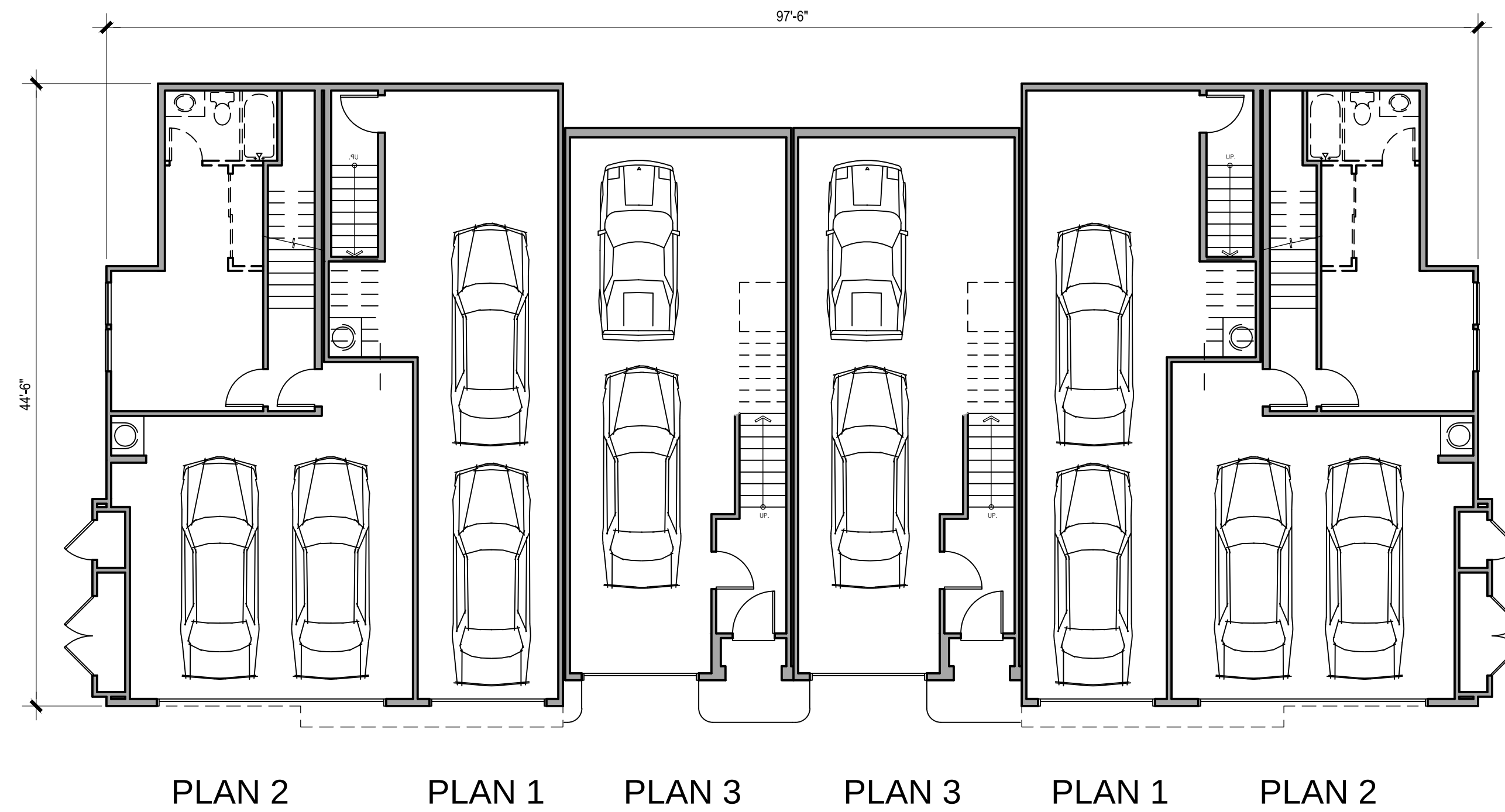
KB Home South Bay Inc.
6700 Koll Center Parkway
Pleasanton, CA 94566
Contact: Ray Panek
Phone: 925-750-1713

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Santa Monica, CA 90401
ktgy.com
310 394 2623





SECOND FLOOR



FIRST FLOOR

W E L L I N G T O N

BUILDING 6,8&10

DALY CITY, CALIFORNIA
K T G Y # 2011-0126 DATE OCTOBER 13, 2011



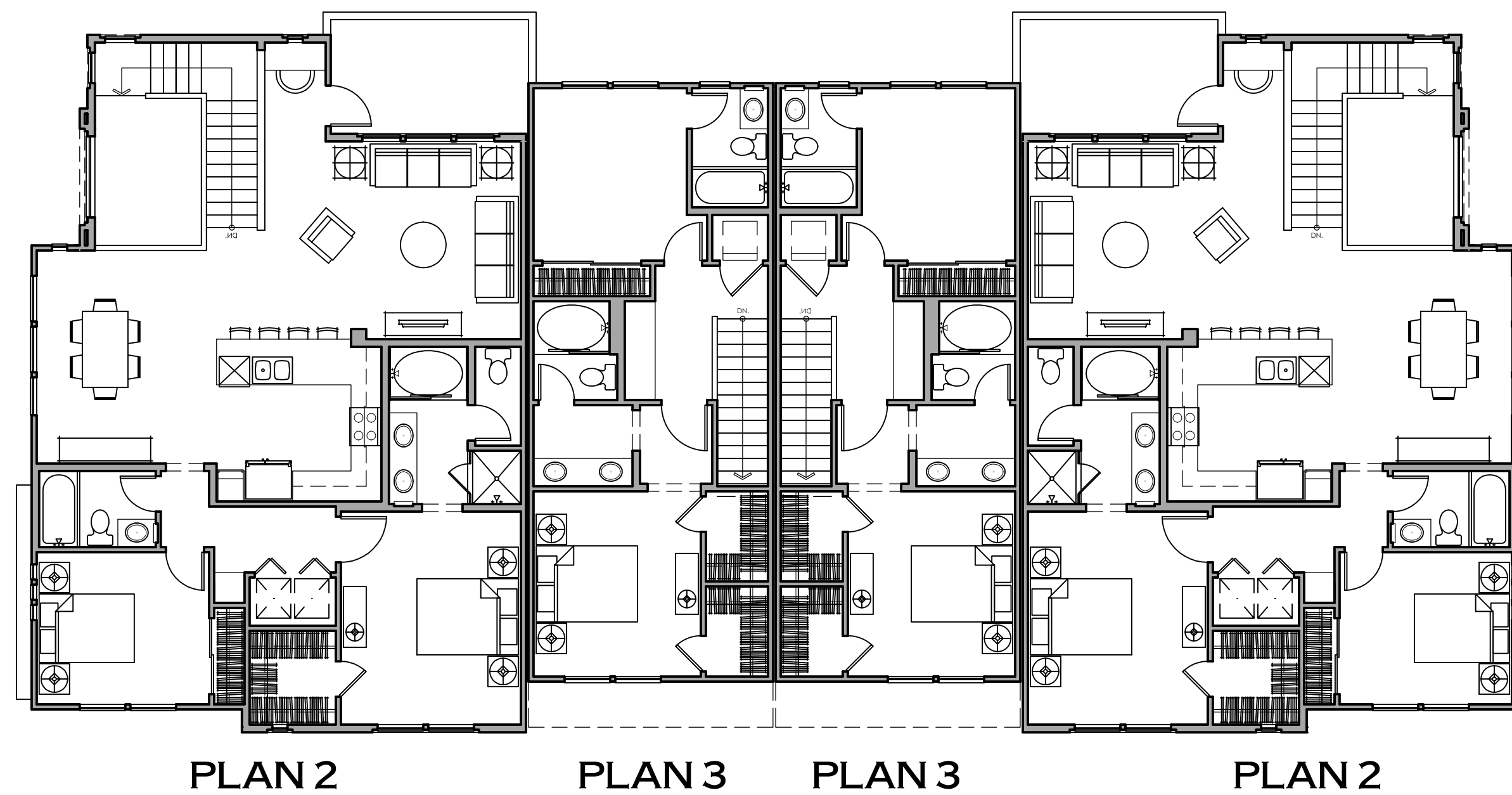
KB Home South Bay Inc.
6700 Koll Center Parkway
Pleasanton, CA 94566
Contact: Ray Panek
Phone: 925-750-1713

Scale 0 4 8 16

A2.4



Architecture + Planning
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THIRD FLOOR

W E L L I N G T O N

BUILDING 6,8&10

DALY CITY, CALIFORNIA
K T G Y # 2011-0126 DATE OCTOBER 13, 2011

Scale 0 4 8 16

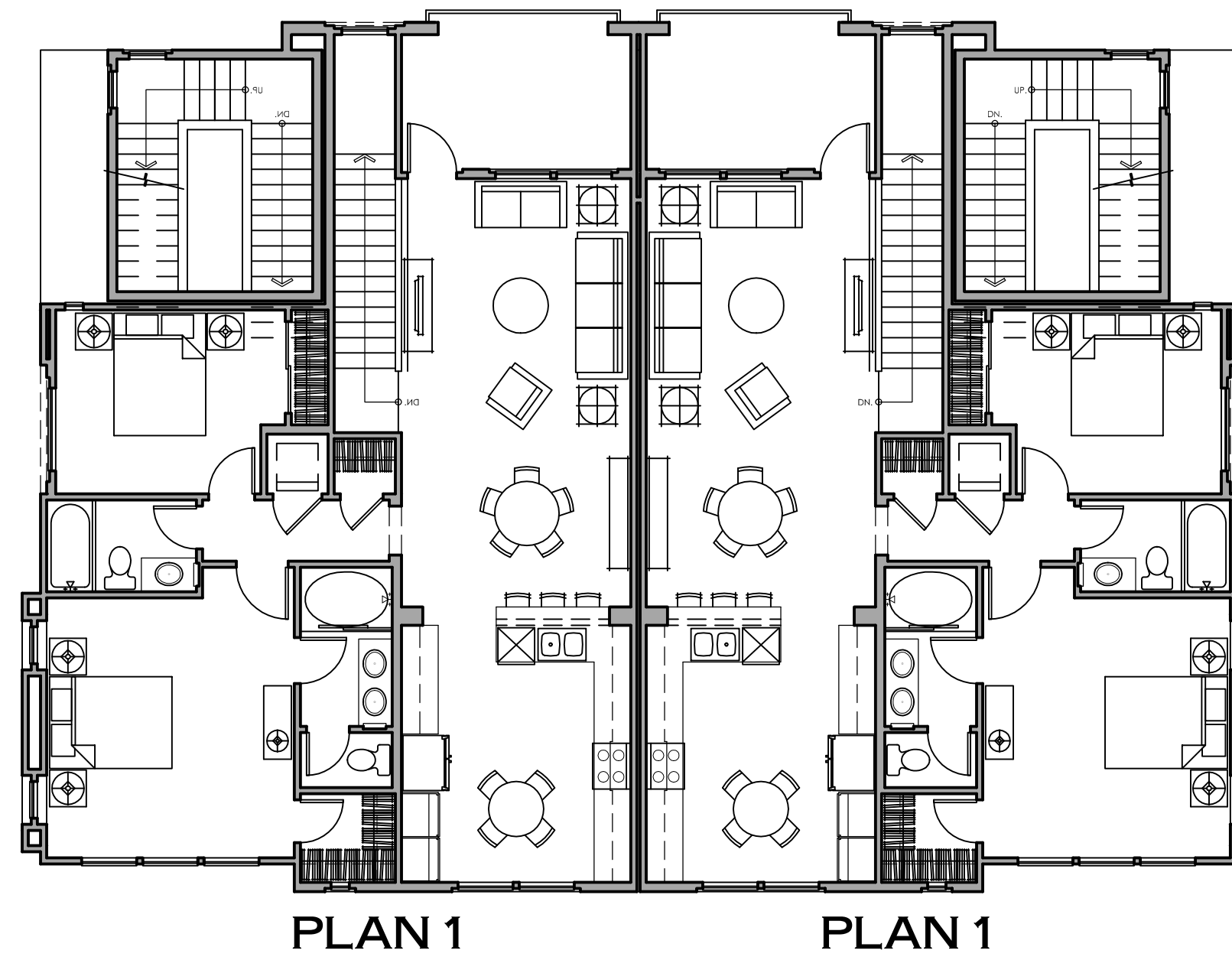
A2.5



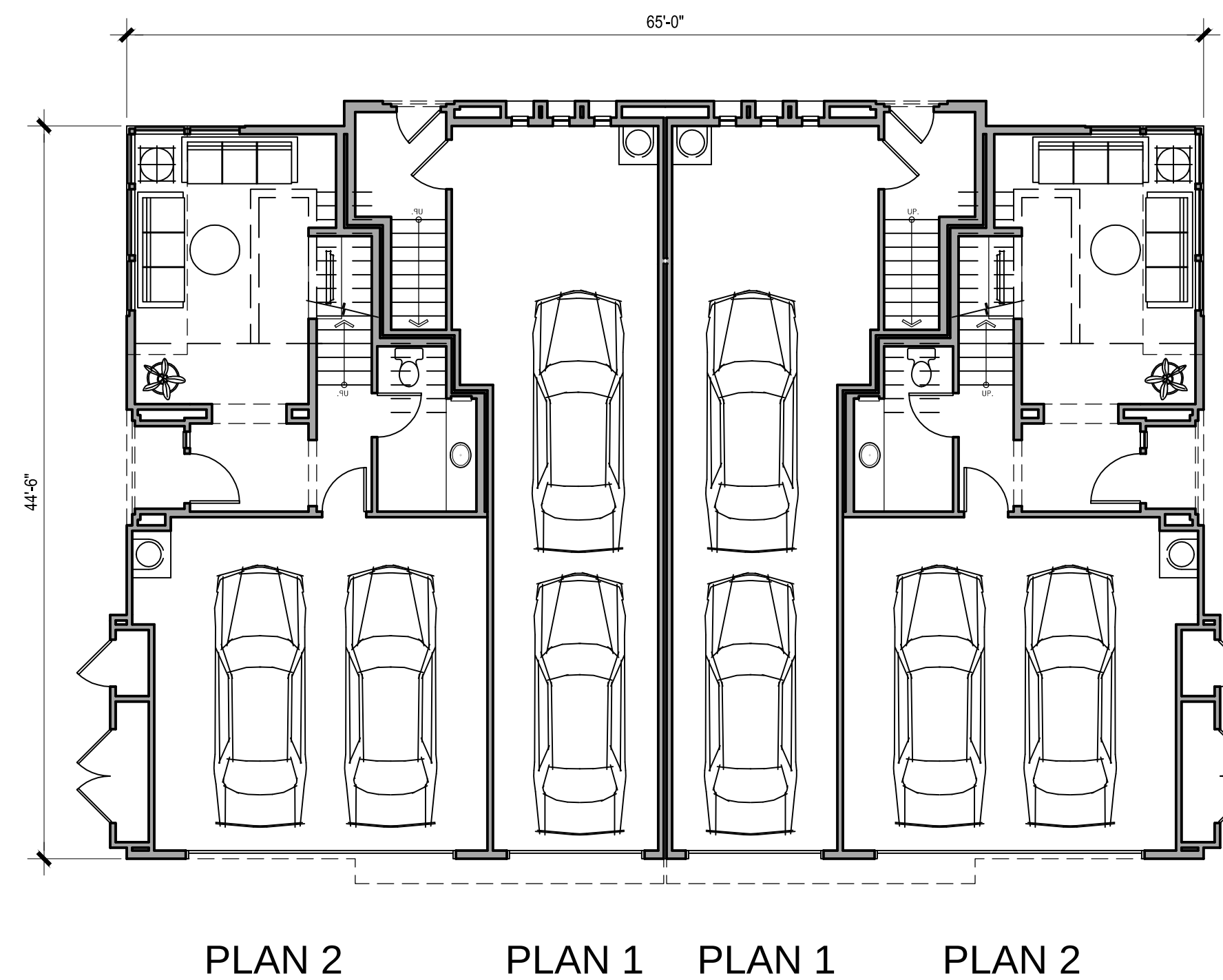
KB Home South Bay Inc.
6700 Koll Center Parkway
Pleasanton, CA 94566
Contact: Ray Panek
Phone: 925-750-1713

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SECOND FLOOR



FIRST FLOOR

W E L L I N G T O N

BUILDING 9&11

DALY CITY, CALIFORNIA
K T G Y # 2011-0126 DATE OCTOBER 13, 2011

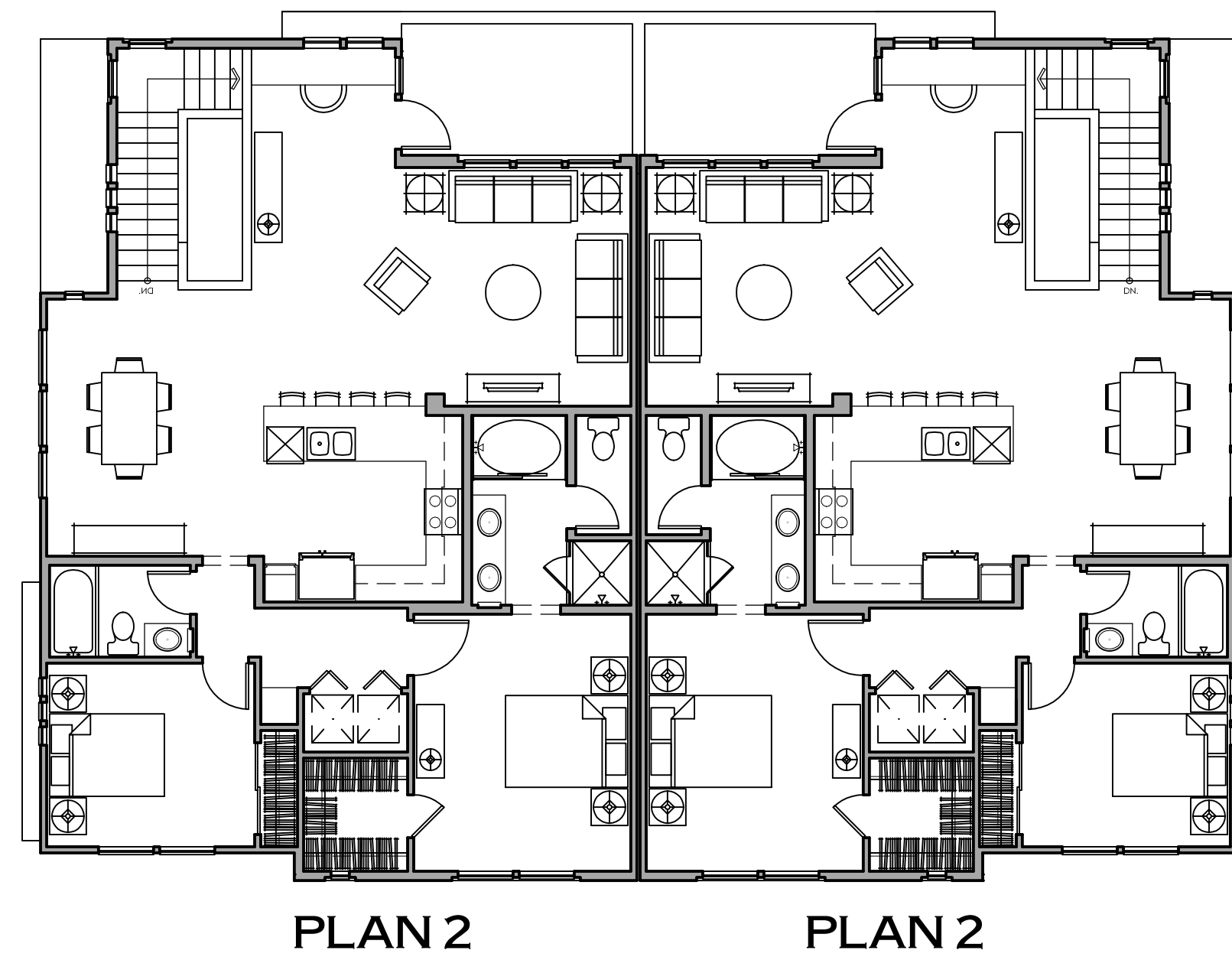
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Santa Monica, CA 90401
ktgy.com
310 394 2623

Scale 0 4 8 16

A2.6



KB Home South Bay Inc.
6700 Koll Center Parkway
Pleasanton, CA 94566
Contact: Ray Panek
Phone: 925-750-1713



THIRD FLOOR

W E L L I N G T O N

BUILDING 9&11

DALY CITY, CALIFORNIA
K T G Y # 2011-0126 DATE OCTOBER 13, 2011



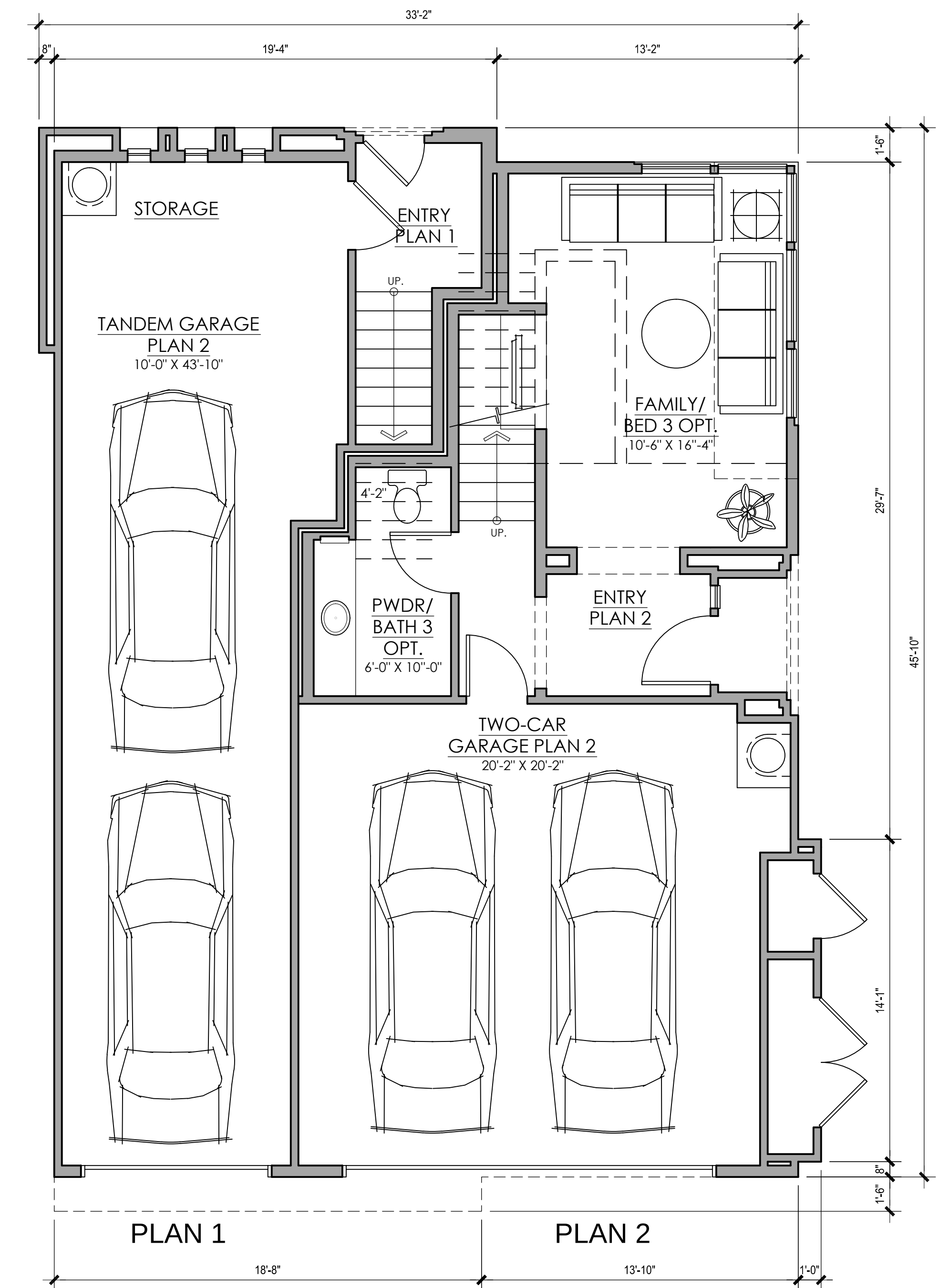
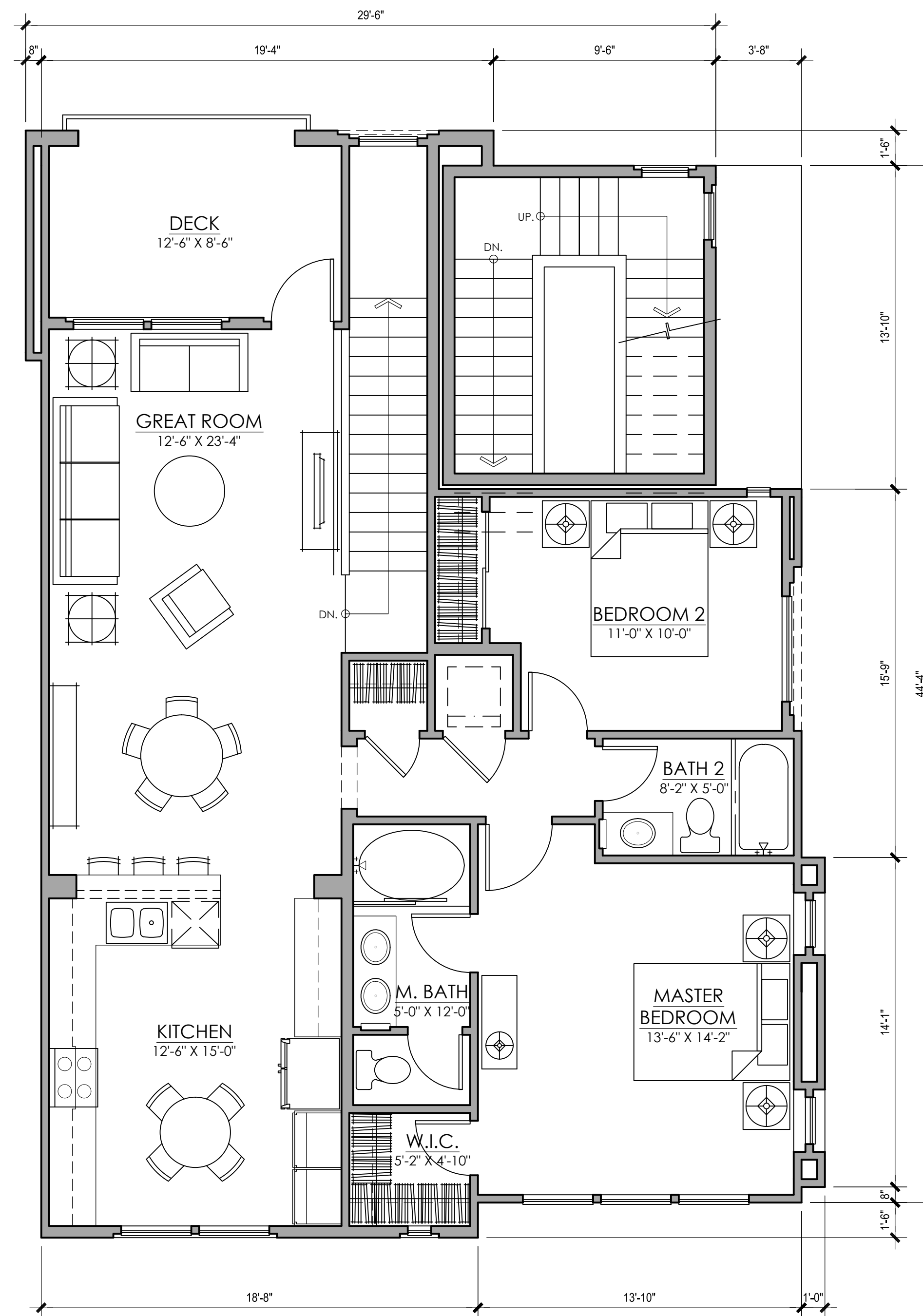
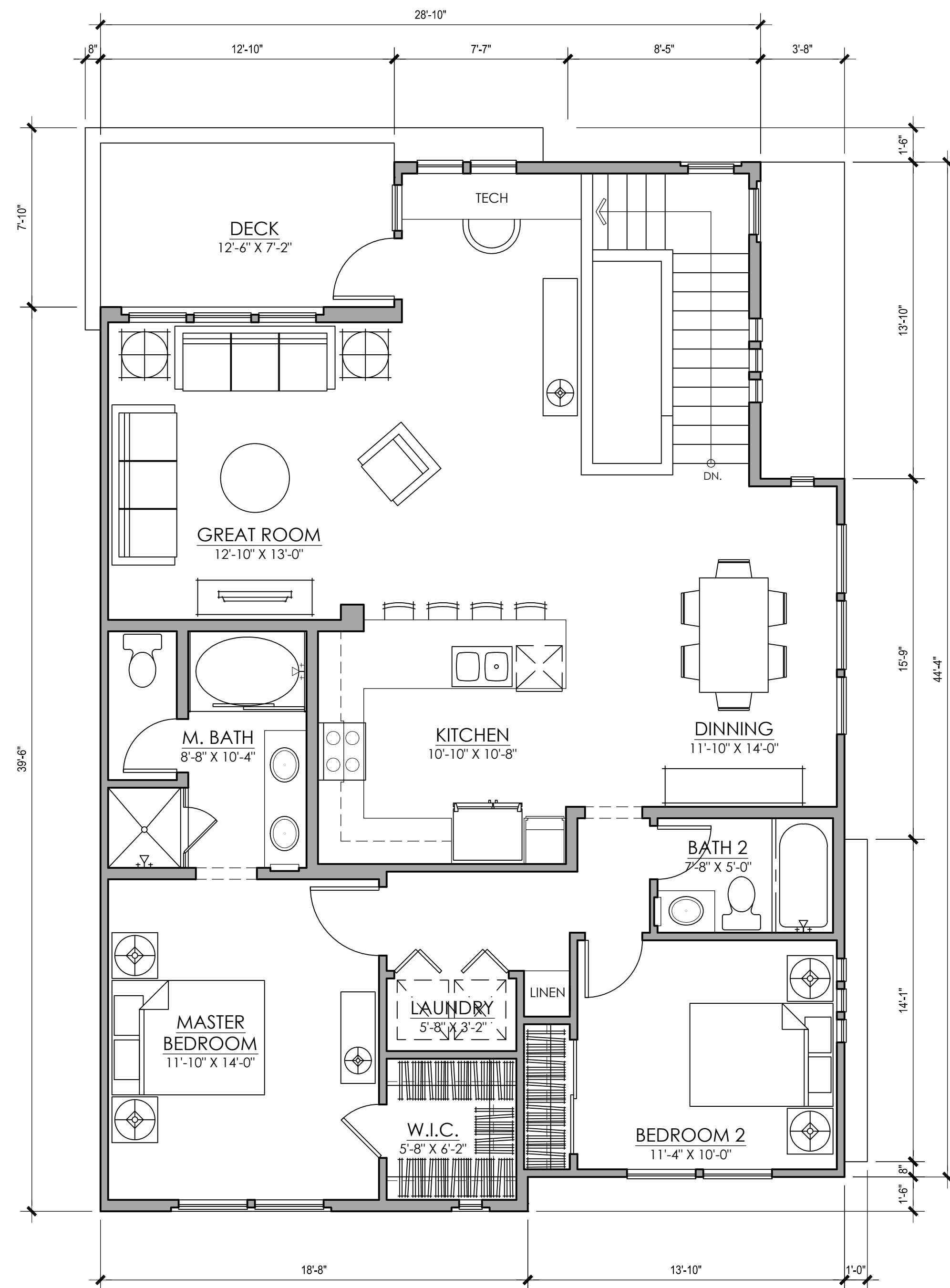
KB Home South Bay Inc.
6700 Koll Center Parkway
Pleasanton, CA 94566
Contact: Ray Panek
Phone: 925-750-1713

Scale 0 4 8 16

A2.7



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310 394 2623



W E L L I N G T O N

PLAN 1&2

DALY CITY, CALIFORNIA

K T G Y # 2011-0126

DATE OCTOBER 13, 2011

PLAN 1 1,125 sf net 1,190 sf gross
PLAN 2 1,623 sf net 1,750 sf gross

A3.0.0



KB Home South Bay Inc.

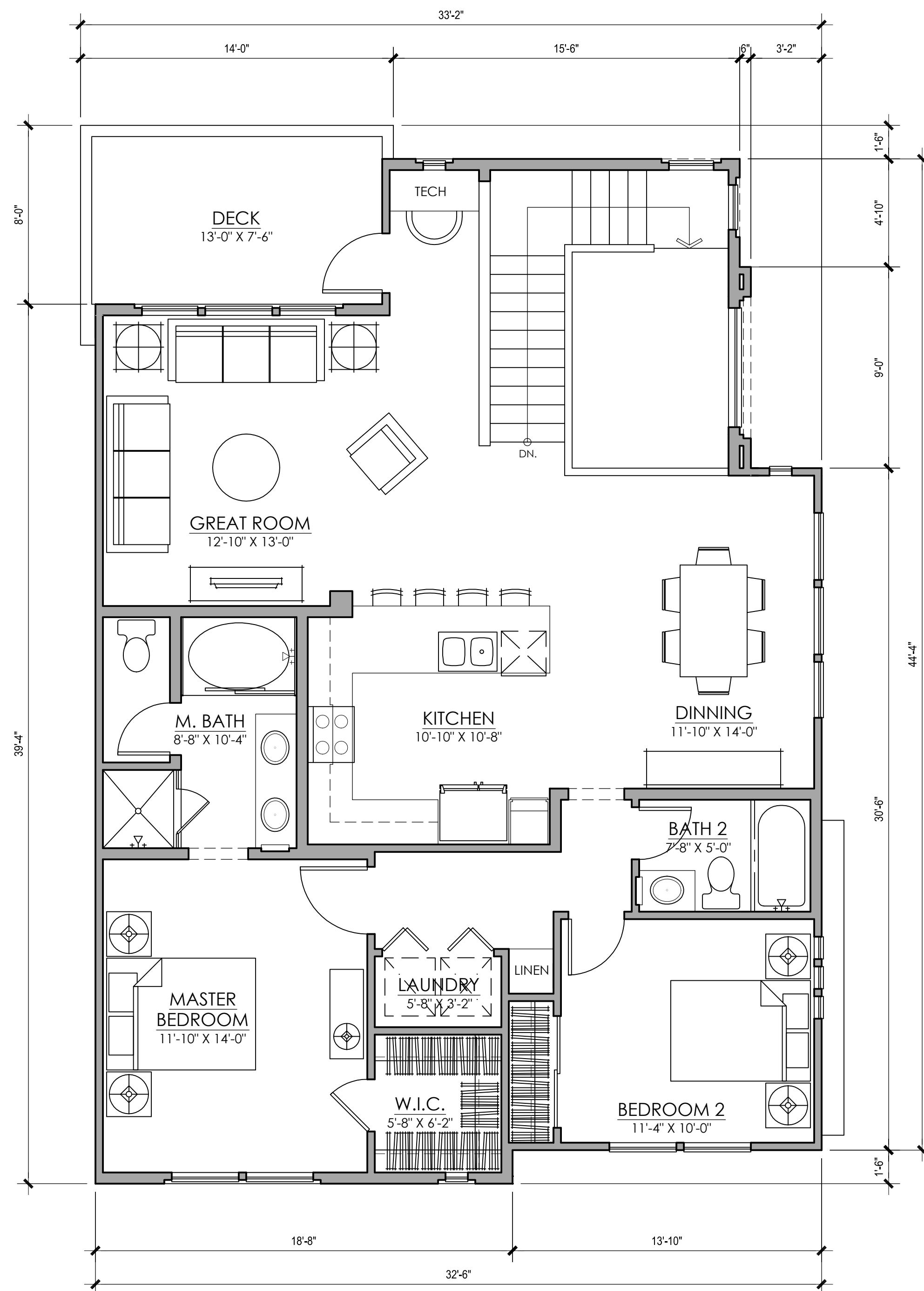
6700 Koll Center Parkway
Pleasanton, CA 94566
Contact: Ray Panek
Phone: 925-750-1713

Architecture + Planning

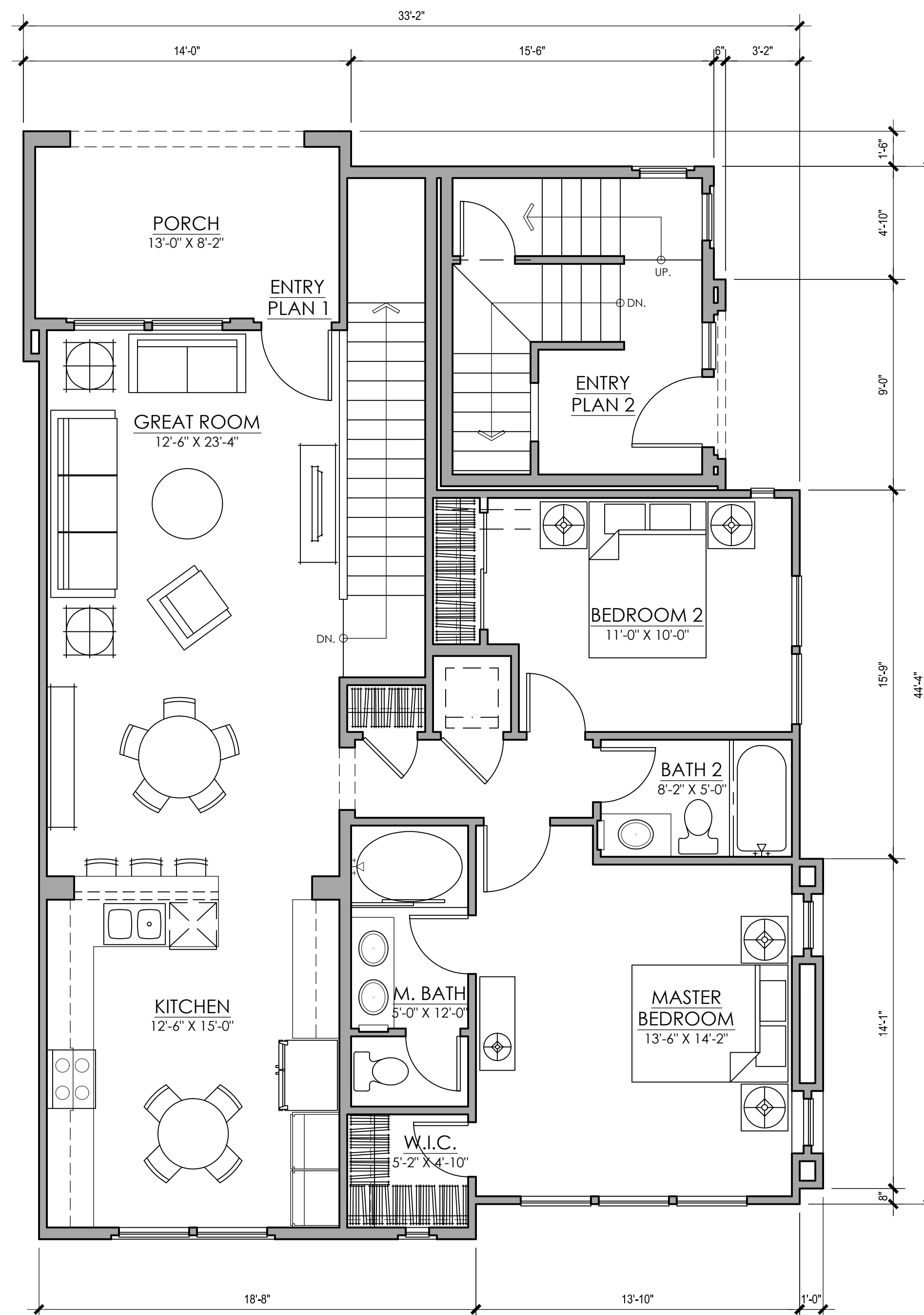
1733 Ocean Ave., Suite 250
Santa Monica, CA 90401
ktgy.com
310 394 2623



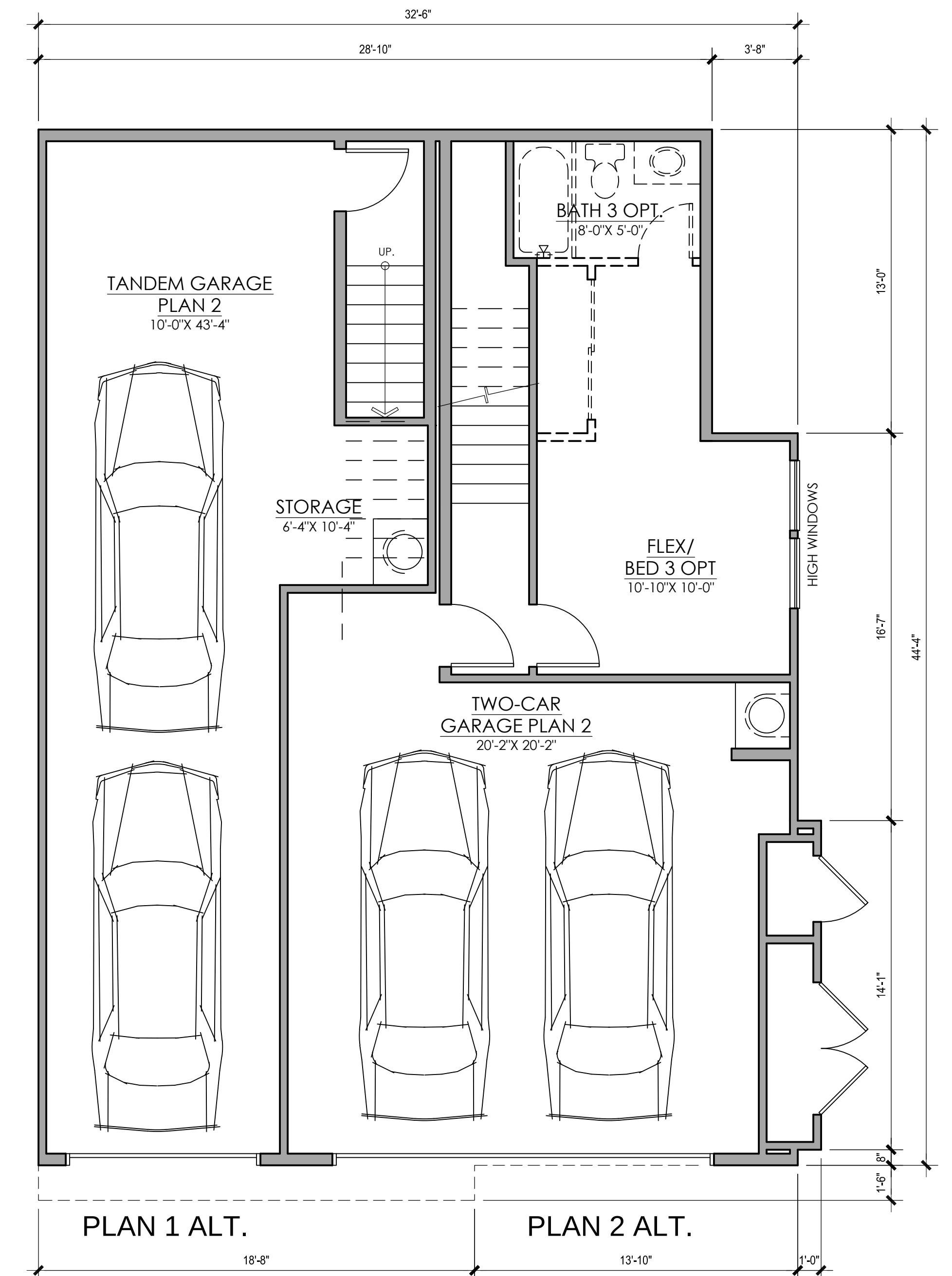
Scale 0 2 4 8



THIRD FLOOR - PLAN 2 ALT.



