

# CITY OF DALY CITY

## Regular Meeting - CITY COUNCIL

### AGENDA

Monday, September 24, 2012 - 7:00 PM  
City Hall Council Chambers – 2<sup>nd</sup> Floor  
333 – 90<sup>th</sup> Street, Daly City, CA 94015

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

Webcast: [www.dalycity.org/meetings](http://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:

PRESENTATIONS:

Proclaiming Fire Prevention Month (Clyde Preston, Fire Inspector)

Proclaiming October Filipino American Heritage Month (Pilipino Bayanihan Resource Center)

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

#### ***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 90<sup>th</sup> 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.*

considered separately at the end of the Agenda.

Resolutions:

1. Accepting Notice of Completion for Sidewalk, Driveway, and Curb and Gutter Improvements 2010-2011 and 2011-2012
2. Amending Resolution Re: Designated Employees
3. Adopting Fiscal Year 2011-12 Consolidated Annual Performance Evaluation Report for the Community Development Block Grant and HOME Programs
4. Authorizing the Solicitation of Bids for the Distribution System Valve Replacement Project
5. Commending Sheila Uriarte on the Occasion of Her Retirement
6. Approving and Adopting Revisions to the Master Fee Schedule to Incorporate Current Animal Control Fees
7. Approving the Amended and Re-Stated Agreement for the North County Fire Authority

Check Registers:

8. Check Registers for the Month of August 2012

END OF CONSENT AGENDA

COMMUNICATIONS:

9. Use Permit UPR-6-12-5691 to allow a 24-hour Emergency Veterinary Clinic Use at 2201 Junipero Serra Boulevard

- A. EA (Categorical Exemption)
- B. Findings
- C. UPR-6-12-5691

**Staff:**

Engfer

**Recommended Action:**

Motion on A

Adopt Resolutions B & C

Roll Call

10. Use Permit UPR-5-12-5582, Design Review DR-5-12-5583, and CEQA-5-12-5584 for Master Sign Program Amendment and New Anchor Tenant Building at Serramonte

Shopping Center

- A. EA (Mitigated Negative Declaration)
- B. Findings
- C. UPR-5-12-5582, DR-5-12-5583, CEQA-5-12-5584

**Staff:**

Naughton

**Recommended Action:**

Motion on A

Adopt Resolutions B & C

Roll Call

ORDINANCES:

- 11. Second Reading, Ordinance No. 1363, Amending Chapter 8.36 of the Daly City Municipal Code Re: Regulation of Smoking

**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:

- 12. Council Committee
- 13. City Council
- 14. Staff

ADJOURNMENT:



# City Council Agenda Report

Item # \_\_\_\_\_

**Meeting Date: September 24, 2012**

**Subject: Notice of Completion for Sidewalk, Driveway, and Curb and Gutter Improvements 2010–2011 and 2011–2012**

## Recommended Action

Staff recommends that the City Council accept the improvements completed in compliance with the construction contract for the Sidewalk, Driveway, and Curb and Gutter Improvements 2010–2011 project – extended through 2011–2012.

## Background

This project was awarded by City Council action on February 8, 2010 and the contract started on March 8, 2010. This contract provided for the repair and replacement of damaged concrete sidewalk, driveway, curb and gutter on an as-needed or “on call” basis for a 12-month contract period. The contract as awarded provided an option to extend the contract for an additional 12-month period. The contract was extended by written concurrence between the City and the contractor through March 8, 2011. Work included replacement of uplifted sidewalks damaged by tree roots, and replacement of sidewalks and driveways damaged by water and sewer repairs.

This project was funded by annual maintenance and operation budgets, Capital Outlay Fund 31, Gas Tax Fund 17, Water Fund 41 and the Redevelopment Agency funds.

## Discussion

Weber Tractor Service of Redwood City, California, has completed all concrete repairs and replacements authorized by City staff under the extended two year contract to the extent required by contract documents for a total amount of \$158,779.47.

## Fiscal Impact

The contract was completed in the total amount of \$158,779.47 with \$93,809.19 funded by Gas Tax Account 17-314-601, \$16,089.03 funded by Capital Outlay Account 31-313-507, \$21,996.21 funded by Streets Division Account 01-314-330, \$12,610.00 funded by Redevelopment Agency Account 96-400-406, \$11,559.71 funded by Water Fund Account 41-382-375, \$2,550 funded by Library and Recreation Services account 01-131-140, and \$165.33 funded by Tree Root and Sidewalk Repair Account 31-133-514.

## Summary/Conclusion

The contractor’s work is now complete and acceptable for maintenance. Staff recommends that the City Council accept the completed improvements.



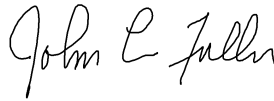
**Notice of Completion for Sidewalk, Driveway, and  
Curb and Gutter Improvements 2010–2011 and 2011–2012.  
Meeting Date: September 24, 2012  
Page 2 of 2**

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

Respectfully submitted,



Ravi Gehani  
Acting City Engineer



John L. Fuller  
Public Works Director

Attachment: Notice of Completion and Resolution

**RECORDING REQUESTED BY**

AND WHEN RECORDED MAIL TO

OFFICE OF THE CITY CLERK  
CITY OF DALY CITY  
333 - 90th Street  
Daly City, California 94015

## Notice of Completion

NOTICE IS HEREBY GIVEN as follows:

1. The date of completion of the work of improvement is: September 24, 2012
2. The owner of the work of improvements is: City of Daly City, a Municipal Corporation.
3. The address of the owner of the work of improvement is: City Hall  
333 - 90th Street  
Daly City, California 94015
4. The nature of the owner's interest or estate is: In fee.
5. The work of improvement is located in Daly City, California, and is particularly described as follows:

### **SIDEWALK, DRIVEWAY, AND CURB AND GUTTER IMPROVEMENTS 2010-2011 AND 2011-2012**

The name of the original contractor for the work of improvement is:

Weber Tractor Service  
867 - 2<sup>nd</sup> Avenue  
Redwood City, CA 94063

Dated: \_\_\_\_\_

The undersigned, being duly sworn, says: That he is the owner of the aforesaid interest or estate in the property described in the foregoing notice; that he has read the same, and knows the contents thereof, and that the facts stated therein are true.

CITY OF DALY CITY, OWNER

\_\_\_\_\_  
John L. Fuller, Public Works Director

STATE OF CALIFORNIA,

COUNTY OF \_\_\_\_\_ } ss.

Subscribed and sworn to (or affirmed) before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_,

by \_\_\_\_\_, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature \_\_\_\_\_

\_\_\_\_\_  
Name (Typed or Printed)  
Notary Public in and for said County and State

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DALY CITY ACCEPTING  
COMPLETION OF CERTAIN PROJECT IN THE  
DEPARTMENT OF PUBLIC WORKS

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(SIDEWALK, DRIVEWAY, AND CURB AND GUTTER IMPROVEMENTS 2010-2011 AND 2011-2012)

A. The Project Manager has advised that the project set forth hereinafter has been completed in accordance with the terms of the contract with the City of Daly City and R-E CORPORATION, a California Corporation.

B. The City Council of the City of Daly City desires to acknowledge the completion of such project so that notice of completion may be given.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Daly City that pursuant to the above, the City of Daly City does hereby accept as complete the following described project:

**SIDEWALK, DRIVEWAY, AND CURB AND GUTTER  
IMPROVEMENTS 2010-2011 AND 2011-2012**

BE IT FURTHER RESOLVED by the City Council of the City of Daly City that said project be, and it is hereby accepted as complete, and at the expiration of thirty-five (35) days from this date, final payment in connection with this project be, and it is hereby authorized, provided that all statutory liens, claims and withholds are satisfied pursuant to law.

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 of \_\_\_\_\_, 20\_\_\_\_, by the following vote of the members thereof:

AYES, and in favor thereof, Councilmen: \_\_\_\_\_

NOES, Councilmen: \_\_\_\_\_

ABSENT, Councilmen: \_\_\_\_\_

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CITY CLERK OF THE CITY OF DALY CITY

APPROVED:

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MAYOR OF THE CITY OF DALY CITY



# City Council Meeting Agenda Report

Item # \_\_\_\_\_

**Meeting Date: September 24, 2012**

**SUBJECT: AMENDING RESOLUTION RE: DESIGNATED EMPLOYEES**

Recommended Action

Staff recommends amending Resolution No. 10-139 to consolidate, change, delete or add position titles that have been designated by the City as having possible Conflict of Interest.

Background

The Fair Political Practices Commission (FPPC) requires the City Council to perform a biennial review of position titles on the employment roster to make changes, additions or deletions to the list of employees who have been designated by the City as possibly having a Conflict of Interest.

Discussion

Exhibit "A" lists the position titles in bold that were changed, added, deleted or consolidated since October 11, 2010, when Resolution No. 10-139 was adopted.