SECOND FLOOR - PLAN 1 ALT.



FIRST FLOOR - PLAN 1 & 2 ALT.

W E L L I N G T O N



KB Home South Bay Inc.
6700 Koll Center Parkway
Pleasanton, CA 94566
Contact: Ray Panek
Phone: 925-750-1713

PLAN 1&2 ALTERNATE

DALY CITY, CALIFORNIA
K T G Y # 2011-0126 DATE OCTOBER 13, 2011

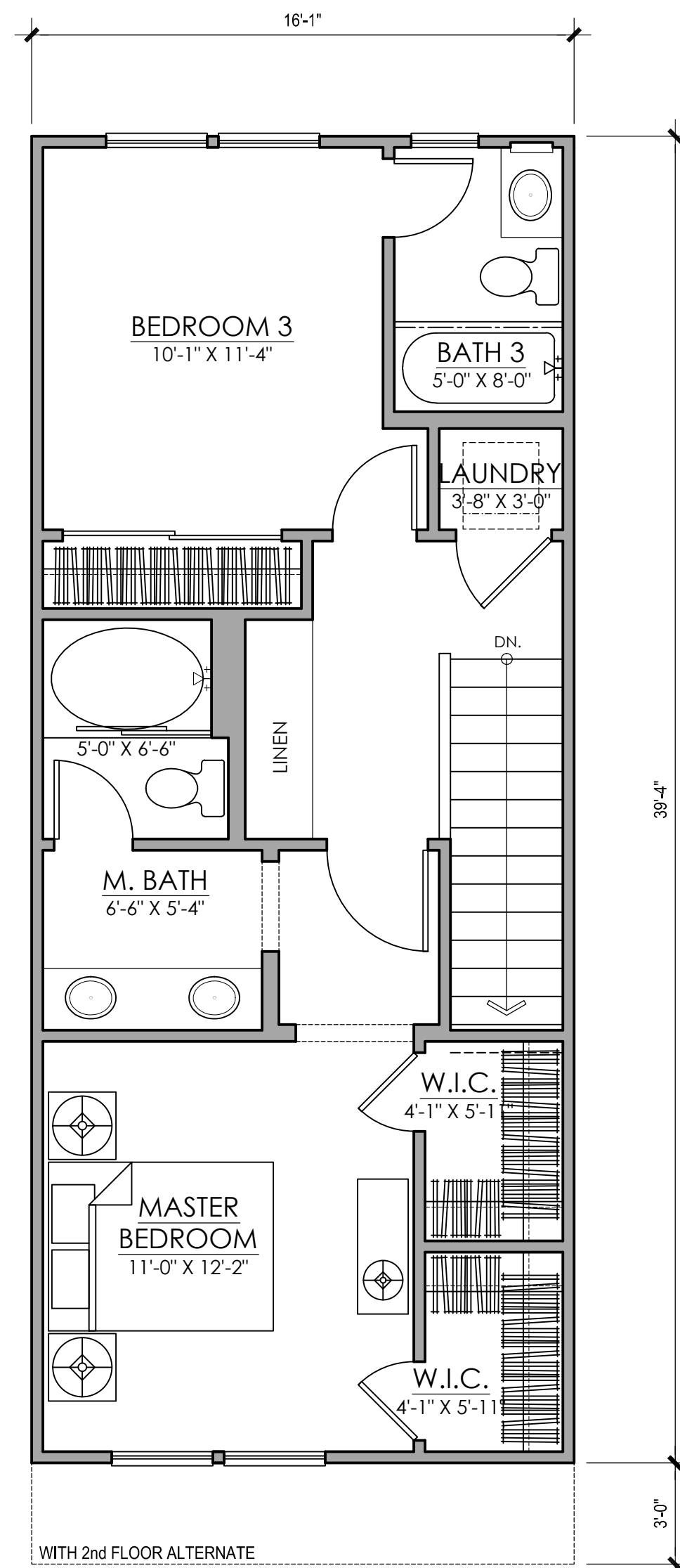
PLAN 1 ALT 1,111 sf net 1,169 sf gross
PLAN 2 ALT 1,503 sf net 1,594 sf gross

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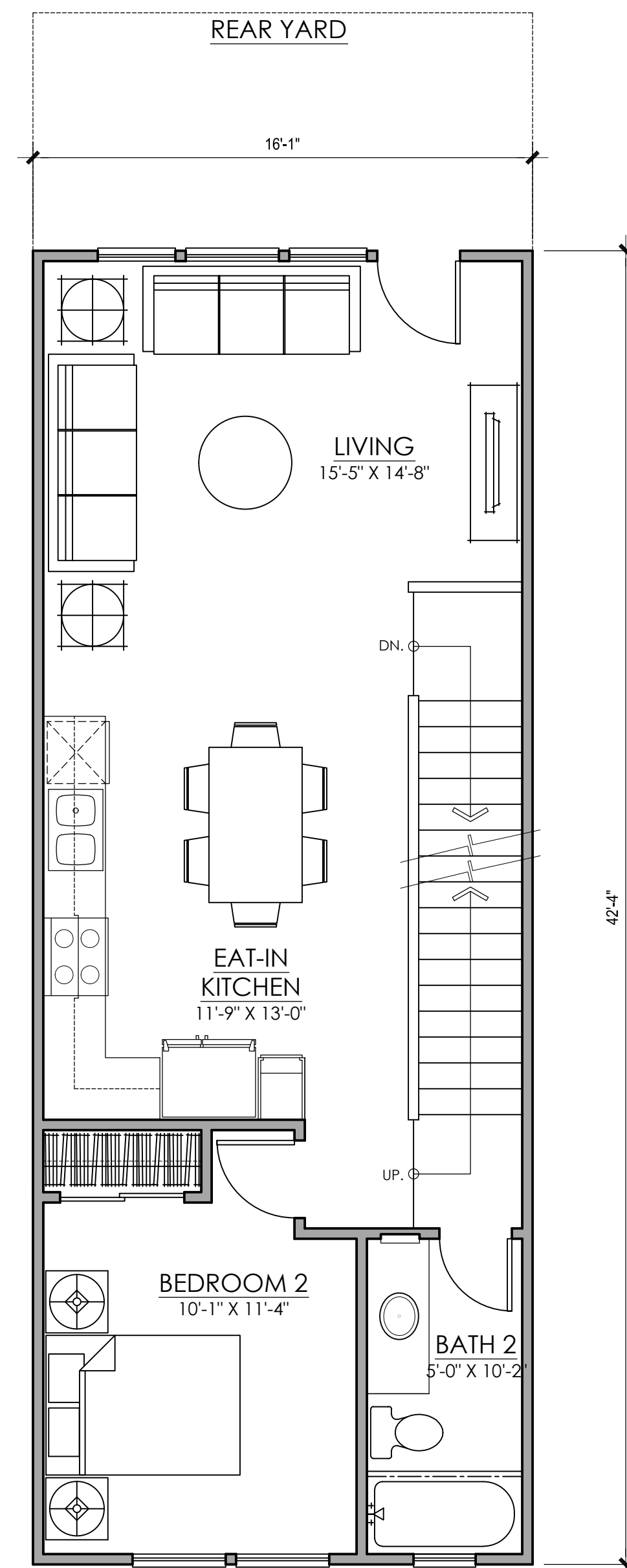
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A3.0.1

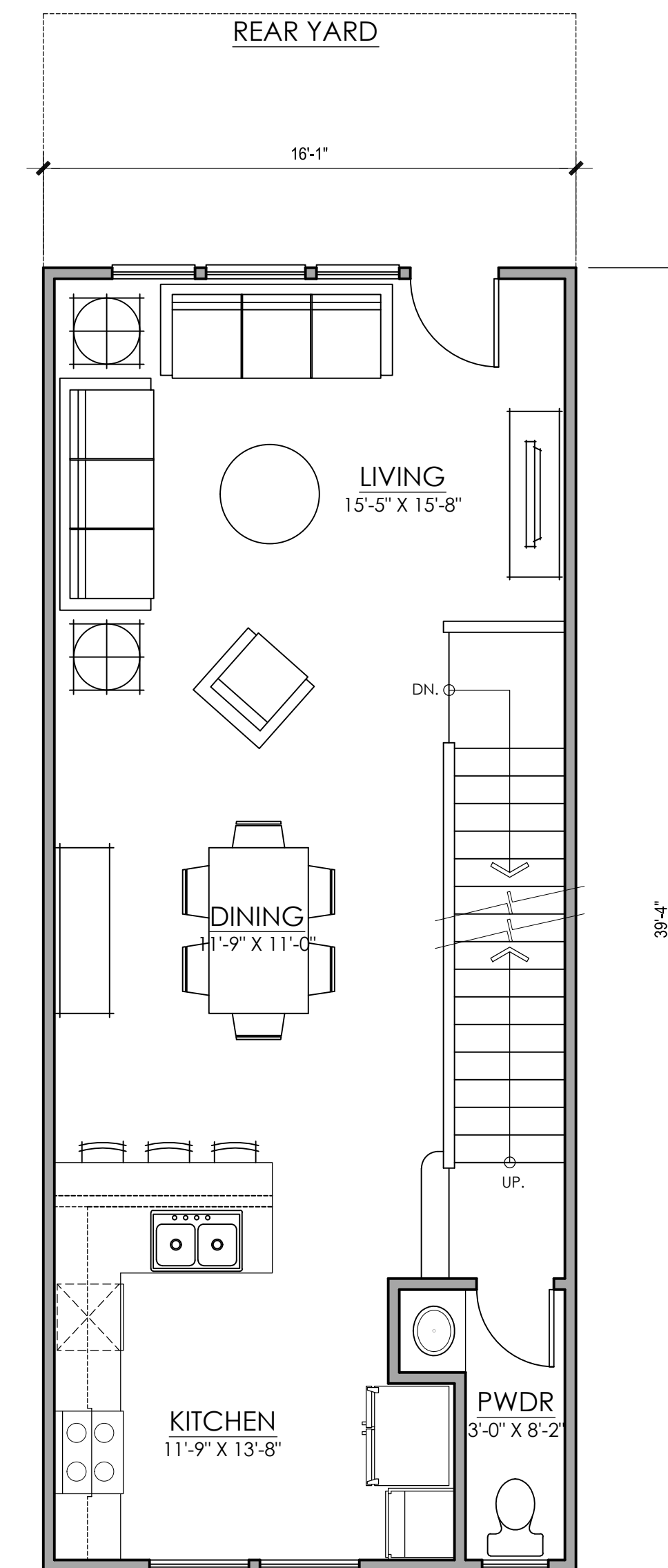




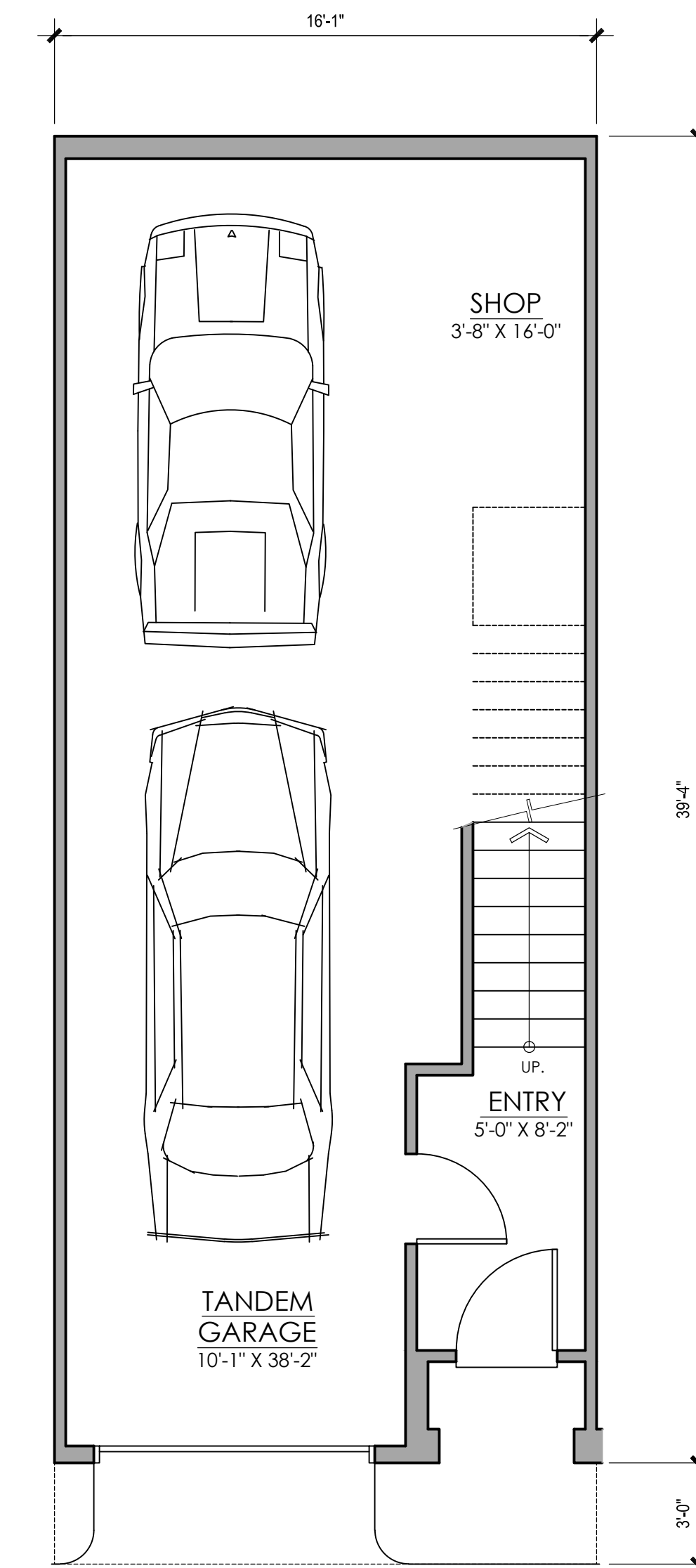
THIRD FLOOR



SECOND FLOOR ALTERNATE



SECOND FLOOR



FIRST FLOOR

W E L L I N G T O N

PLAN 3

DALY CITY, CALIFORNIA
K T G Y # 2011-0126 DATE OCTOBER 13, 2011

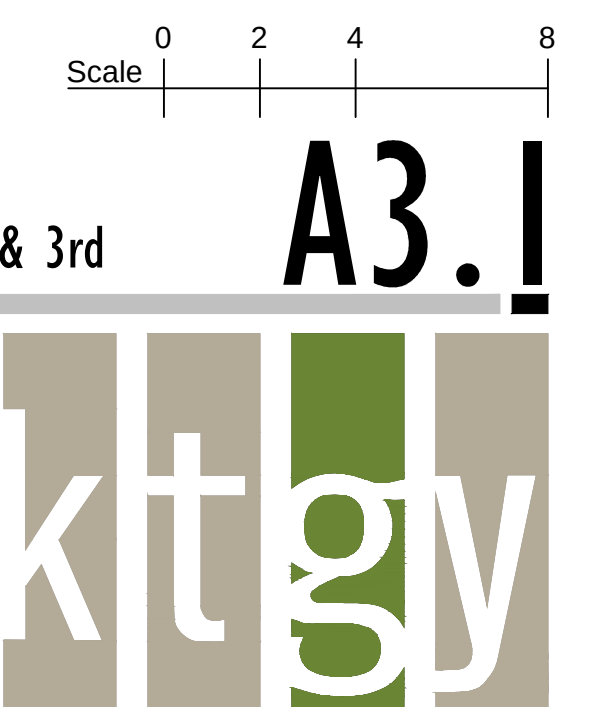
1,236 sf net 1,318 sf gross
1,328 sf net 1,414 sf gross ALT. 2nd & 3rd

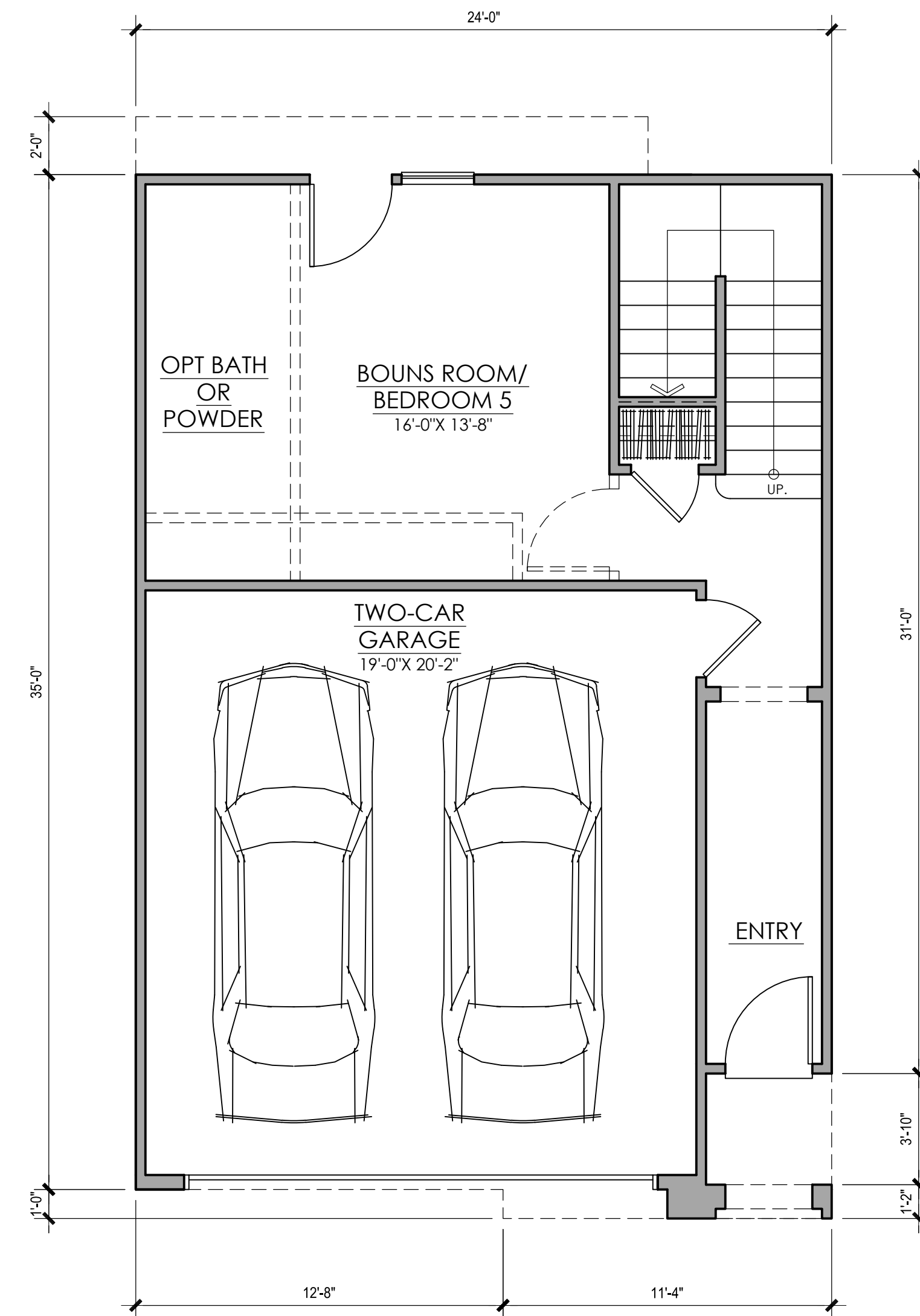
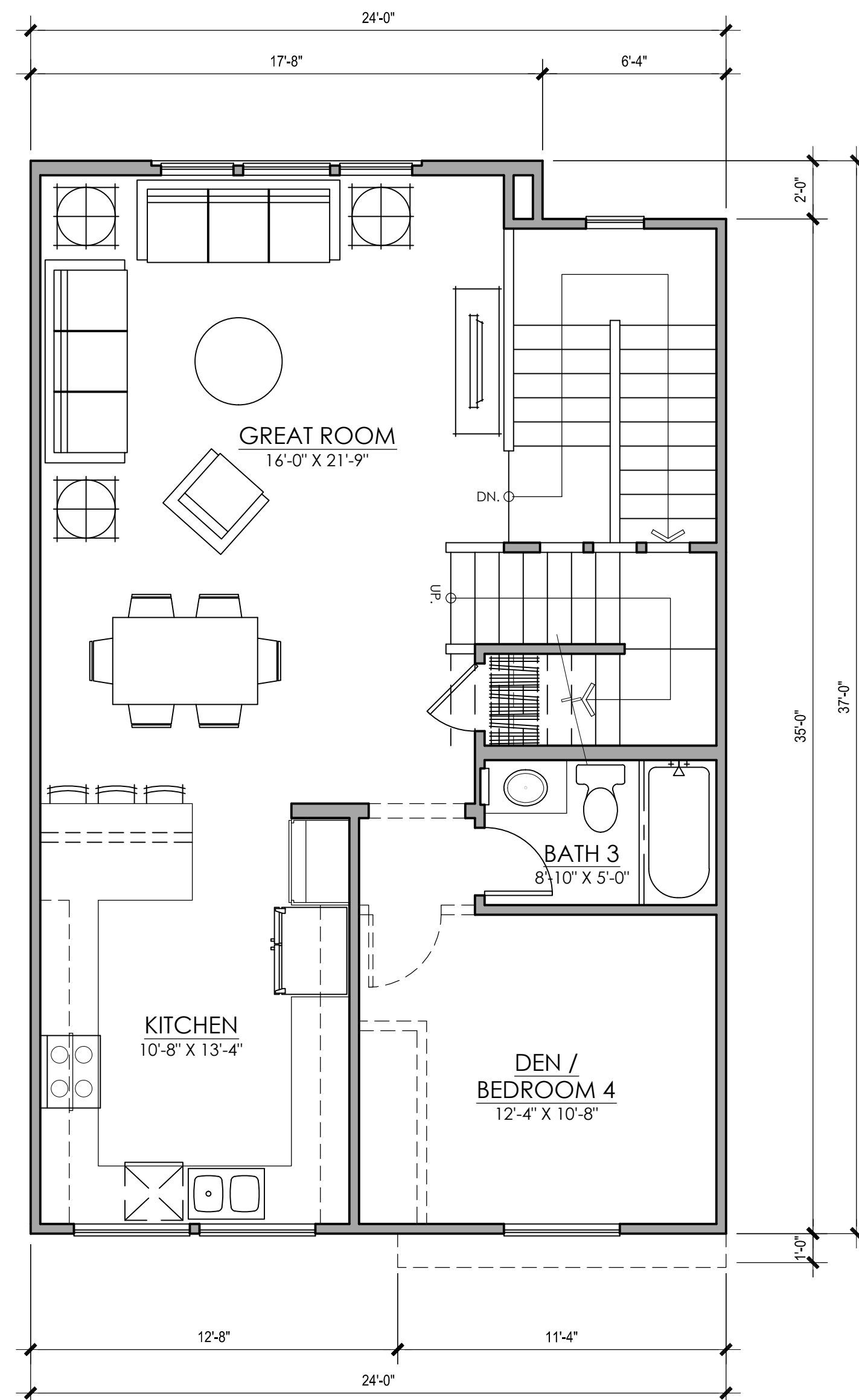
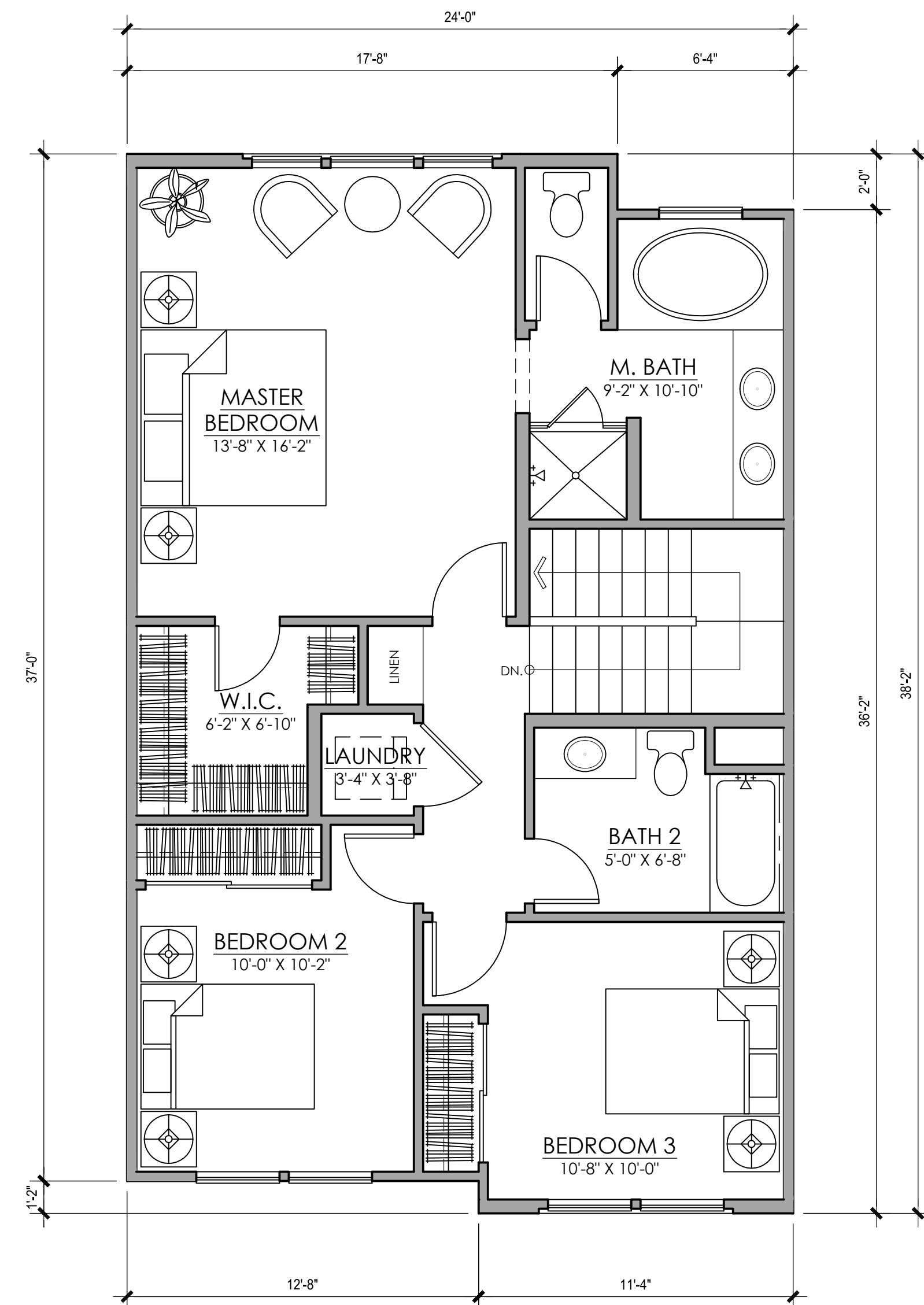
A3.1



KB Home South Bay Inc.
6700 Koll Center Parkway
Pleasanton, CA 94566
Contact: Ray Panek
Phone: 925-750-1713

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ktgy.com
310 394 2623





W E L L I N G T O N

PLAN 4

DALY CITY, CALIFORNIA
K T G Y # 2011-0126 DATE OCTOBER 13, 2011

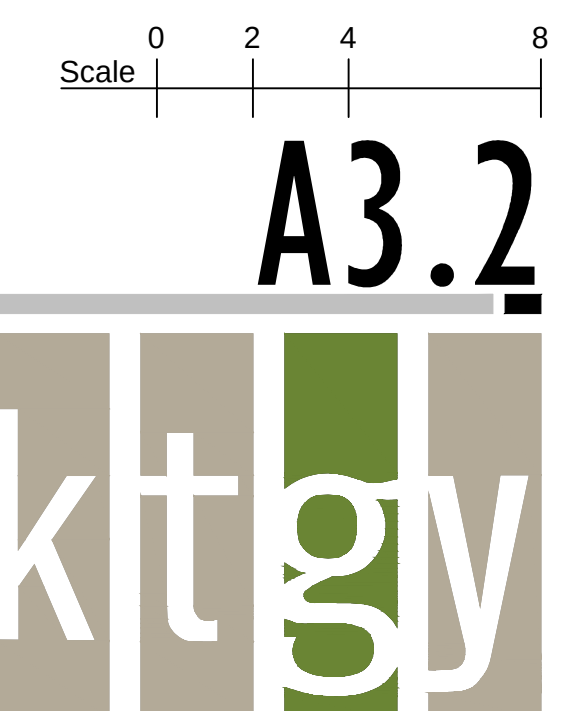
PLAN | 1,931 sf net 2,050 sf gross

A3.2



KB Home South Bay Inc.
6700 Koll Center Parkway
Pleasanton, CA 94566
Contact: Ray Panek
Phone: 925-750-1713

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ktgy.com
310 394 2623



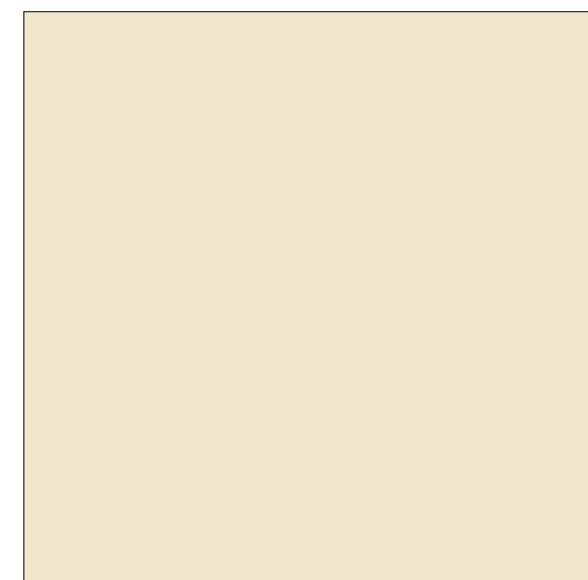


SCHEME I

SCHEME I

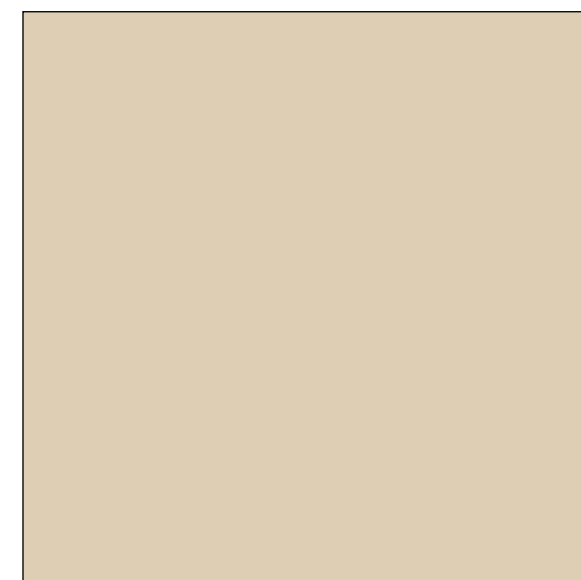
PAINT MANUFACTURE: **SHERWIN WILLIAMS**

STUCCO - 1



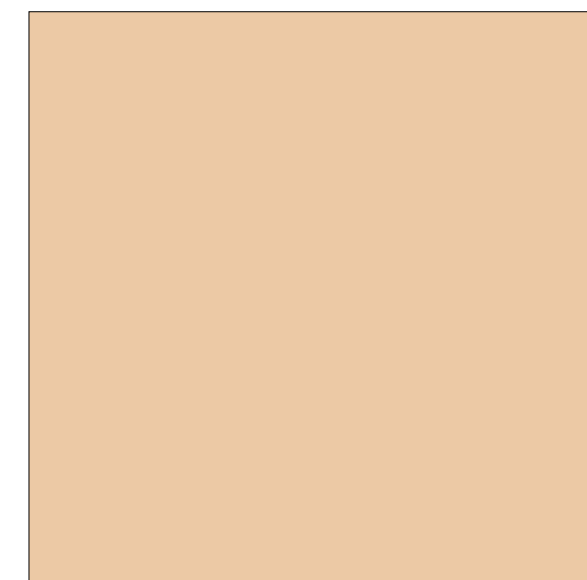
CLASSICAL WHITE (SW 2829)

STUCCO - 2



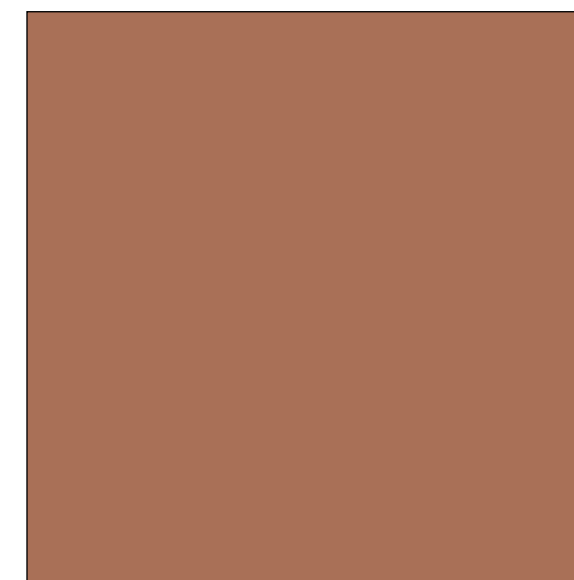
SOFTER TAN (SW 6141)

STUCCO - 3



AUGUST MOON (SW 7687)

FASCIA / TRIM /
GARAGE & FRONT DOORS



WHEAT PENNY (SW 7705)

ROOFING MANUFACTURE: **MONIER LIFE TILE**



CONCRETE "S" ROOFING TILE : BARCELONA 900
CALIFORNIA MISSION ROAD 2ESCS6464

BRICK MANUFACTURE: **EL DORADO STONE**



ROMA BRICK : CASTELLO



KB Home South Bay Inc.
6700 Koll Center Parkway
Pleasanton, CA 94566
Contact: Ray Panek
Phone: 925-750-1713

Daly City Townhomes
Daly City, California
Project # 20110126.00 | November 1, 2011

Materials Board

Architecture+Planning
1733 Ocean Ave., Suite 250
Santa Monica, CA 90401
310.394.2623
ktgy.com





RECEIVED

FEB 6 2012

CITY OF DALY CITY
ECD/PLANNING DIVISION

MRS. MARGARET DEKKER
39572 DORRINGTON CT.
FREMONT CA 94538
510 6571964

Hear Commissioners.

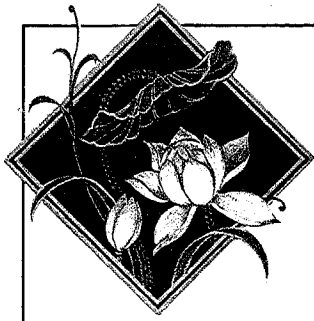
I have been notified of the proposed zoning change, R1 to R3 for the project at the "Top of the Hill" at Wellington & Peoria Sts.

I am greatly concerned about traffic. I lived at 401 Wellington for many years (now a rental) and go there several times a year so I am very aware of the steepness of the Wellington hill and the dangers of adding (I don't know how to estimate the volume, but I'm sure 66 units will generate a significant number of cars) this substantial number of autos to very old and narrow streets. They are always lined with parked cars, making the streets even tighter, as there is not adequate parking for these older homes with today's style of living (2-3 cars per house)

There is always a race to get the next parking spot with some motorists jockeying their cars from one space to another as parking is so limited.

Another concern is the corner of Wellington and Hanover which is always a challenge to navigate as it is impossible to see the joining traffic clearly.

None of the streets surrounding the project



seem capable of handling the added traffic. It is an older neighborhood whose arteries are already filled to bursting.

Please ~~consider~~ consider the project carefully keeping in mind the impact on the current residents

Thanks for your time and attention

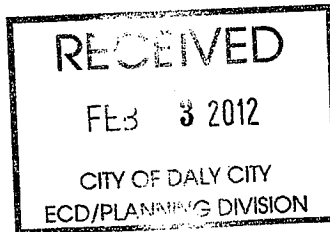
Margaret Dekker

39572 DORRINGTON Ct.

FREMONT CA 94538

570 6571964

Propertyowner@401 Wellington



February 1, 2012

Planning Office
333-90th Street
Daly City, CA 94015

Subject: Major Subdivision SUB-7-11-4269, Use Permit UPR-7-11-4270, Zone Change
ZC-10-11-4681

Applicant: KB Home South Bay, Inc., Ray Panek

As the Owner of 19 Chelsea Court, I do have concerns for the development of the area above my apartment building. The development will in all probability destabilize the hillside and caused more rockslides.

After every rainy season, silt that was washed down from the hill has to be shovelled and remove by the undersigned. There is one large boulder that came crashing down several years ago. (The boulder is still resting on the drainage ditch.) Luckily, no one was hurt or killed. The cleanup of silt is ongoing and could be worse with the new development. 39 Chelsea Court has the same problem

Sincerely,

A handwritten signature in cursive script that reads "Calvin Wong".

Calvin Wong
Owner- 19 Chelsea Court

*LAW OFFICES OF
PLASTIRAS & TERRIZZI
A Professional Corporation*

BASIL PLASTIRAS
MICHAEL TERRIZZI

24 PROFESSIONAL CENTER PARKWAY, SUITE 150
SAN RAFAEL, CA 94903
TEL: (415) 472-8100 FAX: (415) 472-8110
EMAIL: mike@ptlegal.com

WILLIAM BRADBURY

May 7, 2012

Via U.S. Mail and E-Mail: jnaughten@dalycity.org

Daly City Counsel
c/o Jeanne Naughton
Daly City Planning Commission
333 90th Street
Daly City, CA 94015

Daly City Counsel
333 90th Street
Daly City, CA 94015

Re: Peoria St / Wellington Avenue KB Homes 66 Unit Townhouse Project

Dear Counsel Members:

The Point Pacific Homeowners Association, neighboring landowners to the subject project, are concerned about the liability and potential damages arising from the applicant's proposed earthmoving associated with this project. The project calls for cutting into the "toe" of a moderately sized hill, without which it risks collapse or a slide. As the hill is located on the Association's property, the Association is concerned about potential liability for such a slide caused by the applicant's removal of this crucial supporting feature.

The Association is not opposed to the project in general, but requests that the Counsel require the applicant to address this issue with a properly engineered retaining wall as approved and overseen by an engineer selected by the Association with reasonable fees and expenses paid for by the applicant to ensure against such an event.

Very truly yours,

PLASTIRAS & TERRIZZI


Michael P. Terrizzi

cc: Client

ACTION MINUTES
DALY CITY PLANNING COMMISSION
Regular Meeting
Tuesday, February 7, 2012
Council Chambers, Daly City

Chair Edelman called the meeting to order at 7:00 p.m.

ELECTION OF OFFICERS: Nominated by Commissioner Crump, seconded by Commissioner Bautista to elect Commissioner Kelly as Chair. Motion carried 5-0.

Nominated by Commissioner Edelman, seconded by Commissioner Bautista to elect Commissioner Crump as Vice Chair. Motion carried 5-0.

ROLL CALL: Present: Lubiano, Bautista, Kelly, Crump, and Edelman

Staff Present: Millar, Schott, Mothershead, Naughton and DeFries

APPROVAL OF MINUTES: Moved by Commissioner Edelman, seconded by Commissioner Bautista, to approve the minutes of November 1, 2011. Motion carried 5-0.

PUBLIC HEARINGS:

- 10. Major Subdivision SUB-7-11-4269, Use Permit UPR-7-11-4270, Zone Change ZC-10-11-4681, Design review DR-7-11-4272 and Environmental Assessment CEQA-7-11-4271 for new construction of a 66-unit residential townhouse development; re-zone a portion of the site from R-1 Single-Family Residential to R-3 Multiple-Family Residential – Peoria/Wellington, Lausanne Avenue, Chelsea Ct**

Staff report presented by: Jeannie Naughton, Associate Planner

Ms. Naughton presented the request for a series of entitlements that would allow the new construction of 66 townhome units, including re-zoning a portion of the property that is currently zoned R-1 to R-3. The approximately 4.91 acre site area is located at the western termini of Peoria Street and Wellington Avenue (paper street), the northern terminus of Lausanne Avenue and the southern terminus of Chelsea Court. It consists of one parcel where the majority of the site is zoned R-3 Multi-Family Residential District while a 9,400 square foot portion is zoned R-1 Single Family Residential. A re-zoning is therefore required to provide a consistent zoning designation on the property.

The project site is currently undeveloped, but has been disturbed in the past, with quarry operations on portions of the site that ceased to operate in the late 40's and 50's. The site is surrounded entirely by existing development. Sixty-two units will be located on the upper portion of the site and will have two points of vehicular access, with the main access gate located along Lausanne Avenue. The primary gate will be wide enough for a vehicle to be pulled over at the entry pillar, while another vehicle passes with an entry remote.

The secondary gate will be located along Peoria Street and will be accessible only by residents that have a remote for the gate. It will provide both ingress and egress. The remaining four units

fronting Chelsea Court will have one point of vehicular access at the northern end of the site, with no gate proposed.

Ms. Naughton mentioned that staff received correspondence citing concerns regarding the project's impact on traffic volume on the streets on the east side of the project. There was also concern about on-street parking conditions. The project is expected to generate 27 morning peak period vehicular trips and 43 evening peak period vehicular trips. This volume of trips is not considered a significant impact to the adjacent street network. The traffic study submitted for the project states that no study intersection would be significantly impacted by the project.

The project will consist of eleven separate buildings – ten on the upper portion of the site and one on the lower portion of the site. Site retaining walls will be located along the perimeter of the development, both on the upper and lower portions. Correspondence was also received regarding concerns of hillside destabilization as a result of the project, above Chelsea Court. The applicant has submitted a preliminary geotechnical report, along with preliminary structural calculations illustrating feasibility of the construction of the site retaining walls. Soils reports are required wherever future development is intended, prior to grading or issuance of a building permit.

Several sections of retaining walls will be immediately adjacent to property lines, such as the southeast and northwest corners of the site. In both of those locations, they will be constructing a type of retaining wall called soldier pile walls, which will not require soil nails that would cross property lines. This is critical because the southeastern portion of the site is adjacent to the boundary of the San Bruno Mountain Habitat Conservation Plan (HCP) and the northwestern corner of the site is adjacent to three single family residential lots. If typical shotcrete walls that utilize tie backs or soil nails were proposed, the applicant would have to obtain easements from the adjacent property owners as well as go through a separate review process with the County of San Mateo.

Block wall retaining systems or Keystone walls are used throughout the development. Large shrubs will be planted on the uppermost tier of retaining walls, while smaller shrubs and vines will be planted on subsequent wall levels, moving down the hillside. A condition of approval has been added to address yearly landscaping inspections to ensure the landscaping is maturing appropriately for the first five years following installation.

The contemporary design incorporates elements of Spanish-revival and Tuscan architectural styles. The surrounding neighborhood contains an eclectic mix of architectural styles, where no one type is dominant. Building heights will vary slightly, but all buildings are in compliance with the maximum 36-foot height limit of the R-3 Multi-Family Residential District.

There are six different Plan types for the development, but all are at least two bedroom/two bathroom and all have two-car parking in the garage. Some units have rear yards. Twenty percent of the project's units, or 13 units, will be sold at an affordability level of 100% area median income or AMI, and will be providing the resulting fractional obligation in the form of an in-lieu fee. Once the affordable housing plan has been approved by the City Manager, an Inclusionary Housing Agreement will be executed between the City and the applicant and recorded with the County of San Mateo.

The applicant has submitted a preliminary landscape plan with a proposed plant and tree palette for the project which will incorporate an underground irrigation system that will be designed to make efficient use of water through conservation practices. Canopy trees are proposed to border a majority of the site, as well as additional trees proposed for interior portions of the site, along common space areas and the guest parking area. All final landscaping choices must comply with the City's landscaping ordinance. During the building permit submittal process, a more detailed plant and tree palette will be created, based on results of soil reports and recommendations for the site.

There are two mitigation measures recommended for this project. The first is that pre-construction surveys for raptors and migratory songbirds be conducted, should construction activities take place during the nesting season. If nests are found in any of the trees or shrubs on or adjacent to the property, adequate protection must be ensured until the young have fledged the nest. The second mitigation measure is that property boundary surveys be conducted and adequate protection be put into place for the HCP boundary prior to and during all site clearing and construction activities.

Commissioner Lubiano was concerned about hillside stability and asked if there were driveways that could be used for parking. Ms. Naughton replied that there were two garage spaces for each unit and there were 21 guest parking spaces.

Commissioner Bautista asked if the utility easement for a 10' pipeline was to be abandoned and what was currently being done about erosion. Ms. Naughton said that the applicant is working with PG&E, although the pipeline is not in use.

Speakers: Ray Panek, KB Home South Bay, Inc., applicant
Pat Stevens, Stevens, Ferrone & Bailey Engineering Co.
Jason White, Civil Engineer, RJA
Ping Hsu, property owner at 25 Lausanne Avenue
Rich Mowdy, representative, Pointe Pacific Homeowners' Association
Anna Biondini, property owner on Chelsea Court
Fleur Reynolds, property owner at 362 Peoria Street
Judy Reed, property owner at 109 E. Vista Avenue
Rick Pacheco, property owner at 161 E. Vista Avenue
Mandy Chan, resident on E. Vista Avenue

Mr. Stevens, a civil and geotechnical engineer, addressed the questions about erosion control and said that there is currently no erosion control, but that serious problems exist and this project will eliminate the current problems. All water now goes down the slopes and onto other properties. When the retaining walls are built and improvements made, 70% of the water will be controlled and erosion issue should be eliminated. Mr. Panek added that they would have to work on the walls first, which would require them to put in temporary catchment basins. He said the site was designed for balance for a couple of reasons, the first being economic and the second being they don't want to have trucks hauling in and out of the site.

Commissioner Kelly wanted to confirm that the property owner is not currently doing anything to mitigate the drainage problems and if they were addressing neighbor's concerns. Ms. Naughton replied that staff would follow up with Code Enforcement and check for complaints and have them contact the owner at Chelsea Court that wrote the letter.

Commissioner Bautista asked about sustainability, architecture, and if there were any green building measures. Mr. Panek replied that their buildings are Energy Star rated and green point rated at 100 points plus.

Commissioner Bautista then asked about the schedule. Mr. Panek said they would possibly be breaking ground in September or October for the walls. It takes six months to get plans. They would probably start building construction in 2013 and finish in 2014.

Commissioner Crump wanted the plant palettes to complement species in the HCP and to make sure not to use any invasive species. He suggested they use fescue, which has been used with great success at the Crown Colony complex.

Commissioner Kelly voiced her concern about construction noise and reminded the applicant to adhere to the City's ordinance regarding working hours and not start early or work late. She also asked if they would be enforcing rules for guest parking. Mr Panek replied that KB Homes had done a lot of similar projects and they always have a project sign with the phone number of the project superintendent for any complaints. They are aware of noise ordinances. There will be a homeowners' association and they go over the parking policies at the first meeting. They will have cars towed to enforce the guest parking rules.

Commissioner Kelly noted that currently there is diagonal parking on Chelsea Court and wondered if that would still be allowed with the increased traffic. Ms. Mothershead said she would check with Public Works staff to see if it would still be allowed.

Commissioner Bautista asked if there were any special seismic conditions for retaining walls. Ms. Naughton replied that it was not in a special seismic area and they will have to adhere to strict provisions in our building code. Commissioner Bautista wanted to make sure that the retaining walls are specific to the project and specified in the final map and the structural issues are addressed in the plans.

Mr. Panek spoke about the challenges of the project and this unique site. They spent lots of time working through issues with staff. Some of the issues that framed the plan were points of access at Lausanne and Peoria, the grade and topography, with a 16' drop between Peoria and Lausanne and a 92' drop between Peoria and Chelsea. There are also issues with the site grade, limited amount of flat area, sewer constraints and erosion and runoff. There was a soils report to see if it would be a viable project in terms of walls and foundation. The walls will help eliminate the erosion problem for houses on Chelsea Court. They minimized as best they could the height of the walls and tried to keep them below 10', although some are higher. There are walkways around the site and open space and the architecture is a more traditional style in keeping with the neighborhood.

Commissioner Crump commented that he really like the look of the project, including the architecture and interior layouts. Commissioner Kelly asked if there had been any neighborhood meetings or contact with those adversely affected. She was told there had not been any meetings. Commissioner Kelly suggested that before any work began, they put up a sign with contact information for the neighbors.

Mr. Ping Hsu, who developed a project on Lausanne several years ago, said that the City asked him to do lots of things, including enlarging the water service line, building a pump station on top of site and improving the park landscaping. He said a project should benefit the community and wanted to know what benefit this project provided. He also asked about the easements for the waterline. Ms. Naughton replied that regarding the benefit to the community, the developer would be required to pay park-in-lieu fees for the maintenance and creation of city parks and also AB1600 fees as well as school fees. These are typical costs that every developer is required to pay. Regarding the access easements for the waterline, the Water/Wastewater Resources Department requires a 20' easement for all waterlines. The applicant has worked with DWWR and their Conditions of Approval address these issues. Commissioner Bautista asked if the applicant had been in touch with the DWWR regarding the Water Masterplan. Ms. Naughton said they had been working with DWWR and Public Works and they have been required to retain Brown and Caldwell to do a water study for the project site and area in general and will be required to make the necessary upgrades. Commissioner Bautista asked about the outcome of the study. Mr. White, one of the project engineers, responded that they study was completed by Brown and Caldwell and given to DWWR, but they had not seen the study yet, but Conditions of Approval do require them to comply.

Rich Mowdy, representing Pt. Pacific Homeowners Association, had one concern, which was the reservoir above the southeast corner of the property. He is concerned about the cut and tiered wall and the mass and weight of the reservoir. He wants them to be sure that when the cut into the hillside, the retaining wall can sustain the weight.

Anna Biodini, owner of property on Chelsea Ct., was concerned about the wall and if it collapsed, who would be responsible. She also was worried about construction dust and mess on her building. Ms. Mothershead replied that the Homeowners' Association would be responsible if the wall collapsed.

Fleur Reynolds, property owner on Peoria Street, voiced her concerns about parking and worried that her street would become a thoroughfare. She asked what was to keep residents from the new complex from parking on their streets and walking in. She stated that parking on Peoria Street is already a nightmare. She is concerned about quality of life and accessibility to her own home. She also wanted to know where the workers would be parking during construction and if a lot of trucks would be using Peoria Street and if it would be a main access point to the complex. Ms. Mothershead responded that they would have to develop a haul route with Public Works. Commissioner Bautista suggested a Condition of Approval to provide worker parking off site and shuttle workers to project site. Ms. Mothershead stated that for fire purposes, roads need to be the first thing built in the interior of the development. Ms. Schott, Assistant City Attorney, said that Engineering does limit the parking on the street. Ms. Reynolds asked if Wellington will be paved and Ms. Naughton replied that it would not and would remain a paper street.

Judy Reed, a resident of E. Vista Avenue, spoke against the project. She felt it was too large of a development for the site and makes the environment worse. She said there is already storm water and waste problems and too much concrete won't be able to absorb the water.

Rick Pacheco, a resident of E. Vista Avenue, spoke against the project. He grew up in the area and spent lots of time on the mountain and feels it's a shame to see the hill gone and covered by buildings. He suggested a park be created on the site.

Mandy Chan, a resident of E. Vista Avenue, spoke against the project. She was sad to lose her view and concerned for the stability of the site.

COMMISSION ACTION:

Moved by Commissioner Crump, seconded by Commissioner Edelman to close the public hearing. Motion carried 5-0.

Moved by Commissioner Edelman, seconded by Commissioner Bautista, to adopt the findings as outlined in the staff report of February 7, 2012. Motion carried 5-0.

Moved by Commissioner Crump, seconded by Commissioner Bautista, to affirm the Environmental Assessment and recommend that the City Council adopt the Mitigated Negative Declaration. Motion carried 5-0.

Moved by Commissioner Edelman, seconded by Commissioner Crump, to approve Major Subdivision SUB-7-11-4269, Zone Change ZC-10-11-4681, Use Permit UPR-7-11-4270, Design Review DR-7-11-4272 and Environmental Assessment CEQA-7-11-4271 subject to the Findings and Conditions outlined in the staff report of February 7, 2012. Motion carried by unanimous roll call vote (5-0).

COMMUNICATIONS:

ADJOURNMENT:

Moved by Commissioner Crump, seconded by Commissioner Bautista, to adjourn at 8:10 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Brian Millar". The signature is written in a cursive, flowing style.

Brian Millar
Director of Economic and Community Development



HEXAGON TRANSPORTATION CONSULTANTS, INC.



Wellington Residential

Transportation Impact Analysis

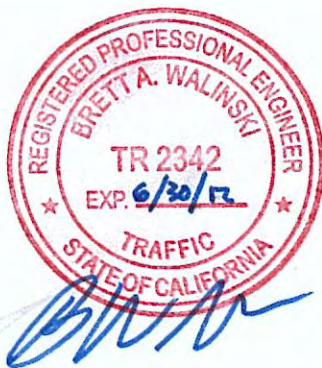


Prepared for:

KB Home and Daly City



December 9, 2011



Hexagon Office: 4377 1st Street, Suite A
Pleasanton, CA 94566

Hexagon Job Number: 11BW12

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ATTACHMENT H

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Executive Summary

This report presents the results of the transportation impact analysis conducted for the proposed Wellington Residential development in Daly City, California. The project as proposed would construct 66 townhouse units. The existing site is vacant. Access for 62 units would be provided via Peoria Street and Lausanne Avenue.

The potential impacts of the project were evaluated following the standards and methodologies set forth by the City of Daly City and the San Mateo City/County Association of Governments (C/CAG), which is the Congestion Management Agency (CMA) for San Mateo County. The traffic analysis evaluated peak-hour traffic conditions at one unsignalized intersection, one signalized intersection, and three roadway segments in the vicinity of the project site. The study locations were selected by City staff. The study also includes an analysis of site access, on-site circulation, and parking. Freeway level of service analysis was not performed since project trips on freeway segments would not be greater than one percent of the capacity of any segment.

Trip Generation & Assignment

The magnitude of traffic generated by the proposed project was estimated by applying to the size of the development the applicable trip generation rates contained in the Institute of Transportation Engineers (ITE) manual entitled *Trip Generation*, Eighth Edition. For the proposed project, the townhouse (ITE category 230) trip generation regression equations were used. Based on the size of the proposed project and the applicable trip generation rates, it was estimated that the project would generate a total of 37 AM peak hour trips and 43 PM peak hour trips. The trip distribution pattern for the proposed project was estimated based on existing travel patterns on the surrounding roadway system and a select zone analysis from the C/CAG Travel Demand Forecast model. The peak hour trips generated by the project were assigned to the roadway network in accordance with the project trip distribution.

Intersection Level of Service Analysis

The intersection level of service calculations are summarized in Table ES1. The results show that no study intersection would be significantly impacted by the project either under (1) existing plus project or (2) cumulative plus project conditions. All study intersections would operate at LOS C or better during the AM and PM peak hours.

Roadway Segment Level of Service Analysis

The roadway segment level of service calculations are summarized in Tables ES2 and ES3. The results show that no study roadway segment would be significantly impacted by the project either under (1) existing plus project or (2) cumulative plus project conditions. All study roadway segments would operate at LOS C or better during the AM and PM peak hours.

CMP Compliance

As the Congestion Management Agency (CMA) for San Mateo County, the City/County Association of Governments (C/CAG) is responsible for maintaining the performance and standards of the Congestion Management Program (CMP) roadway network. The CMP requires new development projected to add 100 or more peak hour trips to the CMP roadway network to implement Travel Demand Management (TDM) measures that would reduce project impacts. The proposed project would generate less than 100 peak hour trips. Therefore, an analysis based on the requirements of C/CAG, the administering agency for the CMP, is not necessary.

Site Access & Circulation

A review of the project site plan was performed to determine whether adequate site access and circulation would be provided. This review was based on the site plan prepared by RJA dated September 27, 2011. Generally, it was determined that the project would provide adequate site access and circulation. However, at the southern end of the site, the project would have one 60-foot long dead end aisle. Dead-end roads are undesirable because drivers can enter the road, and upon discovering that there is no available parking, must back out or conduct three-point turns. In residential areas where parking is designated for specific residences, issues with dead end roads are primarily confined to trucks (garbage collection). Prior to final design, the project should consult with City staff to confirm that the design is acceptable for garbage collection.

The project plan shows sidewalks on site and at the project driveway on Peoria Street to provide a pedestrian link to the public street network. However, there are places where the proposed on site sidewalk would be approximately 2 feet wide. This would not meet current Americans with Disability Act (ADA) requirements, which require a minimum of 48 inches clear for a pedestrian path (with 36 inches being acceptable at some locations). In addition, there is no pedestrian path between the project site and Lausanne Avenue. While the traffic volume at this driveway would be low and shared use between motor vehicles and pedestrians is possible, it is preferable to separate vehicular and pedestrian traffic even at low volume roadways where feasible.

Parking

Parking supply for the proposed development was evaluated using Daly City parking standards as well as established rates from commonly cited parking references. For multiple family units with 2 bedrooms or more, Daly City requires 2 parking spaces per unit. The Daly City parking rates were compared to rates from the following publications: (1) *Parking* by Weant and Levinson and (2) *Parking Generation, 3rd Edition* by the Institute of Transportation Engineers (ITE). *Parking* by Weant and Levinson suggests that each multifamily unit should provide 2 spaces per unit, and *Parking Generation* by ITE shows an 85th percentile townhouse peak parking demand of 1.78 spaces per unit. Both of these confirm that the Daly City parking standards are reasonable for townhouse uses.



All of the project units would include at least 2 bedrooms. Based on City requirements, the project should provide 132 total parking spaces (66 units x 2 spaces per unit). The proposed project would provide 2 covered parking spaces per unit and 21 guest parking spaces, for a total of 153 onsite parking spaces. Thus, the project parking supply would exceed the City parking requirements by 21 spaces. For this reason, the parking supply proposed by the project would be adequate to serve the anticipated demand. The project would be located adjacent to an existing neighborhood where on street parking is 100% occupied during peak periods. Assuming that that garage spaces provided by the proposed project are used for parking, the project would not adversely affect parking conditions in the adjacent neighborhoods.

Transit, Pedestrian, and Bicycle Analysis

Potential project impacts to offsite transit, pedestrian, and bike facilities were evaluated in the project vicinity. Overall, the volume of transit, pedestrian, and bicycle trips generated by the project would not exceed the carrying capacity of the existing facilities near the project site. Therefore, no improvements would be necessary in conjunction with the proposed project.

Table ES 1
Intersection Levels of Service Summary

Intersection Name	Traffic Control	Peak Hour	Existing		Existing Plus Project		Cumulative No Project		Cumulative Plus Project	
			Avg. Delay ¹	LOS	Avg. Delay ¹	LOS	Avg. Delay ¹	LOS	Avg. Delay ¹	LOS
1 Crocker Av. and Mission St.	Signal	AM	21.8	C	21.9	C	22.7	C	22.8	C
		PM	19.6	B	19.8	B	20.2	C	20.4	C
2 Crocker Av. and Peoria St.	Stop	AM	12.0	B	12.3	B	12.6	B	12.9	B
		PM	11.5	B	11.6	B	11.9	B	12.1	B

Notes: Intersection control based on existing conditions
 - Signal = signalized Intersection
 - Stop = Stopped controlled on minor street approach

¹Whole intersection weighted average control delay expressed in seconds per vehicle for signalized intersections. Worst approach delay reported for stop controlled intersection.

Table ES 2
Existing Plus Project Roadway Segment Level of Service

Roadway	Direction	Weekday Peak Hour	Existing			Existing + Project			
			Volume	V/C Ratio	LOS	Project Trips	Total Volume	V/C Ratio	LOS
Peoria St.	EB	AM	30	0.06	A	19	49	0.10	A
		PM	13	0.03	A	8	21	0.04	A
	WB	AM	18	0.04	A	3	21	0.04	A
		PM	21	0.04	A	18	39	0.08	A
Bellevue Av.	EB	AM	23	0.05	A	1	24	0.05	A
		PM	14	0.03	A	0	14	0.03	A
	WB	AM	16	0.03	A	0	16	0.03	A
		PM	8	0.02	A	1	9	0.02	A
Crocker Av.	NB	AM	444	0.56	C	15	459	0.57	C
		PM	182	0.23	A	7	189	0.24	A
	SB	AM	162	0.20	A	3	165	0.21	A
		PM	251	0.31	B	18	269	0.34	B

Table ES 3
Cumulative Roadway Segment Level of Service

Roadway	Direction	Weekday Peak Hour	Cumulative			Cumulative + Project			
			Volume	V/C Ratio	LOS	Project Trips	Total Volume	V/C Ratio	LOS
Peoria St.	EB	AM	33	0.07	A	19	52	0.10	A
		PM	14	0.03	A	8	22	0.04	A
	WB	AM	20	0.04	A	3	23	0.05	A
		PM	23	0.05	A	18	41	0.08	A
Bellevue Av.	EB	AM	25	0.05	A	1	26	0.05	A
		PM	15	0.03	A	0	15	0.03	A
	WB	AM	18	0.04	A	0	18	0.04	A
		PM	9	0.02	A	1	10	0.02	A
Crocker Av.	NB	AM	490	0.61	C	15	505	0.63	C
		PM	201	0.25	A	7	208	0.26	A
	SB	AM	179	0.22	A	3	182	0.23	A
		PM	277	0.35	B	18	295	0.37	B

1.

Introduction

This report presents the results of the transportation impact analysis conducted for the proposed Wellington Residential development in Daly City, California. The project as proposed would construct 66 townhouse units. The existing site is vacant. Access for 62 units would be provided via Peoria Street and Lausanne Avenue. Access for 4 units would be provided via Chelsea Court. The project site and the surrounding study area are shown on Figure 1. The project site plan is shown on Figure 2.

Scope of Study

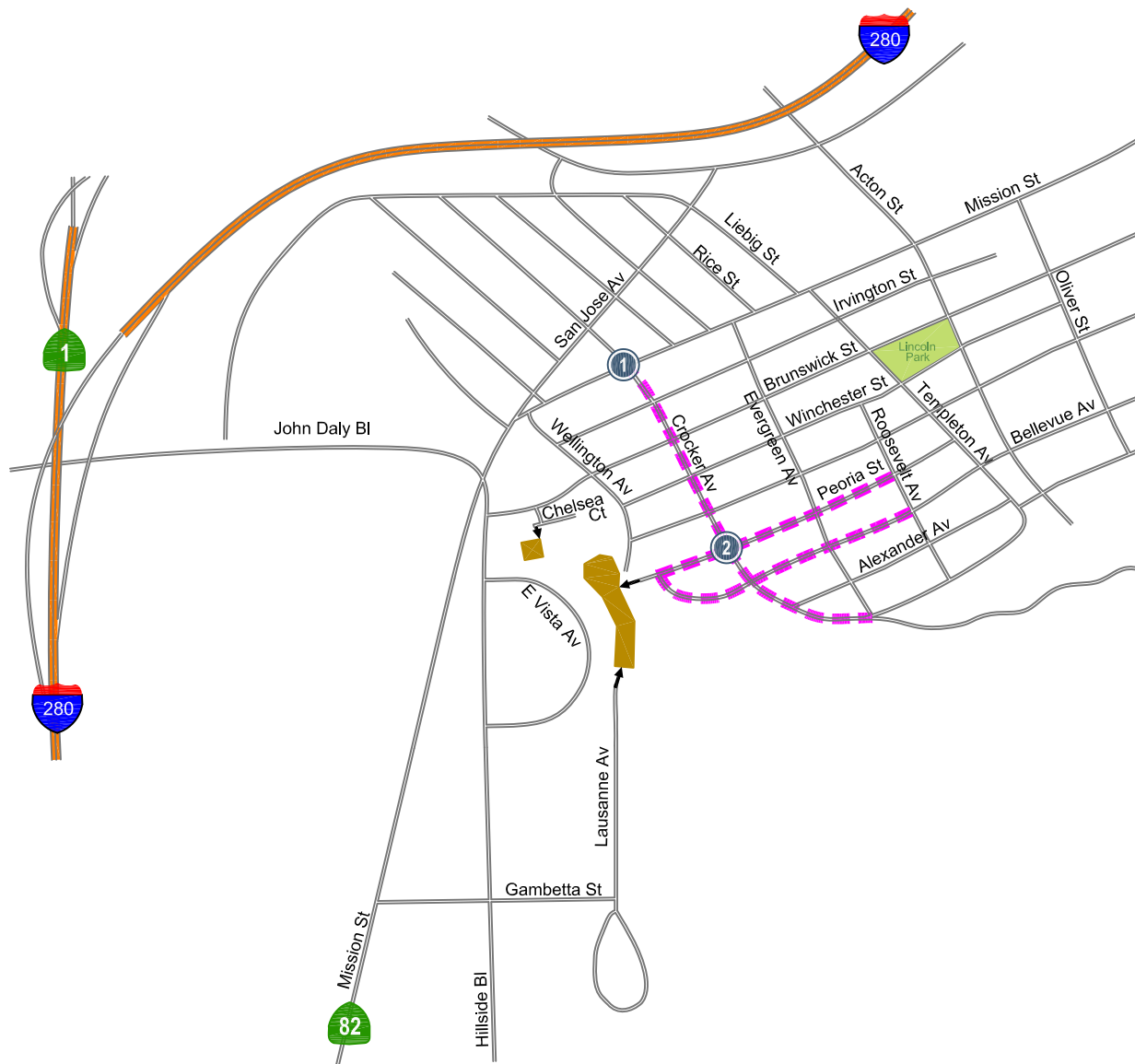
The potential impacts of the project were evaluated following the standards and methodologies set forth by the City of Daly City and the San Mateo City/County Association of Governments (C/CAG), which is the Congestion Management Agency (CMA) for San Mateo County. The traffic analysis evaluated peak-hour traffic conditions at one unsignalized intersection, one signalized intersection, and three roadway segments in the vicinity of the project site. The study locations were selected by City staff. The study also includes an analysis of site access, on-site circulation, and parking. Freeway level of service analysis was not performed since project trips on freeway segments would not be greater than one percent of the capacity of any segment. The study intersections are:

- Mission Street & Crocker Avenue
- Crocker Avenue & Peoria Street

The study roadway segments are:

- Peoria Street
- Bellevue Avenue
- Crocker Avenue

Traffic conditions at the study locations were analyzed for the weekday AM and PM peak hours of traffic. The AM peak hour of traffic is generally between 7:00 and 9:00 AM, and the PM peak hour is typically between 4:00 and 6:00 PM. It is during these periods that the most congested traffic conditions occur on an average weekday. Traffic conditions were evaluated for the following scenarios:



LEGEND

-  = Project Site Location
-  = Study Intersection
-  = Study Roadway Segment
-  = Project Driveway

Figure 1
Site Location and Study Intersections

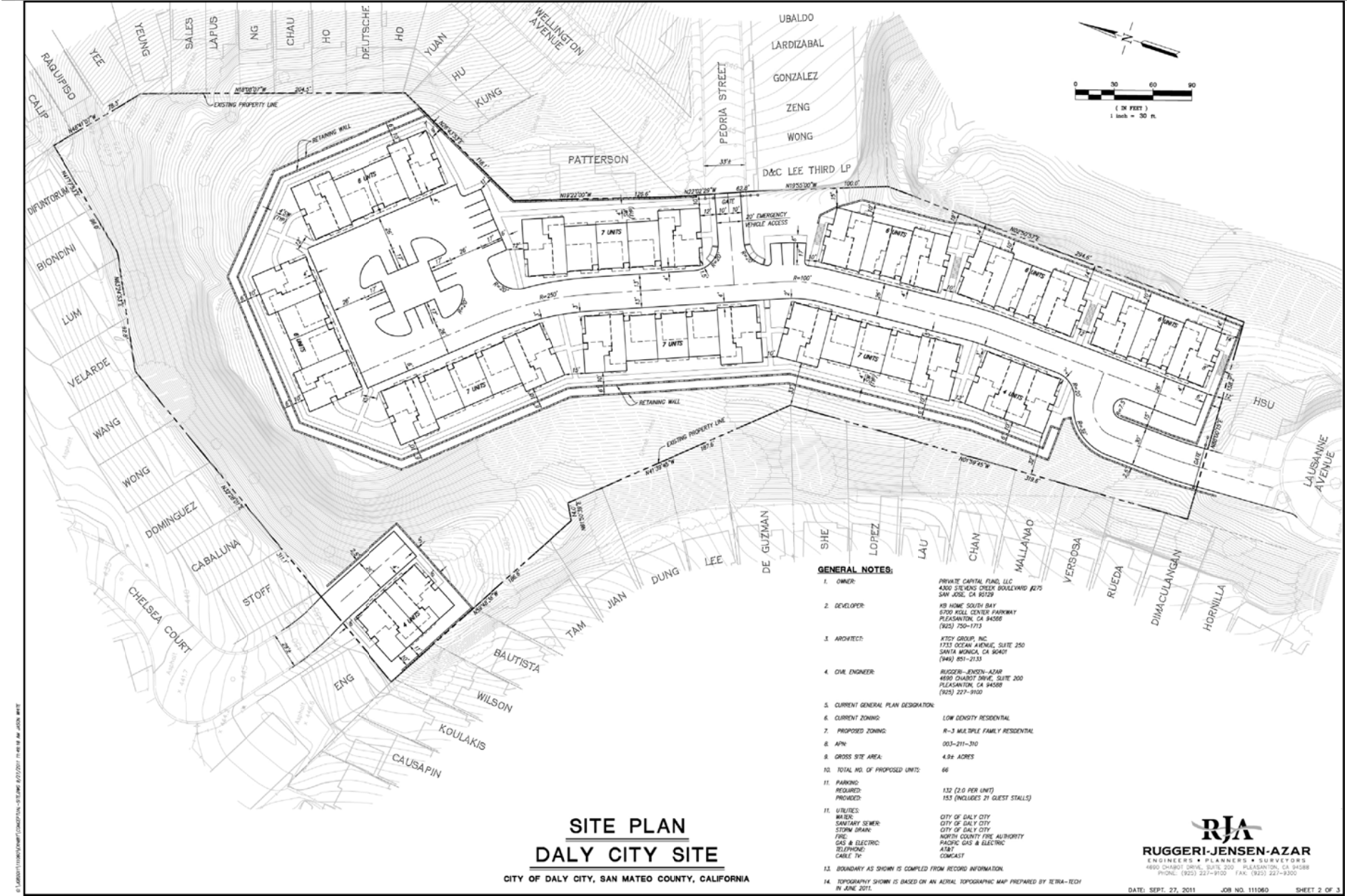


Figure 2
Site Plan

- Scenario 1:** *Existing Conditions.* Existing traffic volumes were obtained from new traffic counts. According to information provided by Daly City staff, there are two approved developments that would generate significant traffic in Daly City. They are the *Monarch Village* development and the *Serramonte* development. After review of the traffic impact studies performed for each development, neither approved project would add traffic to the intersections and roadway segments evaluated for Wellington Residential study. For this reason, the existing condition and existing plus approved condition scenarios are identical.
- Scenario 2:** *Existing Plus Project Conditions.* Existing plus Project conditions represent existing peak-hour traffic volumes with the addition of traffic generated by the proposed project. Existing plus project conditions were evaluated relative to existing conditions in order to identify potential impacts associated solely with the proposed project.
- Scenario 3:** *Cumulative No Project Conditions.* Cumulative no project traffic volumes were estimated by applying a one percent (1%) annual growth rate for the next ten years to the existing volumes in the vicinity of the project area.
- Scenario 4:** *Cumulative Plus Project Conditions.* Cumulative plus project conditions were estimated by adding to the cumulative conditions traffic volumes the additional traffic estimated to be generated by the proposed project. Cumulative plus project conditions were evaluated relative to cumulative no project conditions in order to determine potential cumulative project impacts.

As the Congestion Management Agency (CMA) for San Mateo County, the City/County Association of Governments (C/CAG) is responsible for maintaining the performance and standards of the Congestion Management Program (CMP) roadway network. The CMP requires new development projected to add 100 or more peak hour trips to the CMP roadway network to implement Travel Demand Management (TDM) measures that would reduce project impacts. The proposed project would generate less than 100 peak hour trips. Therefore, an analysis based on the requirements of C/CAG, the administering agency for the CMP, is not necessary.

Methodology

This section presents the methods used to determine the traffic conditions for each scenario described above. It includes descriptions of the data requirements, the analysis methodologies, and the applicable level of service standards.

Data Requirements

The data required for the analysis were obtained from new traffic counts, previous traffic studies, and field observations. The following data were collected from these sources:

- existing traffic volumes
- lane configurations
- signal timing and phasing

Level of Service Standards and Analysis Methodologies

Traffic conditions at the study locations were evaluated using level of service (LOS). *Level of Service* is a qualitative description of operating conditions ranging from LOS A, or free-flow conditions with little or no delay, to LOS F, or congested conditions with excessive delays. The analysis methods are described below. All of the study locations are in the City of Daly City and are therefore subject to the City of Daly City Level of Service standards.

For signalized intersections, the level of service was calculated based on the *Highway Capacity Manual* (HCM) 2000 methodology using TRAFFIX software. The HCM 2000 method evaluates signalized intersection operations on the basis of average control delay time for all vehicles at the intersection. The City's level of service standard for signalized intersections is LOS D or better. The correlation between average delay and level of service is shown in Table 1.

For unsignalized intersections, the level of service also was calculated based on the HCM 2000 methodology using TRAFFIX software. For two-way stop controlled intersections, the HCM method evaluates unsignalized intersection operations on the basis of average delay time for the worst approach (highest delay) at the intersection. The City of Daly City level of service standard for STOP controlled intersections is LOS E or better. The correlation between average delay and level of service is shown in Table 2.

Roadway segments were analyzed using volume to capacity (V/C) ratios. Crocker Avenue was evaluated between Mission Street and Templeton Avenue. Peoria Street was evaluated between its western terminus and Roosevelt Avenue, and Bellevue Avenue was evaluated between Peoria Street and Roosevelt Avenue. The AM and PM peak hour volumes for each roadway segment were measured in the field using recent traffic counts. Traffic counts were conducted the weeks of October 14th and October 21st, 2011. The capacity of each study segment was derived from the intersection level of service (LOS) calculations conducted for this analysis. On Crocker Avenue, the capacity of the street is limited by the available green time at the intersection of Mission Street and Crocker Avenue and the stop signs at cross streets. According to the peak hour LOS calculations, the capacity of Crocker Avenue is approximately 800 vehicles per hour (VPH). On Peoria Street and Bellevue Avenue, the capacity is limited by stop signs on cross streets. According to the peak hour LOS calculations, the capacity of Peoria Street and Bellevue Avenue are approximately 500 vph. For each roadway, the peak hourly volume was divided by the capacity to calculate a V/C ratio. This was then correlated to a level of service per Table 3 (derived from *Highway Capacity Manual, 2000, Exhibit 23-2*).

Significant Impact Criteria

Significance criteria are used to establish what constitutes an impact. For this analysis, the criteria used to determine significant impacts are based on City of Daly City Level of Service standards. Project impacts on other transportation facilities, such as pedestrian and bicycle facilities, parking, and transit service were determined on the basis of engineering judgment. For this analysis, the project would result in a significant impact if it:

- Increases peak hour traffic volumes such that levels of service degrade from LOS A, B, or C, to LOS D, E, or F AND the development project does not incorporate a transportation demand management (TDM) program.
- Increases peak hour traffic volumes such that levels of service degrade from LOS A, B, C, or D, to LOS E or F AND the development project does incorporate a TDM program.