Fiscal Impact

There is no fiscal impact.

Summary/Conclusion

In order to comply with the Rules and Regulations of the Fair Political Practices Commission, Staff recommends amending Resolution No. 10-139 to consolidate, change, delete or add position titles that have been designated by the City as having possible Conflict of Interest.

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

Respectfully submitted,

Teresa M. Ricci  
Assistant City Clerk

K. Annette Hipona  
City Clerk

Attachment

# EXHIBIT A

## DESIGNATED EMPLOYEES CONFLICT OF INTEREST FORM 700

- 1) CITY MANAGERS'S OFFICE:
  - A) ASSISTANT CITY MANAGER
  - B) ASSISTANT TO THE CITY MANAGER
- 2) CITY CLERK'S OFFICE:
  - A) CITY CLERK
  - B) ASSISTANT CITY CLERK
  - C) DEPUTY CITY CLERK
- 3) CITY TREASURER'S OFFICE
  - A) DEPUTY CITY TREASURER
- 4) CITY ATTORNEY'S OFFICE:
  - A) ASSISTANT CITY ATTORNEY
  - B) DEPUTY CITY ATTORNEY I
  - C) DEPUTY CITY ATTORNEY II
- 5) DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT:
  - A) DIRECTOR OF ECD
  - B) ASSISTANT DIRECTOR OF ECD
  - C) PLANNING MANAGER
  - D) SENIOR PLANNER
  - E) ASSOCIATE PLANNER
  - F) ASSISTANT PLANNER
  - G) REHAB CONSTRUCTION INSPECTOR
  - H) SENIOR ECONOMIC DEVELOPMENT COORDINATOR
  - I) ECONOMIC DEVELOPMENT COORDINATOR
  - J) ENTERPRISE DEVELOPMENT COORDINATOR
  - K) BUSINESS CENTER OFFICE MANAGER
  - L) CHIEF BUILDING SUPERVISOR/BUILDING OFFICIAL
  - M) SENIOR BUILDING INSPECTOR:
  - N) BUILDING INSPECTORS
  - O) BUILDING PLANS ENGINEER
  - P) HOUSING & COMM. DEV. SUPERVISOR
  - Q) COMMUNITY DEVELOPMENT SPECIALIST
  - R) HOUSING COORDINATOR
  - S) CODE ENFORCEMENT OFFICER
  - T) CODE ENFORCEMENT INSPECTOR
- 6) DEPARTMENT OF PUBLIC WORKS:
  - A) DIRECTOR OF PUBLIC WORKS
  - B) ASST. TO THE DIRECTOR OF PUBLIC WORKS
  - C) CITY ENGINEER
  - D) ASSISTANT CITY ENGINEER

6) DEPARTMENT OF PUBLIC WORKS: Cont'd.

- E) SENIOR CIVIL ENGINEER
- F) TRAFFIC ENGINEER
- G) CIVIL ENGINEERING ASSOCIATE
- H) PUBLIC WORKS SUPERINTENDENT
- I) PUBLIC WORKS MAINTENANCE SUPERVISOR
- J) PUBLIC WORKS INSPECTOR
- K) SENIOR MANAGEMENT ANALYST
- L) PARKS SERVICES SUPERVISOR – **MOVED FROM RECREATION**

7) FINANCE DEPARTMENT:

- A) DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES
- B) DEPUTY DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES
- C) CENTRAL SERVICE AND PURCHASING SUPERVISOR
- D) INFORMATION SERVICES MANAGER
- E) NETWORK ADMINISTRATOR
- F) SENIOR NETWORK ADMINISTRATOR

**CONSOLIDATE LIBRARY DEPARTMENT AND RECREATION DEPARTMENT AS LISTED:**

8) **LIBRARY & RECREATION SERVICES**

- A) **DIRECTOR OF PARKS & RECREATION & LIBRARY DIRECTOR – CHANGED TO DIRECTOR OF LIBRARY AND RECREATION SERVICES**
- B) **ASSISTANT LIBRARY DIRECTOR - DELETED**
- C) ASSISTANT TO THE LIBRARY DIRECTOR
- D) **LIBRARY SERVICES MANAGER - ADDED**
- E) **ASST. DIRECTOR OF PARKS & RECREATION - DELETED**
- F) NEIGHBORHOOD SERVICES SUPERVISOR
- G) **RECREATION SERVICES MANAGER - ADDED**
- H) ASSISTANT SENIOR SERVICES SUPERVISOR
- I) RECREATION SUPERVISOR

9) POLICE DEPARTMENT:

- A) CHIEF OF POLICE
- B) POLICE CAPTAIN
- C) POLICE MANAGEMENT ANALYST
- D) POLICE INFORMATION AND ANALYSIS SUPERVISOR
- E) POLICE PROPERTY ROOM MANAGER
- F) CRIME ANALYST

10) FIRE DEPARTMENT:

- A) FIRE CHIEF
- B) DEPUTY FIRE CHIEF
- C) FIRE MARSHAL/FIRE PREVENTION SERVICES CHIEF
- D) SAFETY INSPECTORS
- E) COMMUNITY EMERGENCY PLANNING & DISASTER PREPAREDNESS COORDINATOR

11) DEPARTMENT OF HUMAN RESOURCES:

- A) DIRECTOR OF HUMAN RESOURCES
- B) HUMAN RESOURCES ANALYST
- C) SENIOR MANAGEMENT ANALYST

12) WATER AND WASTEWATER RESOURCES DEPARTMENT:

- A) DIRECTOR OF WATER & WASTEWATER RESOURCES
- B) CHIEF OF OPERATIONS
- C) COLLECTION & DISTRIBUTION SYSTEM MANAGER
- D) PLANT & EQUIPMENT MAINTENANCE SUPERVISOR
- E) TECHNICAL SERVICES MANAGER
- F) MANAGEMENT ANALYST

13) OTHER CLASSES:

- A) ADMINISTRATIVE ASSISTANT II -
- B) ADMINISTRATIVE ASSISTANT III -
- C) ALL MANAGEMENT ANALYSTS -

CONSULTANTS

Consultants shall be included in the list of designated employees and shall disclose pursuant to the broadest disclosure category in the code subject to the following limitation:

The City Manager may determine in writing that a particular consultant, although a “designated position,” is hired to perform a range of duties that is limited in scope and thus is not required to fully comply with the disclosure requirements described in this section. Such written determination shall include a description of the consultant’s duties and, based upon that description, a statement of the extent of disclosure requirements. The City Manager’s determination is a public record and shall be retained for public inspection in the same manner and location as this conflict of interest code.



# City Council Meeting Agenda Report

Item # \_\_\_\_\_

Meeting Date: September 24, 2012

**Subject: Fiscal Year 2011-12 Consolidated Annual Performance Evaluation Report for the Community Development Block Grant and HOME Programs**

## Recommended Action

Approve the Department of Housing and Urban Development (HUD) Consolidated Annual Performance Evaluation Report (CAPER) for the Fiscal Year (FY) 2011-12 One-Year Action Plan.

## Background

As a requirement of the Community Development Block Grant (CDBG) and HOME programs, the City of Daly City must submit a report on the use of CDBG and HOME funds. This report, titled the Consolidated Annual Performance and Evaluation Report (CAPER), summarizes expenditures and accomplishments of the City's CDBG and HOME programs in the past fiscal year.

The CAPER includes the following sections: summary of resources, summary of CDBG and HOME activities and accomplishments, activity narratives, and evaluations of the One-Year Action Plan. The attached CAPER is presented for Council review.

## Discussion

Some of the highlights of the City's FY2011-12 CDBG and HOME programs include the following:

### Housing

- The City's Residential Rehabilitation Program issued 14 loans/grants to 13 low-income homeowners.
- Minor household repairs and improvements were provided to 23 low-income households.
- Home accessibility improvements were supplied to 25 homes.
- Construction of 36 affordable multi-family ownership units at 7555 Mission Street is currently in progress. The project is expected to be complete in early 2013.

### Public Services

- Child care services for 242 children.
- New clothing and hygiene kits to 197 children.
- School-to-career transition program provided to 48 at-risk youth.
- 10,730 hot meals served at the North Peninsula Food Pantry and Center of Daly City.
- Social and recreational services and activities for 120 persons with mental illness.
- Investigation of 142 complaint cases on behalf of Daly City residents in long-term care facilities.
- Emergency or transitional housing and supportive services to 122 homeless persons.



## City Council Agenda Report

**Subject: Fiscal Year 2011-12 Consolidated Annual Performance Evaluation Report for the Community Development Block Grant and HOME Programs**  
**Meeting Date: September 24, 2012**

**Page 2 of 2**

- Matching of 20 housing providers and housing seekers through the Shared Housing Program.
- Affordable legal services, particularly relating to tenant/landlord issues, to 242 households.
- Literacy tutoring for 84 adults.
- Three fair housing consultations and investigation of 12 housing discrimination cases.
- Case management services provided to five Daly City residents living in transitional homes after having been released from jail, typically for non-violent alcohol/drug and related crimes.

### Public Facilities

- The City continues to make loan payments on the Section 108 loan used for the construction of the Bayshore Community Center.

### Economic Development

- Workshops and classes provided to 16 microenterprise owners of low to moderate income.

The CAPER was available for public comment from September 9 to September 24, 2012. To date, no public comments have been received.

### Fiscal Impact

During Fiscal Year 2011-2012, the City of Daly City expended a total of \$1,233,213 in CDBG funds and \$1,150,387 in HOME funds.

### Summary/Conclusion

Staff recommends that Council approve the CAPER covering the period of July 1, 2011 through June 30, 2012 for Submission to the United States Department of Housing and Urban Development.

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

Respectfully submitted,



Betsy Zobell  
Housing and Community Development Supervisor



Brian Millar  
Director, Economic &  
Community Development

**City Council Agenda Report**

**Subject: Fiscal Year 2011-12 Consolidated Annual Performance Evaluation Report for the Community Development Block Grant and HOME Programs**

**Meeting Date: September 24, 2012**

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Attachment: Draft CAPER Report FY 2011-12

***HUD  
Consolidated  
Plan***

---

**DRAFT**



**Fiscal Year 2011-2012**

***Department of Economic and Community Development  
Housing and Community Development Division***

**CITY OF DALY CITY**



***HUD CONSOLIDATED PLAN***

**Consolidated Annual Performance and Evaluation Report  
(CAPER)  
*Fiscal Year 2011-12***

**CITY COUNCIL**

**Mayor  
Sal Torres**

**Vice-Mayor  
Ray Buenaventura**

**Carol Klatt  
Michael Guingona  
David Canepa**

---

Responsible Agency: Department of Economic and Community Development

Brian Millar, Director  
Peter Pirnejad, Assistant Director

Prepared by: Housing and Community Development Division

Betsy ZoBell, Housing and Community Development Supervisor  
My Do-Kruse, Community Development Specialist  
Lenelle D. Suliguin, Housing Coordinator  
Marina I. Anaya, Community Development Specialist

**CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT  
(CAPER)  
FY 2011-12 ONE YEAR ACTION PLAN**

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**PART I INTRODUCTION**

As part of the Consolidated Plan regulations established by the federal Department of Housing and Urban Development (HUD), Daly City must submit a completed Consolidated Annual Performance and Evaluation Report (CAPER) to HUD each year. This CAPER provides an assessment of the fourth program year of the City's Five Year Consolidated Plan (covering the period July 1, 2011 to June 30, 2012). The CAPER describes and evaluates Daly City's activities during fiscal year (FY) 2011-2012. It reports on how the City's housing and community development priorities, goals, and strategies established in the One Year Action Plan for FY 2011-2012 were met.

**PART II SUMMARY OF RESOURCES****A. RESOURCES UTILIZED****1. Federal Funds**

During FY 2011-2012, the City of Daly City continued as an entitlement locality under the CDBG Program. As an entitlement locality, the City directly receives CDBG funds from HUD. The specific use of CDBG funds in Daly City is detailed in the remainder of this report.

FY 2011-2012 marked the ninth year that the City received HOME funds directly from HUD as a participating jurisdiction (PJ). HOME funds can be used for a variety of housing activities. The City's use of HOME funds is described in Part III, Section B of this report.

**2. Redevelopment Agency Funds**

On February 1, 2012, redevelopment agencies were effectively dissolved. The "Dissolution Bill" to eliminate redevelopment agencies in California became effective on June 29, 2011 and prohibited redevelopment agencies from entering into new agreements. The Daly City Redevelopment Agency (DCRA) therefore did not take on any new affordable housing commitments in FY 11-12. The elimination of redevelopment agencies makes it more difficult for California cities to help build



affordable housing given that redevelopment funds were an important funding source for affordable housing developments and leveraged federal dollars such as HOME funds.

As reported in previous CAPERs, DCRA funds were used in the construction of over 100 units of affordable housing in Daly City. Affordable housing developments that have received both HOME and DCRA funds include:

- Vista Grande – 24 units of rental housing
- School House Station – 47 units of rental housing
- Hillcrest Gardens – 39 units of senior apartments
- Habitat Way, DeLong, and Parkview – 13 single family homes
- 7555 Mission – 36 condominiums (under construction)

DCRA funds were also used for the Daly City Facade Improvement Program (FIP). Through the FIP, property owners and businesses, located in the City's redevelopment areas were eligible to receive architectural assistance and rebates to cover a portion of construction costs incurred, while improving the façades of their properties and businesses. Overall, the FIP aimed to enhance private reinvestment and to increase the attractiveness and collective commercial viability of the neighborhood-serving commercial corridors (Mission Street and Geneva Avenue) in the City's two former redevelopment areas.

Housing obligations and housing functions of the former DCRA have been or are being transferred to the Daly City Housing Finance Development Agency (DCHFDA). The City, like other municipalities with dissolved redevelopment agencies, is still in the process of adjusting to this significant change in the fiscal landscape of local government.

### **3. State and Local Funds**

State and local funds have been valuable in helping fund various housing activities for lower-income households. The former DCRA was awarded \$1.5 million in State HELP funds which it used to purchase a five-unit apartment building at 260 Abbot Avenue in order to preserve the affordability of

the units for the very low-income households living in the building. In FY 08-09, the City received \$600,000 in CalHOME funds from the State. The monies have been used to rehabilitate homes and supplement the City's existing CDBG-funded housing rehabilitation program. In addition to directly applying to the State for state funds, the City provides support to agencies applying for state funds. The City provided assistance to Habitat for Humanity, for instance, in putting together its grant application for the State's Infill Housing program. Habitat was awarded \$1.75 million which it used towards the podium parking of the 7555 Mission Street affordable housing development. In addition, the City provided support to Mercy Housing in its application submitted to the State Tax Credit Allocation Committee for rehabilitation work on two multi-family affordable housing projects developed in the mid-1990s. The City also completed the required local Reviewing Agency project evaluation form, a component of Mercy Housing's application.

Local funds are used to fund the Daly City Community Service Center, the City's primary human services agency. The Community Service Center offers City residents a wide range of services, including crisis intervention, case management, information and referral. Also, the Center provides office facilities for a variety of nonprofit public service agencies.

All of the public services that receive the City's CDBG funds also get funding from state and/or local resources. The public service agencies offer programs that would not be possible with the City's CDBG funds alone.

#### **4. Private Funds**

The City accesses private funds in the form of foundation grants, lender financing, and owner equity. For example, Habitat for Humanity utilizes private donations to provide zero percent interest mortgages for its homebuyers. For the 13 Habitat projects completed to date in Daly City, over \$2.7 million in mortgage funds have been raised from private businesses, faith-based organizations and trade associations. With reductions in public funding at the federal, state and local levels, the City will need to be more creative and look more to sources of private funding. The City's microenterprise assistance efforts have been enhanced through financial contributions from local banks which have

sponsored various business education and microlending activities. In addition, private funds are a key resource for many of the City's nonprofit subrecipients who leverage funds from the City. In FY 11-12, the City's CDBG subrecipients reported approximately \$2 million in private funding.

### **PART III SUMMARY OF CDBG AND HOME ACTIVITIES AND ACCOMPLISHMENTS**

#### **A. USE OF CDBG FUNDS**

A total of \$1,866,708 in CDBG funds was initially committed for activities in the FY 2011-12 One Year Action Plan. This amount represents a \$1,119,607 CDBG Entitlement Grant, FY 2011-12 estimated program income of \$54,882, unallocated FY 10-11 funds of \$262,219 and anticipated unspent FY 10-11 funds of \$430,000. Table 1 summarizes the actual CDBG commitments made for FY 2011-12, includes CDBG commitments that were carried over from prior years, and incorporates allocation adjustments made during the program year. The table also reports actual expenditures in FY 2011-12 and indicates that 66% of funds committed during the year have been expended.