Table 1
Signalized Intersection Level of Service Definitions Based on Control Delay

Level of Service	Description	Average Control Delay Per Vehicle (Sec.)
A	Operations with very low delay occurring with favorable progression and/or short cycle lengths.	Up to 10.0
B	Operations with low delay occurring with good progression and/or short cycle lengths.	10.1 to 20.0
C	Operation with average delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures begin to appear.	20.1 to 35.0
D	Operations with longer delays due to a combination of unfavorable progression, long cycle lengths or high V/C ratios. Many vehicles stop and individual cycle failures are noticeable.	35.1 to 55.0
E	Operations with high delay values indicating poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are frequent occurrences. This is considered to be the limit of acceptable delay.	55.1 to 80.0
F	Operations with delays unacceptable to most drivers occurring due to over saturation, poor progression, or very long cycle lengths.	Greater than 80.0
Source: Transportation Research Board, <i>2000 Highway Capacity Manual</i> , (Washington, D.C., 2000)		

Table 2
Unsignalized Intersection Level of Service Definitions Based on Control Delay

Level of Service	Description	Average Control Delay Per Vehicle (Sec.)
A	Operations with very low delays occurring with favorable progression.	Up to 10.0
B	Operations with low delays occurring with good progression.	10.1 to 15.0
C	Operations with average delays resulting from fair progression.	15.1 to 25.0
D	Operation with longer delays due to a combination of unfavorable progression of high V/C ratios.	25.1 to 35.0
E	Operation with high delay values indicating poor progression and high V/C ratios. This is considered to be the limited of acceptable delay.	35.1 to 50.0
F	Operation with delays unacceptable to most drivers occurring due to oversaturation and poor progression.	Greater than 50.0
Source: Transportation Research Board, <i>2000 Highway Capacity Manual</i> . (Washington, D.C., 2000)		

Table 3
Roadway Segment Level of Service Definitions Based on V/C

Level of Service	Description	Volume-to-Capacity (V/C) Ratio
A	Average operating speeds at the free-flow speed generally prevail. Vehicles are almost completely unimpeded in their ability to maneuver within the traffic stream.	less than 0.269
B	Speeds at the free-flow speed are generally maintained. The ability to maneuver within the traffic stream is only slightly restricted, and the general level of physical and psychological comfort provided to drivers is still high.	0.270 - 0.439
C	Speeds at or near the free-flow speed of the roadway prevail. Freedom to maneuver within the traffic stream is noticeably restricted, and lane changes require more vigilance on the part of the driver.	0.440 - 0.639
D	Speeds begin to decline slightly with increased flows at this level. Freedom to maneuver within the traffic stream is more noticeably limited, and the driver experiences reduced physical and psychological comfort levels.	0.640 - 0.849
E	At this level, the roadway operates at or near capacity. Operations in this level are volatile, because there are virtually no usable gaps in the traffic stream, leaving little room to maneuver within the traffic stream.	0.850 - 0.999
F	Vehicular flow breakdowns occurs. Large queues form behind breakdown points.	1.000 and greater

- Increases peak hour traffic volumes at a signalized intersection that is already operating at LOS E or F, or at an unsignalized intersection that is already operating at LOS F.
- Creates a condition, either by design or by the generation of traffic, which causes unsafe vehicular traffic movements.
- Creates a condition, either by design or by the generation of traffic, that provides a barrier to, or unsafe conditions for, pedestrian and bicycle circulation.
- Creates a transit demand that would exceed currently planned transit service.
- Creates a demand for parking that exceeds the existing or proposed parking supply.

Report Organization

The remainder of this report is divided into four chapters. Chapter 2 describes the existing roadway network, transit service, and existing bicycle and pedestrian facilities. Chapter 3 describes the method used to estimate project traffic and its impact on the transportation system under Existing plus Project conditions. Chapter 4 presents the analysis of other transportation related issues, including site access/circulation and parking. Chapter 5 describes Cumulative conditions without and with project traffic.

2. Existing Conditions

This chapter describes the existing conditions for all of the major transportation facilities in the vicinity of the site, including the roadway network, bicycle and pedestrian facilities, and transit service.

Existing Roadway Network

The existing roadways in the project vicinity are Mission Street, Peoria Street, Bellevue Avenue, Crocker Avenue, Chelsea Court, and Lausanne Avenue. These roadways are described below.

Mission Street is a four lane arterial in the vicinity of the project site. It provides direct access for various commercial uses. Access to Mission Street from the project site is provided primarily via Peoria Street and Crocker Avenue.

Crocker Avenue is a two lane roadway with parking on both sides in the vicinity of the project site. It begins at Mission Street in the north and terminates at South Hill Boulevard in the south. It primarily serves the surrounding residential uses. Access to Crocker Avenue from the project site is provided via Peoria Street and Bellevue Avenue.

Peoria Street is a two lane local roadway with parking on both sides in the vicinity of the project site. It begins at the project site in the west and ends at Templeton Avenue in the east. It provides direct access to the surrounding residential properties. One project driveway is proposed to connect to Peoria Street.

Bellevue Avenue is a two lane local roadway with parking on both sides in the vicinity of the project site. It begins at Peoria Street in the west and ends near South Hill Boulevard in the east. It provides direct access to the surrounding residential properties. Access to Bellevue Avenue from the project site is provided via Peoria Street.

Chelsea Court is a two lane local roadway with parking on both sides in the vicinity of the project site. It begins as a cul-de-sac in the south and ends at Brunswick Street in the north. It provides direct access to the surrounding residential properties. One project driveway serving four townhouse units is proposed to connect to Chelsea Court.

Lausanne Avenue is a two lane local roadway with parking on one side in the vicinity of the project site. It begins as a cul-de-sac in the north and ends at Gambetta Street in the south. It provides direct access to the surrounding residential properties. One project driveway is proposed to connect to Lausanne Avenue.

Existing Bicycle and Pedestrian Facilities

According to the Daly City Bicycle Master Plan (2005), in the project vicinity, Class II bike lanes are planned for John Daly Boulevard. In addition, portions of Mission Street, Hillside Boulevard, Crocker Avenue, Bellevue Avenue, Brunswick Street, and Irvington Street are proposed as Class III bike routes. On the local streets surrounding the project site, the volume and speed of vehicular traffic is generally low enough such that shared use between bikes and motor vehicles is feasible. The planned bicycle facilities within the study area are shown on Figure 3. Pedestrian facilities in the project area consist of sidewalks along virtually all streets and crosswalks at signalized intersections. Sidewalks are provided along Peoria Street, Lausanne Avenue, and Chelsea Court at the project site.

Existing Transit Service

Existing transit service to the study area is provided by the San Francisco Municipal Transit Agency (SFMTA), SamTrans, and Bay Area Rapid Transit (see Figure 4). SFMTA provides bus service near the project site via Routes 14, 14L, and 14x, which travel between Daly City and San Francisco at headways as short as 15 minutes during commute hours. The closest bus stop to the project site is located on Mission Street near Crocker Avenue.

SamTrans provides bus service near the project site via Route 130, which travels between the Daly City BART station and South San Francisco at 20 minute headways during commute hours. The closest bus stop to the project site is located on Hillside Boulevard near Mission Street.

The Daly City Bay Area Rapid Transit (BART) station is located approximately one-half mile northwest of the project site. BART trains provide access to a variety of locations in Bay Area including San Francisco, Oakland, Dublin, Fremont, Pittsburg, and Richmond. Trains run on approximately 15 minute headways during commute hours. There are also a number of bus routes and shuttles operated by SamTrans and SFMTA that stop at the Daly City BART station.

Existing Intersection Lane Configurations & Traffic Volumes

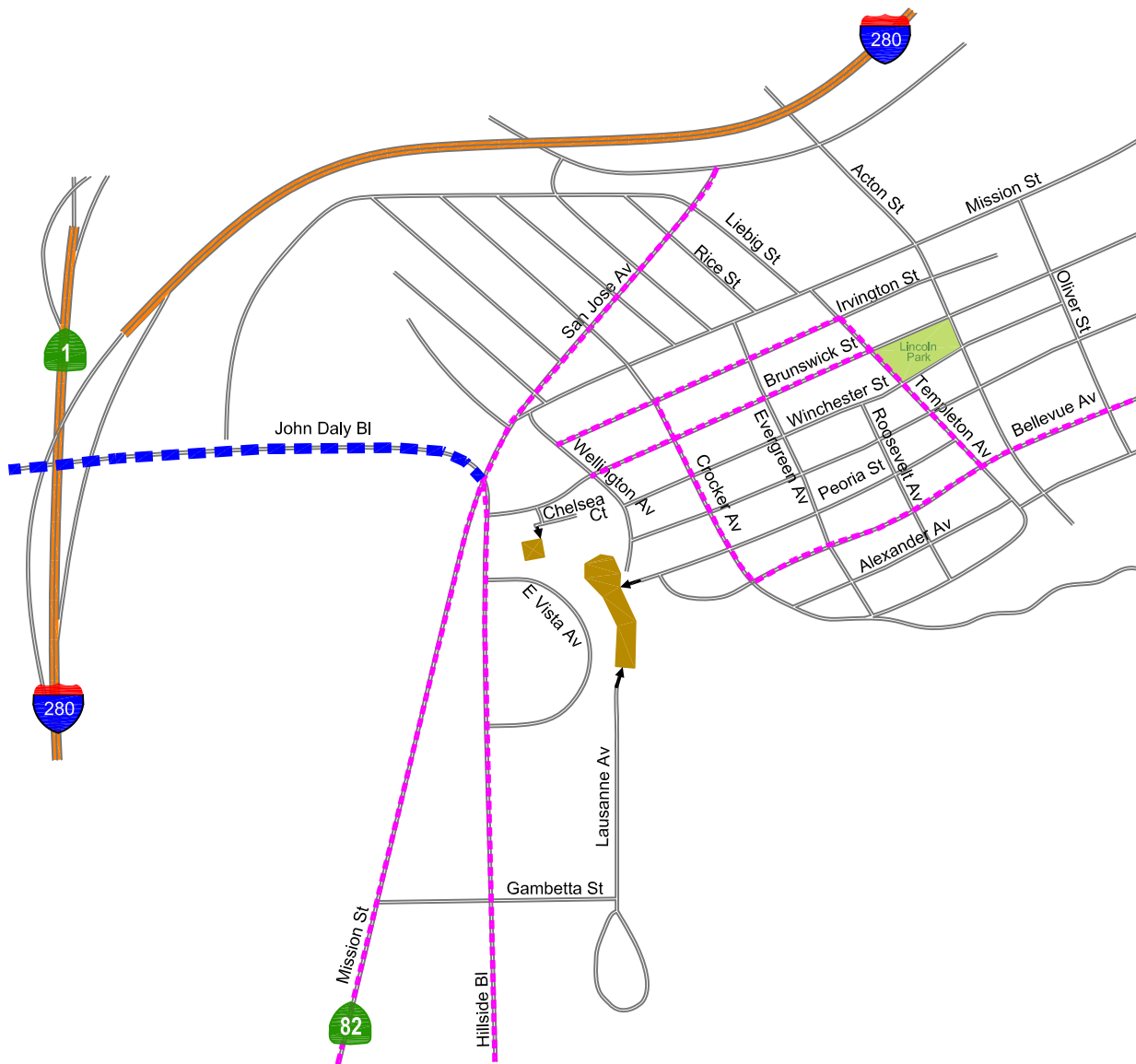
The existing lane configurations at the study intersections were obtained from field observations. The existing traffic volumes were obtained from new (October 2011) manual turning movement counts at each study intersection. The existing AM and PM peak-hour intersection volumes and intersection lane configurations are shown on Figure 5. The intersection traffic count data are included in Appendix A.

Existing Intersection Levels of Service

The results of the level of service analysis under existing conditions are summarized in Table 4. The results indicate that all study intersections currently operate at LOS C or better during both the AM and PM peak hours. The level of service calculation sheets are included in Appendix B.

Existing Roadway Segment Level of Service

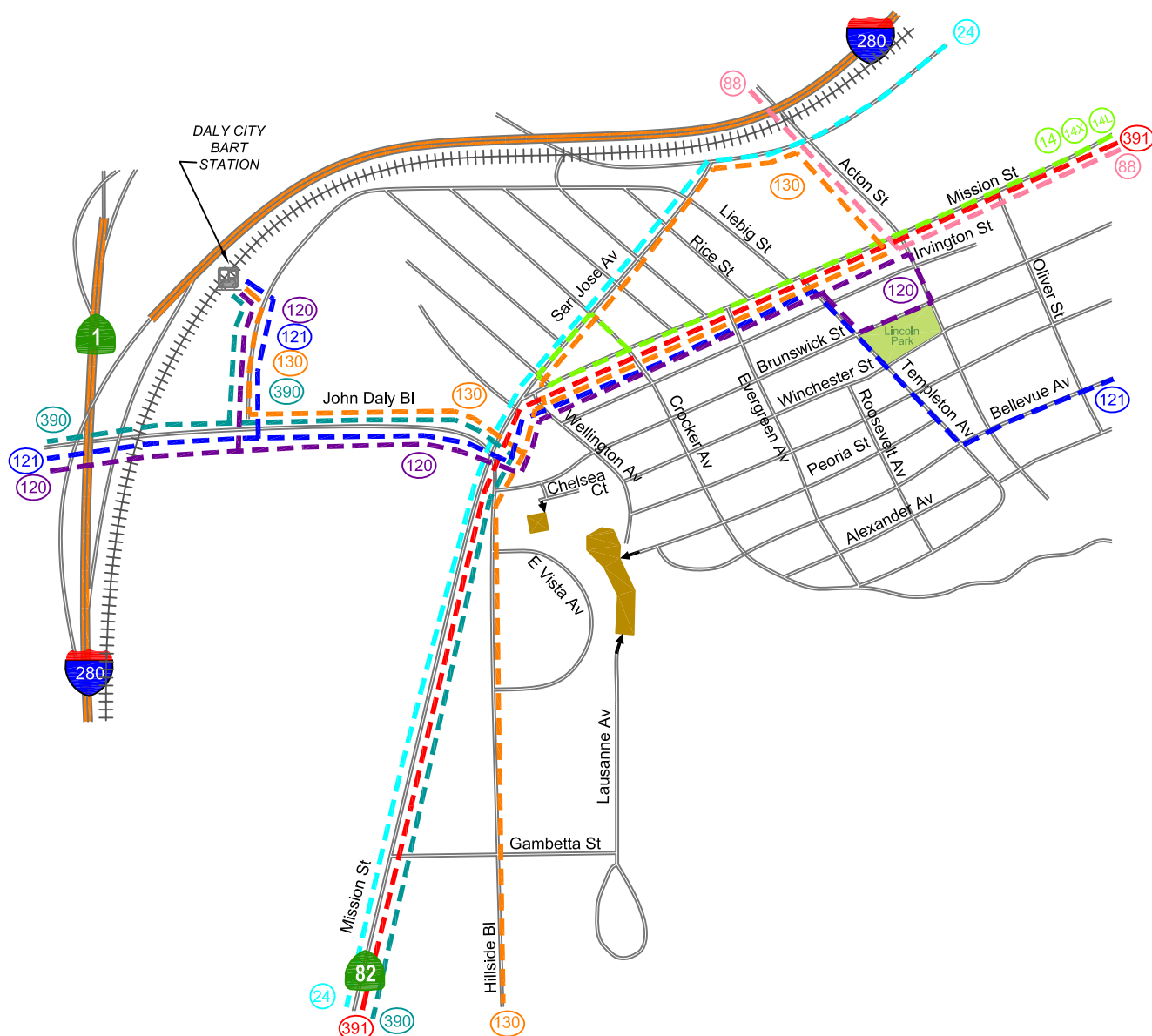
Roadway links were analyzed using volume to capacity (V/C) ratios. The traffic volumes were measured in the field using recent traffic counts. The results of this analysis are summarized on Table 5. Under existing conditions, all of the study segments operate at Level of Service C or better during the AM and PM peak hours.



LEGEND

-  = Project Site Location
-  = Project Driveway
-  = Class II Bike Lane
-  = Class III Bike Route

Figure 3
Planned Bike Facilities



LEGEND

= Project Site Location

= Project Driveway

= BART

= SFMTA Lines 14, 14X and 14L

= Bus Route 24

= Bus Route 88

= Bus Route 120

= Bus Route 130

= Bus Route 130

= Bus Route 390

= Bus Route 391

Figure 4
Existing Transit Service

Table 4
Existing Intersection Levels of Service

Study Number	Intersection	Traffic Control	Peak Hour	Count Date	Avg. Delay ¹	LOS
1	Crocker Av. and Mission St.	Signal	AM	10/11/11	21.8	C
			PM	10/11/11	19.6	B
2	Crocker Av. and Peoria St.	Stop	AM	10/11/11	12.0	B
			PM	10/11/11	11.5	B

Notes: Intersection control based on existing conditions
 - Signal = signalized Intersection
 - Stop = Stopped controlled on minor street approach
¹Whole intersection weighted average control delay expressed in seconds per vehicle for signalized intersections.
 Worst approach delay reported for stop controlled intersection.

Table 5
Existing Road Segment Levels of Service

Roadway	Direction	Count Date	Weekday		# of Lanes	Capacity	V/C Ratio	LOS
			Peak Hour	Volume				
Peoria St.	EB	10/12/2011	AM	30	1	500	0.06	A
		10/12/2011	PM	13	1	500	0.03	A
	WB	10/12/2011	AM	18	1	500	0.04	A
		10/12/2011	PM	21	1	500	0.04	A
Bellevue Av.	EB	10/12/2011	AM	23	1	500	0.05	A
		10/12/2011	PM	14	1	500	0.03	A
	WB	10/12/2011	AM	16	1	500	0.03	A
		10/12/2011	PM	8	1	500	0.02	A
Crocker Av.	NB	10/12/2011	AM	444	1	800	0.56	C
		10/12/2011	PM	182	1	800	0.23	A
	SB	10/12/2011	AM	162	1	800	0.20	A
		10/12/2011	PM	251	1	800	0.31	B

Peoria Street TIA

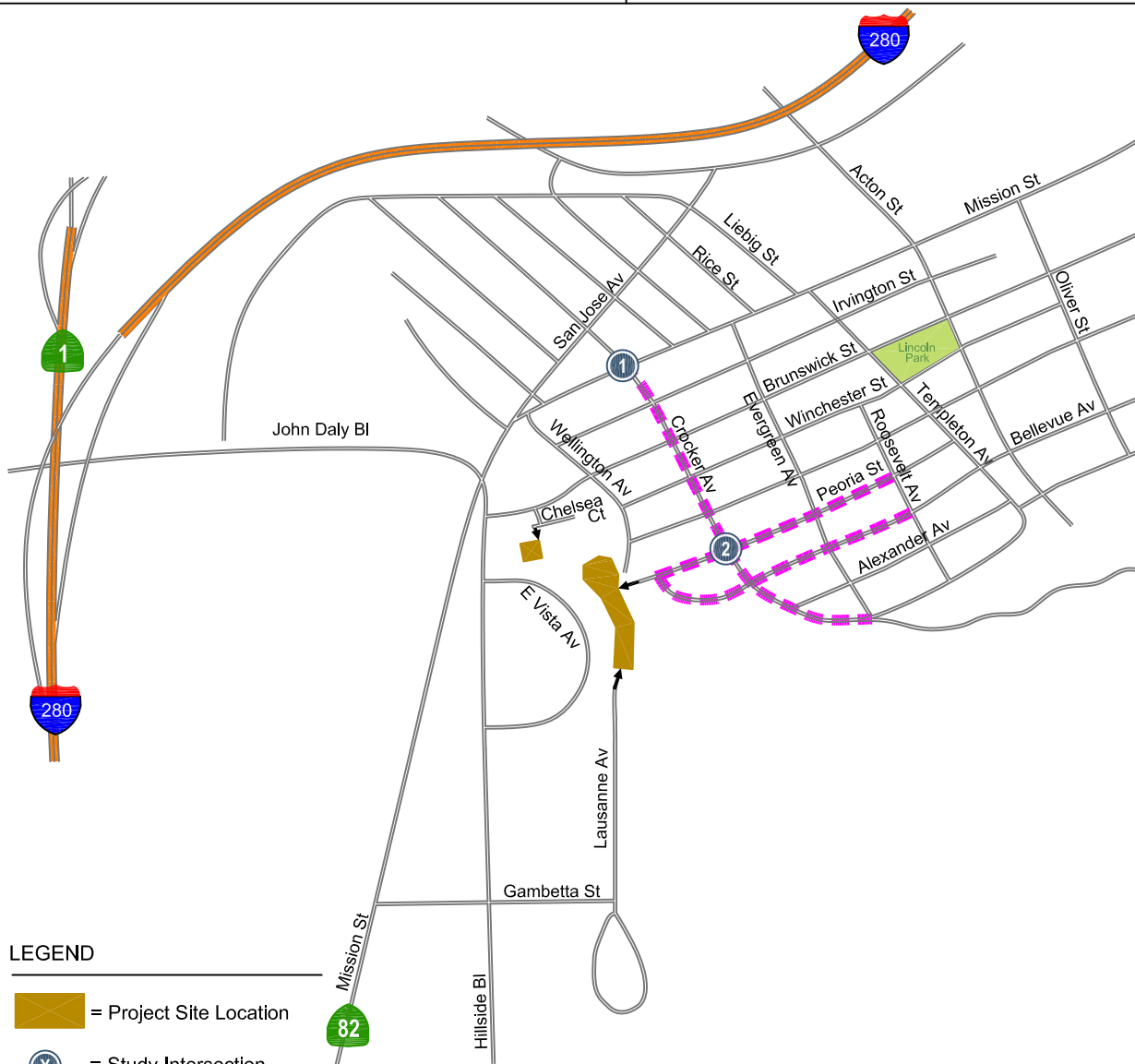
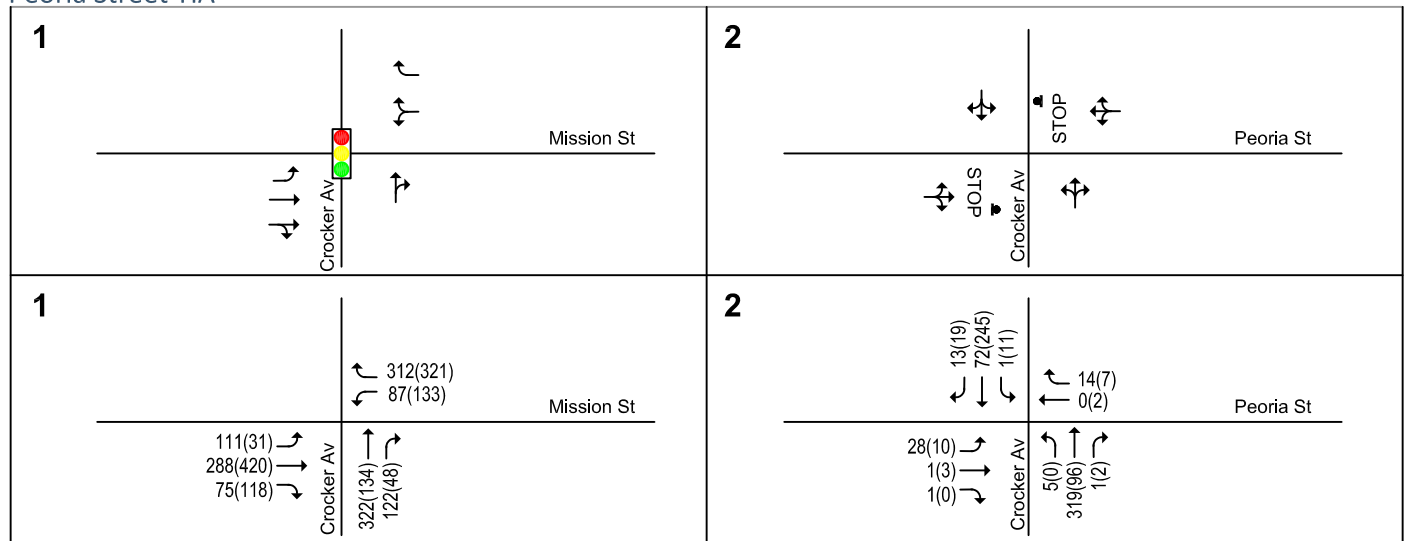


Figure 5
Existing Traffic Volumes and Lane Configurations

Existing Traffic and Parking Observations

Traffic and parking conditions in the field were observed in order to identify existing operational deficiencies and to confirm the accuracy of calculated levels of service. The purpose of this effort was (1) to identify any existing traffic problems that may not be directly related to intersection level of service, and (2) to identify any locations where the level of service calculation does not accurately reflect level of service in the field. Overall, the level of service analysis appears to accurately reflect actual existing traffic conditions. However, field observations revealed that, at the intersection of Mission Street and Crocker Avenue between 7:50 AM and 8:10 AM, the northbound queues on Crocker Avenue extended to Brunswick Street (up to 450 feet) and did not clear the intersection in one signal cycle.

Parking conditions on Crocker Avenue, Peoria Street, and Bellevue Avenue were evaluated the week of October 3rd, 2011. These streets primarily serve the surrounding residential uses. Parking is generally allowed on both sides of these streets. However, parking is prohibited for street sweeping on one side of the street between the hours of 6:00 AM and 8:00 AM on Tuesdays, and during the same times on the opposite side of the street on Wednesdays. Residential parking demand peaks in the late evening and early morning periods. Parking observations were conducted between 4:00 AM and 9:00 AM on a Tuesday, and 4:00 PM and 6:00 PM on a Wednesday. Based on the observations, on street parking is 100% occupied in the study area between 4:00 AM and 7:00 AM. All legal parking spaces were occupied and many vehicles were parked illegally between 6:00 AM and 8:00 AM where prohibited due to street sweeping. In addition, during the 4:00 AM to 7:00 AM period, many vehicles were parked in front of driveways on street and blocked access to residential garages. Between 8:00 AM and 5:00 PM, on street parking spaces were generally available on most streets. The parking conditions observed were typical of those found in urban residential areas.

Parking conditions on Lausanne Avenue and Chelsea Court were evaluated the week of December 9, 2011. These streets primarily serve the surrounding residential uses. Parking is allowed both sides of Lausanne Avenue except (1) on the east side of the street north of Edgewood Court, (2) where prohibited by private driveways, and (3) when prohibited for street sweeping. Street sweeping on Lausanne Avenue occurs on Thursdays between 7:00 AM and 9:00 AM on one side of the street and on Fridays during the same period on the opposite side of the street. On Chelsea Court, parking is allowed on both sides of the street except (1) where prohibited by private driveways and (2) when prohibited for street sweeping. Street sweeping on Chelsea Court occurs on Tuesdays between 7:00 AM and 9:00 AM on one side of the street and on Wednesdays during the same period on the opposite side of the street. During the observations, the parking spaces were 100% occupied on Lausanne Avenue during the evening and early morning periods. On Chelsea Court, the parking spaces were 75% occupied during the evening and early morning periods. Between 8:00 AM and 5:00 PM, on street parking was readily available on both streets.



3.

Existing Plus Project Conditions

This chapter describes existing traffic conditions with the addition of traffic that would be generated by the proposed project. Existing plus project conditions were evaluated relative to existing conditions in order to determine potential project impacts. This chapter describes the method used to estimate project-generated traffic, identification of project impacts, and measures that are recommended to mitigate project impacts, if necessary.

Project Trip Estimates

The magnitude of traffic produced by a new development and the locations where that traffic would appear are estimated using a three-step process: (1) trip generation, (2) trip distribution, and (3) trip assignment. In determining project trip generation, the magnitude of traffic entering and exiting the site is estimated for the AM and PM peak hours. As part of the project trip distribution, an estimate is made of the directions to and from which the project trips would travel. In the project trip assignment, the project trips are assigned to specific streets and intersections. These procedures are described below.

Trip Generation

The magnitude of traffic generated by the proposed project was estimated by applying to the size of the development the applicable trip generation rates contained in the Institute of Transportation Engineers (ITE) manual entitled *Trip Generation*, Eighth Edition. For the proposed project, the townhouse (ITE category 230) trip generation regression equations were used. Based on the size of the proposed project and the applicable trip generation rates, it was estimated that the project would generate a total of 37 AM peak hour trips and 43 PM peak hour trips. The project trip generation estimates are presented in Table 6.

Table 6
Project Trip Generation

Land Use	Size /a/	Daily Rate	Daily Trips	AM Peak Hour				PM Peak Hour			
				Rate	Total	In	Out	Rate	Total	In	Out
Townhouse /b/	66	6.79	448	0.56	37	6	31	0.65	43	29	14
Notes: /a/ Size expressed in number of dwelling units /b/ Residential trip generation rates based on ITE <i>Trip Generation, 8th Edition</i> , regression rates, for townhome use (ITE Land Use Code 230)											

Trip Distribution and Assignment

The trip distribution pattern for the proposed project was estimated based on existing travel patterns on the surrounding roadway system and a select zone analysis from the C/CAG Travel Demand Forecast model. The peak hour trips generated by the project were assigned to the roadway network in accordance with the project trip distribution. The project trip distribution and assignment are shown on Figure 6.

Existing Plus Project Traffic Volumes & Transportation Network

It is assumed in this analysis that the transportation network under existing plus project conditions would be the same as described under existing conditions.

Project trips, as represented in the above project trip assignment, were added to the existing traffic volumes to obtain existing plus project traffic volumes. Existing plus project conditions traffic volumes for the proposed project are shown on Figure 7.

Existing Plus Project Intersection Analysis

The results of the intersection level of service analysis under existing plus project conditions are summarized in Table 7. The results show that all of the study intersections would continue to operate at LOS C or better during the AM and PM peak hours. Thus, according to Daly City level of service standards, the proposed project would not result in any adverse LOS impacts to intersections. The level of service calculation sheets are included in Appendix B.

Existing Plus Project Roadway Segment Level of Service

The results of the roadway segment level of service analysis under existing plus project conditions are summarized in Table 8. The results show that all of the study segments would operate at Level of Service C or better during the weekday AM and PM peak hours. Thus, according to Daly City level of service standards, the proposed project would not result in any adverse LOS impacts to street segments.



LEGEND

-  = Project Site Location
 = Study Intersection
 = Project Driveway

XX(XX) = AM(PM) Peak-Hour Traffic Volumes

Figure 6
Project Trip Distribution and Assignment

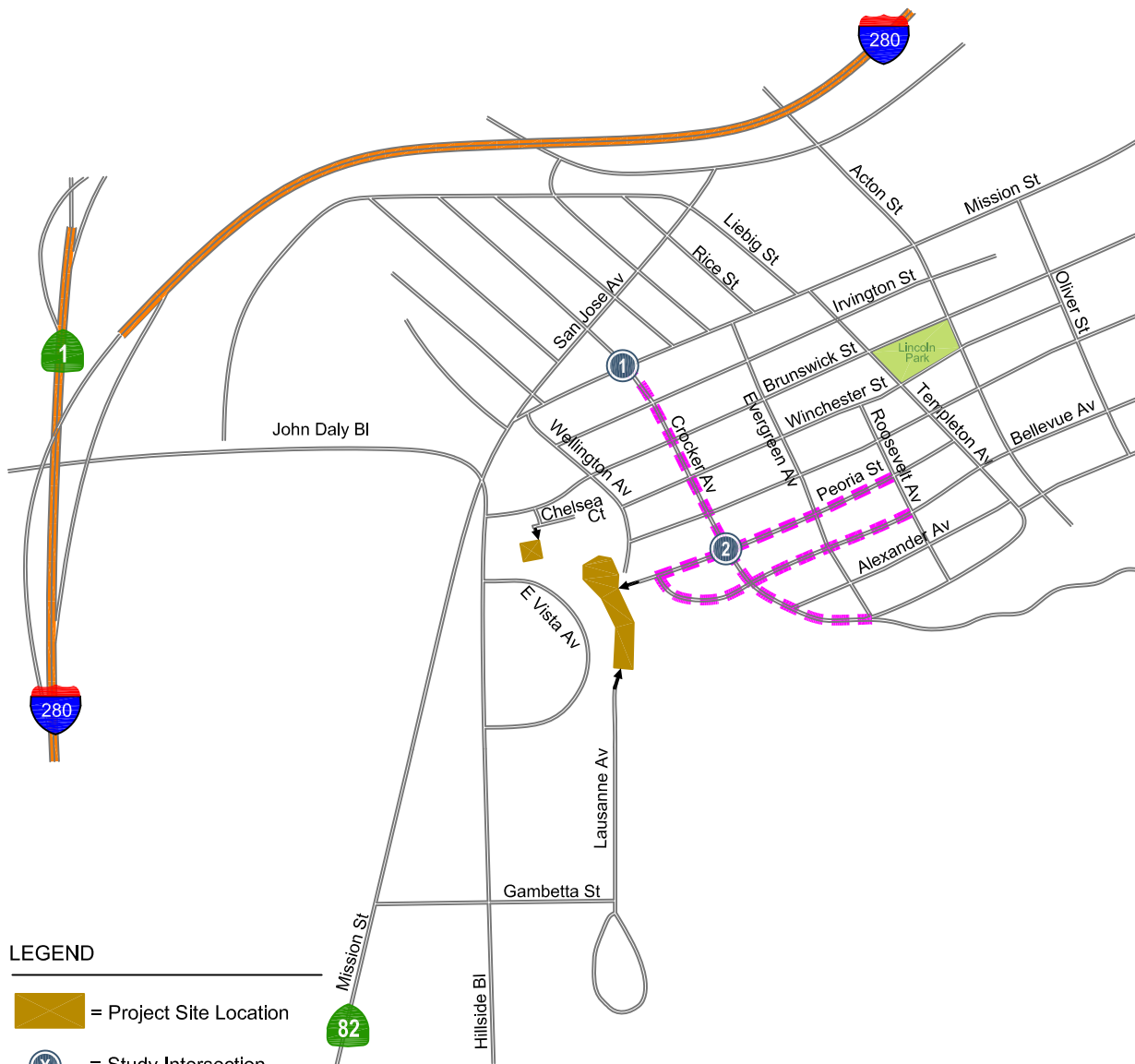
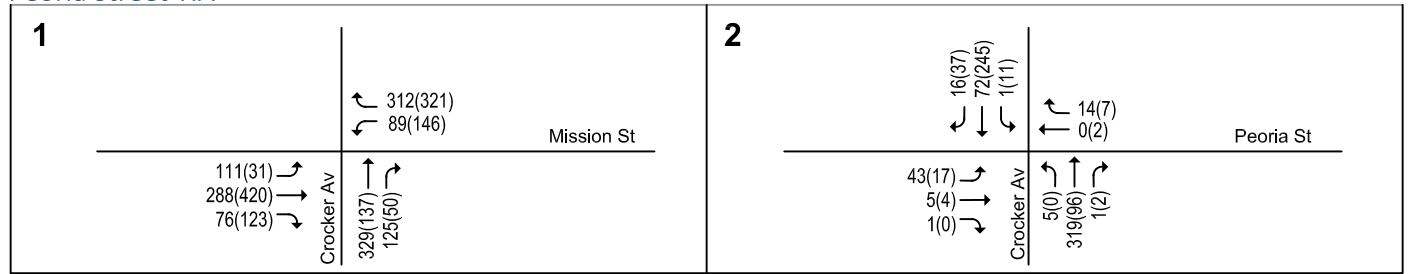
Table 7
Existing Plus Project Intersection Levels of Service

Study Number	Intersection	Traffic Control	Peak Hour	Count Date	Existing		Existing Plus Project
					Avg. Delay ¹	LOS	Avg. Delay ¹
1	Crocker Av. and Mission St.	Signal	AM	10/11/11	21.8	C	21.9
			PM	10/11/11	19.6	B	19.8
2	Crocker Av. and Peoria St.	Stop	AM	10/11/11	12.0	B	12.3
			PM	10/11/11	11.5	B	11.6
Notes: Intersection control based on existing conditions - Signal = signalized Intersection - Stop = Stopped controlled on minor street approach ¹ Whole intersection weighted average control delay expressed in seconds per vehiclefor signalized intersections. Worst approach delay reported for stop contolled intersection.							

Table 8
Existing Plus Project Roadway Levels of Service

Roadway	Direction	Weekday Peak Hour	Existing			Existing + Project			
			Volume	V/C Ratio	LOS	Project Trips	Total Volume	V/C Ratio	LOS
Peoria St.	EB	AM	30	0.06	A	19	49	0.10	A
		PM	13	0.03	A	8	21	0.04	A
	WB	AM	18	0.04	A	3	21	0.04	A
		PM	21	0.04	A	18	39	0.08	A
Bellevue Av.	EB	AM	23	0.05	A	1	24	0.05	A
		PM	14	0.03	A	0	14	0.03	A
	WB	AM	16	0.03	A	0	16	0.03	A
		PM	8	0.02	A	1	9	0.02	A
Crocker Av.	NB	AM	444	0.56	C	15	459	0.57	C
		PM	182	0.23	A	7	189	0.24	A
	SB	AM	162	0.20	A	3	165	0.21	A
		PM	251	0.31	B	18	269	0.34	B

Peoria Street TIA



LEGEND

- = Project Site Location
- = Study Intersection
- = Study Roadway Segment
- = Project Driveway
- XX(X) = AM(PM) Peak-Hour Traffic Volumes

Figure 7
Existing Plus Project Traffic Volumes

Impacts to Lausanne Avenue and Hillside Blvd./Gambetta St.

A qualitative analysis of potential project impacts was evaluated for (1) Lausanne Avenue and (2) the intersection of Hillside Boulevard/Gambetta Street. Because these roadways operate at very good levels of service and because the project would contribute few new vehicle trips, a level of service analysis was not needed. The general operational characteristics of the roadways and the amount of proposed project traffic that would be added are described below.

- Lausanne Avenue is a low volume local street that serves as direct access to the surrounding residential properties. Field observations showed that this street operates well below its existing capacity. Its traffic volume is similar to that of Peoria Street and Bellevue Avenue (see Table 8). Lausanne Avenue does not experience any peak hour congestion and nearly all vehicles traveling on it experience little or no delay. The proposed project would add approximately 12 AM peak hour trips and 14 PM peak hour trips, which equates to one new vehicle trip every 5 minutes during the AM peak hour and one new vehicle trip every 4 minutes during the PM peak hour.
- Hillside Boulevard and Gambetta Street is an all-way stop controlled intersection with a single all movement approach lane on each of the four intersection legs. Field observations show that the traffic delays at the intersection are brief during peak hours. Vehicle queues occasionally reached 3 to 5 vehicles on the Hillside Boulevard approaches during peak hours. However, these queues dissipated quickly and there was no standing queue at either Hillside Boulevard approach. On the Gambetta Street approaches, the queues averaged one vehicle or less during peak hours. The proposed project would add approximately 12 AM peak hour trips and 14 PM peak hour trips to the intersection.

The volume of project traffic that would be added to each location described above could easily be accommodated by the existing available street capacity. Existing street users would experience little or no additional delay as a result of proposed project traffic. Therefore, the project would not cause a significant traffic impact at either location.



4. Other Transportation Issues

This chapter presents an analysis of other transportation issues associated with the project site, including:

- Potential impacts to bike, pedestrian and transit facilities;
- Vehicular site access and on-site circulation; and
- Parking.

Unlike the level of service impact methodology, which is adopted by the City Council, the analyses in this chapter are based on professional judgment in accordance with the standards and methods employed by the traffic engineering community.

Transit, Pedestrian, and Bicycle Analysis

According to the U.S. Census, pedestrian trips comprise approximately 3% of the total commute mode share in Daly City. For the proposed project, this would equate to approximately 1 or 2 new pedestrian commute trips during the AM and PM peak hours. In addition, the project would generate some pedestrian trips to/from (1) transit stops (see further discussion below), (2) schools, and (3) recreational areas. Overall, the volume of pedestrian trips generated by the project would not exceed the carrying capacity of the existing sidewalks and crosswalks on streets surrounding the site. Most of the streets in the project vicinity have sidewalks and crosswalks at signalized intersections.

According to the U.S. Census, bicycle trips comprise less than 1% of the total commute mode share in Daly City. For the proposed project, this would equate to approximately 1 new bike trips during the AM and PM peak hours. The low volume of bicycle trips generated by the project would not exceed the bicycle-carrying capacity of streets surrounding the site, and the increase in bicycle trips would not require new off-site bicycle facilities.

According to the U.S. Census, transit trips comprise approximately 21% of the total commute mode share in Daly City. The closest bus stops are located at Mission Street near Crocker Avenue and on Hillside Boulevard near Brunswick Boulevard. These stops are located within an 800 to 2,000-foot walk of the project site (depending on where the units are located). For the proposed project, a 21% mode share would equate to approximately 8 new transit trips during the AM peak hour and 9 new transit trips during the PM peak hour. This volume of riders would not exceed the carrying capacity of the existing bus and rail service near the project site. Therefore, no major improvements to the existing transit facilities would be necessary in conjunction with the proposed project.

Site Access & Circulation

A review of the project site plan was performed to determine if adequate site access and circulation are provided. This review is based on the site plan prepared by RJA dated September 27, 2011. The main project site would have 62 units and would be served by one driveway on Peoria Street and one driveway on Lausanne Avenue. The driveway on Peoria Street would be 20 feet wide and provide inbound and outbound access to the site. The driveway on Lausanne Avenue would be 30 feet wide and also provide inbound and outbound access to the site. Both driveways would be located at the terminus of the existing local roadways. For this reason, there would be no conflicting vehicle movements at either driveway.