**Table 1**  
**CDBG Funds Committed vs. Expended (FY2011-12)**

| Grantee/ Program Name                                                                                                                                                                                                                                                                 | Total CDBG Funds Committed | Carryover Amount from Prior Years | New CDBG Funds Committed FY11-12 | Funds Expended FY11-12 | Percent Expended |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-----------------------------------|----------------------------------|------------------------|------------------|
| <b>CDBG ADMINISTRATION</b>                                                                                                                                                                                                                                                            |                            |                                   |                                  |                        |                  |
| Daly City/Gen. Administration                                                                                                                                                                                                                                                         | \$ 234,898.00              | \$ -                              | \$ 234,898.00                    | \$ 210,442.65          | 90%              |
| <b>ECONOMIC DEVELOPMENT</b>                                                                                                                                                                                                                                                           |                            |                                   |                                  |                        |                  |
| Microenterprise Development Program                                                                                                                                                                                                                                                   | \$ 340,817.00              |                                   | \$ 340,817.00                    | \$ 87,166.40           | 26%              |
| <b>HOUSING</b>                                                                                                                                                                                                                                                                        |                            |                                   |                                  |                        |                  |
| Daly City/Residential Rehab                                                                                                                                                                                                                                                           | \$ 562,500.00              |                                   | \$ 562,500.00                    | \$ 308,175.04          | 55%              |
| Habitat for Humanity Greater SF (7555 Mission St.) <sup>1</sup>                                                                                                                                                                                                                       | \$ 12,267.76               | \$ 12,267.76                      | \$ -                             | \$ 95.00               | 1%               |
| Center for Independence of Individuals with Disabilities/HAM <sup>2</sup>                                                                                                                                                                                                             | \$ 13,500.00               |                                   | \$ 13,500.00                     | \$ 13,464.16           | 100%             |
| N. Penin. Neigh.Svcs/House Helpers                                                                                                                                                                                                                                                    | \$ 40,000.00               | \$ -                              | \$ 40,000.00                     | \$ 22,904.64           | 57%              |
| Rebuilding Together                                                                                                                                                                                                                                                                   | \$ 23,500.00               | \$ -                              | \$ 23,500.00                     | \$ 23,500.00           | 100%             |
| Affordable Housing Development                                                                                                                                                                                                                                                        | \$ 85,414.00               | \$ -                              | \$ 85,414.00                     | \$ -                   | 0%               |
| <b>CAPITAL IMPROVEMENTS</b>                                                                                                                                                                                                                                                           |                            |                                   |                                  |                        |                  |
| Section 108 Loan Payments <sup>3</sup>                                                                                                                                                                                                                                                | \$ 390,965.75              | \$ -                              | \$ 390,965.75                    | \$ 390,965.75          | 100%             |
| 92nd Street ADA Improvements                                                                                                                                                                                                                                                          | \$ 20,945.90               | \$ 20,945.90                      | \$ -                             | \$ 5,000.00            | 24%              |
| <b>PUBLIC SERVICES</b>                                                                                                                                                                                                                                                                |                            |                                   |                                  |                        |                  |
| Bayshore Childcare Services                                                                                                                                                                                                                                                           | \$ 30,000.00               | \$ -                              | \$ 30,000.00                     | \$ 30,000.00           | 100%             |
| DC Youth Health Ctr/Pathways for Success                                                                                                                                                                                                                                              | \$ 8,000.00                | \$ -                              | \$ 8,000.00                      | \$ 8,000.00            | 100%             |
| Human Investment Project/Homesharing                                                                                                                                                                                                                                                  | \$ 16,500.00               | \$ -                              | \$ 16,500.00                     | \$ 16,500.00           | 100%             |
| John's Closet                                                                                                                                                                                                                                                                         | \$ 6,825.00                | \$ -                              | \$ 6,825.00                      | \$ 6,825.00            | 100%             |
| Legal Aid Society/Homesavers                                                                                                                                                                                                                                                          | \$ 14,455.00               | \$ -                              | \$ 14,455.00                     | \$ 14,455.00           | 100%             |
| Mental Health Assoc. of SMC/Friendship Center                                                                                                                                                                                                                                         | \$ 4,500.00                | \$ -                              | \$ 4,500.00                      | \$ 4,500.00            | 100%             |
| Mental Health Assoc. of SMC/Spring St. Shelter                                                                                                                                                                                                                                        | \$ 5,000.00                | \$ -                              | \$ 5,000.00                      | \$ 5,000.00            | 100%             |
| North Peninsula Food Pantry and Dining Ctr                                                                                                                                                                                                                                            | \$ 9,000.00                | \$ -                              | \$ 9,000.00                      | \$ 9,000.00            | 100%             |
| Ombudsman Services                                                                                                                                                                                                                                                                    | \$ 4,183.00                |                                   | \$ 4,183.00                      | \$ 4,183.00            | 100%             |
| Project Read                                                                                                                                                                                                                                                                          | \$ 26,500.00               | \$ -                              | \$ 26,500.00                     | \$ 26,500.00           | 100%             |
| Project Sentinel                                                                                                                                                                                                                                                                      | \$ 8,550.00                | \$ -                              | \$ 8,550.00                      | \$ 8,550.00            | 100%             |
| Samaritan House/Safe Harbor Shelter                                                                                                                                                                                                                                                   | \$ 10,000.00               | \$ -                              | \$ 10,000.00                     | \$ 10,000.00           | 100%             |
| Service League/Case Management                                                                                                                                                                                                                                                        | \$ 6,600.00                | \$ -                              | \$ 6,600.00                      | \$ 4,280.71            | 65%              |
| Shelter Network/Family Crossroads                                                                                                                                                                                                                                                     | \$ 20,000.00               | \$ -                              | \$ 20,000.00                     | \$ 20,000.00           | 100%             |
| Shelter Network/Maple St. Shelter                                                                                                                                                                                                                                                     | \$ 5,000.00                | \$ -                              | \$ 5,000.00                      | \$ 3,705.37            | 74%              |
| <b>TOTAL</b>                                                                                                                                                                                                                                                                          | <b>\$ 1,899,921.41</b>     | <b>\$ 33,213.66</b>               | <b>\$ 1,866,707.75</b>           | <b>\$ 1,233,212.72</b> | <b>66%</b>       |
| Notes:                                                                                                                                                                                                                                                                                |                            |                                   |                                  |                        |                  |
| <sup>1</sup> As an amendment to the FY08-09 Action Plan, the City Council transferred \$40,000 from the 92nd Street Accessibility Improvements, \$80,000 from Bayshore Park Improvements and \$119,849 in unallocated funds to Habitat for Humanity Greater SF (7555 Mission Street). |                            |                                   |                                  |                        |                  |
| <sup>2</sup> During the program year, an additional \$2,500 was allocated to the Center for Independence of Individuals with Disabilities.                                                                                                                                            |                            |                                   |                                  |                        |                  |
| <sup>3</sup> The Bayshore Community Center is being partly financed by a Section 108 loan.                                                                                                                                                                                            |                            |                                   |                                  |                        |                  |

## B. USE OF HOME FUNDS

In FY 11-12, construction continued at 7555 Mission Street, a thirty-six unit development by Habitat for Humanity. Construction is approximately 70 percent complete, with a completion target date of February/March 2013. The completion date was pushed back by a few months in part because there were

fewer volunteers in the winter months than projected. The City has committed just over \$1.2 million in HOME funds towards the project.

The City has fully disbursed all of its HOME funds through program year FY 08-09. Table 1b summarizes the City of Daly City's current HOME allocations. The City is required to commit 15% of its annual HOME allocation to a project sponsored, developed, or owned by a community housing development organization (CHDO). The City has reserved its FY 09-10 and FY 10-11 CHDO funds to HIP Housing.

The HOME match report in Appendix H demonstrates that the City is meeting its HOME match requirement. The City has accrued a HOME match requirement of approximately \$287,597 this fiscal year, and currently has excess match to carry over to the next fiscal year of about \$2.5 million dollars. This amount may change as the City tries to collect more detailed information on how the rehabilitation of two HOME-assisted projects, School House Station and Vista Grande apartments, is being financed. The City has been unable to put any funds into the rehabilitation of these projects, but it did contribute to their construction in the mid-1990s. Previously, most of the City's HOME match had been funded with redevelopment dollars. The City will need to look for other sources of match funding given the dissolution of the Redevelopment Agency.

**Table 1b**  
**SUMMARY OF HOME FUNDS ALLOCATED AND EXPENDED**

| Fiscal Year | Total HOME Funds Authorized Allocation Amount | Funds Committed           | Percent Reserved/ Committed | Funds Drawn in IDIS thru 6/30/12 | Percent Expended |
|-------------|-----------------------------------------------|---------------------------|-----------------------------|----------------------------------|------------------|
| 2011-12     | \$491,664.00                                  | \$206,798                 | 42%                         | \$131,939.08                     | 27% <sup>1</sup> |
| 2010-11     | \$188,395.50 <sup>2</sup>                     | \$188,395 <sup>3</sup>    | 100%                        | \$55,679.40                      | 30%              |
| 2009-10     | \$492,929.50 <sup>4</sup>                     | \$492,929.50 <sup>5</sup> | 100%                        | 409,142.20                       | 85%              |

<sup>1</sup>This is what is expected to be expended. The City is still in the process of closing out FY11-12 accounting.

<sup>2</sup> HUD de-obligated \$417,595.50 from the original allocation and credited back \$49,197 for the 08-09 CHDO reservation.

<sup>3</sup>This amount committed/reserved is for HOME administration and the 2008 and 2010 CHDO project.

<sup>4</sup> HUD de-obligated \$65,652.50 from the original allocation.

<sup>5</sup> \$55,858.20 expended for HOME admin; \$83,787.30 reserved to HIP Housing for a CHDO project; the balance is committed to 7555 Mission Street project.

**C. ASSESSMENT OF THE ONE YEAR ACTION PLAN**

The One Year Action Plan for FY 2011-12 identified priority activities from the Five Year HUD Consolidated Plan covering FY 2008-2012 to address housing and community development needs in the City. These were organized and listed within the categories of Housing, Public Services, Public Facilities and Economic Development. In order to evaluate how activities undertaken during the fiscal year succeeded in addressing goals set out in the One Year Action Plan, program accomplishment information in these four categories is presented below.

**(1) HOUSING**

The high cost of housing in Daly City is a common dilemma throughout San Mateo and San Francisco counties. The scarcity of available sites in several of the cities, including Daly City, makes the need to preserve existing renter and owner-occupied housing units a key strategy and priority.

The City's efforts to preserve the existing housing stock are reflected in its support of housing rehabilitation activities. The City's housing rehabilitation achievements through its Residential Rehabilitation Program, North Peninsula Neighborhood Services, and Rebuilding Together are highlighted in Table 2a, below. The City's Residential Rehabilitation Program provides grants, low interest loans, and deferred loans to low and very low-income City residents, both homeowners and owners of multifamily properties. Low interest loans are available for complete home rehabilitation, or for specific tasks, such as "Roof only" or "Paint only" loans. In addition, grants of up to \$1,000 are available to lower income seniors for minor home repairs/improvements. A grant of up to \$1,500 is also available to low-income households for the replacement of existing security grills with ones that can be opened in bedrooms and at exterior doors.

In FY 11-12, the City awarded 14 single-unit rehabilitation loans and grants, providing assistance for 13 ownership units. The 14 single family unit rehab loans/grants were issued to four extremely low-income households, three low-income households, and six moderate-income households.

These included nine senior minor home repair grants, two security bar replacement grants, two complete rehab loans and one roof only loan. Of the 13 housing units assisted through the single-unit Residential Rehabilitation Program, approximately 62% were female-headed households. The City received 400 inquiries about the program during the program year.

In FY 10-11, the City allocated \$82,328 to Mercy Housing California to fund the rehab of Vista Grande Apartments, a 24-unit affordable housing development in Daly City owned by Mercy Housing. In FY 11-12, however, Mercy Housing decided to pursue other funding sources for the Vista Grande rehab project, and the City re-allocated the funding that had been set aside to other CDBG eligible activities.

North Peninsula Neighborhood Services (NPNS) and Rebuilding Together are two subrecipients whose activities complement the City's Rehabilitation Program. Rebuilding Together rehabbed nine housing units using volunteers in FY 11-12. Meanwhile, NPNS assisted 14 households with home repairs in FY 11-12. During the program year, City staff assisted both Rebuilding Together and NPNS in including information about their respective programs in the water bill to City residents.

In their outreach efforts, NPNS also distributed backpack fliers to all students in Daly City's elementary schools and dispensed doorknob fliers to homes in Daly City. In addition, NPNS hired a graphic designer to redesign their website and brochures. The redesigned website allowed for the download of the minor home repair application to expedite the application process. NPNS' Minor Home Repair Coordinator also personally hand delivered many applications to homebound seniors to assist in the application process.

**Table 2a**  
**Housing Rehabilitation Accomplishments FY 2011-12**

| <b>RESIDENTIAL REHABILITATION<br/>ACTIVITY<br/>(Organization)</b> | <b>CDBG FUNDS<br/>COMMITTED</b> | <b>UNITS ASSISTED<br/>(ALL LOW/MOD INCOME<br/>HOUSEHOLDS)</b> |
|-------------------------------------------------------------------|---------------------------------|---------------------------------------------------------------|
| Complete Single-Unit Rehabilitation Loans                         | \$78,966                        | 2                                                             |
| Roof Only Loans                                                   | \$7,474                         | 1                                                             |
| Window Only Loans                                                 | \$0                             | 0                                                             |
| Paint Only Loans                                                  | \$0                             | 0                                                             |
| Sewer Only Loans                                                  | \$0                             | 0                                                             |
| Underground Utility Only Loans                                    | \$0                             | 0                                                             |

| <b>RESIDENTIAL REHABILITATION<br/>ACTIVITY<br/>(Organization)</b>                                 | <b>CDBG FUNDS<br/>COMMITTED</b> | <b>UNITS ASSISTED<br/>(ALL LOW/MOD INCOME<br/>HOUSEHOLDS)</b> |
|---------------------------------------------------------------------------------------------------|---------------------------------|---------------------------------------------------------------|
| Combo Loan (roof, paint, window)                                                                  | \$0                             | 0                                                             |
| Senior Home Repair Grants                                                                         | \$8,972                         | 9                                                             |
| Security Bars Replacement Grants                                                                  | \$1,400                         | 2                                                             |
| Multi-Unit Rehab Loans/Projects                                                                   | \$0                             | 0                                                             |
| House Helpers Program (minor home repair available through North Peninsula Neighborhood Services) | \$22,904.64                     | 14                                                            |
| Rebuilding Together (housing rehabilitation)                                                      | \$23,500.00                     | 9                                                             |
| Center for Independence of Individuals with Disabilities (housing accessibility modifications)    | \$13,464.16                     | 25                                                            |

The City addressed the need for supportive facilities and services for persons with special needs as indicated in Table 2b below. The Center for Independence of Individuals with Disabilities (CID) made accessibility modifications to 25 housing units through its Housing Accessibility Modification Program. The Human Investment Project's (HIP) Shared Housing Program takes advantage of the existing underutilized housing stock, while simultaneously providing assistance to people needing affordable housing. In FY 11-12, HIP matched sixteen households, including nine extremely low income, four low income, two moderate income, and one non low/moderate income household. The average income of Daly City housing providers in the program was \$33,722, while the average income of Daly City housing seekers was \$20,256. Of the sixteen households matched in the program, 69% were female-headed households, 31% were elderly, and 44% were disabled.

During FY 11-12, construction continued at 7555 Mission Street, the 36-unit Habitat for Humanity multi-family housing development. Over the course of the year, the City monitored the progress of the project. The City also worked with Mercy Housing to refinance School House Station and Vista Grande, two affordable multi-family housing properties developed in the mid-1990s with HOME funds. These two developments are undergoing rehabilitation to address water intrusion problems. In order to finance the rehabilitation of these projects, Mercy Housing is using a combination of four percent tax credits and tax-exempt bond funds for the acquisition and rehabilitation of the properties. The Mercy ownership entity has transferred ownership to a new



Mercy ownership entity. Although the City did not provide direct financing for these rehabilitation projects, it facilitated Mercy's applications for both the tax credits and tax-exempt bonds. The City also conducted the required Local Agency Review for the tax credit application, and conducted the public hearing as required by the Tax Equity and Fiscal Responsibility Act (TEFRA) for the issuance of tax-exempt bonds.

In FY 11-12, the City provided \$6,600 in CDBG funding to Service League to provide case management services for those Daly City residents living in the organization's four transitional homes. During FY 11-12, Service League provided case management services to five Daly City residents residing in the transitional homes.

As site preparation activities progressed for the 36-unit affordable housing project at 7555 Mission Street, it became clear that the City would not use all its CDBG funds nor all its CDBG-R funds it had allocated toward such activities due to significantly lower than anticipated costs. In April 2011, the City Council approved the reallocation of \$130,000 of CDBG-R funds toward the construction of sidewalk curb ramps to improve accessibility within the city. A contract for this work was executed in June 2011, and construction was complete in March 2012. The City had a small remaining balance of CDBG-R funds due to lower than expected site preparation costs at 7555 Mission Street. The City has therefore reprogrammed the remaining CDBG-R funds towards a housing rehab loan for a low-income Daly City household in need of home repairs for their health and safety.

Table 2b summarizes the City's housing activities and demonstrates the City's efforts to provide supportive facilities and services for homeless persons. The City, through the funding of three CDBG subrecipients (i.e., Shelter Network of San Mateo County, Mental Health Association of San Mateo County, and Samaritan House), assisted 79 homeless households. Seventeen of the households were families and consisted of 60 persons.