The proposed driveways and onsite circulation aisle would exclusively serve project traffic. Gates would be provided at each driveway to prevent cut through traffic between Lausanne Avenue and Peoria Street. Aside from the delay incurred by the opening and closing of these gates, both driveways would operate with almost no delay. On site, the project would provide one main drive aisle between Peoria Street and Lausanne Avenue. This drive aisle would serve two-way traffic and would be 26 feet wide. North of Peoria Street, the main drive aisle would continue until it would terminate into a traffic loop. The loop would also have 26-foot wide drive aisles and would serve the main guest parking area. Guest parking stalls are shown in the traffic loop oriented at 90 degrees to their respective drive aisles. At the southern end of the site, the project would have one 60-foot long dead end aisle. Dead-end roads are generally undesirable because drivers can enter the road, and upon discovering that there is no available parking, must back out or conduct three-point turns. However, in residential areas where parking is designated for specific residences, issues with dead end roads are primarily confined to trucks (garbage collection). Prior to final design, the project should consult with City staff to confirm that the design is acceptable for garbage collection.

A second project site serving 4 units is shown with access to Chelsea Court. This site would be served by one 75-foot long dead end drive aisle. The drive aisle would be 26 feet wide and provide direct access to the garages for the 4 proposed units. The project should consult with City staff to confirm that the design is acceptable for garbage collection.

The speeds of vehicles on site would be relatively low and suitable for shared use of the project's roadways between bikes and motor vehicles. In addition, the project plan shows sidewalks on site and at the project driveway on Peoria Street to provide a pedestrian link to the public street network. However, there are places where the proposed on site sidewalk would be approximately 2 feet wide. This would not meet current Americans with Disability Act (ADA) requirements, which require a minimum of 48 inches clear for a pedestrian path (with 36 inches being acceptable at some locations). In addition, there is no pedestrian path between the project site and Lausanne Avenue. While the traffic volume at this driveway would be low and shared use between motor vehicles and pedestrians is possible, it is preferable to separate vehicular and pedestrian traffic even at low volume roadways where feasible.

Parking

Parking supply for the proposed development was evaluated using Daly City parking standards as well as established rates from commonly cited parking references. For multiple family units with 2 bedrooms or more, Daly City requires 2 parking spaces per unit. The Daly City parking rates were compared to rates from the following publications: (1) *Parking* by Weant and Levinson and (2) *Parking Generation, 3rd Edition* by the Institute of Transportation Engineers (ITE). *Parking* by Weant and Levinson suggests that each multifamily unit should provide 2 spaces per unit, and *Parking Generation* by ITE shows an 85th percentile townhouse peak parking demand of 1.78 spaces per unit. Both of these confirm that the Daly City parking standards are reasonable for townhouse uses.

All of the project units would include at least 2 bedrooms. Based on City requirements, the project should provide 132 total parking spaces (66 units x 2 spaces per unit). The proposed project would provide 2 covered parking spaces per unit and 21 guest parking spaces, for a total of 153 on site parking spaces. Thus, the project parking supply would exceed the City parking requirements by 21 spaces. For this reason, the parking supply proposed by the project would be adequate to serve the anticipated demand. As previously described, the project would be located adjacent to an existing neighborhood where on street parking is 100% occupied during peak periods. Assuming that that garage spaces provided by the proposed project are used for parking, the project would not adversely affect parking conditions in the adjacent neighborhoods.





5. Cumulative Conditions

This chapter presents a summary of the traffic conditions that would occur under cumulative conditions. It includes descriptions of the procedure used to estimate traffic volumes associated with cumulative conditions and presents the results of the level of service calculations. The analysis of cumulative conditions was conducted in conformance with the California Environmental Quality Act (CEQA).

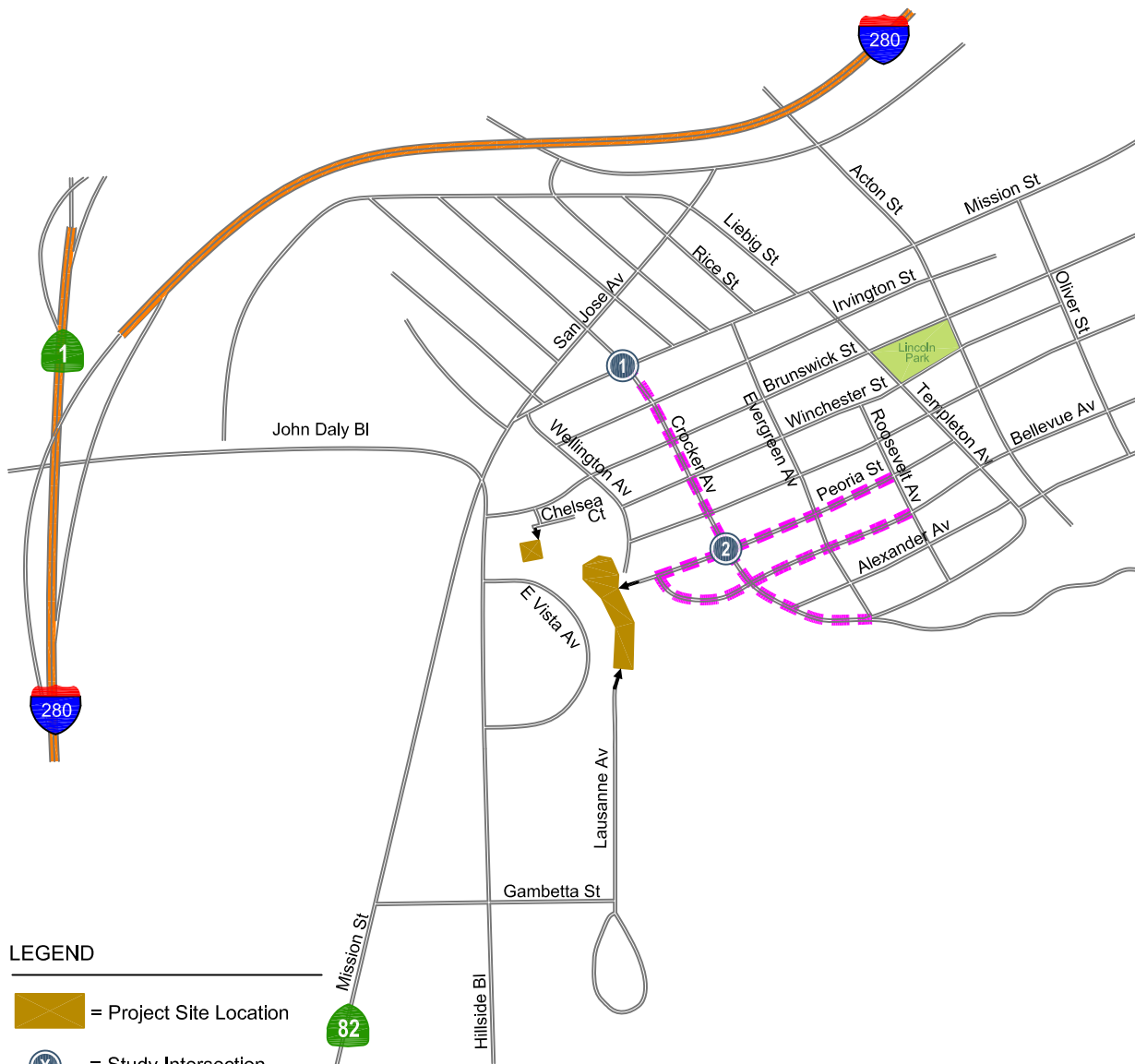
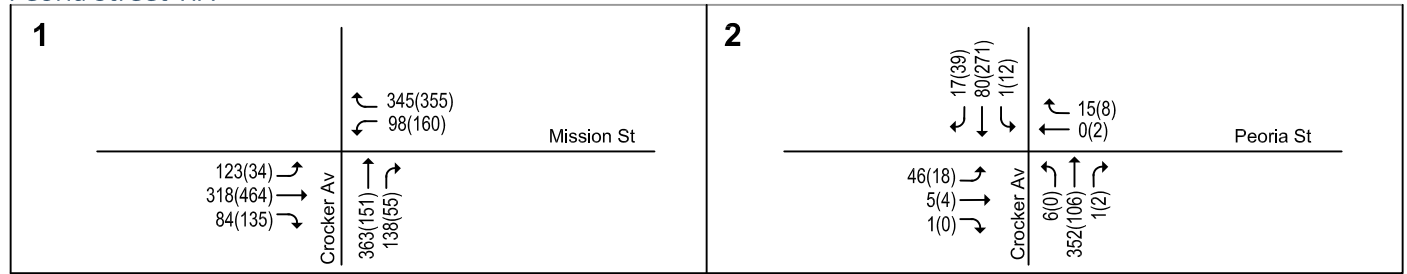
Cumulative Transportation Network and Traffic Volumes

It was assumed for this analysis that the cumulative condition roadway network would be the same as under existing conditions. Based on a review of approved and pending developments in Daly City, there are no planned development projects that would add traffic to the study intersections and roadway segments. Traffic volumes for cumulative (no project) conditions were estimated by applying a one percent (1%) annual growth rate for the next ten years to the existing volumes. Cumulative plus project traffic volumes were estimated by adding to the cumulative condition volumes the trips estimated to be generated by the project. The peak hour cumulative traffic volumes with project traffic are shown on Figure 8.

Cumulative Intersection Levels of Service

The results of the study intersection level of service analysis under cumulative conditions are summarized in Table 9. The results indicate that all of the study intersections would continue to operate at acceptable levels under cumulative plus project conditions. The level of service calculation sheets are included in Appendix B.

Peoria Street TIA



LEGEND

= Project Site Location

= Study Intersection

= Study Roadway Segment

= Project Driveway

XX(XX) = AM(PM) Peak-Hour Traffic Volumes

Figure 8
Cumulative Plus Project Traffic Volumes

Table 9
Cumulative Intersection Levels of Service

Study Number	Intersection	Traffic Control	Peak Hour	Cumulative No Project		Cumulative Plus Project	
				Avg. Delay ¹	LOS	Avg. Delay ¹	LOS
1	Crocker Av. and Mission St.	Signal	AM	22.7	C	22.8	C
			PM	20.2	C	20.4	C
2	Crocker Av. and Peoria St.	Stop	AM	12.6	B	12.9	B
			PM	11.9	B	12.1	B

Notes: Intersection control based on existing conditions
 - Signal = signalized Intersection
 - Stop = Stopped controlled on minor street approach
¹Whole intersection weighted average control delay expressed in seconds per vehicle for signalized intersections.
 Worst approach delay reported for stop controlled intersection.

Cumulative Roadway Segment Level of Service

The results of the roadway segment level of service analysis under cumulative conditions are summarized in Table 9. The results indicate that all of the study segments would operate at Level of Service C or better during the weekday AM and PM peak hours. Thus, according to Daly City level of service standards, the proposed project would not result in any adverse LOS impacts to street segments.

Table 10
Cumulative Roadway Segment Levels of Service

Roadway	Direction	Weekday Peak	Cumulative			Cumulative + Project			
		Hour	Volume	V/C Ratio	LOS	Project Trips	Total Volume	V/C Ratio	LOS
Peoria St.	EB	AM	33	0.07	A	19	52	0.10	A
		PM	14	0.03	A	8	22	0.04	A
	WB	AM	20	0.04	A	3	23	0.05	A
		PM	23	0.05	A	18	41	0.08	A
Bellevue Av.	EB	AM	25	0.05	A	1	26	0.05	A
		PM	15	0.03	A	0	15	0.03	A
	WB	AM	18	0.04	A	0	18	0.04	A
		PM	9	0.02	A	1	10	0.02	A
Crocker Av.	NB	AM	490	0.61	C	15	505	0.63	C
		PM	201	0.25	A	7	208	0.26	A
	SB	AM	179	0.22	A	3	182	0.23	A
		PM	277	0.35	B	18	295	0.37	B

Wellington Residential Technical Appendices

December 9, 2011

Appendix A

Traffic Counts

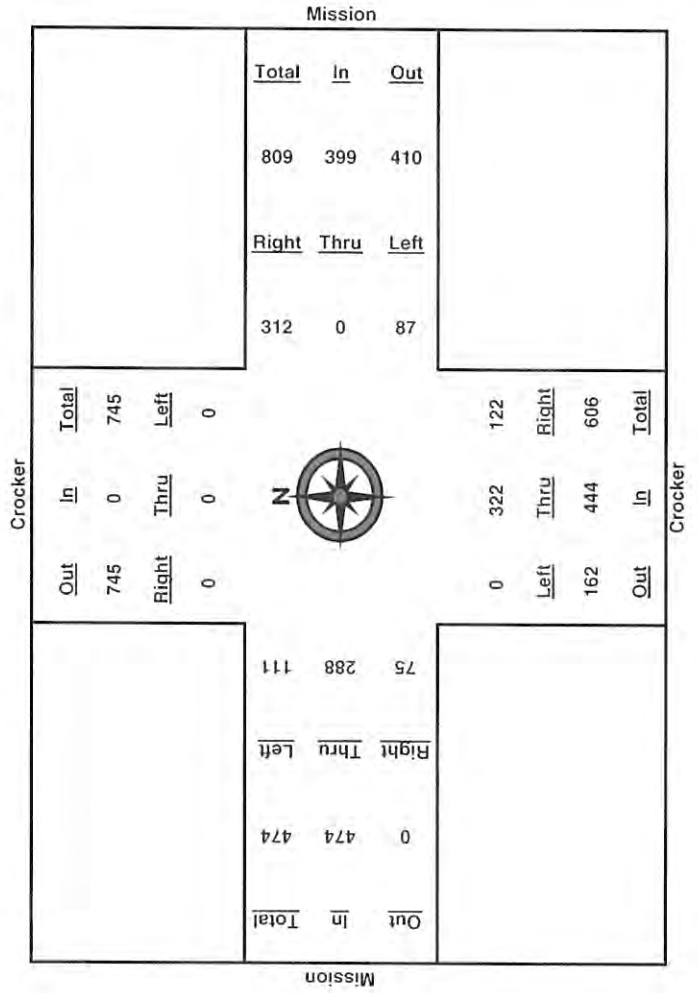
AM Peak-Hour Volume Count Worksheet

AUTO-CENSUS
Traffic Monitoring and Analysis
 870 Castlewood Dr. #1
 Los Gatos, CA 95032
 Phone 408-826-9673 Fax 408-877-1625

Date: 10/12/11
 Counter: Ron and Stuart
 Intersection Name: Crocker and Mission
 Weather: Clear Day City

Start Time	Crocker				Mission				Crocker				Mission			
	Right	Thru	Left	Total	Right	Thru	Left	Total	Right	Thru	Left	Total	Right	Thru	Left	Total
7:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15	0	0	0	0	45	0	14	59	11	55	0	66	6	36	10	52
7:30	0	0	0	0	91	0	27	118	38	131	0	169	15	88	21	124
7:45	0	0	0	0	161	0	50	211	68	234	0	302	30	146	39	215
8:00	0	0	0	0	246	0	75	321	95	314	0	409	49	231	84	364
8:15	0	0	0	0	343	0	96	439	132	385	0	517	67	301	117	485
8:30	0	0	0	0	403	0	114	517	160	453	0	613	90	376	132	598
8:45	0	0	0	0	462	0	128	590	177	505	0	682	105	446	138	689
9:00	0	0	0	0	518	0	151	669	192	562	0	754	119	524	144	787
Peak Hour	0	0	0	0	246	0	75	321	95	314	0	409	49	231	84	364
7:00 - 8:00	0	0	0	0	298	0	82	380	121	330	0	451	61	265	107	433
7:15 - 8:15	0	0	0	0	312	0	87	399	122	322	0	444	75	288	111	474
7:30 - 8:30	0	0	0	0	301	0	78	379	109	271	0	380	75	300	99	474
7:45 - 8:45	0	0	0	0	272	0	76	348	97	248	0	345	70	293	60	423
8:00 - 9:00	0	0	0	0	312	0	87	399	122	322	0	444	75	288	111	474
Peak Volumes:	0	0	0	0	312	0	87	399	122	322	0	444	75	288	111	474
Cut and Paste	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR				
	0	322	122	0	0	0	111	288	75	87	0	312				

Peak Hour	Right	Thru	Left	Total	Right	Thru	Left	Total	PK Hour
7:00 - 8:00	0	0	0	0	49	231	84	364	1,094
7:15 - 8:15	0	0	0	0	61	265	107	433	1,264
7:30 - 8:30	0	0	0	0	75	288	111	474	1,317
7:45 - 8:45	0	0	0	0	99	300	60	459	1,233
8:00 - 9:00	0	0	0	0	70	293	60	423	1,116
Peak Volumes:	0	0	0	0	288	111	474	873	1,317



AUTO-CENSUS
Traffic Monitoring and Analysis
870 Castlewood Dr. #1
Los Gatos, CA 95032
Phone 408-826-9673 Fax 408-877-1625

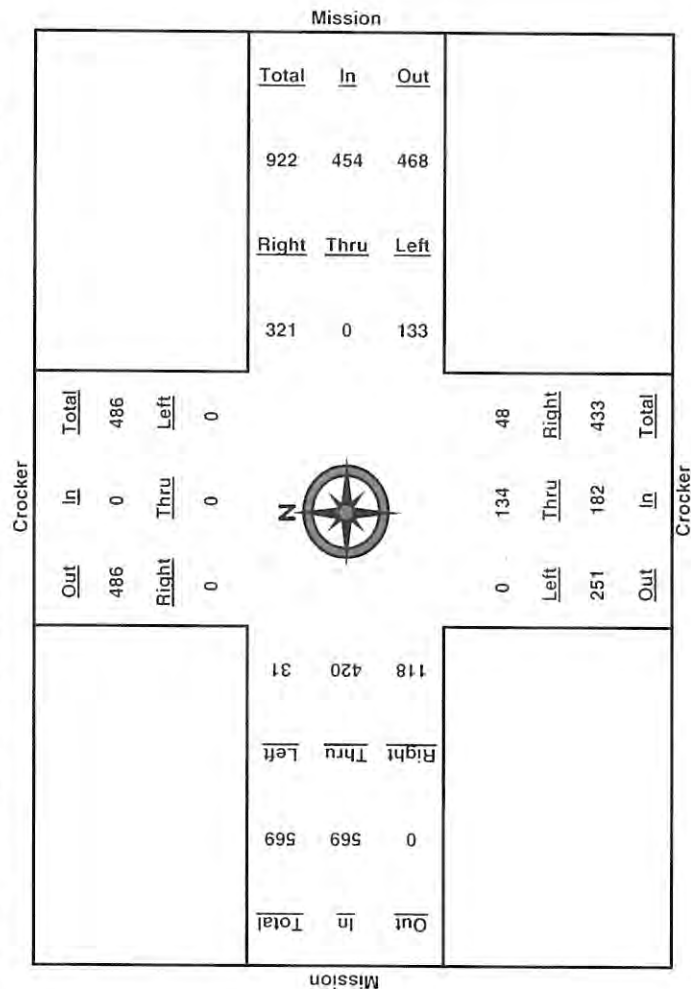
Counter: Ron and Stuart

Intersection Name: Crocker and Mission

Weather: Clear Daly City

Peak Hour	Right	Thru	Left	Total	Right	Thru	Left	Total	Right	Thru	Left	Total	PK Hour
4:00 - 5:00	0	0	0	0	268	0	127	395	38	142	0	180	1,098
4:15 - 5:15	0	0	0	0	286	0	130	416	34	152	0	1,142	540
4:30 - 5:30	0	0	0	0	293	0	140	433	38	142	0	180	503
4:45 - 5:45	0	0	0	0	318	0	120	438	37	141	0	178	552
5:00 - 6:00	0	0	0	0	321	0	133	454	48	134	0	182	569
Peak Volumes:	0	0	0	0	321	0	133	454	48	134	0	182	1,205

Cut and Paste		NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
		0	134	48	0	0	0	31	420	118	133	0	321



AM Peak-Hour Volume Count Worksheet

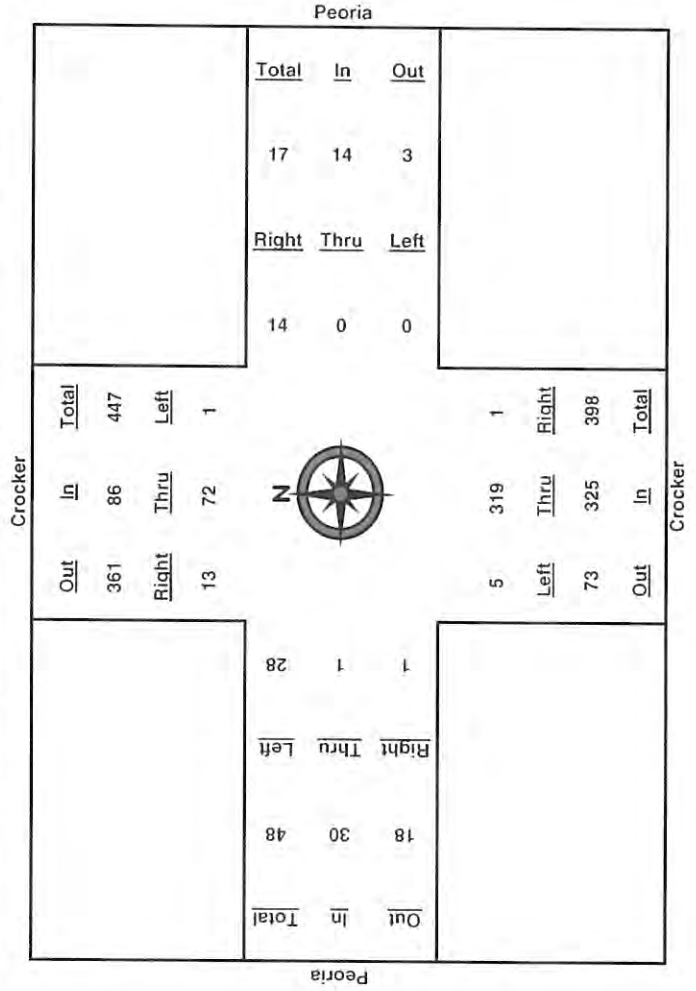
AUTO-CENSUS

Traffic Monitoring and Analysis
870 Castlewood Dr. #1
Los Gatos, CA 95032
Phone 408-826-9673 Fax 408-877-1625

Date: 10/12/11
Counter: Patti
Intersection Name: Crocker and Peoria
Weather: Clear Daily City

Start Time	Crocker						Peoria					
	North Approach			East Approach			South Approach			West Approach		
	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left
7:00	0	0	0	0	0	0	0	0	0	0	0	0
7:15	1	9	0	0	1	1	2	0	54	2	0	3
7:30	6	18	0	24	1	1	4	1	151	2	1	7
7:45	10	35	1	46	5	1	7	1	231	4	1	15
8:00	14	50	1	65	8	1	10	1	305	5	1	23
8:15	14	81	1	96	14	1	16	1	373	7	1	31
8:30	16	110	3	129	19	1	21	1	437	7	1	35
8:45	20	130	4	154	19	2	22	1	479	7	1	39
9:00	23	149	5	177	25	2	28	1	525	7	1	42

Peak Hour	Right	Thru	Left	Total	Right	Thru	Left	Total	Right	Thru	Left	Total	PK Hour
7:00 - 8:00	14	50	1	65	8	1	1	10	1	305	5	311	25
7:15 - 8:15	13	72	1	86	14	0	0	14	1	319	5	325	30
7:30 - 8:30	10	92	3	105	17	0	0	17	0	286	5	291	29
7:45 - 8:45	10	95	3	108	14	0	1	15	0	248	3	251	25
8:00 - 9:00	9	99	4	112	17	0	1	18	0	220	2	222	19
Peak Volumes:	13	72	1	86	14	0	0	14	1	319	5	325	30
													455
Cut and Paste	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	
	5	319	1	1	72	13	28	1	1	0	0	14	



PM Peak-Hour Volume Count Worksheet

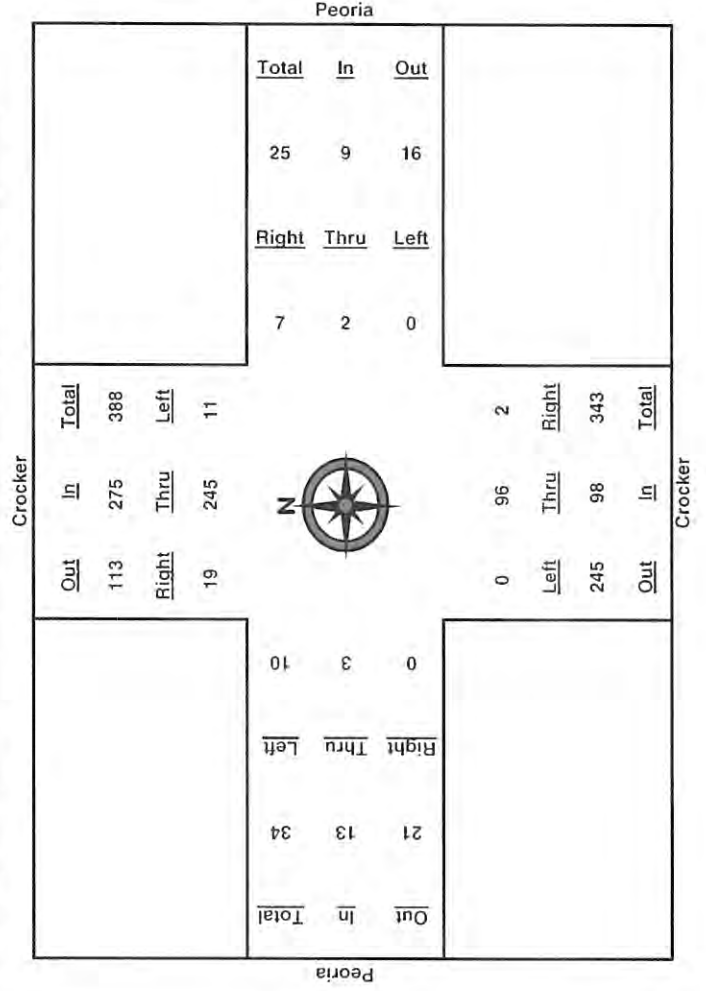
AUTO-CENSUS
 Traffic Monitoring and Analysis
 870 Castlewood Dr. #1
 Los Gatos, CA 95032
 Phone 408-826-9673 Fax 408-877-1625

Date: 10/12/11
 Counter: Kevin
 Intersection Name: Crocker and Peoria
 Weather: Clear Daily City

Start Time	Crocker						Peoria					
	North Approach			East Approach			South Approach			West Approach		
	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left
4:00	0	0	0	0	0	0	0	0	0	0	0	0
4:15	4	54	0	0	0	1	0	33	0	33	0	2
4:30	11	106	5	122	1	0	1	54	0	54	0	6
4:45	17	152	7	176	4	0	1	89	0	89	0	8
5:00	22	205	9	236	8	0	1	119	0	119	0	11
5:15	30	250	12	292	8	1	1	145	0	145	0	14
5:30	31	318	14	363	8	2	1	166	0	167	0	17
5:45	36	397	18	451	11	2	1	185	0	187	0	21
6:00	39	457	23	519	13	2	1	209	0	212	0	22

Peak Hour	Right	Thru	Left	Total	Right	Thru	Left	Total	Right	Thru	Left	Total	PK Hour
4:00 - 5:00	22	205	9	236	8	0	1	9	0	119	0	119	11
4:15 - 5:15	26	196	12	234	8	1	0	9	0	112	0	112	12
4:30 - 5:30	20	212	9	241	7	2	0	9	1	112	0	113	11
4:45 - 5:45	19	245	11	275	7	2	0	9	2	96	0	98	13
5:00 - 6:00	17	252	14	283	5	2	0	7	3	90	0	93	11
Peak Volumes:	19	245	11	275	7	2	0	9	2	96	0	98	13
													395

Cut and Paste	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
	0	96	2	11	245	19	10	3	0	0	2	7



AM Peak-Hour Volume Count Worksheet

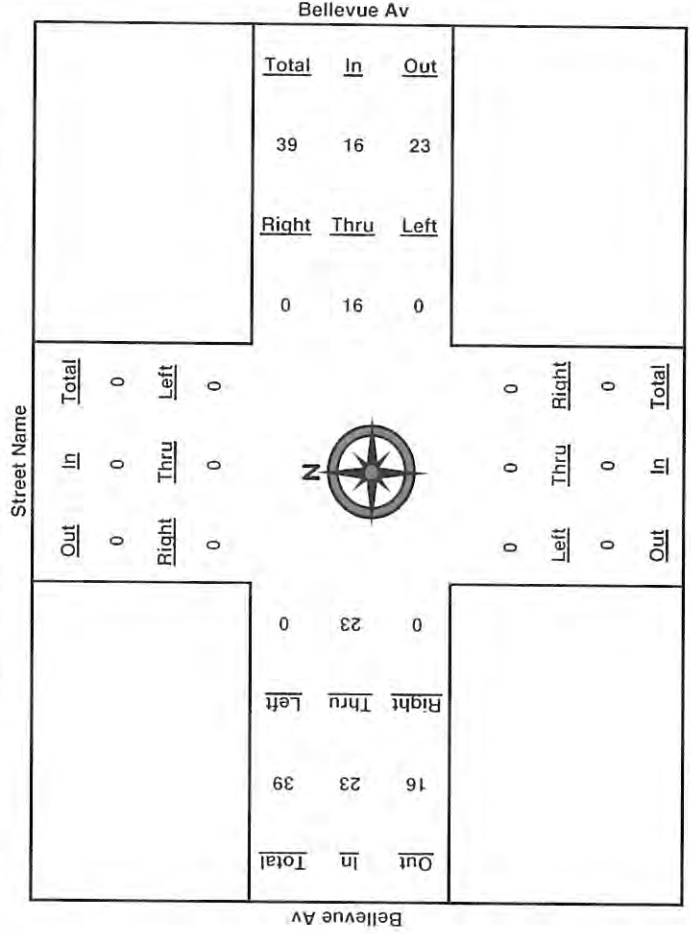
HEXAGON TRANSPORTATION CONSULTANTS
 4377 First Street, Suite A
 Pleasanton, CA 94566
 Phone 925-225-1439 Fax 925-225-0688

Date: 10/18/11
 Counter: BAW
 Intersection Name: Bellevue Av, west of Crocker Av.
 Weather: Clear
 City/Project: Daly City

Start Time	Street Name			Bellevue Av			Street Name			Bellevue Av		
	Right	Thru	Left	Total	Right	Thru	Left	Total	Right	Thru	Left	Total
7:00				0		0		0				0
7:15				0		7		7			1	1
7:30				0		12		12			7	7
7:45				0		12		12			9	9
8:00				0		14		14			18	18
8:15				0		21		21			25	25
8:30				0		26		26			29	29
8:45				0		28		28			32	32
9:00				0		30		30			35	35

Peak Hour	Right	Thru	Left	Total	Right	Thru	Left	Total	Right	Thru	Left	Total	PK Hour
7:00 - 8:00	0	0	0	0	0	14	0	14	0	0	0	0	18
7:15 - 8:15	0	0	0	0	0	14	0	14	0	0	0	0	24
7:30 - 8:30	0	0	0	0	0	14	0	14	0	0	0	0	22
7:45 - 8:45	0	0	0	0	0	16	0	16	0	0	0	0	23
8:00 - 9:00	0	0	0	0	0	16	0	16	0	0	0	0	17
Peak Volumes:	0	0	0	0	0	16	0	16	0	0	0	0	23
39	16	0	0	0	0	0	0	0	0	0	0	0	39

Cut and Paste	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
	0	0	0	0	0	0	0	23	0	0	16	0



HEXAGON TRANSPORTATION CONSULTANTS

Date: 10/18/11

Counter: BAW

Intersection Name: Bellevue Av, west of Crocker Av.

City/Project: Daly City

Peak Hour	Right	Thru	Left	Total	Right	Thru	Left	Total	Right	Thru	Left	Total	PK Hour
4:00 - 5:00	0	0	0	0	0	5	0	5	0	12	0	12	17
4:15 - 5:15	0	0	0	0	0	7	0	7	0	11	0	11	18
4:30 - 5:30	0	0	0	0	0	6	0	6	0	12	0	12	18
4:45 - 5:45	0	0	0	0	0	6	0	6	0	14	0	14	20
5:00 - 6:00	0	0	0	0	0	8	0	8	0	14	0	14	22
Peak Volumes:	0	0	0	0	0	8	0	8	0	14	0	14	22

Bellevue Av					
	<u>Total</u>	<u>In</u>	<u>Out</u>		
	22	8	14		
	<u>Right</u>	<u>Thru</u>	<u>Left</u>		
	0	8	0		
					
<u>Street Name</u>	<u>Out</u>	<u>In</u>	<u>Total</u>	<u>Street Name</u>	<u>Out</u>
	0	0	0		0
	<u>Right</u>	<u>Thru</u>	<u>Left</u>		<u>Right</u>
	0	0	0		0
	<u>Left</u>	<u>Thru</u>	<u>Right</u>		<u>Left</u>
	0	0	0		0
	<u>Total</u>	<u>In</u>	<u>Out</u>		<u>Total</u>
	0	0	0		0

Crocker Ave.:
Daly City:
Hexagon:

Site:
Date:
000000000000
10/11/2011
Tuesday

24 Hour Speed
Combined Channels

mph	Total	< 10	10 - < 12	12 - < 14	14 - < 16	16 - < 18	18 - < 20	20 - < 22	22 - < 24	24 - < 26	26 - < 28	28 - < 30	30 - < 32	32 - < 34	34 - < 36	36 - < 38	38 - < 40	40 - < 200
12:00 AM	42	2	3	5	1	3	7	6	7	4	0	3	1	0	0	0	0	0
1:00 AM	25	0	0	1	5	4	6	3	3	3	2	0	0	0	0	0	0	0
2:00 AM	15	0	2	1	4	0	1	1	1	2	1	1	0	0	0	0	0	0
3:00 AM	12	0	0	0	4	2	0	1	1	3	1	0	1	0	0	0	0	0
4:00 AM	33	1	0	2	2	2	3	4	4	6	5	2	1	0	0	1	0	0
5:00 AM	91	1	2	4	4	7	7	14	17	16	12	1	4	1	1	0	0	0
6:00 AM	201	3	2	18	16	10	26	37	34	30	14	4	4	2	0	0	1	0
7:00 AM	417	10	14	12	30	38	58	86	81	56	23	4	4	1	0	0	0	0
8:00 AM	374	5	8	22	36	26	54	65	64	54	23	12	3	0	1	0	0	1
9:00 AM	280	3	4	9	17	17	38	50	51	38	28	15	6	3	1	0	0	0
10:00 AM	240	2	1	7	10	18	27	43	51	46	25	7	6	0	0	1	0	0
11:00 AM	231	2	3	11	8	20	26	40	40	42	29	7	2	0	1	0	0	0
12:00 PM	240	0	3	8	14	15	27	47	43	50	20	5	6	2	0	0	0	0
1:00 PM	270	4	4	13	14	28	26	39	47	56	25	7	3	3	1	0	0	0
2:00 PM	292	2	1	11	20	19	44	52	52	46	26	9	3	5	1	1	0	0
3:00 PM	347	8	6	17	21	29	45	62	70	48	22	11	6	2	0	0	0	0
4:00 PM	384	4	4	7	29	40	62	57	78	70	16	10	6	0	0	1	0	0
5:00 PM	447	7	7	22	33	49	81	95	68	50	21	7	5	1	1	0	0	0
6:00 PM	417	9	7	28	53	43	78	81	57	31	18	4	5	1	0	0	0	2
7:00 PM	342	5	3	16	23	35	78	64	61	31	21	5	0	0	0	0	0	0
8:00 PM	273	2	10	20	32	39	54	51	26	22	11	2	3	0	1	0	0	0
9:00 PM	241	0	4	13	19	26	51	37	37	31	15	4	4	0	0	0	0	0
10:00 PM	142	0	4	9	14	13	29	29	19	12	6	4	3	0	0	0	0	0
11:00 PM	97	0	2	0	8	6	17	19	13	19	7	2	3	1	0	0	0	0
Total	5453	70	94	256	417	489	845	983	923	766	371	122	79	22	8	4	1	3
%	1.3	1.7	4.7	7.6	9.0	9.0	15.5	18.0	16.9	14.0	6.8	2.2	1.4	0.4	0.1	0.1	0.0	0.1

Percentile Speeds

(mph) 10 % 50 % 85 % 90 % 95 %
14.7 21.1 25.4 26.6 27.9

10 mph Pace Speed

Number in Pace 16.7 - 26.7
4036 (74.0 %)
Average
Minimum
Maximum
21.0 mph
5.1 mph
44.7 mph

Speeds Exceeded

Count 25 mph 35 mph 45 mph 55 mph
17.9 % 0.1 % 0.0 % 0.0 %
975 8 0 0

Crocker Ave.:
Daily City:
Hexagon:

Site:
Date:
0000000000000
10/12/2011
Wednesday

24 Hour Speed
Combined Channels

mph	Total	< 10	10 - < 12	12 - < 14	14 - < 16	16 - < 18	18 - < 20	20 - < 22	22 - < 24	24 - < 26	26 - < 28	28 - < 30	30 - < 32	32 - < 34	34 - < 36	36 - < 38	38 - < 40	40 - < 200
12:00 AM	61	1	2	7	8	6	8	10	6	10	3	0	0	0	0	0	0	0
1:00 AM	38	0	0	3	2	2	10	6	5	4	5	1	0	0	0	0	0	0
2:00 AM	16	1	1	2	1	1	2	3	0	2	0	2	1	0	0	0	0	0
3:00 AM	28	0	0	2	4	0	2	3	5	6	3	1	2	0	0	0	0	0
4:00 AM	36	0	0	3	3	1	4	6	6	5	4	1	3	0	0	0	0	0
5:00 AM	98	3	4	7	10	5	8	14	14	17	11	2	2	1	0	0	0	0
6:00 AM	208	5	6	8	11	13	20	23	47	53	14	3	3	1	1	0	0	0
7:00 AM	432	10	15	13	25	32	80	87	79	54	26	3	7	1	0	0	0	0
8:00 AM	387	8	3	14	31	28	45	67	73	71	28	10	4	5	0	0	0	0
9:00 AM	248	1	2	7	13	12	22	49	47	60	14	13	6	1	1	0	0	0
10:00 AM	216	3	2	10	15	18	29	32	35	33	28	8	3	0	0	0	0	0
11:00 AM	248	3	2	10	14	20	26	44	41	45	29	9	5	0	0	0	0	0
12:00 PM	271	4	4	15	12	19	40	39	60	43	21	7	4	3	0	0	0	0
1:00 PM	275	1	1	10	14	20	29	52	55	52	28	7	3	2	0	1	0	0
2:00 PM	316	6	3	8	25	20	41	57	70	45	23	13	2	3	0	0	0	0
3:00 PM	330	4	4	8	19	16	41	66	68	62	19	16	4	0	2	1	0	0
4:00 PM	361	2	9	9	28	42	56	52	60	58	24	12	5	1	2	1	0	0
5:00 PM	420	6	6	19	47	50	71	65	69	52	22	7	4	0	0	1	0	1
6:00 PM	466	8	4	25	31	51	66	102	77	75	18	6	2	0	1	0	0	0
7:00 PM	339	4	4	15	21	34	65	81	52	43	11	6	2	0	0	0	0	1
8:00 PM	261	1	2	9	30	25	53	39	50	33	12	3	4	0	0	0	0	0
9:00 PM	225	2	6	12	21	27	40	43	29	21	15	7	1	1	0	0	0	0
10:00 PM	153	1	2	10	10	17	15	23	33	26	7	3	3	2	0	0	1	0
11:00 PM	88	0	1	6	4	8	15	14	13	14	8	3	2	0	0	0	0	0
Total	5521	74	83	232	399	467	788	977	994	884	373	143	72	21	7	4	1	2
%		1.3	1.5	4.2	7.2	8.5	14.3	17.7	18.0	16.0	6.8	2.6	1.3	0.4	0.1	0.1	0.0	0.0