**Table 2b**  
**Housing Summary FY 2011-12**

| HOUSING PRIORITIES                                                      | ACTIVITIES                                                                                         | GOALS                                                                                                                                                  | ACCOMPLISHMENTS                                                                                               |
|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Rehabilitate Existing Owner & Rental Units                              | Rehabilitation of ownership units (includes all single unit rehab loans/grants issued, see page 7) | 26 ownership units                                                                                                                                     | 13 ownership units                                                                                            |
|                                                                         | Rehabilitation of renter units                                                                     | N/A                                                                                                                                                    | N/A                                                                                                           |
|                                                                         | Senior minor home repair grants                                                                    | 17 grants                                                                                                                                              | 9 grants                                                                                                      |
|                                                                         | Minor home repairs to low/mod income homeowners                                                    | 38 ownership units                                                                                                                                     | 23 ownership units (NPNS and Rebuilding Together)                                                             |
| Construct New Rental Units                                              | Construct new rental units                                                                         | Work with developers as interest in potential sites arise                                                                                              | 0 rental units                                                                                                |
| Construct New Ownership Units                                           | Develop self-help housing                                                                          | Continue to work with Habitat for Humanity Greater San Francisco on the development of an affordable 36-unit ownership project at 7555 Mission Street. | Construction on 36-unit multi-family project began in August 2010. Construction is about 70 percent complete. |
| Provide Supportive Facilities & Services for Persons with Special Needs | Housing accessibility modification services                                                        | 25 units                                                                                                                                               | 18 ownership units<br>7 renter units                                                                          |
|                                                                         | Shared Homes Program                                                                               | 10 renter households & 6 owner households                                                                                                              | 16 households: 9 provider households & 7 seeker households                                                    |
|                                                                         | Case management for Hope House Programs                                                            | 4 persons                                                                                                                                              | 5 persons                                                                                                     |
| Provide Rental Assistance                                               | Maintain existing vouchers and certificates                                                        | 623 Section 8 vouchers                                                                                                                                 | 761 Section 8 vouchers as of 7/23/12 (County Housing Authority administers Sec. 8)                            |
| Acquire and rehabilitate existing rental apartments                     | Working with developers to acquire rental units                                                    | N/A                                                                                                                                                    | N/A                                                                                                           |
| Monitor Status and Preserve At-Risk Affordable Housing Inventory        | Preservation of at-risk rental units                                                               | 120 at-risk affordable rental units                                                                                                                    | Preserved affordability of 120 rental units.                                                                  |
| Provide Supportive Facilities and Services for Homeless Persons         | Funding support for homeless programs                                                              | 109 homeless persons                                                                                                                                   | 122 homeless persons                                                                                          |

## (2) ECONOMIC DEVELOPMENT

As stated in the Consolidated Plan, Daly City is committed to strengthening the City's economic climate, expanding employment opportunities for all residents, enhancing small business opportunities, and improving commercial areas in low and moderate income neighborhoods. To this end, the City created and operated the Daly City Enterprise Center from 1994 to May 2011 with the goal of helping new and expanding microenterprises by providing technical assistance. In

May 2011, the City closed the Daly City Business Center, which also housed the offices of the Enterprise Center. The closure of the Business Center in FY 10-11 prompted the City to re-conceptualize how it would provide microenterprise assistance in the future. In February 2012, the City entered into a contract with Renaissance Entrepreneurship Center to provide microenterprise assistance services. Services to be provided included: the creation of a targeted outreach and marketing plan to increase participation in the City's microenterprise program, instruction for workshops and classes, and the provision of one-on-one consulting services for microenterprises. Since execution of the contract, Renaissance has attended various community events to get the word out about their services. The organization has also outreached to local businesses, city libraries, local churches as well as the Daly City-Colma Chamber of Commerce. In addition, City staff has assisted in outreach efforts by providing information regarding Renaissance's services on the City's website and placing an informational pamphlet in the water bill to residents.

In FY 11-12, Renaissance offered a total of 3 class series in Daly City. These classes included a Personal Business Readiness workshop, a Start and Grow Smart class, and a Business Planning class. A total of 16 low-income microenterprise students were enrolled in these classes.

After completion of the Business Planning and/or Start and Grow Smart classes, students become eligible for post-class support such as one-on-one consulting services and/or access to capital assistance offered by Renaissance.

**Table 3**  
**Economic Development (ED) Summary FY 11-12**

| ED PRIORITIES                              | FY 11-12 ACTIVITIES                                          | GOALS               | ACCOMPLISHMENTS     |
|--------------------------------------------|--------------------------------------------------------------|---------------------|---------------------|
| Provide Technical Assistance to Businesses | Technical assistance to microenterprises [24 CFR 570.201(o)] | 30 microenterprises | 16 microenterprises |

As FY 11-12 represented the first year that microenterprise assistance services were offered to Daly City residents by Renaissance Entrepreneurship Center, the number of microenterprises served did not meet the target goal. However, the City anticipates that Renaissance will continue to grow its client base, with enrollment in their classes growing at a healthy level.

### (3) PUBLIC FACILITY IMPROVEMENTS

The One Year Action Plan addressed public facilities that served low-income households and were located in and benefited low or moderate income neighborhoods. The construction of the Bayshore Community Center was completed during FY 05-06, with the grand opening of the Center occurring on February 18, 2006. The City continues to make payments on the Section 108 loan for this project.

In addition, the City's FY 06-07 Action Plan called for ADA improvements to make the property at 271 92<sup>nd</sup> Street more accessible. The City building located at this site houses job training, income maintenance and employment services for North County residents. In FY 06-07, the City used CDBG funds to reconfigure the handicap spaces in the parking lot adjacent to the building. In FY 11-12, the City completed ADA improvements at the site by adding handrails to the existing exterior ramp and staircase.

In FY 10-11, the City allocated \$130,000 in CDBG-R funding for the construction of sidewalk wheelchair ramps (curb cuts) throughout the City. The City entered into a contract in June 2011 to perform work on 56 curb cuts throughout the City. Construction of the curb cuts began in August 2011 and was complete in March 2012.

**Table 4**  
**Public Facility Improvements Summary FY 11-12**

| PUBLIC FACILITY PRIORITIES                                | FY 11-12 ACTIVITIES                                                                        | GOALS                        | ACCOMPLISHMENTS                                                                                                |
|-----------------------------------------------------------|--------------------------------------------------------------------------------------------|------------------------------|----------------------------------------------------------------------------------------------------------------|
| Provide Neighborhood Serving Recreational Facilities      | Section 108 loan payments for the construction of the Bayshore Community Center            | Periodic loan payments       | \$390,966 loan payment during FY 11-12                                                                         |
| Remove Architectural Barriers for the Physically Disabled | Construct sidewalk wheelchair ramps (curb cuts) using CDBG-R funds                         | Perform work on 56 curb cuts | 56 sidewalk curb cuts constructed                                                                              |
|                                                           | Construct ADA improvements to make building at 271 92 <sup>nd</sup> Street more accessible | Implement ADA improvements   | ADA accessibility improvements in FY11/12 include adding handrails on the existing exterior ramp and staircase |

**(4) PUBLIC SERVICES**

Public service programs provide necessary services at reduced or low cost to low-income residents. In FY 11-12, the City funded the Pathways for Success program operated by the Daly City Youth Health Center (DCYHC). Pathways for Success is a school-to-career transition program that includes vocational advising for at-risk students ages 14 – 19. During FY 11-12, DCYHC reported serving 48 Daly City youth through the program. Youth eligible for the Pathways program are recruited from Westmoor and Jefferson High Schools in Daly City. Referrals are made by JUHSD Special Services and Workability counselors, independent studies teachers, and DCYHC's providers. Outreach efforts include classroom presentations, school bulletin announcements, meetings with youth service providers, and media at the targeted schools. In addition, the program's coordinator meets with school staff to identify possible participants, especially those who are underserved.

The One Year Action Plan contains priority public service needs as outlined in the Five Year Consolidated Plan. The accomplishments within each category, broken down by fiscal year, are tabulated below in Table 5. Through CDBG funds, the City supported the provision of a substantial amount of public services to Daly City residents. As Table 5 reveals, the City met or exceeded most of its goals in addressing the following needs: supplying food to low income residents, advocacy services for seniors, preventative services for low income "at-risk" youths, legal assistance, services for special needs populations, as well as fair housing assistance. The goals are often estimates based on historical performances and may not account for variables that affect performance during the program year. When there are significant discrepancies between accomplishments and goals, the City works with the public service subrecipient to identify the cause of the discrepancies and takes this into consideration.