Percentile Speeds
(mph)

10 % 50 % 85 % 90 % 95 %
14.9 21.5 25.4 26.6 27.9

10 mph Pace Speed
Number in Pace

16.7 - 26.7
4137 (74.9 %)
21.2 mph
5.1 mph
53.2 mph

Speeds Exceeded

25 mph 35 mph 45 mph 55 mph
19.1 % 0.1 % 0.0 % 0.0 %
1054 7 2 0

Count

Appendix B

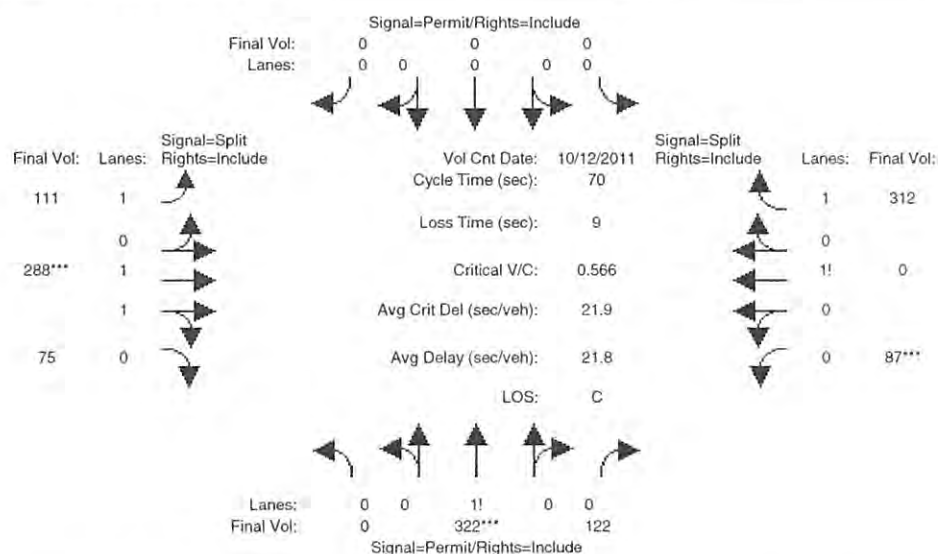
Level of Service Calculations

Summary Scenario Comparison Report (With Average Critical Delay)
Future Volume Alternative

Intersection	Existing AM				Existing + Project AM				Cumulative AM				Cumulative + Project AM			
	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)	Change	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)
#1 Mission/Crocker	21.8	0.566	21.9	C	21.9	0.574	22.0	C	22.7	0.625	23.0	+ 1.0	C	22.8	0.633	23.2
#2 Peoria/Crocker	1.2	0.000	1.2	B	1.7	0.000	1.7	B	1.2	0.000	1.2	- 0.4	B	1.7	0.000	1.7

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Existing AM

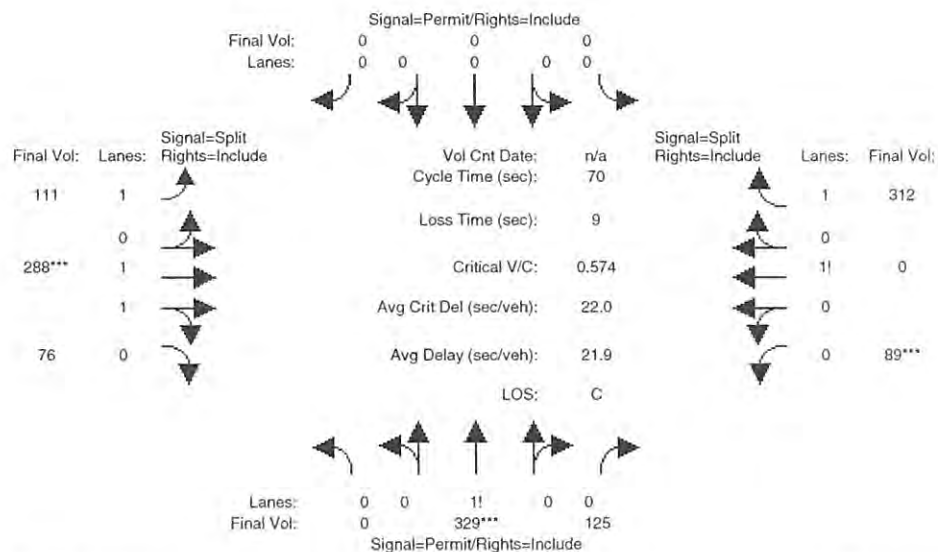
Intersection #1: Mission/Crocker



Street Name:	Crocker Av.						Mission St.					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	0	0	0	10	10	10	10	10	10
Volume Module: >> Count Date: 12 Oct 2011 <<												
Base Vol:	0	322	122	0	0	0	111	288	75	87	0	312
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	322	122	0	0	0	111	288	75	87	0	312
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	322	122	0	0	0	111	288	75	87	0	312
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	322	122	0	0	0	111	288	75	87	0	312
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	322	122	0	0	0	111	288	75	87	0	312
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	0	322	122	0	0	0	111	288	75	87	0	312
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	0.96	0.96	1.00	1.00	1.00	0.95	0.92	0.92	0.87	1.00	0.87
Lanes:	0.00	0.73	0.27	0.00	0.00	0.00	1.00	1.59	0.41	0.36	0.00	1.64
Final Sat.:	0	1327	503	0	0	0	1805	2775	723	594	0	2724
Capacity Analysis Module:												
Vol/Sat:	0.00	0.24	0.24	0.00	0.00	0.00	0.06	0.10	0.10	0.15	0.00	0.11
Crit Moves:	****						****			****		
Green/Cycle:	0.00	0.43	0.43	0.00	0.00	0.00	0.18	0.18	0.18	0.26	0.00	0.26
Volume/Cap:	0.00	0.57	0.57	0.00	0.00	0.00	0.34	0.57	0.57	0.57	0.00	0.44
Uniform Del:	0.0	15.1	15.1	0.0	0.0	0.0	24.9	26.0	26.0	22.5	0.0	21.7
IncrementDel:	0.0	1.0	1.0	0.0	0.0	0.0	0.6	1.2	1.2	1.1	0.0	0.3
InitQueueDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	0.00	1.00	1.00	0.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Delay/Veh:	0.0	16.0	16.0	0.0	0.0	0.0	25.5	27.2	27.2	23.6	0.0	22.1
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	16.0	16.0	0.0	0.0	0.0	25.5	27.2	27.2	23.6	0.0	22.1
HCM2kAvg:	0	8	8	0	0	0	2	4	4	5	0	4

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Existing + Project AM

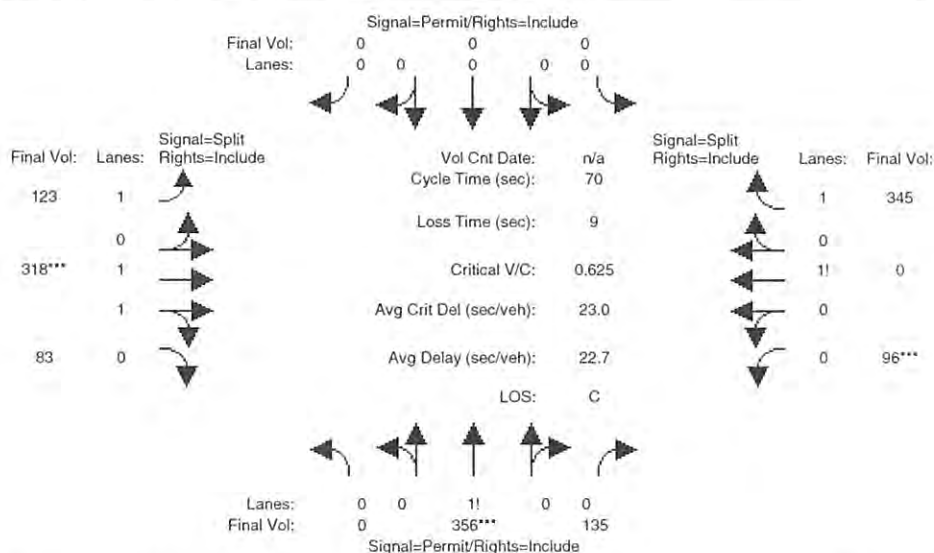
Intersection #1: Mission/Crocker



Street Name:	Crocker Av.						Mission St.					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	0	0	0	10	10	10	10	10	10
Volume Module:												
Base Vol:	0	329	125	0	0	0	111	288	76	89	0	312
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	329	125	0	0	0	111	288	76	89	0	312
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	329	125	0	0	0	111	288	76	89	0	312
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	329	125	0	0	0	111	288	76	89	0	312
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	329	125	0	0	0	111	288	76	89	0	312
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	0	329	125	0	0	0	111	288	76	89	0	312
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	0.96	0.96	1.00	1.00	1.00	0.95	0.92	0.92	0.87	1.00	0.87
Lanes:	0.00	0.72	0.28	0.00	0.00	0.00	1.00	1.58	0.42	0.36	0.00	1.64
Final Sat.:	0	1326	504	0	0	0	1805	2768	730	603	0	2716
Capacity Analysis Module:												
Vol/Sat:	0.00	0.25	0.25	0.00	0.00	0.00	0.06	0.10	0.10	0.15	0.00	0.11
Crit Moves:	****											
Green/Cycle:	0.00	0.43	0.43	0.00	0.00	0.00	0.18	0.18	0.18	0.26	0.00	0.26
Volume/Cap:	0.00	0.57	0.57	0.00	0.00	0.00	0.34	0.57	0.57	0.57	0.00	0.45
Uniform Del:	0.0	15.0	15.0	0.0	0.0	0.0	25.0	26.2	26.2	22.6	0.0	21.8
IncrementDel:	0.0	1.0	1.0	0.0	0.0	0.0	0.6	1.3	1.3	1.2	0.0	0.4
InitQueueDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	0.00	1.00	1.00	0.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Delay/Veh:	0.0	16.0	16.0	0.0	0.0	0.0	25.6	27.5	27.5	23.8	0.0	22.2
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	16.0	16.0	0.0	0.0	0.0	25.6	27.5	27.5	23.8	0.0	22.2
HCM2kAvg:	0	8	8	0	0	0	2	4	4	5	0	4

Level of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Cumulative AM

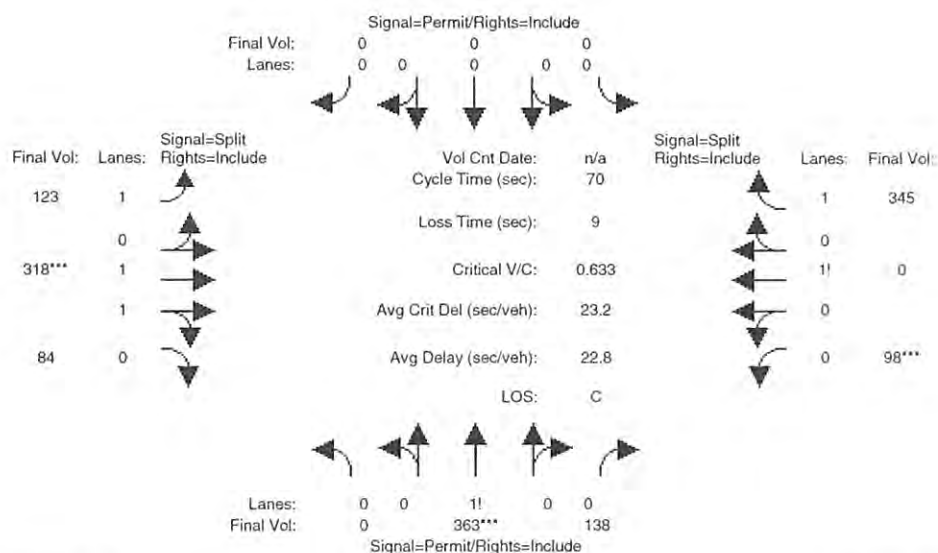
Intersection #1: Mission/Crocker



Street Name:	Crocker Av.						Mission St.					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	0	0	0	10	10	10	10	10	10
Volume Module:												
Base Vol:	0	356	135	0	0	0	123	318	83	96	0	345
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	356	135	0	0	0	123	318	83	96	0	345
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	356	135	0	0	0	123	318	83	96	0	345
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	356	135	0	0	0	123	318	83	96	0	345
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	356	135	0	0	0	123	318	83	96	0	345
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	0	356	135	0	0	0	123	318	83	96	0	345
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	0.96	0.96	1.00	1.00	1.00	0.95	0.92	0.92	0.87	1.00	0.87
Lanes:	0.00	0.73	0.27	0.00	0.00	0.00	1.00	1.59	0.41	0.36	0.00	1.64
Final Sat.:	0	1327	503	0	0	0	1805	2774	724	593	0	2725
Capacity Analysis Module:												
Vol/Sat:	0.00	0.27	0.27	0.00	0.00	0.00	0.07	0.11	0.11	0.16	0.00	0.13
Crit Moves:	****						****			****		
Green/Cycle:	0.00	0.43	0.43	0.00	0.00	0.00	0.18	0.18	0.18	0.26	0.00	0.26
Volume/Cap:	0.00	0.63	0.63	0.00	0.00	0.00	0.37	0.63	0.63	0.63	0.00	0.49
Uniform Del:	0.0	15.6	15.6	0.0	0.0	0.0	25.0	26.4	26.4	22.9	0.0	22.0
IncrementDel:	0.0	1.6	1.6	0.0	0.0	0.0	0.7	1.9	1.9	1.8	0.0	0.4
InitQueueDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	0.00	1.00	1.00	0.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Delay/Veh:	0.0	17.2	17.2	0.0	0.0	0.0	25.8	28.3	28.3	24.7	0.0	22.4
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	17.2	17.2	0.0	0.0	0.0	25.8	28.3	28.3	24.7	0.0	22.4
HCM2kAvg:	0	9	9	0	0	0	3	5	5	6	0	4

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Cumulative + Project AM

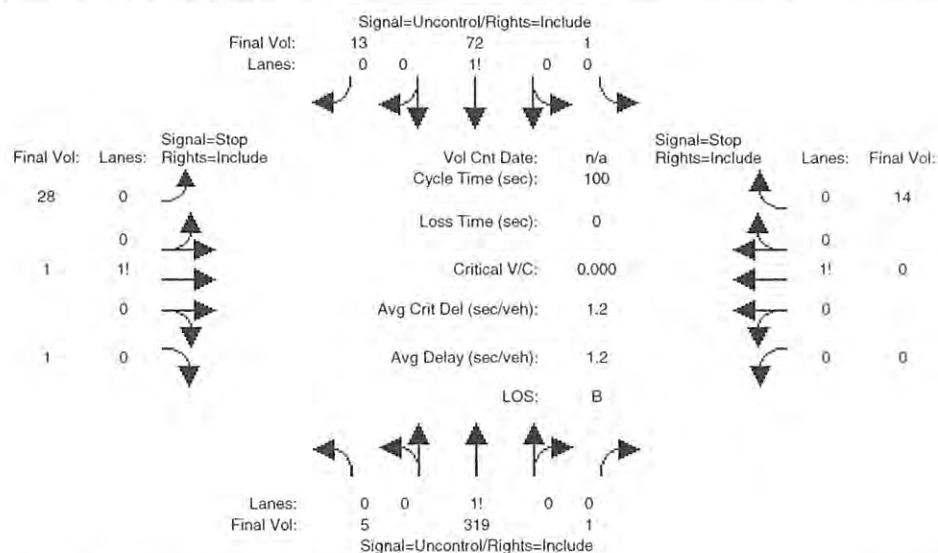
Intersection #1: Mission/Crocker



Street Name:	Crocker Av.						Mission St.					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	0	0	0	10	10	10	10	10	10
Volume Module:												
Base Vol:	0	363	138	0	0	0	123	318	84	98	0	345
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	363	138	0	0	0	123	318	84	98	0	345
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	363	138	0	0	0	123	318	84	98	0	345
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	363	138	0	0	0	123	318	84	98	0	345
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	363	138	0	0	0	123	318	84	98	0	345
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	0	363	138	0	0	0	123	318	84	98	0	345
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	0.96	0.96	1.00	1.00	1.00	0.95	0.92	0.92	0.87	1.00	0.87
Lanes:	0.00	0.72	0.28	0.00	0.00	0.00	1.00	1.58	0.42	0.36	0.00	1.64
Final Sat.:	0	1326	504	0	0	0	1805	2767	731	601	0	2717
Capacity Analysis Module:												
Vol/Sat:	0.00	0.27	0.27	0.00	0.00	0.00	0.07	0.11	0.11	0.16	0.00	0.13
Crit Moves:	***						***			***		
Green/Cycle:	0.00	0.43	0.43	0.00	0.00	0.00	0.18	0.18	0.18	0.26	0.00	0.26
Volume/Cap:	0.00	0.63	0.63	0.00	0.00	0.00	0.38	0.63	0.63	0.63	0.00	0.49
Uniform Del:	0.0	15.5	15.5	0.0	0.0	0.0	25.2	26.5	26.5	23.1	0.0	22.1
IncrementDel:	0.0	1.7	1.7	0.0	0.0	0.0	0.7	2.1	2.1	1.9	0.0	0.4
InitQueueDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	0.00	1.00	1.00	0.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Delay/Veh:	0.0	17.2	17.2	0.0	0.0	0.0	25.9	28.6	28.6	25.0	0.0	22.5
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	17.2	17.2	0.0	0.0	0.0	25.9	28.6	28.6	25.0	0.0	22.5
HCM2kAvg:	0	9	9	0	0	0	3	5	5	6	0	4

Level of Service Computation Report
2000 HCM Unsignalized (Future Volume Alternative)
Existing AM

Intersection #2: Peoria/Crocker



Street Name:	Crocker Av.						Peoria St.					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
----- ----- ----- ----- -----												
Volume Module:												
Base Vol:	5	319	1	1	72	13	28	1	1	0	0	14
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	5	319	1	1	72	13	28	1	1	0	0	14
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	5	319	1	1	72	13	28	1	1	0	0	14
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	5	319	1	1	72	13	28	1	1	0	0	14
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Final Vol.:	5	319	1	1	72	13	28	1	1	0	0	14
Critical Gap Module:												
Critical Gp:	4.1	xxxx	xxxxx	4.1	xxxx	xxxxx	7.1	6.5	6.2	xxxxx	xxxx	6.2
FollowUpTim:	2.2	xxxx	xxxxx	2.2	xxxx	xxxxx	3.5	4.0	3.3	xxxxx	xxxx	3.3
----- ----- ----- ----- -----												
Capacity Module:												
Cnflct Vol:	85	xxxx	xxxxx	320	xxxx	xxxxx	417	411	79	xxxx	xxxx	320
Potent Cap.:	1524	xxxx	xxxxx	1251	xxxx	xxxxx	550	534	988	xxxx	xxxx	726
Move Cap.:	1524	xxxx	xxxxx	1251	xxxx	xxxxx	537	532	988	xxxx	xxxx	726
Volume/Cap:	0.00	xxxx	xxxx	0.00	xxxx	xxxx	0.05	0.00	0.00	xxxx	xxxx	0.02
----- ----- ----- ----- -----												
Level Of Service Module:												
Queue:	0.0	xxxx	xxxxx	0.0	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	0.1
Stopped Del:	7.4	xxxx	xxxxx	7.9	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	10.1
LOS by Move:	A	*	*	A	*	*	*	*	*	*	*	B
Movement:	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	546	xxxxx	xxxx	xxxx	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	0.2	xxxxx	xxxxx	xxxx	xxxxx
Shrd StpDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	12.0	xxxxx	xxxxx	xxxx	xxxxx
Shared LOS:	*	*	*	*	*	*	*	B	*	*	*	*
ApproachDel:	xxxxxxx			xxxxxxx				12.0				10.1
ApproachLOS:	*			*				B				B

Peak Hour Delay Signal Warrant Report

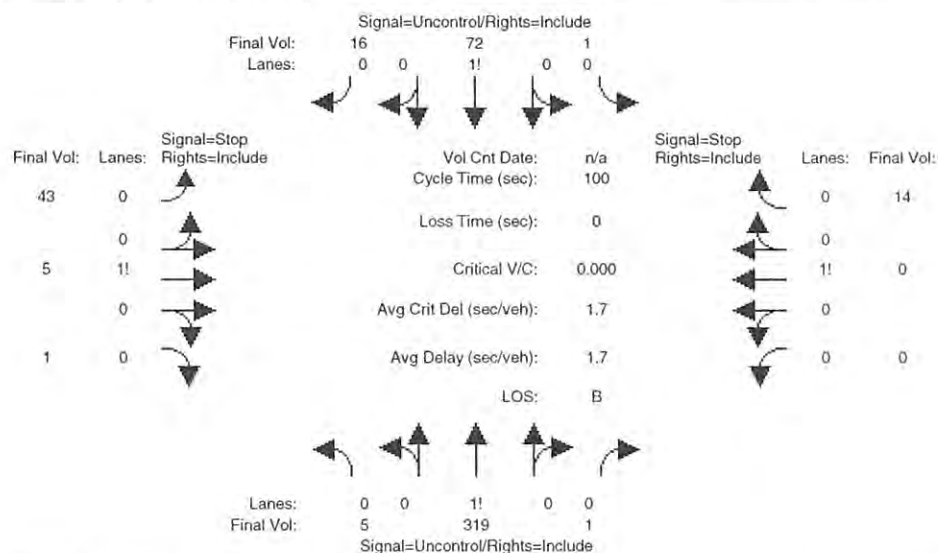
Intersection #2 Peoria/Crocker

Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
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Level of Service Computation Report
2000 HCM Unsignalized (Future Volume Alternative)
Existing + Project AM

Intersection #2: Peoria/Crocker



Street Name:	Crocker Av.						Peoria St.					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
----- ----- ----- ----- -----												
Volume Module:												
Base Vol:	5	319	1	1	72	16	43	5	1	0	0	14
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	5	319	1	1	72	16	43	5	1	0	0	14
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	5	319	1	1	72	16	43	5	1	0	0	14
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	5	319	1	1	72	16	43	5	1	0	0	14
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Final Vol.:	5	319	1	1	72	16	43	5	1	0	0	14
Critical Gap Module:												
Critical Gp:	4.1	xxxx	xxxxx	4.1	xxxx	xxxxx	7.1	6.5	6.2	xxxxx	xxxx	6.2
FollowUpTim:	2.2	xxxx	xxxxx	2.2	xxxx	xxxxx	3.5	4.0	3.3	xxxxx	xxxx	3.3
----- ----- ----- ----- -----												
Capacity Module:												
Cnflict Vol:	88	xxxx	xxxxx	320	xxxx	xxxxx	418	412	80	xxxx	xxxx	320
Potent Cap.:	1520	xxxx	xxxxx	1251	xxxx	xxxxx	548	533	986	xxxx	xxxx	726
Move Cap.:	1520	xxxx	xxxxx	1251	xxxx	xxxxx	536	531	986	xxxx	xxxx	726
Volume/Cap:	0.00	xxxx	xxxx	0.00	xxxx	xxxx	0.08	0.01	0.00	xxxx	xxxx	0.02
----- ----- ----- ----- -----												
Level Of Service Module:												
Queue:	0.0	xxxx	xxxxx	0.0	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	0.1
Stopped Del:	7.4	xxxx	xxxxx	7.9	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	10.1
LOS by Move:	A	*	*	A	*	*	*	*	*	*	*	B
Movement:	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	541	xxxxx	xxxx	xxxx	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	0.3	xxxxx	xxxxx	xxxx	xxxxx
Shrd StpDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	12.3	xxxxx	xxxxx	xxxx	xxxxx
Shared LOS:	*	*	*	*	*	*	*	B	*	*	*	*
ApproachDel:	xxxxxxx			xxxxxxx			12.3			10.1		
ApproachLOS:	*			*			B			B		

Peak Hour Delay Signal Warrant Report

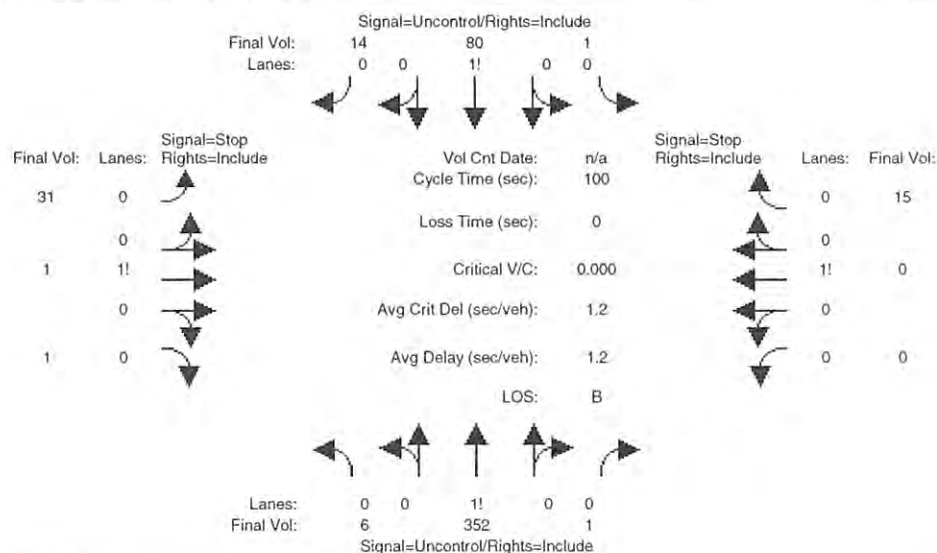
Intersection #2 Peoria/Crocker

Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
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Level of Service Computation Report
2000 HCM Unsignalized (Future Volume Alternative)
Cumulative AM

Intersection #2: Peoria/Crocker



Street Name:	Crocker Av.						Peoria St.					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
----- ----- ----- ----- -----												
Volume Module:												
Base Vol:	6	352	1	1	80	14	31	1	1	0	0	15
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	6	352	1	1	80	14	31	1	1	0	0	15
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	6	352	1	1	80	14	31	1	1	0	0	15
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	6	352	1	1	80	14	31	1	1	0	0	15
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Final Vol.:	6	352	1	1	80	14	31	1	1	0	0	15
Critical Gap Module:												
Critical Gp:	4.1	xxxx	xxxxx	4.1	xxxx	xxxxx	7.1	6.5	6.2	xxxxx	xxxx	6.2
FollowUpTim:	2.2	xxxx	xxxxx	2.2	xxxx	xxxxx	3.5	4.0	3.3	xxxxx	xxxx	3.3
----- ----- ----- ----- -----												
Capacity Module:												
Cnflct Vol:	94	xxxx	xxxxxx	353	xxxx	xxxxxx	461	454	87	xxxx	xxxx	353
Potent Cap.:	1513	xxxx	xxxxxx	1217	xxxx	xxxxxx	514	505	977	xxxx	xxxx	696
Move Cap.:	1513	xxxx	xxxxxx	1217	xxxx	xxxxxx	501	502	977	xxxx	xxxx	696
Volume/Cap:	0.00	xxxx	xxxx	0.00	xxxx	xxxx	0.06	0.00	0.00	xxxx	xxxx	0.02
----- ----- ----- ----- -----												
Level Of Service Module:												
Queue:	0.0	xxxx	xxxxxx	0.0	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	0.1
Stopped Del:	7.4	xxxx	xxxxxx	8.0	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	10.3
LOS by Move:	A	*	*	A	*	*	*	*	*	*	*	B
Movement:	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT
Shared Cap.:	xxxx	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	xxxx	509	xxxxxx	xxxx	xxxx	xxxxxx
SharedQueue:	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	0.2	xxxxxx	xxxxxx	xxxx	xxxxxx
Shrd StpDel:	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	12.6	xxxxxx	xxxxxx	xxxx	xxxxxx
Shared LOS:	*	*	*	*	*	*	*	B	*	*	*	*
ApproachDel:	xxxxxx			xxxxxx				12.6				10.3
ApproachLOS:	*			*				B				B

Peak Hour Delay Signal Warrant Report

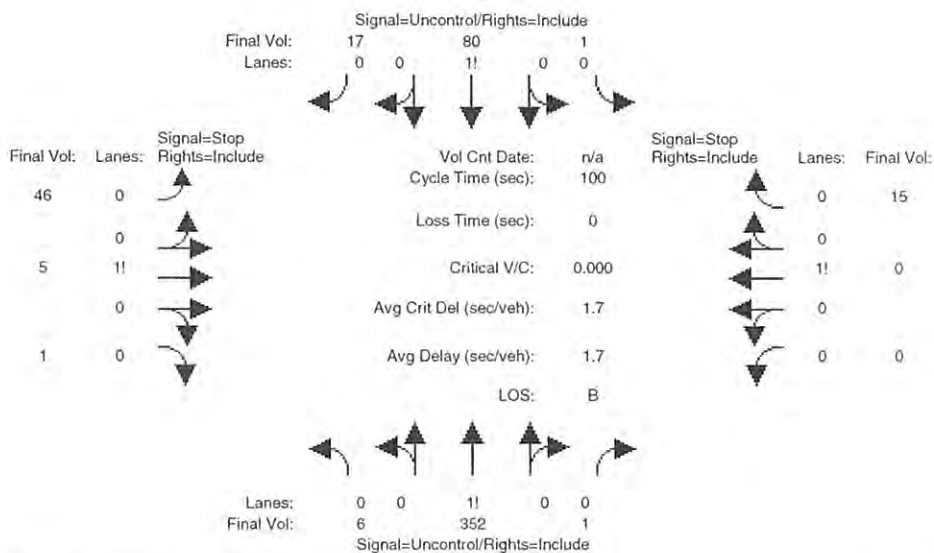
Intersection #2 Peoria/Crocker

Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
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Level Of Service Computation Report
2000 HCM Unsignalized (Future Volume Alternative)
Cumulative + Project AM

Intersection #2: Peoria/Crocker



Street Name:	Crocker Av.						Peoria St.					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Volume Module:												
Base Vol:	6	352	1	1	80	17	46	5	1	0	0	15
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	6	352	1	1	80	17	46	5	1	0	0	15
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	6	352	1	1	80	17	46	5	1	0	0	15
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	6	352	1	1	80	17	46	5	1	0	0	15
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Final Vol.:	6	352	1	1	80	17	46	5	1	0	0	15
Critical Gap Module:												
Critical Gp:	4.1	xxxx	xxxxx	4.1	xxxx	xxxxx	7.1	6.5	6.2	xxxxx	xxxx	6.2
FollowUpTim:	2.2	xxxx	xxxxx	2.2	xxxx	xxxxx	3.5	4.0	3.3	xxxxx	xxxx	3.3
Capacity Module:												
Cnflct Vol:	97	xxxx	xxxxx	353	xxxx	xxxxx	463	456	89	xxxx	xxxx	353
Potent Cap.:	1509	xxxx	xxxxx	1217	xxxx	xxxxx	513	504	975	xxxx	xxxx	696
Move Cap.:	1509	xxxx	xxxxx	1217	xxxx	xxxxx	500	501	975	xxxx	xxxx	696
Volume/Cap:	0.00	xxxx	xxxx	0.00	xxxx	xxxx	0.09	0.01	0.00	xxxx	xxxx	0.02
Level Of Service Module:												
Queue:	0.0	xxxx	xxxxx	0.0	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	0.1
Stopped Del:	7.4	xxxx	xxxxx	8.0	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	10.3
LOS by Move:	A	*	*	A	*	*	*	*	*	*	*	B
Movement:	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	505	xxxxx	xxxx	xxxx	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	0.3	xxxxx	xxxxx	xxxx	xxxxx
Shrd StpDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	12.9	xxxxx	xxxxx	xxxx	xxxxx
Shared LOS:	*	*	*	*	*	*	*	B	*	*	*	*
ApproachDel:	xxxxxx			xxxxxx				12.9				10.3
ApproachLOS:	*			*				B				B

Peak Hour Delay Signal Warrant Report

Intersection #2 Peoria/Crocker

Future Volume Alternative: Peak Hour Warrant NOT Met

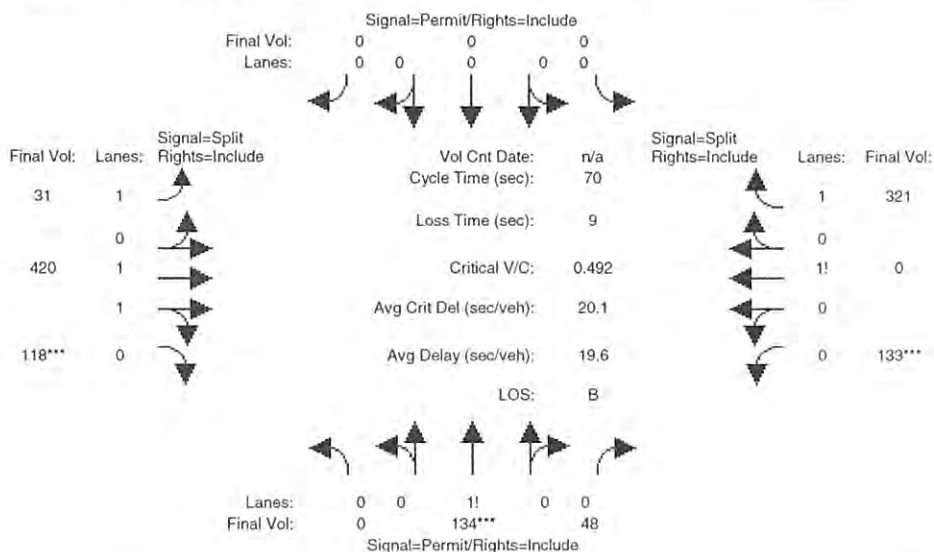
Approach:	North Bound	South Bound	East Bound	West Bound
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Summary Scenario Comparison Report (With Average Critical Delay)
Future Volume Alternative

Intersection	Existing PM				Existing + Project PM				Cumulative PM				Cumulative + Project PM			
	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del Change (sec)	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)
#1 Mission/Crocker	B	19.6	0.492	20.1	B	19.8	0.505	20.2	C	20.2	0.544	+0.038	C	20.4	0.557	21.0
#2 Peoria/Crocker	B	0.8	0.000	0.8	B	1.0	0.000	1.0	B	0.8	0.000	+0.000	B	1.0	0.000	1.0

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Existing PM

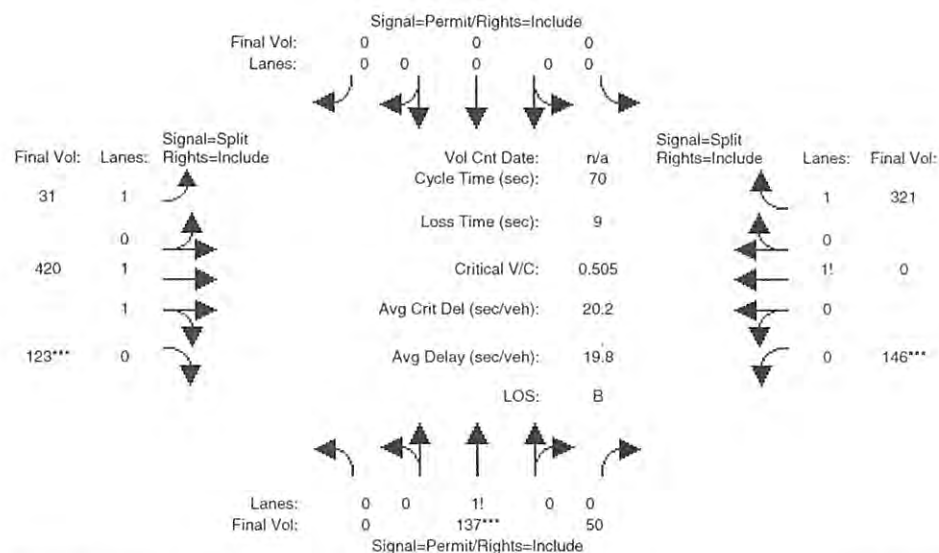
Intersection #1: Mission/Crocker



Street Name:	Crocker Av.						Mission St.					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	0	0	0	10	10	10	10	10	10
Volume Module:												
Base Vol:	0	134	48	0	0	0	31	420	118	133	0	321
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	134	48	0	0	0	31	420	118	133	0	321
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	134	48	0	0	0	31	420	118	133	0	321
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	134	48	0	0	0	31	420	118	133	0	321
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	134	48	0	0	0	31	420	118	133	0	321
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	0	134	48	0	0	0	31	420	118	133	0	321
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	0.96	0.96	1.00	1.00	1.00	0.95	0.92	0.92	0.88	1.00	0.88
Lanes:	0.00	0.74	0.26	0.00	0.00	0.00	1.00	1.56	0.44	0.45	0.00	1.55
Final Sat.:	0	1349	483	0	0	0	1805	2725	766	759	0	2591
Capacity Analysis Module:												
Vol/Sat:	0.00	0.10	0.10	0.00	0.00	0.00	0.02	0.15	0.15	0.18	0.00	0.12
Crit Moves:	****						****			****		
Green/Cycle:	0.00	0.20	0.20	0.00	0.00	0.00	0.31	0.31	0.31	0.36	0.00	0.36
Volume/Cap:	0.00	0.49	0.49	0.00	0.00	0.00	0.05	0.49	0.49	0.49	0.00	0.35
Uniform Del:	0.0	24.7	24.7	0.0	0.0	0.0	16.8	19.5	19.5	17.6	0.0	16.6
IncrementDel:	0.0	1.0	1.0	0.0	0.0	0.0	0.0	0.4	0.4	0.4	0.0	0.2
InitQueueDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	0.00	1.00	1.00	0.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Delay/Veh:	0.0	25.8	25.8	0.0	0.0	0.0	16.8	19.9	19.9	18.0	0.0	16.7
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	25.8	25.8	0.0	0.0	0.0	16.8	19.9	19.9	18.0	0.0	16.7
HCM2kAvg:	0	4	4	0	0	0	1	5	5	5	0	4

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Existing + Project PM

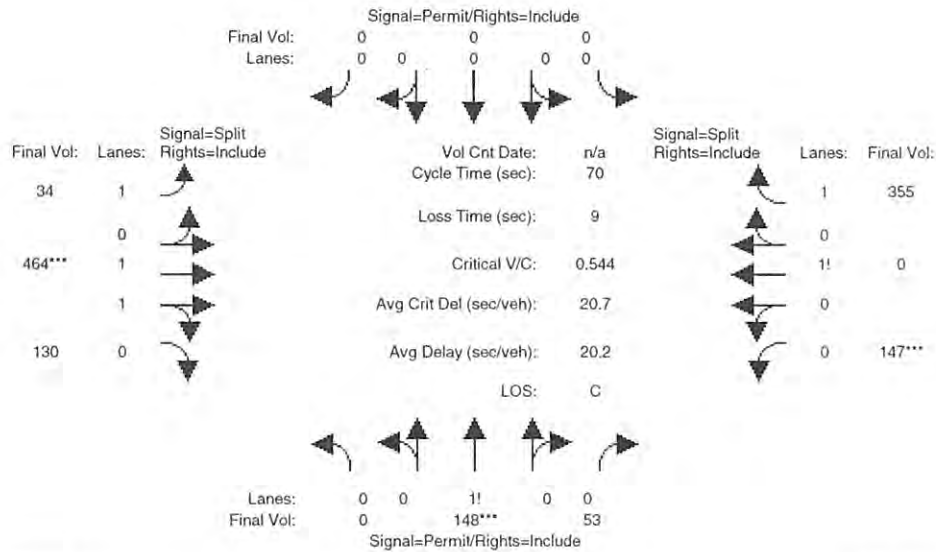
Intersection #1: Mission/Crocker



Street Name:	Crocker Av.						Mission St.					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	0	0	0	10	10	10	10	10	10
Volume Module:												
Base Vol:	0	137	50	0	0	0	31	420	123	146	0	321
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	137	50	0	0	0	31	420	123	146	0	321
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	137	50	0	0	0	31	420	123	146	0	321
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	137	50	0	0	0	31	420	123	146	0	321
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	137	50	0	0	0	31	420	123	146	0	321
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	0	137	50	0	0	0	31	420	123	146	0	321
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	0.96	0.96	1.00	1.00	1.00	0.95	0.92	0.92	0.88	1.00	0.88
Lanes:	0.00	0.73	0.27	0.00	0.00	0.00	1.00	1.55	0.45	0.48	0.00	1.52
Final Sat.:	0	1342	490	0	0	0	1805	2697	790	800	0	2558
Capacity Analysis Module:												
Vol/Sat:	0.00	0.10	0.10	0.00	0.00	0.00	0.02	0.16	0.16	0.18	0.00	0.13
Crit Moves:	****											
Green/Cycle:	0.00	0.20	0.20	0.00	0.00	0.00	0.31	0.31	0.31	0.36	0.00	0.36
Volume/Cap:	0.00	0.51	0.51	0.00	0.00	0.00	0.06	0.51	0.51	0.51	0.00	0.35
Uniform Del:	0.0	24.8	24.8	0.0	0.0	0.0	17.0	19.8	19.8	17.5	0.0	16.3
IncrementDel:	0.0	1.1	1.1	0.0	0.0	0.0	0.0	0.4	0.4	0.5	0.0	0.2
InitQueueDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	0.00	1.00	1.00	0.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Delay/Veh:	0.0	26.0	26.0	0.0	0.0	0.0	17.1	20.2	20.2	17.9	0.0	16.5
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	26.0	26.0	0.0	0.0	0.0	17.1	20.2	20.2	17.9	0.0	16.5
HCM2kAvg:	0	4	4	0	0	0	1	5	5	6	0	4