**Table 5**  
**Public Services Summary FY 11-12\***

| <b>PUBLIC SERVICE PRIORITIES</b>                                      | <b>FY 11-12 ACTIVITIES</b>                   | <b>GOALS</b> | <b>ACCOMPLISHMENTS</b> |
|-----------------------------------------------------------------------|----------------------------------------------|--------------|------------------------|
| Provide Child Care and Other Services for Children and Their Families | Support affordable child care services       | 265 children | 242 children           |
|                                                                       | Support clothing services for needy children | 200 children | 197 children           |

| PUBLIC SERVICE PRIORITIES                                            | FY 11-12 ACTIVITIES                                                   | GOALS                        | ACCOMPLISHMENTS              |
|----------------------------------------------------------------------|-----------------------------------------------------------------------|------------------------------|------------------------------|
| Provide Support for Services Supplying Food for Low Income Residents | Funding for food to low-income households                             | 7,500 hot meals              | 10,730 meals served          |
| Provide Legal Assistance to Low-Income Residents                     | Provision of low-cost legal services                                  | 152 households (405 persons) | 242 households (823 persons) |
| Provide Preventative Services to "At-Risk" Youth                     | Support the provision of low cost preventative services               | 15 persons                   | 48 persons                   |
| Provide Public Services and Facilities for Special Needs Populations | Provision of special needs services                                   | 119 persons                  | 204 persons                  |
| Affirmatively Further Fair Housing Activities                        | Fair housing information and assistance                               | 14 households                | 15 households                |
| Provide Advocacy Services to Seniors                                 | Provision of advocacy services for those in long-term care facilities | 52 persons                   | 142 persons                  |

\*With the exception of one person receiving at-risk youth preventative services and four households receiving fair housing services, all households and persons reported in Table 5 meet the HUD definition of low/moderate income.

The substantial number of Daly City residents receiving necessary assistance shown in Table 6 reflects the impact of CDBG funds that the City allocated for public services this past year as well as the impact of the downturn in the economy leading to increased demand for public services. In addition to the number of persons served in Table 6, there were 10,730 hot meals served by the North Peninsula Food Pantry and Dining Center.

**Table 6**  
**Total Persons Served Under Public Services**  
**FY 11-12\***

| PUBLIC SERVICE PRIORITIES        | Persons |
|----------------------------------|---------|
| Childcare/Child Support Services | 439     |
| Legal Services                   | 823     |
| Preventative Services for Youth  | 48      |
| Special Needs Populations        | 204     |
| Fair Housing Activities          | 26      |
| Senior Advocacy Services         | 142     |
| Total Users (Public Services)    | 1,682+  |

\*does not include beneficiaries of the 10,730 hot meals served by the North Peninsula Food Pantry and Dining Center and activities included in the Housing Summary in Table 2b.

**D. EXTENT CDBG FUNDS BENEFITED LOW/MOD RESIDENTS**

All of Daly City's FY 11-12 CDBG activities were targeted primarily at low and moderate income persons. The City's high percentage of success in implementing activities that are consistent with the CDBG program goal to help low and moderate income populations is evident in "Part III: Low/Mod Benefit This Reporting Period" under Appendix E (Financial Summary: Grantee Performance Report).

**E. CDBG ACCOMPLISHMENTS**

Appendix C, "Summary of Community Development Accomplishments Report" describes the City's FY 11-12 CDBG accomplishments by the following funding categories: public facilities/improvements, public services, economic development, and housing.

**F. DEMOGRAPHIC SUMMARY OF DALY CITY RESIDENTS AND CDBG BENEFICIARIES**

Daly City has one of the highest concentrations of Asian populations in the United States. According to the 2010 Census, 56% of Daly City's population was classified as Asian. The following table shows the racial/ethnic breakdown for the City overall.

**Table 7a**  
**Demographic Summary of Daly City Residents**

| <b>Race</b>                      | <b>Percent of Total Population</b> |
|----------------------------------|------------------------------------|
| White                            | 24%                                |
| Black/African-American           | 4%                                 |
| American Indian/Alaskan Native   | 0%                                 |
| Asian                            | 56%                                |
| Native Hawaiian/Pacific Islander | 1%                                 |
| Some Other Race                  | 16%                                |
| <b>Hispanic or Latino</b>        |                                    |
| Hispanic or Latino               | 24%                                |
| Not Hispanic or Latino           | 76%                                |

Source: 2010 Census

Table 7b below summarizes the demographics of the CDBG beneficiaries using the racial/ethnic categories that were updated in 2002. In FY 11-12, 29 percent of the CDBG beneficiaries were Asian, 45 percent were White, 7 percent were Black, and 40 percent were Hispanic. The table suggests that an inconsistency continues to exist in the way persons of Hispanic ethnicity are categorized racially. Some agencies choose to

categorize them as White, while others categorize them as Balance/Other. Without further guidance from HUD, the City has left it to the subrecipients to make their own determination as to how these should be categorized. Appendix D, "Activity Summary Report," also provides information on the racial/ethnic composition status of beneficiaries assisted through Daly City's CDBG program.

**Table 7b**  
**Demographic Summary of CDBG Beneficiaries FY 11-12\***

| RACE TOTALS                            | Race  | Hispanic | Race % | Hispanic % |
|----------------------------------------|-------|----------|--------|------------|
| White                                  | 904   | 589      | 45     | 30         |
| Black/African American (AA)            | 140   | 6        | 7      | 0          |
| Asian                                  | 569   | 13       | 29     | 1          |
| American Indian/Alaskan Native (AI/AN) | 34    | 23       | 2      | 1          |
| Native Hawaiian/Other Pacific Islander | 86    | 3        | 4      | 0          |
| American Indian/Alaskan Native and     | 12    | -        | 1      | 0          |
| Asian and White                        | 12    | -        | 1      | 0          |
| Black/African American and White       | -     | -        | 0      | 0          |
| AI/AN and Black/AA                     | 11    | 1        | 1      | 0          |
| Balance Other                          | 226   | 158      | 11     | 8          |
| Total                                  | 1,994 | 793      | 100    | 40         |

\*does not include beneficiaries of North Peninsula Food Pantry and Dining Center

Consistent with the high concentration of Asians residing in Daly City, Asians comprise a significant segment of the beneficiaries of some CDBG subrecipients. In FY 11-12, the Center for Independence of Individuals with Disabilities reported that 60 percent of the households served by their housing accessibility modification program were Asian, while Rebuilding Together reported that 44 percent of the households served by their home repair program were Asian. In addition, the North Peninsula Food Pantry reported that 41 percent of the persons served by the dining center program in Daly City were Asian.

Female-headed households in Daly City also appear to be a large contingent of the beneficiaries served by the City's CDBG housing rehab and public service providers. The following table reveals the number of female-headed households receiving services from CDBG subrecipients in FY 11-12.



**Table 7c**  
**CDBG Beneficiary Female-headed Households FY 11-12**

|                                                          | <b>Number of<br/>Female-<br/>headed<br/>Households<br/>Served</b> | <b>Total<br/>Households<br/>Served</b> | <b>Female-<br/>headed<br/>Households<br/>Served as a<br/>Percent of<br/>Total</b> |
|----------------------------------------------------------|-------------------------------------------------------------------|----------------------------------------|-----------------------------------------------------------------------------------|
| <b><i>Residential Rehab Activities</i></b>               |                                                                   |                                        |                                                                                   |
| Center for Independence of Individuals with Disabilities | 6                                                                 | 25                                     | 24%                                                                               |
| No. Peninsula Neighborhood Services                      | 8                                                                 | 14                                     | 57%                                                                               |
| Rebuilding Together Peninsula                            | 5                                                                 | 9                                      | 56%                                                                               |
| City Residential Rehab Program                           | 8                                                                 | 13                                     | 62%                                                                               |
| <b><i>Public Services</i></b>                            |                                                                   |                                        |                                                                                   |
| Bayshore Child Care Services                             | 114                                                               | 200                                    | 57%                                                                               |
| Human Investment Project                                 | 11                                                                | 16                                     | 69%                                                                               |
| Legal Aid Society                                        | 46                                                                | 242                                    | 19%                                                                               |
| Project Sentinel                                         | 13                                                                | 15                                     | 87%                                                                               |
| Shelter Network Family Crossroads                        | 16                                                                | 17                                     | 94%                                                                               |

## **G. GEOGRAPHIC DISTRIBUTION AND LOCATIONS OF CDBG-FUNDED ACTIVITIES**

Daly City's available resources for housing and community development were distributed throughout all geographic areas of the City. Programs offered by the City and its subrecipients are available to all qualifying residents, regardless of the geographic location of their residences. Several of the non-housing community development activities specifically target census tracts with a concentration of low-income residents. These projects benefit primarily low to moderate income census tracts. Please see the "Activity Name, Location & Description" category under Appendix D, "Activity Summary Report," for a description of locations concerning CDBG-funded projects in FY 11-12. Also, please refer to Appendix K, "Geographic Distribution of Activities," for maps of where CDBG-funded projects are located in the City.

**PART IV      ACTIVITY NARRATIVES****A.      ACTIONS TO AFFIRMATIVELY FURTHER FAIR HOUSING**

The City completed its Fair Housing Action Plan (FHAP) in July 2004. The Plan was submitted as Appendix D to the FY 05-06 One Year Action Plan. The Fair Housing Action Plan describes the City's strategies to address needs identified in its Analysis of Impediments (AI). The AI identifies policies and institutions that may be barriers to housing choice, recommends solutions to overcome impediments and provides fair housing information. The five HUD entitlement localities in San Mateo County (San Mateo County and the cities of Daly City, Redwood City, San Mateo and South San Francisco) completed the update to the AI in July 2004. Project Sentinel, a regional nonprofit fair housing organization, prepared the AI for the San Mateo County region.