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Cumulative PM

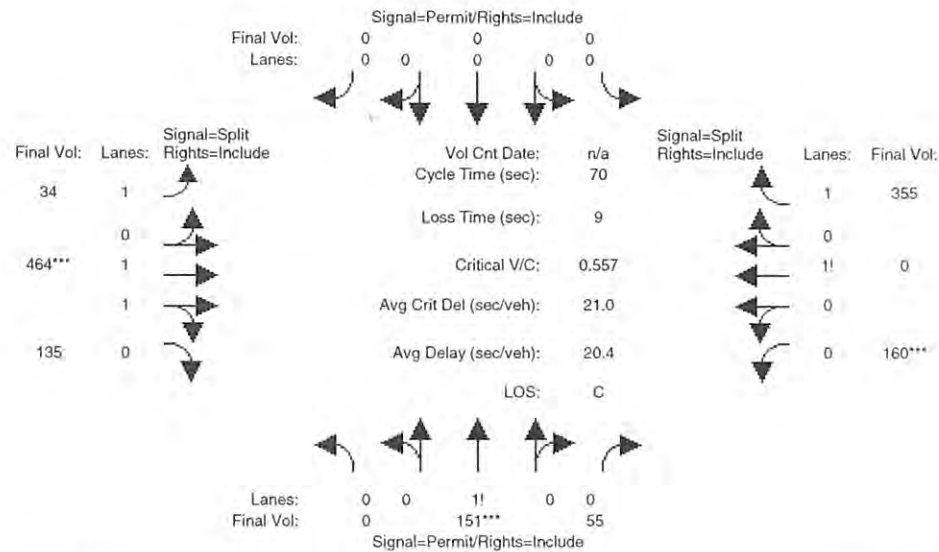
Intersection #1: Mission/Crocker



Street Name:	Crocker Av.						Mission St.					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	0	0	0	10	10	10	10	10	10
Volume Module:												
Base Vol:	0	148	53	0	0	0	34	464	130	147	0	355
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	148	53	0	0	0	34	464	130	147	0	355
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	148	53	0	0	0	34	464	130	147	0	355
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	148	53	0	0	0	34	464	130	147	0	355
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	148	53	0	0	0	34	464	130	147	0	355
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	0	148	53	0	0	0	34	464	130	147	0	355
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	0.96	0.96	1.00	1.00	1.00	0.95	0.92	0.92	0.88	1.00	0.88
Lanes:	0.00	0.74	0.26	0.00	0.00	0.00	1.00	1.56	0.44	0.45	0.00	1.55
Final Sat.:	0	1349	483	0	0	0	1805	2727	764	759	0	2591
Capacity Analysis Module:												
Vol/Sat:	0.00	0.11	0.11	0.00	0.00	0.00	0.02	0.17	0.17	0.19	0.00	0.14
Crit Moves:	****											
Green/Cycle:	0.00	0.20	0.20	0.00	0.00	0.00	0.31	0.31	0.31	0.36	0.00	0.36
Volume/Cap:	0.00	0.54	0.54	0.00	0.00	0.00	0.06	0.54	0.54	0.54	0.00	0.38
Uniform Del:	0.0	25.0	25.0	0.0	0.0	0.0	16.8	19.9	19.9	18.0	0.0	16.8
IncrementDel:	0.0	1.7	1.7	0.0	0.0	0.0	0.0	0.6	0.6	0.7	0.0	0.2
InitQueueDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	0.00	1.00	1.00	0.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Delay/Veh:	0.0	26.7	26.7	0.0	0.0	0.0	16.9	20.5	20.5	18.6	0.0	17.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	26.7	26.7	0.0	0.0	0.0	16.9	20.5	20.5	18.6	0.0	17.0
HCM2kAvg:	0	5	5	0	0	0	1	6	6	6	0	4

Level of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Cumulative + Project PM

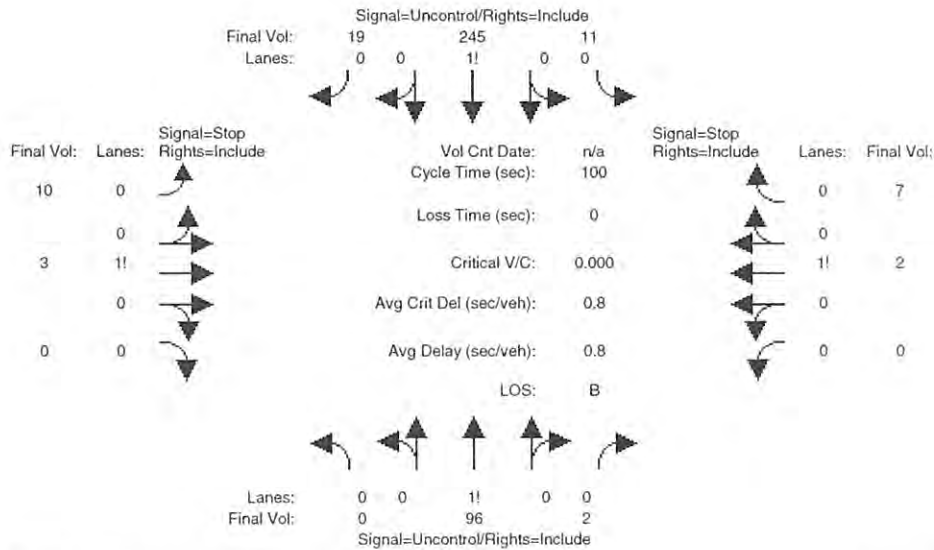
Intersection #1: Mission/Crocker



Street Name:	Crocker Av.						Mission St.					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	0	0	0	10	10	10	10	10	10
Volume Module:												
Base Vol:	0	151	55	0	0	0	34	464	135	160	0	355
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	151	55	0	0	0	34	464	135	160	0	355
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	151	55	0	0	0	34	464	135	160	0	355
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	151	55	0	0	0	34	464	135	160	0	355
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	151	55	0	0	0	34	464	135	160	0	355
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	0	151	55	0	0	0	34	464	135	160	0	355
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	0.96	0.96	1.00	1.00	1.00	0.95	0.92	0.92	0.88	1.00	0.88
Lanes:	0.00	0.73	0.27	0.00	0.00	0.00	1.00	1.55	0.45	0.47	0.00	1.53
Final Sat.:	0	1343	489	0	0	0	1805	2701	786	796	0	2562
Capacity Analysis Module:												
Vol/Sat:	0.00	0.11	0.11	0.00	0.00	0.00	0.02	0.17	0.17	0.20	0.00	0.14
Crit Moves:	****											
Green/Cycle:	0.00	0.20	0.20	0.00	0.00	0.00	0.31	0.31	0.31	0.36	0.00	0.36
Volume/Cap:	0.00	0.56	0.56	0.00	0.00	0.00	0.06	0.56	0.56	0.56	0.00	0.38
Uniform Del:	0.0	25.1	25.1	0.0	0.0	0.0	17.1	20.2	20.2	17.9	0.0	16.6
IncrementDel:	0.0	1.9	1.9	0.0	0.0	0.0	0.0	0.7	0.7	0.8	0.0	0.2
InitQueueDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	0.00	1.00	1.00	0.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Delay/Veh:	0.0	27.0	27.0	0.0	0.0	0.0	17.1	20.9	20.9	18.6	0.0	16.8
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	27.0	27.0	0.0	0.0	0.0	17.1	20.9	20.9	18.6	0.0	16.8
HCM2kAvg:	0	5	5	0	0	0	1	6	6	7	0	4

Level Of Service Computation Report
2000 HCM Unsignalized (Future Volume Alternative)
Existing PM

Intersection #2: Peoria/Crocker



Street Name:	Crocker Av.						Peoria St.					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
----- ----- ----- -----												
Volume Module:												
Base Vol:	0	96	2	11	245	19	10	3	0	0	2	7
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	96	2	11	245	19	10	3	0	0	2	7
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	96	2	11	245	19	10	3	0	0	2	7
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	96	2	11	245	19	10	3	0	0	2	7
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Final Vol.:	0	96	2	11	245	19	10	3	0	0	2	7
Critical Gap Module:												
Critical Gp:	xxxxx	xxxx	xxxxx	4.1	xxxx	xxxxx	7.1	6.5	xxxxx	xxxxx	6.5	6.2
FollowUpTim:	xxxxx	xxxx	xxxxx	2.2	xxxx	xxxxx	3.5	4.0	xxxxx	xxxxx	4.0	3.3
----- ----- ----- -----												
Capacity Module:												
Cnflct Vol:	xxxx	xxxx	xxxxx	98	xxxx	xxxxx	378	375	xxxxx	xxxx	383	97
Potent Cap.:	xxxx	xxxx	xxxxx	1508	xxxx	xxxxx	583	560	xxxxx	xxxx	553	965
Move Cap.:	xxxx	xxxx	xxxxx	1508	xxxx	xxxxx	574	555	xxxxx	xxxx	549	965
Volume/Cap:	xxxx	xxxx	xxxx	0.01	xxxx	xxxx	0.02	0.01	xxxx	xxxx	0.00	0.01
----- ----- ----- -----												
Level Of Service Module:												
Queue:	xxxxxx	xxxx	xxxxx	0.0	xxxx	xxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx
Stopped Del:	xxxxxx	xxxx	xxxxx	7.4	xxxx	xxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx
LOS by Move:	*	*	*	A	*	*	*	*	*	*	*	*
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	570	xxxx	xxxxxx	xxxx	xxxx	826
SharedQueue:	xxxxxx	xxxx	xxxxx	xxxxxx	xxxx	xxxxxx	0.1	xxxx	xxxxxx	xxxxxx	xxxx	0.0
Shrd StpDel:	xxxxxx	xxxx	xxxxx	xxxxxx	xxxx	xxxxxx	11.5	xxxx	xxxxxx	xxxxxx	xxxx	9.4
Shared LOS:	*	*	*	*	*	*	B	*	*	*	*	A
ApproachDel:	xxxxxxx			xxxxxxx			11.5				9.4	
ApproachLOS:	*			*			B				A	

Peak Hour Delay Signal Warrant Report

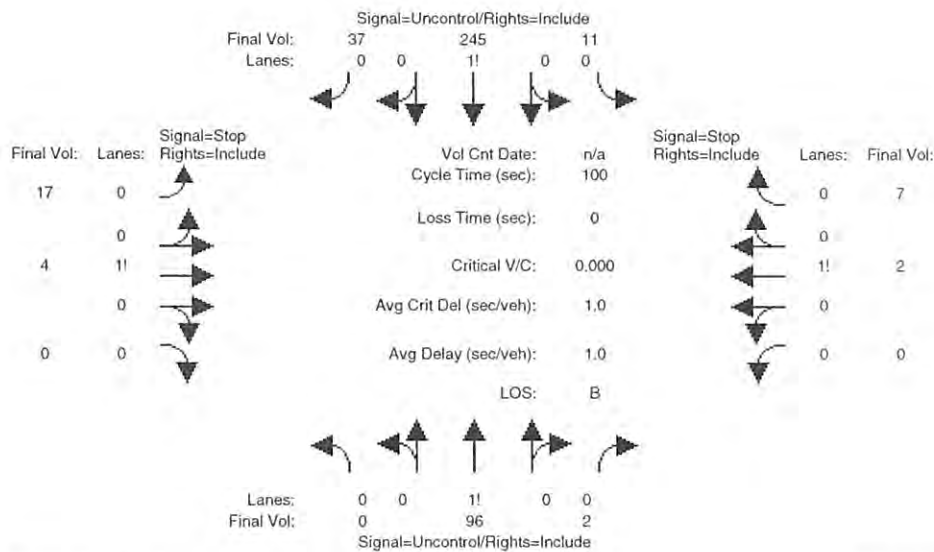
Intersection #2 Peoria/Crocker

Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
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Level Of Service Computation Report
2000 HCM Unsignalized (Future Volume Alternative)
Existing + Project PM

Intersection #2: Peoria/Crocker



Street Name:	Crocker Av.					Peoria St.						
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Volume Module:												
Base Vol:	0	96	2	11	245	37	17	4	0	0	2	7
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	96	2	11	245	37	17	4	0	0	2	7
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	96	2	11	245	37	17	4	0	0	2	7
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	96	2	11	245	37	17	4	0	0	2	7
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Final Vol.:	0	96	2	11	245	37	17	4	0	0	2	7
Critical Gap Module:												
Critical Gp:	xxxx	xxxx	xxxx	4.1	xxxx	xxxx	7.1	6.5	xxxx	xxxx	6.5	6.2
FollowUpTim:	xxxx	xxxx	xxxx	2.2	xxxx	xxxx	3.5	4.0	xxxx	xxxx	4.0	3.3
Capacity Module:												
Cnflct Vol:	xxxx	xxxx	xxxx	98	xxxx	xxxx	387	384	xxxx	xxxx	401	97
Potent Cap.:	xxxx	xxxx	xxxx	1508	xxxx	xxxx	575	553	xxxx	xxxx	541	965
Move Cap.:	xxxx	xxxx	xxxx	1508	xxxx	xxxx	566	549	xxxx	xxxx	537	965
Volume/Cap:	xxxx	xxxx	xxxx	0.01	xxxx	xxxx	0.03	0.01	xxxx	xxxx	0.00	0.01
Level Of Service Module:												
Queue:	xxxx	xxxx	xxxx	0.0	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx
Stopped Del:	xxxx	xxxx	xxxx	7.4	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx
LOS by Move:	*	*	*	A	*	*	*	*	*	*	*	*
Movement:	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT
Shared Cap.:	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	563	xxxx	xxxx	xxxx	xxxx	820
SharedQueue:	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	0.1	xxxx	xxxx	xxxx	xxxx	0.0
Shrd StpDel:	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	11.6	xxxx	xxxx	xxxx	xxxx	9.4
Shared LOS:	*	*	*	*	*	*	B	*	*	*	*	A
ApproachDel:	xxxxxx			xxxxxx			11.6			9.4		
ApproachLOS:	*			*			B			A		

Peak Hour Delay Signal Warrant Report

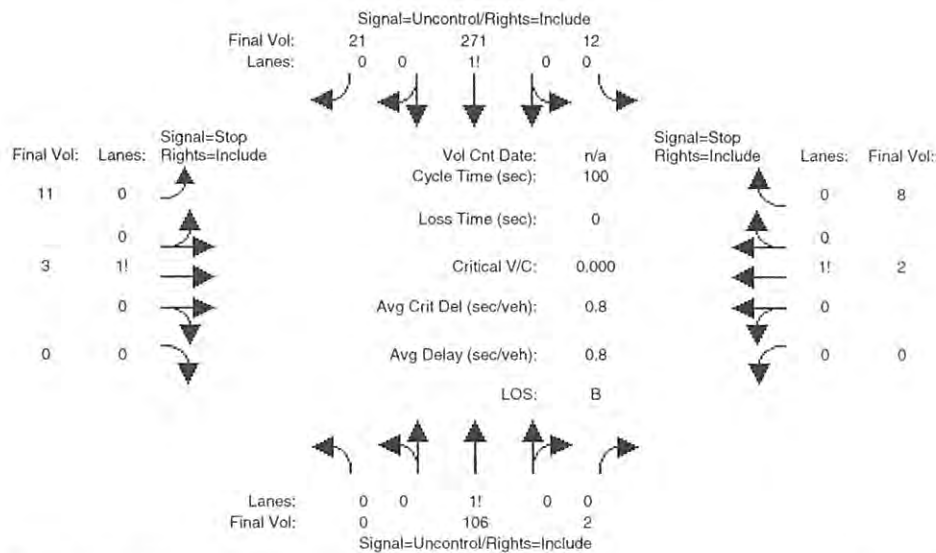
Intersection #2 Peoria/Crocker

Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
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Level Of Service Computation Report
2000 HCM Unsignalized (Future Volume Alternative)
Cumulative PM

Intersection #2: Peoria/Crocker



Street Name:	Crocker Av.						Peoria St.					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Volume Module:												
Base Vol:	0	106	2	12	271	21	11	3	0	0	2	8
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	106	2	12	271	21	11	3	0	0	2	8
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	106	2	12	271	21	11	3	0	0	2	8
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	106	2	12	271	21	11	3	0	0	2	8
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Final Vol.:	0	106	2	12	271	21	11	3	0	0	2	8
Critical Gap Module:												
Critical Gp:	xxxxx	xxxxx	xxxxx	4.1	xxxxx	xxxxx	7.1	6.5	xxxxx	xxxxx	6.5	6.2
FollowUpTim:	xxxxx	xxxxx	xxxxx	2.2	xxxxx	xxxxx	3.5	4.0	xxxxx	xxxxx	4.0	3.3
Capacity Module:												
Cnflct Vol:	xxxxx	xxxxx	xxxxx	108	xxxxx	xxxxx	418	414	xxxxx	xxxxx	423	107
Potent Cap.:	xxxxx	xxxxx	xxxxx	1495	xxxxx	xxxxx	549	532	xxxxx	xxxxx	526	953
Move Cap.:	xxxxx	xxxxx	xxxxx	1495	xxxxx	xxxxx	540	528	xxxxx	xxxxx	521	953
Volume/Cap:	xxxxx	xxxxx	xxxxx	0.01	xxxxx	xxxxx	0.02	0.01	xxxxx	xxxxx	0.00	0.01
Level Of Service Module:												
Queue:	xxxxx	xxxxx	xxxxx	0.0	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx
Stopped Del:	xxxxx	xxxxx	xxxxx	7.4	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx
LOS by Move:	*	*	*	A	*	*	*	*	*	*	*	*
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT
Shared Cap.:	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	537	xxxxx	xxxxx	xxxxx	xxxxx	817
SharedQueue:	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	0.1	xxxxx	xxxxx	xxxxx	xxxxx	0.0
Shrd StpDel:	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	11.9	xxxxx	xxxxx	xxxxx	xxxxx	9.5
Shared LOS:	*	*	*	*	*	*	B	*	*	*	*	A
ApproachDel:	xxxxxx			xxxxxx			11.9			9.5		
ApproachLOS:	*			*			B			A		

Peak Hour Delay Signal Warrant Report

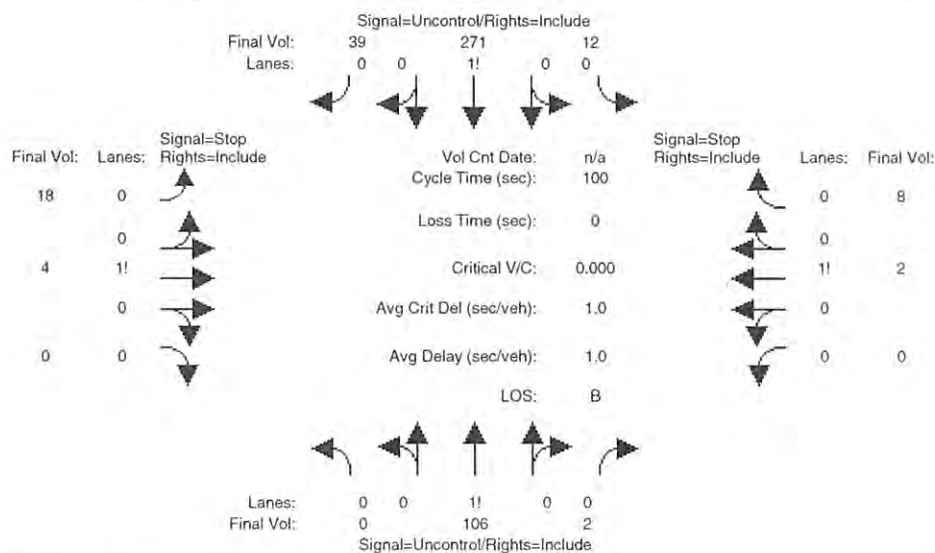
Intersection #2 Peoria/Crocker

Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
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Level Of Service Computation Report
2000 HCM Unsignalized (Future Volume Alternative)
Cumulative + Project PM

Intersection #2: Peoria/Crocker



Street Name:	Crocker Av.						Peoria St.					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Volume Module:												
Base Vol:	0	106	2	12	271	39	18	4	0	0	2	8
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	106	2	12	271	39	18	4	0	0	2	8
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	106	2	12	271	39	18	4	0	0	2	8
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	106	2	12	271	39	18	4	0	0	2	8
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Final Vol.:	0	106	2	12	271	39	18	4	0	0	2	8
Critical Gap Module:												
Critical Gp:	xxxxx	xxxxx	xxxxx	4.1	xxxxx	xxxxx	7.1	6.5	xxxxx	xxxxx	6.5	6.2
FollowUpTim:	xxxxx	xxxxx	xxxxx	2.2	xxxxx	xxxxx	3.5	4.0	xxxxx	xxxxx	4.0	3.3
Capacity Module:												
Cnflct Vol:	xxxxx	xxxxx	xxxxx	108	xxxxx	xxxxx	427	422	xxxxx	xxxxx	441	107
Potent Cap.:	xxxxx	xxxxx	xxxxx	1495	xxxxx	xxxxx	542	526	xxxxx	xxxxx	513	953
Move Cap.:	xxxxx	xxxxx	xxxxx	1495	xxxxx	xxxxx	532	522	xxxxx	xxxxx	509	953
Volume/Cap:	xxxxx	xxxxx	xxxxx	0.01	xxxxx	xxxxx	0.03	0.01	xxxxx	xxxxx	0.00	0.01
Level Of Service Module:												
Queue:	xxxxxx	xxxxxx	xxxxxx	0.0	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx
Stopped Del:	xxxxxx	xxxxxx	xxxxxx	7.4	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx
LOS by Move:	*	*	*	A	*	*	*	*	*	*	*	*
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT
Shared Cap.:	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	530	xxxxx	xxxxx	xxxxx	xxxxx	811
SharedQueue:	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	0.1	xxxxxx	xxxxxx	xxxxxx	xxxxxx	0.0
Shrd StpDel:	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	12.1	xxxxxx	xxxxxx	xxxxxx	xxxxxx	9.5
Shared LOS:	*	*	*	*	*	*	B	*	*	*	*	A
ApproachDel:	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	12.1	xxxxxx	xxxxxx	xxxxxx	xxxxxx	9.5
ApproachLOS:	*	*	*	*	*	*	B	*	*	*	*	A

Peak Hour Delay Signal Warrant Report

Intersection #2 Peoria/Crocker

Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
-----------	-------------	-------------	------------	------------

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DALY CITY AMENDING THE DALY CITY
ZONING MAP – REZONING FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
TO R-3 MULTIPLE FAMILY RESIDENTIAL ZONING

One Parcel Approximately 9,400 square feet in area, adjacent to the northern terminus of Lausanne Avenue in Daly City, California, as more particularly described in attached Exhibit “A”

BE IT ORDAINED by the City Council of the City of Daly City as follows:

SECTION 1: Findings: The City Council of the City of Daly City finds that:

A. Following a public hearing duly and regularly conducted, the Planning Commission of the City of Daly City submitted to this City Council its recommendation with respect to the zoning amendment hereinafter described, accompanied by the report of the findings and a summary of its hearing, whereupon this City Council duly and regularly set this matter for hearing.

B. Due and regular notice of such hearing has been given as required by law and such hearing was regularly held by this City Council on July 9, 2012, all interested persons were heard and any additional evidence presented was received.

C. This City Council finds and declares that the health, safety, morals and general welfare of the City of Daly City requires that the real property hereinafter described be reclassified as provided herein.

D. This rezoning is consistent with the Daly City General Plan, which designates the subject real property as Low Density Residential.

SECTION 2: Zoning Reclassification. The zoning as designated upon the “Official Zoning Map” of the City of Daly City, as adopted by Daly City Ordinance 635, and thereafter amended from time to time, is hereby changed as to the parcel or parcels identified on the attached Exhibit “A”, and that in accordance with Title 17 of the Daly City Municipal Code, the zoning for the real property hereinafter described is hereby amended so as to change the zone classification of the property from R-1 Single Family Residential District R-3 Multiple Family Residential District as such zones are designated and defined by Ordinance 635, Daly City Municipal Code Title 17.

SECTION 3: Publication. This Ordinance shall be published according to law.

SECTION 4: Environmental Determination: The City Council finds, pursuant to Title 14 of the California Code of Regulations, Section 15378, that this Ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a project as provided by the Act, in that it does not have a potential for resulting in a detrimental physical change in the environment, directly or ultimately, as provided in Title 14, Section 15378(a), and that it is also exempt under the definition of "project" in Section 15378(b)(3) in that it concern general policy and procedure making.

SECTION 5: Severability. If any section, subsection or sentence of this Ordinance is found by a court of competent jurisdiction to be invalid or unlawful, the City Council finds and declares that the remainder of this Ordinance would be and is enforceable and would have been adopted notwithstanding the finding of invalidity as to any section, subsection or sentence.

Introduced this _____ day of _____, 2012.

Passed and adopted as an Ordinance of the City of Daly City at a regular meeting of the City Council of the City of Daly City held on the _____ day of _____, 2012, by the following vote:

AYES, Councilmembers _____

NOES, Councilmembers _____

Absent, Councilmembers: _____

CITY CLERK OF THE CITY OF DALY CITY

APPROVED:

MAYOR OF THE CITY OF DALY CITY

EXHIBIT “A”

PARCEL THREE:

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE LANDS OF CROCKER ESTATE COMPANY, AT THE SOUTHEASTERLY CORNER OF LOT 40, BLOCK LETTERED "A", AS DESIGNATED ON THE MAP ENTITLED, "MAP OF EDGEWOOD TERRACE, DALY CITY, SAN MATEO COUNTY, CALIF.", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON MARCH 22, 1945, IN BOOK 24 OF MAPS AT PAGES 41 AND 42; THENCE FROM SAID POINT OF BEGINNING, SOUTH 2° 29' 12" WEST, ALONG SAID WESTERLY LINE OF THE LANDS OF CROCKER ESTATE COMPANY, 60.215 FEET TO THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 2, AS SHOWN ON THE MAP ENTITLED, "MAP OF THE LANDS OF THE ABBEY HOMESTEAD ASSOCIATION", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON JANUARY 2, 1872, IN BOOK 15 OF DEEDS, AT PAGES 2 AND 3, AND A COPY ENTERED IN BOOK 1 OF MAPS AT PAGE 14; THENCE SOUTH 87° 38' 30" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 1, IN BLOCK 2, AND ALONG THE NORTHERLY END OF LAUSANNE AVENUE, AS SAID AVENUE IS SHOWN ON THE MAP MAP OF EDGEWOOD TERRACE, FIRST ABOVE MENTIONED, A DISTANCE OF 158.25 FEET TO THE NORTHWESTERLY CORNER OF SAID LAUSANNE AVENUE AND THE EASTERLY LINE OF LOT 27, IN BLOCK LETTERED A, AS SHOWN ON SAID LAST MENTIONED MAP; THENCE NORTH 2° 21' 30" WEST ALONG THE EASTERLY LINE OF SAID LOT 27, AN THE EASTERLY LINE OF LOT 26, IN SAID BLOCK LETTERED A, 60 FEET TO THE SOUTHWESTERLY CORNER OF LOT 40, IN BLOCK LETIERED A, FIRST ABOVE MENTIONED; THENCE NORTH 87° 38' 30" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 40, IN BLOCK LETTERED A, 163.336 FEET TO THE POINT OF BEGINNING.

APN: 003-211-310-2

JPN: 003-021-211-04.00.00;

003-022-221-30.00.00 AND 003-022-221-31.00.00

EXHIBIT “A”

ORDINANCE NO. 1362

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DALY CITY ADDING
CHAPTER 8.62 OF TITLE 8 OF THE DALY CITY MUNICIPAL CODE
RE: PROHIBITING FOOD VENDORS FROM USING POLYSTYRENE BASED
DISPOSABLE FOOD SERVICE WARE

The City Council of the City of Daly City, County of San Mateo, State of California,
ORDAINS as follows:

SECTION 1: Chapter 8.62 is hereby added to Title 8 of the Daly City Municipal Code
and shall read as follows:

Chapter 8.62

**PROHIBITION ON THE USE OF POLYSTYRENE BASED DISPOSABLE FOOD
SERVICE WARE BY FOOD VENDORS**

8.62.010 Findings and purpose.

The City Council finds and determines that:

- (a) Polystyrene is a petroleum-based, lightweight plastic material commonly used as food service ware by retail food vendors operating in the County of San Mateo. Polystyrene, often referred to by the trademark Styrofoam, has also become a problematic environmental pollutant given its non-biodegradable, and nearly non-reusable nature.
- (b) Polystyrene-based, single-use food service ware constitutes a substantial portion of the litter within the County of San Mateo.
- (c) Effective ways to reduce the negative environmental impacts of disposable food service ware include reusing or recycling food service ware and using compostable materials made from renewable resources such as paper, cardboard, corn starch, potato starch, and/or sugarcane.
- (d) This Council does, accordingly, find and declare that it should restrict the use by food vendors of polystyrene-based disposable food service ware.

8.62.020 Definitions.

For purposes of this chapter, the following terms have the following meanings:

- (a) "Disposable food service ware" means single-use disposable products used in the restaurant and food service industry for serving or transporting prepared, ready-to-consume food or beverages. This includes but is not limited to plates, cups, bowls, trays and hinged or lidded containers, also known as clamshells. This does

not include straws, utensils, or cup lids nor does it include disposable packaging for unprepared foods.

- (b) "Food vendor" means any vendor, business, organization, entity, group or individual, including a licensed retail food establishment that provides prepared food at a retail level.
- (c) "Polystyrene-based" means and includes expanded polystyrene, which is a thermoplastic petrochemical material utilizing a styrene monomer and processed by any number of techniques including , but not limited to fusion of polymer spheres (expandable bead polystyrene), injection molding, form molding, and extrusion-blow molding (extruded foam polystyrene). The term "polystyrene" also includes polystyrene that has been expanded or blown using a gaseous blowing agent into a solid foam (expanded polystyrene (EPS)), and clear or solid polystyrene known as oriented polystyrene."
- (d) "Prepackaged food" means any properly labeled processed food, prepackaged to prevent any direct human contact with the food product upon distribution from the manufacturer, and prepared at an approved source.
- (e) "Prepared food" means food or beverages, which are serviced, packaged, cooked, chopped, sliced, mixed, brewed, frozen, squeezed or otherwise prepared. Prepared food does not include eggs, fish, meat, poultry, and foods containing these raw animal foods requiring cooking by the consumer as recommended by the Food and Drug Administration

8.62.030 Prohibited use polystyrene-based disposable food service ware.

No food vendor shall use polystyrene-based disposable food service ware when providing prepared food.

8.62.040 Exemptions.

- (a) Prepackaged food is exempt from the provisions of this chapter.
- (b) Polystyrene coolers and ice chests intended for reuse are exempt from the provisions of this chapter.

8.62.050 Request For An Exemption.

Any food vendor may seek an exemption from the requirements of this chapter upon demonstrating that strict application of the requirements would cause undue hardship

- (a) An "undue hardship" shall be found in:
 - (1) Situations unique to the food vendor where a suitable alternative does not exist for a specific application; and/or

- (2) Situations where no reasonably feasible available alternative exists to a specific and necessary container prohibited by this chapter.
- (b) The application process for exemption shall be as follows:
 - (1) The food vendor seeking an exemption shall submit a written exemption request to the San Mateo County Environmental Health Division.
 - (2) A written exemption request shall include all information and documentation necessary for the Director of the San Mateo County Environmental Health Division to make a finding that imposition of this chapter would cause an undue hardship as defined in Section 8.62.050(a).
 - (3) The Director of the San Mateo County Environmental Health Division may require the applicant to provide additional information in order to make a determination regarding the exemption application.
 - (4) Exemption decisions are effective immediately and are final and not subject to appeal.
 - (5) The Director of the San Mateo County Environmental Health Division or his/her designee may grant an exemption for a period of up to one year upon a finding that the food vendor seeking the exemption has demonstrated that strict application of the specific requirement would cause undue hardship as defined in 8.62.050 (a).
- (c) If a food vendor granted an exemption wishes to have the exemption extended, it must re-apply for the exemption prior to the expiration of the one year exemption period and demonstrate continued undue hardship. Extensions may be granted for intervals not to exceed one year

8.62.060 Administrative fine.

- (a) Grounds for Fine. A fine may be imposed upon findings made by the Director of the San Mateo County Environmental Health Division, or his or her designee, that any food vendor has used polystyrene-based disposable food service ware in violation of this Chapter.
- (b) Amount of Fine. Upon findings made under subsection (a), the food vendor shall be subject to an administrative fine as follows:
 - (1) A fine not exceeding one hundred dollars (\$100) for a first violation;
 - (2) A fine not exceeding two hundred dollars (\$200) for a second violation;
 - (3) A fine not exceeding five hundred dollars (\$500) for the third and subsequent violations;
 - (4) Each day that a food vendor uses polystyrene-based disposable food service ware when providing prepared food shall constitute a separate violation.
- (c) Fine Procedures. Notice of the fine shall be served on the food vendor. The notice shall contain an advisement of the right to request a hearing before the Director of the San Mateo County Environmental Health Division or his or her designee contesting the imposition of the fine. The grounds for the contest shall be either

that (1) the food vendor did not use polystyrene-based disposable food service ware when providing prepared food or (2) the food vendor would have been granted an exemption under a finding that one of the above listed grounds for a contest have been met and shall be a final administrative order, with no administrative right of appeal.

- (d) Failure to Pay Fine. If said fine is not paid within 30 days from the date appearing on the notice of the fine or of the notice of determination of the Director of the San Mateo County Environmental Health Division or his or her designee after the hearing, the fine shall be referred to a collection agency.

8.62.070 Authorization of enforcement by San Mateo County personnel.

The County of San Mateo, its officers, employees and agents are hereby authorized to enforce this ordinance on behalf of the city, within the jurisdiction areas of this city.

SECTION 2: Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Daly City hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION 3: The City Council finds, pursuant to Title 14 of the California Code of Regulations, Section 15378, that this Ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a project as provided by the Act, in that it does not have a potential for resulting in a detrimental physical change in the environment, directly or ultimately, as provided in Title 14, Section 15378(a), and that it is also exempt under the definition of "project" in Section 15378(b)(3) in that it concern general policy and procedure making.

SECTION 4: Publication and Effective Date. Pursuant to the provisions of Government Code Section 36933, a summary of this ordinance shall be prepared by the City Attorney. At least five (5) days prior to the Council meeting at which this ordinance is scheduled to be adopted, the City Clerk shall (1) publish the summary, and (2) post it in the City Clerk's Office a certified copy of this ordinance. Within fifteen (15) days after the adoption of this ordinance, the City Clerk shall (1) publish the summary and (2) post in the City Clerk's Office a certified copy of the full text of this ordinance along with the names of those City Council members voting for and against this ordinance or otherwise voting. This ordinance shall be in full force and effect thirty (30) days after adoption by the City Council of the City of Daly City

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DALY CITY ADDING
CHAPTER 8.62 OF TITLE 8 OF THE DALY CITY MUNICIPAL CODE
RE: PROHIBITING FOOD VENDORS FROM USING POLYSTYRENE BASED
DISPOSABLE FOOD SERVICE WARE

Introduced this 23rd day of July, 2012.

Passed and adopted as an Ordinance of the City of Daly City at a regular meeting of the
City Council of the City of Daly City held on the _____ day of _____,
2012, by the following vote:

AYES, Councilmembers _____

NOES, Councilmembers _____

Absent, Councilmembers: _____

CITY CLERK OF THE CITY OF DALY CITY

APPROVED:

MAYOR OF THE CITY OF DALY CITY



City Council Meeting Agenda Report

Item # _____

Meeting Date: August 13, 2012

To: Honorable City Council
From: Anna Mostella, City Manager's Office
Date: August 1, 2012
Subject: Council Committee Meetings, July 23 – August 12, 2012

Date of Meeting:

August 9, 2012

Meeting:

Westlake Shopping Center Design Review
Burlington Coat Factory Façade
Improvements

In Attendance:

Raymond Buenaventura
Carol L. Klatt
Patricia E. Martel
Brian Millar
Peter Pirnejad
Tatum Mothershead
Jeannie Naughton

/am

Cc: Brian Millar, Director ECD
Peter Pirnejad, Asst. Director ECD
Tatum Mothershead, Planning Manager

Attachment

DALY CITY INTER-OFFICE MEMORANDUM

DESIGN REVIEW COMMITTEE

DATE: August 9, 2012

TO: Council Design Review Committee
Gonzalo "Sal" Torres, Mayor
Ray Buenaventura, Vice Mayor

FROM: Jeannie Naughton, Associate Planner

SUBJECT: Design Review Permit DR-2-12-5124
99 Southgate Avenue —Burlington Coat Factory Exterior Façade Improvements
in the Westlake Shopping Center

RECOMMENDATION

Staff recommends that the Committee approve Design Review Permit DR-2-12-5124, subject to attached conditions.

PROPOSAL

Kimco Westlake, LP is proposing exterior façade improvements in conjunction with interior tenant improvements, to the existing 55,000 square foot retail clothing store Burlington Coat Factory, located at 99 Southgate Avenue, in the Westlake Shopping Center (see Attachment A – Location Map). The façade improvements include three new decorative tower elements, a new arcade along Southgate Avenue, and a new glass storefront at main entry. Related improvements include replacing an existing drive aisle at the front of the store with decorative walkways, new landscaping, and parking.

The Design Review Permit consists of an evaluation of the following:

- Architectural Design
- Parking/Street Improvements
- Landscaping

PROJECT SUMMARY

Architectural Design

The exterior of the existing building will be completely refurbished. All awnings, decorative molding and plaster, and the existing glass vault entry will be removed. The contemporary design incorporates neutral colored, cement plaster-finished walls, flat parapet-walled roofs of varying heights, vertically articulated tower elements, and a new aluminum framed glazed entry system. All three of the tower elements will be finished with red cedar slats, spaced three inches apart and will range in heights from 18 to a maximum of 36 feet. The Westlake Shopping Center logo "W" will be located on the north face of the east tower. The proposed building signage appears to generally conform to the Westlake Shopping Center Master Sign Program. More

detailed signage drawings will be required to illustrate full compliance with the Master Sign Program, upon building permit submittal.

The parapet walls, ranging between approximately 13 to 25 feet high, along with the varying heights of the tower elements, creates the appearance of several small buildings, unified by common massing patterns. Horizontal lines are emphasized, with a new wall mounted steel trellis along the northeastern portion of the building, the orientation of the east and west towers, and red cedar siding applied at the lower portions of the stucco on the western portion of the front façade to soften the expanse of the stucco walls. There will be a small pop-out to the building on the west side that will be open to the sky, but integrated into the design as if it were an enclosed addition. A new plaster-finished arcade will be added along the northwest portion of the building, creating depth and articulation to the front façade wall. The building will be painted a variety of beiges, with complementary wood siding and slats.

Staff has concerns about the vast expanse of blank stucco walls on both the east and west elevations (Attachment B—Project Plans). The architectural detailing from the front (north) elevation is carried around the corners of the building, but does not extend along the entire east and west elevations. The provision of this detailing along the entirety of the east and west elevations would provide relief from the expanses of blank stucco. The applicant may choose from a variety of details to provide, such as cedar siding, wall mounted light fixtures, raised planters, landscaped trellises, complementary trim color along the roof coping, and/or horizontal banding. A condition of approval has been added to address this issue. Staff would also like to see upgrading of the existing trash compactor area. The applicant may wish to explore replacing the chain link fencing with wood fencing, to match the proposed tower elements. This would be an additional opportunity to carry the architectural detailing from the front of the building, along the west elevation.

High quality finishes will be utilized throughout the exterior design of the façade improvements and will significantly improve the aesthetic appeal of the retail store. The proposed design reinforces the street and pedestrian connections to the shopping center, by bringing the building closer to the street edge, and enlivens the street scene by providing a new decorative plaza, trellises and new landscaping. A color and materials board will be available at the Design Review Committee meeting.

Parking/Street Improvements

The existing site has six angled parking spaces along Southgate Avenue, 41 spaces on the west side of the building, and 15 spaces along Coronado Avenue. The existing curved drive aisle, which serves as a passenger loading/unloading zone along Southgate Avenue will be replaced with eight additional parking stalls, a decorative plaza, and new landscaping. New ADA compliant ramps will be provided at the northwestern and northeastern corners of the sidewalk, to accommodate pedestrian traffic along the south side of Southgate Avenue.

The total number of on-site parking spaces required for the Westlake development is 2,145 upon completion of Phase II build-out, resulting in a final parking ratio of 3.29 parking spaces per 1,000

square feet of office and retail. The proposed project will add eight parking stalls and will exceed the required parking ratio of the shopping center.

Landscaping/Outdoor Plaza

The City's landscaping ordinance promotes efficient water use in new and rehabilitated landscaping by using proper design and management, efficient irrigation equipment and techniques, low water use plant materials, and the use of mulches and soil improvement materials, while limiting high water use areas. The applicant has submitted a preliminary landscape plan with a proposed plant and tree palette for the project which will incorporate the efficient use of water through conservation practices. During the building permit submittal process, a more detailed plant and tree palette will be created, based on results of soil reports and recommendations for materials that will be most appropriate to the specific project site.

The addition of landscaping along the northern building façade, along Southgate Avenue will feature a variety of low water plants like Lily of the Nile, Pink Mulhy Grass, and Mexican Feather Grass, and three variety of trees—Sweet Bay, Purple Leaf Plum, and Windmill Palm. Raised planters will be installed on the eastern and western sides of the building, adjacent to the sidewalks. The new steel trellis structure with potato vine will be located along the northern building façade.

The new decorative plaza will feature colored concrete pavers, raised planters and a seating bench. A significant amount of landscaping will be added to the area adjacent to the plaza area, in between Southgate Avenue and the site, and along the street edge.

ENVIRONMENTAL ASSESSMENT

CEQA Determination	Categorical Exemption – Section 15301(e)(1) (Existing Facilities)
---------------------------	---

Staff has reviewed the proposal under the requirement of the California Environmental Quality Act (CEQA) and has determined that the project, as conditioned, involves no expansion of use and is therefore Categorical Exempt.

FINDINGS:

Staff finds that the proposed Design Review Permit, DR-2-12-5124, as conditioned, is in accordance with Section 17.45, Design Review, of the Daly City Municipal Code. Approval of the design review application, as conditioned herein, is in the best interest of the public health, safety, and general welfare of the community, and that the general site, architecture, and landscape 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:

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

2. The project complies with applicable provisions of Design Review Section 17.45 of the Zoning Ordinance.
3. General architectural considerations have been incorporated in order to insure the compatibility of this development with its design concept and the character of other adjacent buildings. These considerations include, but are not limited to, the character, scale and quality of the design, the architectural relationship with the site and other buildings, building materials, and colors.

CONDITIONS OF APPROVAL

Failure to comply with a design review condition of approval is a violation of this title and subject to enforcement, penalties, and legal procedures as prescribed by Chapter 17.50 of this code. Minor modifications may be approved administratively by the Planning Division however; major changes to the approved design will require Design Committee approval. Distinctions between major and minor changes are subject to the determination by the Director of Economic and Community Development. The recommended Conditions of Approval related to the site and architectural designs for Design Review Permit DR-2-12-5124 are as follows:

A. DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT, PLANNING DIVISION

General

1. The applicant shall file a declaration of acceptance of all conditions with the Planning Division within thirty (30) days of Design Review Committee approval. Until said Declaration is filed, the design review permit shall not be valid for any purpose.
2. The design review permit shall be valid for a period of one year from the date of approval. The approval shall terminate if a building permit has not been obtained and construction commenced within one-year of project approval.
3. Architectural details from the front façade shall be carried through to the east and west elevations along the entire expanse of the respective elevations, such as, cedar siding, wall mounted light fixtures, raised planters, landscaped trellises, complementary trim color along the roof coping, and/or horizontal banding.
4. The applicant shall explore opportunities to upgrade the trash compactor area. Options may include, but are not limited to, replacement of the chain link fence with wood fencing materials to match the proposed tower elements.
5. All roof equipment shall be screened from view from the surrounding street.
6. All new signage shall require separate permits.

7. A complete Landscape Project Application must be submitted that illustrates full compliance with DCMC Chapter 17.41 Water Conservation in Landscaping.
8. Landscaping shall be maintained in a healthy and vigorous manner, including the regular pruning of all trees, replacement of dead and dying vegetation, and routine service of irrigation.
9. The front elevation shall include a variety of complementary colors to promote depth and visual relief on the north façade.
10. The roof shall be replaced with materials that are complementary in color to the building color scheme.
11. The building and site shall remain clean and clear of all graffiti, debris, and other visual nuisances at all times. The building shall be periodically cleaned, as needed, to prevent discoloration due to fog, rain, and other climate factors.
12. The south elevation shall be treated with anti-graffiti finish to both prevent graffiti, and promote the timely removal of it.

**B. DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT,
BUILDING DIVISION**

13. Lateral Force Resisting System Upgrade is required per DCMC Section 15.08.120

C. DEPARTMENT OF WATER AND WASTEWATER RESOURCES

14. Any costs associated with any necessary water system improvements required as a result of this project, shall be borne by the applicant.
15. Any costs associated with any necessary sewer system improvements required as a result of this project, shall be borne by the applicant.

D. DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION

16. The work shall comply with the City's requirements for dust, noise, erosion and sediment control.
17. The project shall be fully ADA compliant, including the off-site access. A permit from the Public Works Department is required for work in the public right-of-way.
18. Project applicant shall submit details illustrating how they intend to address full trash capture for the site.

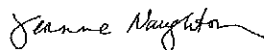
E. NORTH COUNTY FIRE AUTHORITY

19. Proposed parking shall comply with City Standards Drawing S-25.
20. Fire sprinkler system shall meet NFPA 13 requirements.
21. Fire alarm shall meet NFPA 72 requirements.

STAFF RECOMMENDATION

Staff recommends the Design Review Committee approve Design Review DR-2-12-5124 subject to the findings and conditions in this report.

Respectfully submitted,



Jeannie Naughton, AICP
Associate Planner

Attachments

Attachment A – Location Map
Attachment B – Project Plans

LOCATION MAP

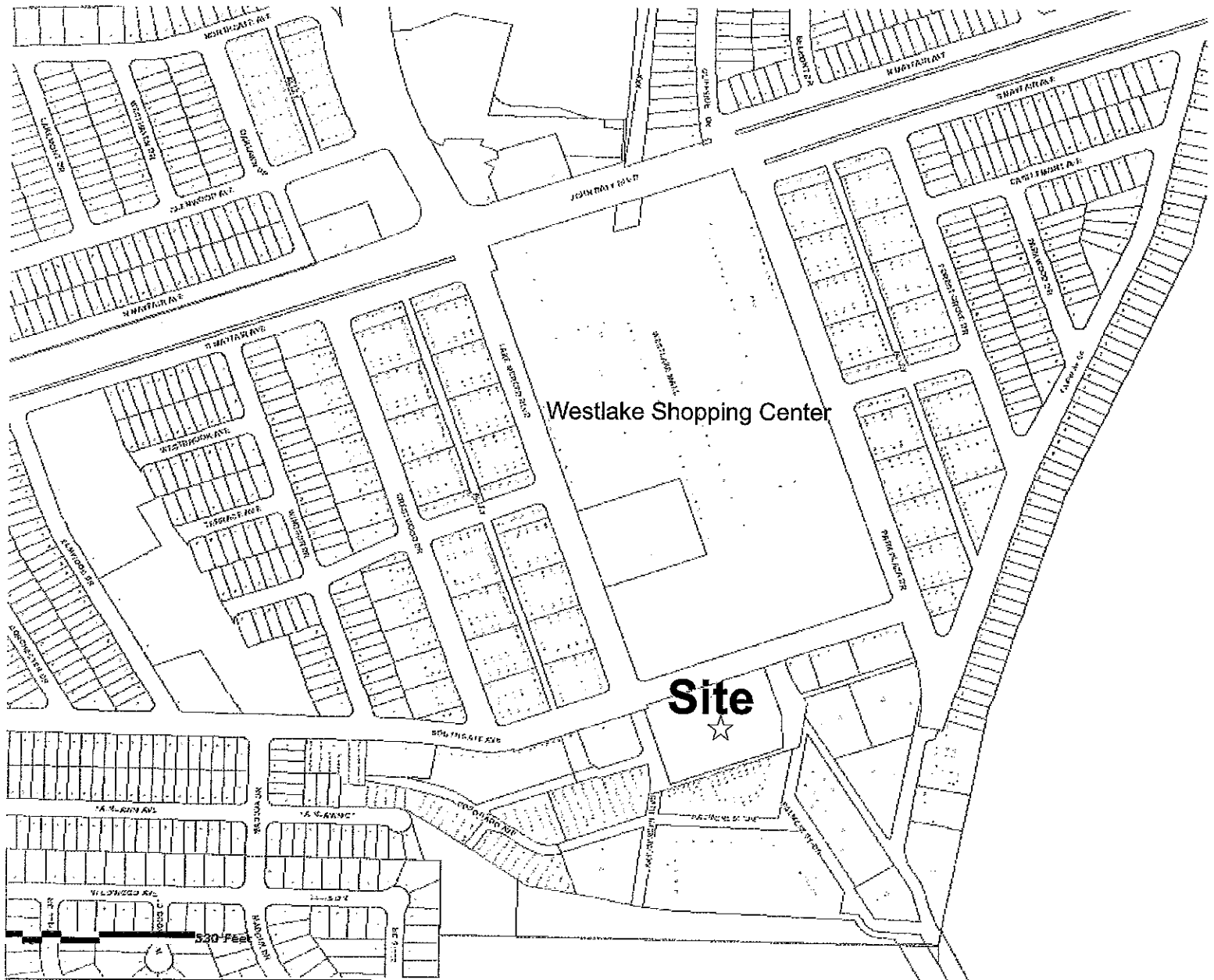


DR-2-12-5124

99 Southgate Avenue

Burlington Coat Factory Facade Improvements

Design Review Committee





Western View



Aluminum Signs

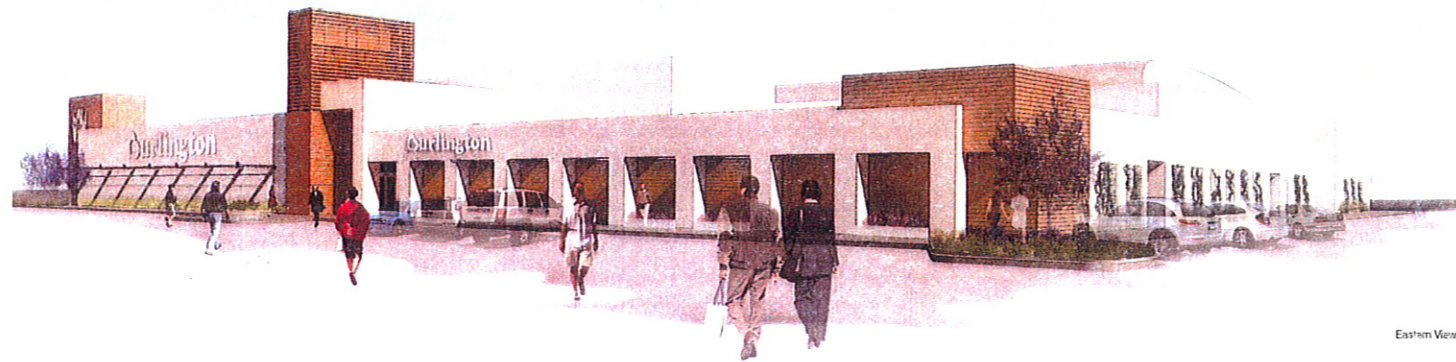


Awning Paint

Building Paint



Wood Towers



Eastern View

BURLINGTON COAT FACTORY
DALY CITY, CALIFORNIA

02 AUGUST 2012
PROJECT NO.: 46150
1570 MARIPosa TORRELO
ALAMEDA, CA 94501
1 510.866.8665 F 510.866.1611
© MBH ARCHITECTS

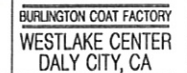




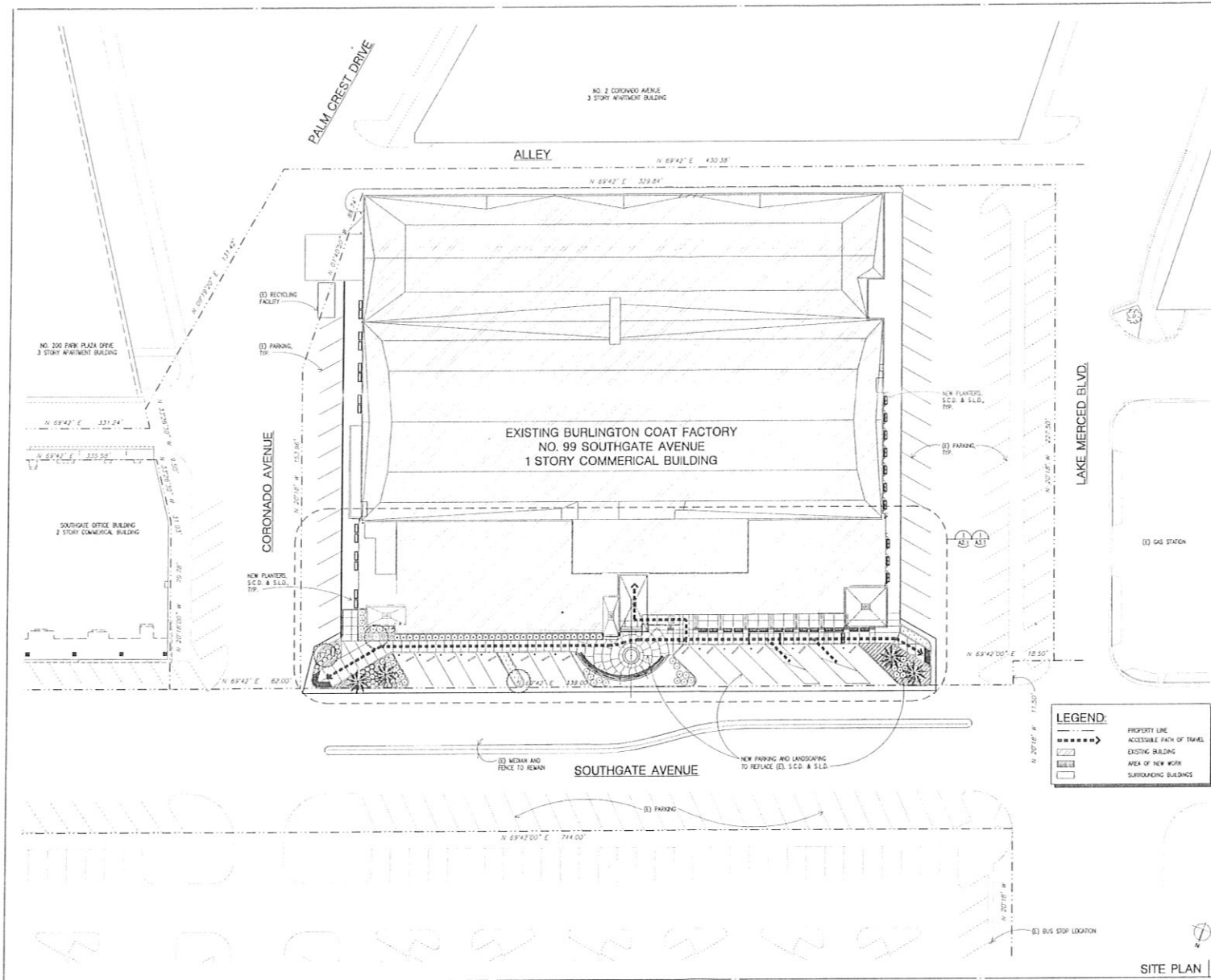
Job 20

CITY OF LOS ANGELES

ECD/PLANNING D'

[illegible]

ATTACHMENT B



BURLINGTON COAT FACTORY
WESTLAKE CENTER
DALY CITY, CA

02 FEB 12 DESIGN REVIEW SUBMITAL
18 MAR 12 CONSULTANT CORRECTIONS
09 APR 12 SUBMITAL SET
22 JUN 12 BID SET

02 FEB 12 DESIGN REVIEW SUBMITAL
18 MAR 12 CONSULTANT CORRECTIONS
09 APR 12 SUBMITAL SET
22 JUN 12 BID SET

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02 FEB 12 DESIGN REVIEW SUBMITAL
18 MAR 12 CONSULTANT CORRECTIONS
09 APR 12 SUBMITAL SET
22 JUN 12 BID SET

02 FEB 12 DESIGN REVIEW SUBMITAL
18 MAR 12 CONSULTANT CORRECTIONS
09 APR 12 SUBMITAL SET
22 JUN 12 BID SET

02 FEB 12 DESIGN REVIEW SUBMITAL
18 MAR 12 CONSULTANT CORRECTIONS
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09 APR 12 SUBMITAL SET
22 JUN 12 BID SET

02 FEB 12 DESIGN REVIEW SUBMITAL
18 MAR 12 CONSULTANT CORRECTIONS
09 APR 12 SUBMITAL SET
22 JUN 12 BID SET

LEGEND

- (1) CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- NO WORK IN THIS AREA

MBH



**BURLINGTON COAT FACTORY
WESTLAKE CENTER
DALY CITY, CA**

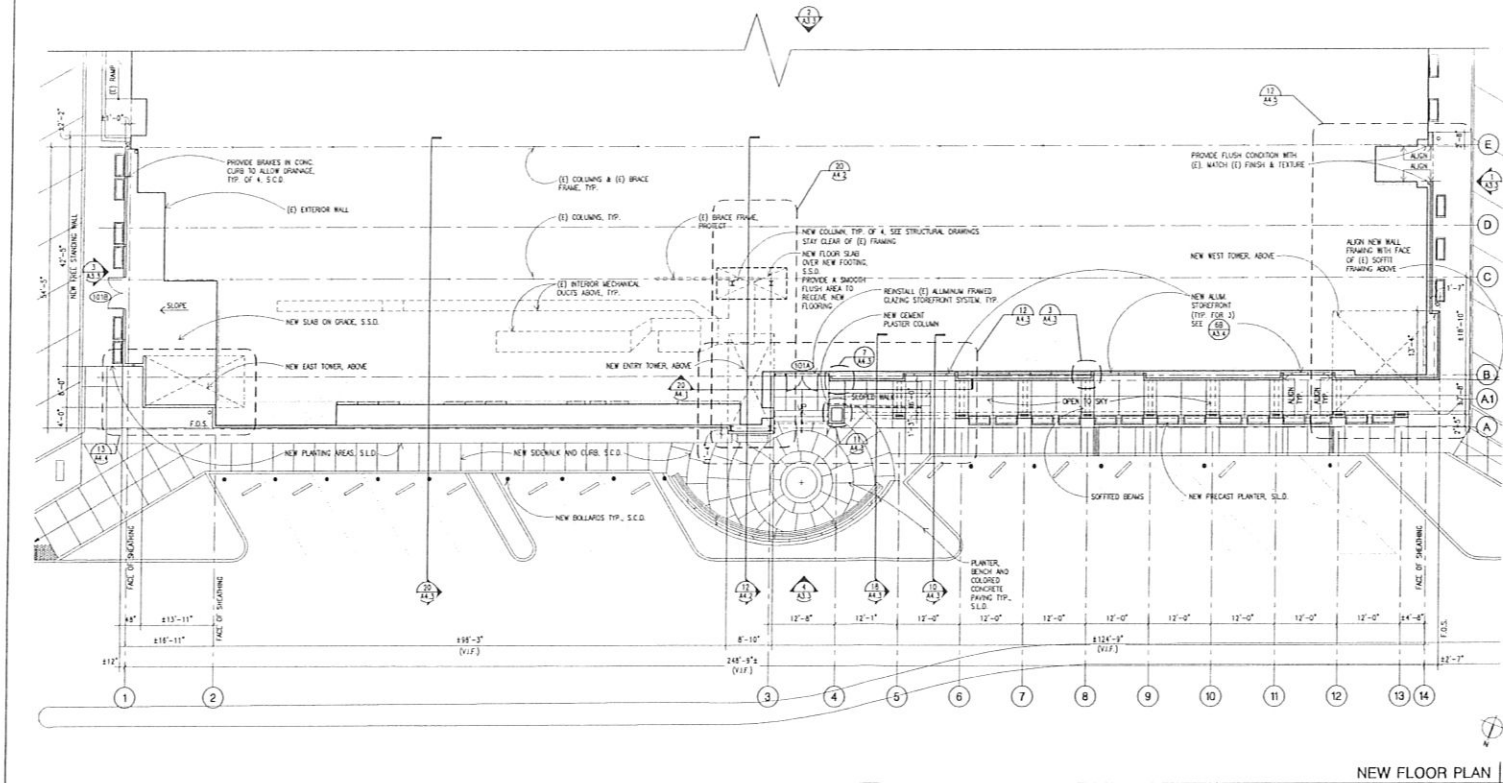
03 FEB 12 DESIGN REVIEW SUBMITTAL
08 APR 12 SUBMITTAL SET
22 APR 12 BID SET

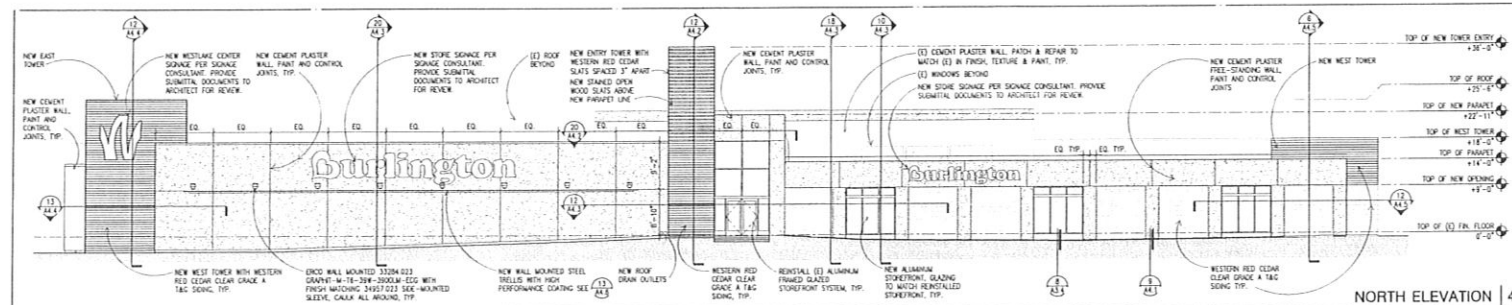
44130

1/8" = 1'-0"

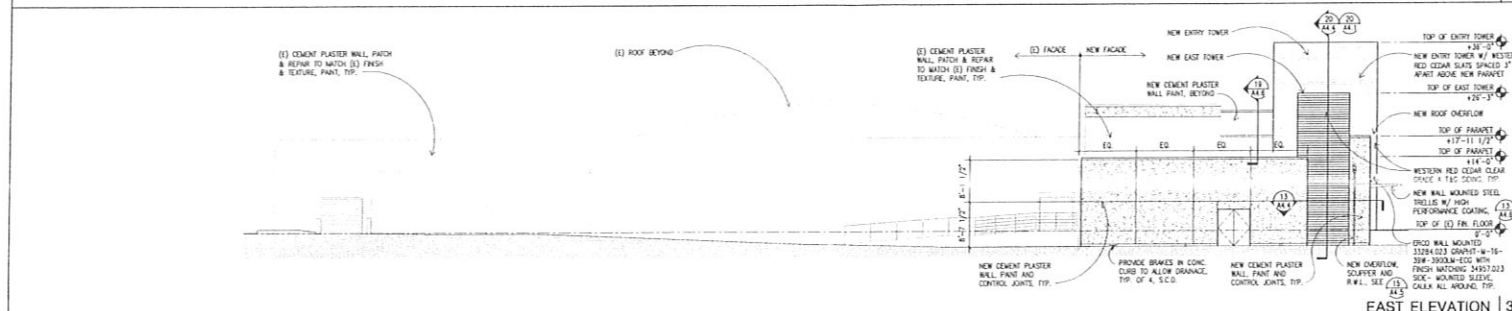
NEW FLOOR PLAN

A3.1

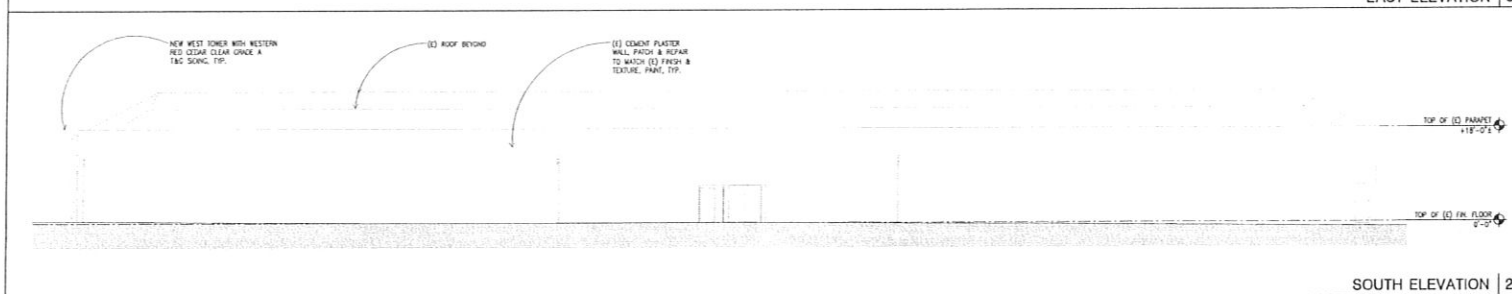




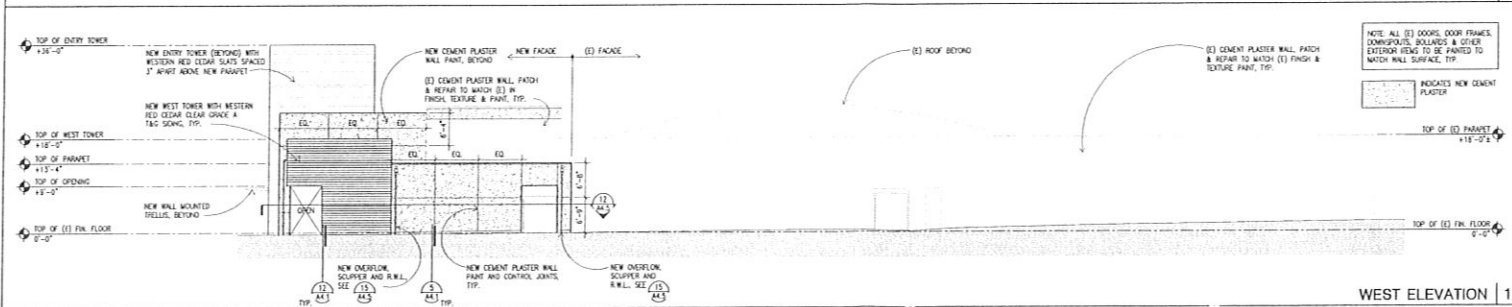
NORTH ELEVATION | 4



EAST ELEVATION | 3



SOUTH ELEVATION | 2



WEST ELEVATION | 1

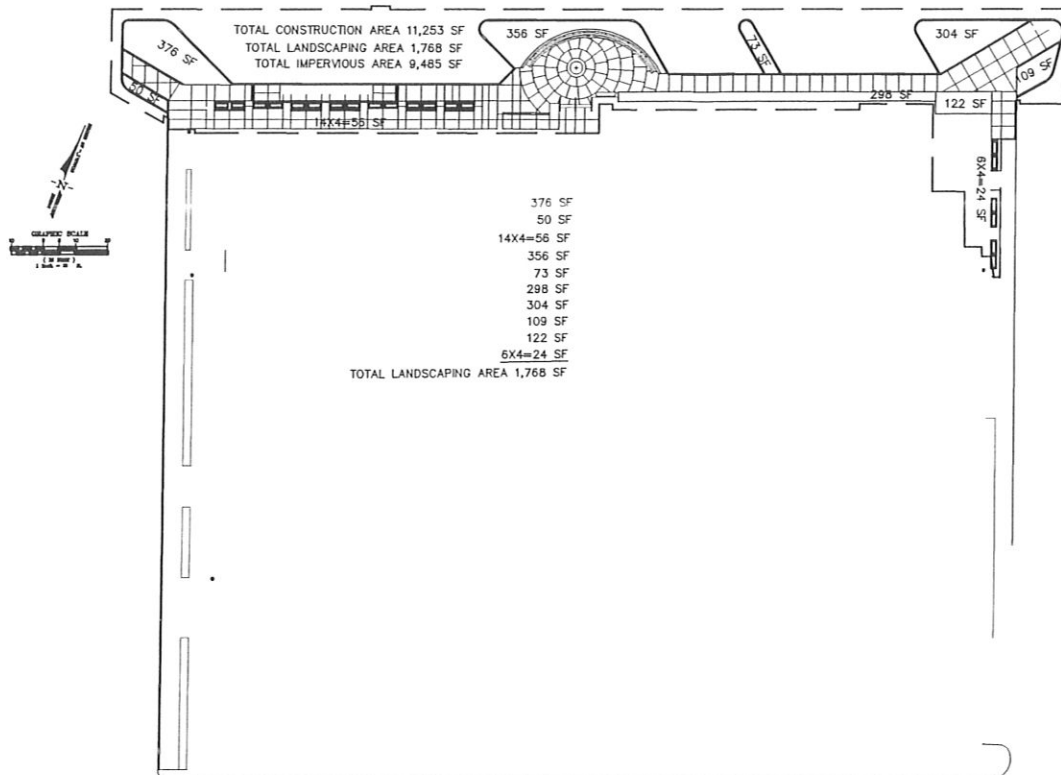


BURLINGTON COAT FACTORY
WESTLAKE CENTER
DALY CITY, CA

DESIGNED BY: MBH
DATE: 03 FEB 12
03 FEB 12 DESIGN REVIEW SUBMITTAL
08 JAN 12 SUBMITTAL SET
22 JAN 12 REV. SET

NO.	REVISION	DATE
1	NEW EXTERIOR ELEVATIONS	03 FEB 12
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A3.3



Luk and Associates
 Civil Engineering
 Land Planning
 Land Surveying
 778 Central Blvd. Suite 200
 Hercules, CA 94607
 Phone: (925) 754-1388
 Fax: (925) 754-1383
 email: al.luk@lukandassociates.com



DALY CITY
WESTLAKE CENTER
DALY CITY, CA

NO.	DATE	BY	DESCRIPTION
1	01/10/11	AL	PRELIMINARY
2	02/10/11	AL	REVISED
3	03/10/11	AL	REVISED
4	04/10/11	AL	REVISED
5	05/10/11	AL	REVISED
6	06/10/11	AL	REVISED
7	07/10/11	AL	REVISED
8	08/10/11	AL	REVISED
9	09/10/11	AL	REVISED
10	10/10/11	AL	REVISED
11	11/10/11	AL	REVISED
12	12/10/11	AL	REVISED
13	01/11/11	AL	REVISED
14	02/11/11	AL	REVISED
15	03/11/11	AL	REVISED
16	04/11/11	AL	REVISED
17	05/11/11	AL	REVISED
18	06/11/11	AL	REVISED
19	07/11/11	AL	REVISED
20	08/11/11	AL	REVISED
21	09/11/11	AL	REVISED
22	10/11/11	AL	REVISED
23	11/11/11	AL	REVISED
24	12/11/11	AL	REVISED
25	01/12/11	AL	REVISED
26	02/12/11	AL	REVISED
27	03/12/11	AL	REVISED
28	04/12/11	AL	REVISED
29	05/12/11	AL	REVISED
30	06/12/11	AL	REVISED
31	07/12/11	AL	REVISED
32	08/12/11	AL	REVISED
33	09/12/11	AL	REVISED
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35	11/12/11	AL	REVISED
36	12/12/11	AL	REVISED
37	01/13/12	AL	REVISED
38	02/13/12	AL	REVISED
39	03/13/12	AL	REVISED
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43	07/13/12	AL	REVISED
44	08/13/12	AL	REVISED
45	09/13/12	AL	REVISED
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47	11/13/12	AL	REVISED
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91	07/17/16	AL	REVISED
92	08/17/16	AL	REVISED
93	09/17/16	AL	REVISED
94	10/17/16	AL	REVISED
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96	12/17/16	AL	REVISED
97	01/18/17	AL	REVISED
98	02/18/17	AL	REVISED
99	03/18/17	AL	REVISED
100	04/18/17	AL	REVISED



**BURLINGTON COAT FACTORY
WESTLAKE CENTER
DALY CITY, CA**

10-12 SOUTHGATE AVENUE, 1740, 7500000, 8000000
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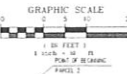
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SOUTHGATE AVENUE

(68.50' PUBLIC R/W)



STRIPING NOTES:

- 10. INSTALL PARKING STRIPING PER DETAIL NO. 20 ON SHEET C-2
- 11. INSTALL ACCESSIBLE PARKING AND SYMBOL PER DETAIL NO. 21 ON SHEET C-2
- 12. INSTALL ACCESSIBLE PARKING SIGN PER DETAIL NO. 22 ON SHEET NO. C-2
- 13. INSTALL VEH. ACCESSIBLE PARKING SIGN PER DETAIL NO. 23 ON SHEET NO. C-2
- 14. REFER TO LANDSCAPING PLAN FOR IMPROVEMENT DETAILS IN THIS AREA. REFER TO GRADING PLAN FOR TREE ELEVATIONS
- 15. REFER TO STRUCTURAL PLANS FOR IMPROVEMENTS IN THIS AREA. REFER TO GRADING PLAN FOR TREE ELEVATIONS

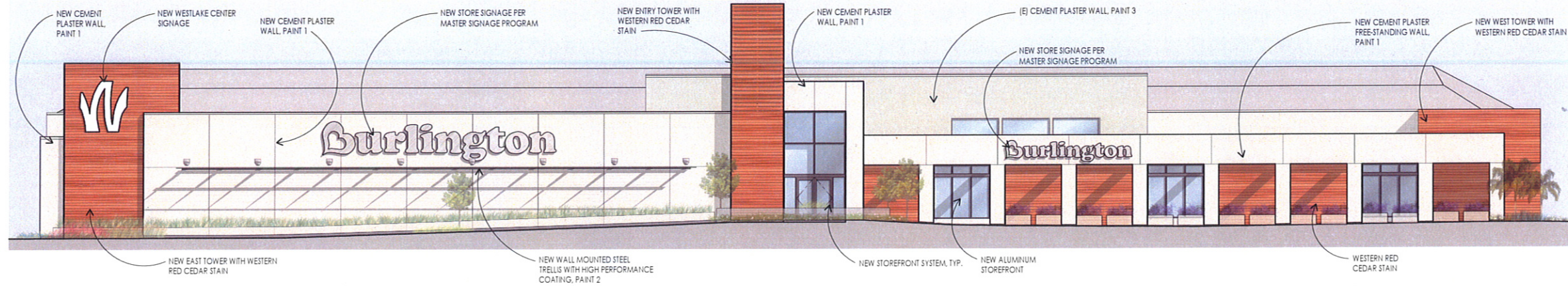
LINE AND CURVE DATA INFORMATION:

LINE	STATION	BEARING	CHORD	ANGLE	DELTA
1	10+00	N 89.50° E	100.00	0.00	0.00
2	10+00	N 89.50° E	100.00	0.00	0.00
3	10+00	N 89.50° E	100.00	0.00	0.00
4	10+00	N 89.50° E	100.00	0.00	0.00
5	10+00	N 89.50° E	100.00	0.00	0.00
6	10+00	N 89.50° E	100.00	0.00	0.00
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8	10+00	N 89.50° E	100.00	0.00	0.00
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86	10+00	N 89.50° E	100.00	0.00	0.00
87	10+00	N 89.50° E	100.00	0.00	0.00
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95	10+00	N 89.50° E	100.00	0.00	0.00
96	10+00	N 89.50° E	100.00	0.00	0.00
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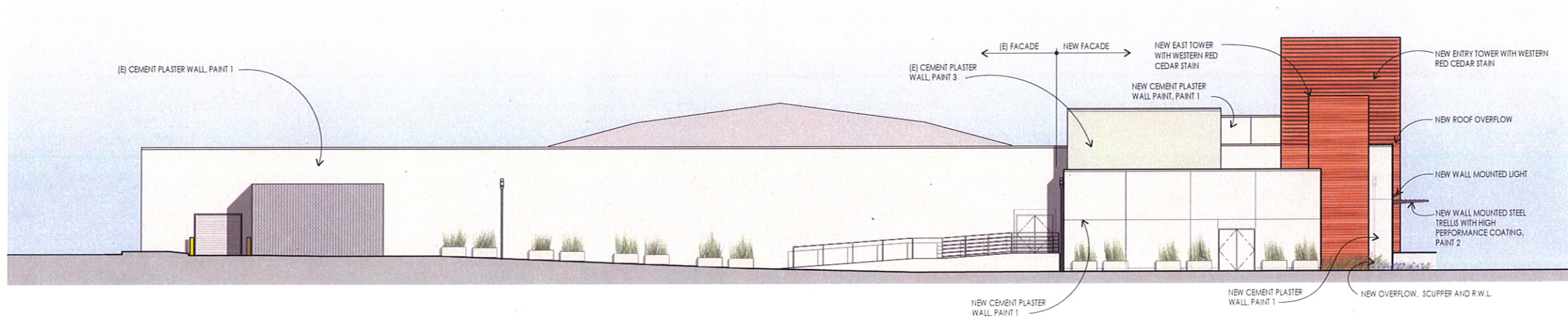
C-5

JUNE 20, 2012

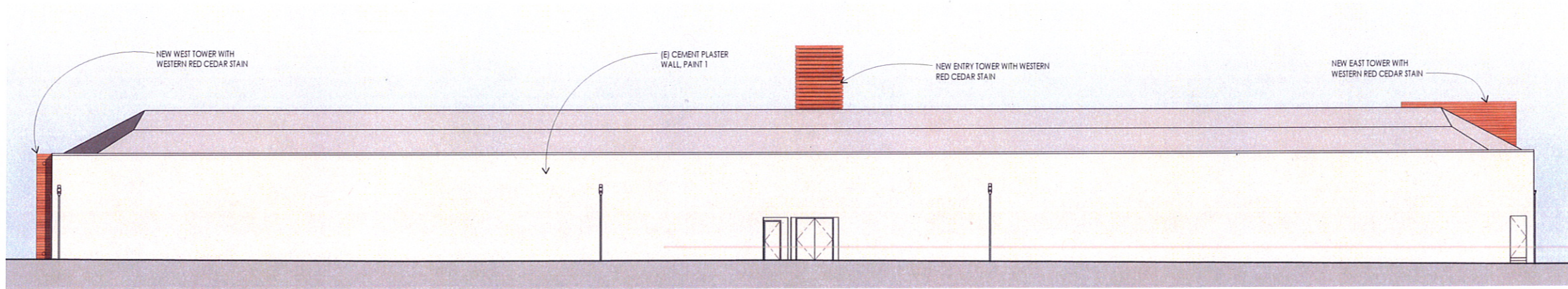
NORTH



EAST



SOUTH



WEST