In FY 11-12, the City, along with the other four San Mateo County entitlement jurisdictions, secured a consultant to prepare an update to the AI in conjunction with the City's FY 13-17 Consolidated Plan. The update to the AI will be completed in September 2012. After the AI is complete, the City will prepare and submit to HUD a Fair Housing Action Plan to describe the strategies it will use to address the needs identified in the AI.

After the submission of its Fair Housing Action Plan in FY 05-06, the City adopted in October 2007 an inclusionary housing policy for the development of affordable housing in the City outside of the redevelopment project areas. Since redevelopment has been eliminated, the City will need to update its inclusionary housing ordinance to include the project areas of the former redevelopment agency. Inclusion of these areas will be part of a larger update to the inclusionary housing ordinance. The City will work with a consultant beginning in FY 12-13 on this update.

The City has updated its Housing Element for 2009-2014 which the state has indicated is ready for certification. The City is waiting to certify the Housing Element along with its General Plan update. In the updated Housing Element, Policy HE – 16 addresses how the City intends to “prevent housing discrimination based on age, race, religion, sex, ethnic background, or familial status.” In addition to

assisting in outreach, education, implementation and enforcement efforts as part of this policy, the City also intends to amend the Zoning Ordinance to revise the definition of family to comply with State and federal fair housing laws. The new definition shall not distinguish between related and unrelated persons, and shall not impose limitations on the number of persons that may constitute a family.

The City continues to meet its Fair Housing Action Plan goals of making fair housing information available to the public and ensuring City staff effectively refers more complex fair housing questions to the right agencies. As part of fielding regular phone calls from people seeking affordable housing, City staff is able to determine if there are fair housing issues involved and to make the appropriate referrals. The City works with various nonprofits and other service providers to educate the public about fair housing. The City also posts public service announcements regarding fair housing on its Cable Channel.

In accordance with its current Fair Housing Action Plan, the City continues to annually fund and support nonprofit public service agencies that help its residents in addressing and resolving fair housing problems. These nonprofits are Project Sentinel and Legal Aid Society of San Mateo County, a legal service organization that focuses on housing law, particularly landlord/tenant disputes. The activities and accomplishments for these two public service organizations are discussed below:

#### **1. Project Sentinel**

Daly City contracts with Project Sentinel, a non-profit organization that provides fair housing information and counseling to the public. Project Sentinel provides a lawyer referral service for litigation of discrimination cases, investigates complaints of housing discrimination, maintains a phone hotline and offers counseling services.

Project Sentinel also publishes "Rent Watch," a weekly information "question and answer" column published in Bay Area newspapers and "Focus on Fair Housing," which is published in the Disabled Dealer. Project Sentinel staff members gave presentations to local community groups on topics such as an overview of fair housing laws and discrimination against families with children and persons with disabilities. Fair housing brochures were

distributed to community organizations and in City Hall as well as community facilities throughout Daly City. Fair housing brochures are available in English, Spanish, Arabic as well as Tagalog, and have been posted at City Hall. In FY 11-12, Project Sentinel staff also attended and participated in seminars, symposiums, workshops, etc., to coordinate and further the goals of fair housing in Daly City and throughout San Mateo County.

During FY 11-12, the City provided Project Sentinel with \$8,550 in CDBG funding for fair housing services. Project Sentinel completed 3 fair housing consultations and opened 12 fair housing cases involving Daly City residents during the program year. Approximately 42 percent of the cases (five) involved handicap/disability discrimination, while an equal number of cases (five) involved familial status discrimination. Of the two remaining cases, one involved religious discrimination and one involved income source discrimination. The cases are investigated, resulting in counseling, conciliation, or referral to HUD.

## **2. Legal Aid Society**

The City of Daly City also contracts with Legal Aid Society of San Mateo County to provide free legal services to low-income Daly City residents. Legal Aid Society of San Mateo County's Homesavers Program offers Daly City residents legal assistance on primarily tenant/landlord conflicts as well habitability issues. Daly City residents can receive legal assistance from Legal Aid during their office hours offered once a week at the Daly City Community Service Center, at the Fair Oaks Community Center in Redwood City, or at the main County courthouse in Redwood City. In FY 11-12, Legal Aid received \$14,455 in CDBG funding from the City and provided assistance to 242 Daly City households. The economy still in slow recovery mode has contributed to Legal Aid serving a significantly higher number of Daly City households than in years past.

## B. EVALUATION OF PROGRESS IN PROVIDING AFFORDABLE HOUSING

Table 8 below, "Summary of Housing Accomplishments FY 11-12" displays the City's housing accomplishments based on the income of Daly City beneficiaries this past year. Several of the City's CDBG subrecipients form an informal network to assist households facing worst case housing needs. HUD defines worst case housing needs as "low-income renter households who pay more than half their income for rent, live in seriously substandard housing (which includes homeless persons) or have been involuntarily displaced." CDBG subrecipient, Legal Aid Society of San Mateo County, protects low income renters from having to live in illegal or unsafe housing conditions or become homeless as a result of wrongful evictions. Another subrecipient, Shelter Network of San Mateo County, operates a transitional housing facility in Daly City to help homeless families regain self-sufficiency and also operates an emergency and transitional housing shelter in Redwood City. Mental Health Association of San Mateo County's Spring Street Shelter in Redwood City offers emergency housing to homeless Daly City residents with mental illnesses. Samaritan House, meanwhile, began operating Safe Harbor Shelter as a year-round shelter in November 2001.

Daly City targets the housing needs of persons with disabilities through CDBG subrecipients. To assist persons with disabilities who are homeowners remain in their homes, the City awarded FY 11-12 Block Grant funds to a regional nonprofit, Center for Independence of Individuals with Disabilities (CID). The City also funded Mental Health Association of San Mateo County to operate its Spring Street Shelter in Redwood City for persons with disabilities.

**Table 8**  
**Summary of Housing Accomplishments FY 11-12**

| <b>Priority Need Category</b> | <b>Actual Units</b> |
|-------------------------------|---------------------|
| <b>Renters</b>                |                     |
| 0 - 30% of MFI                | 5                   |
| 31 - 50% of MFI               | 2                   |
| 51 - 80% of MFI               | 0                   |
| 81-120% MFI                   | 0                   |
| <b>Renters Total</b>          | <b>7</b>            |
| <b>Owners</b>                 |                     |
| 0 - 30% of MFI                | 22                  |
| 31 - 50% of MFI               | 12                  |

| Priority Need Category | Actual Units |
|------------------------|--------------|
| 51 - 80% of MFI        | 10           |
| Owners Total           | 45           |

|                                   |            |
|-----------------------------------|------------|
| <b>Homeless</b>                   |            |
| Individuals                       | 62         |
| Families*                         | 17         |
| Homeless Total (households)       | 79         |
| <b>Non-Homeless Special Needs</b> |            |
| Households                        | 25         |
| Non-Homeless Total                | 25         |
|                                   |            |
| <b>Total Housing</b>              | <b>156</b> |
| Total 199 Housing                 |            |

\* The 17 families consist of 60 persons.

For additional details on the City's housing activities and accomplishments, including its efforts to develop affordable ownership housing, refer to Part III(C)(1), "Housing," beginning on Page 7.

### C. ACTIONS TO ADDRESS CONTINUUM OF CARE NEEDS

The City continues to participate with regional and local private and public organizations in San Mateo County's Continuum of Care planning process. The goal of this effort is to implement an integrated and humane approach to prevent and eliminate homelessness in San Mateo County. In 2003, the County established a Steering Committee comprised of about 35 local government, human services, and nonprofit representatives to serve as a year-round planning body for the Continuum of Care. The County also created a smaller body, the Executive Committee, an off-shoot of the Steering Committee, to develop and implement strategies of the Steering Committee. The City has representation on both committees and is also part of the annual Continuum of Care grant application review process. In FY 2005-06, the City contributed in the formulation of the County's Ten Year Plan to End Homelessness (aka Housing Our People Effectively (HOPE) Plan) through participation in the planning process' Leadership Committee and Housing Solutions Task Force. The City actively assists in the implementation of the HOPE plan.

During FY 11-12, Daly City used CDBG money to fund programs that served the homeless population in the City. Shelter Network of San Mateo County operates the Family Crossroads transitional housing facility in Daly City. In FY 11-12, a total of 17 Daly City families (or 60 residents) participated in the Family Crossroads program.

Shelter Network also operates the Maple Street Shelter in Redwood City that served 18 persons from Daly City during FY 11-12. Mental Health Association of San Mateo County operates the Spring Street Shelter in Redwood City, which provided emergency shelter to 20 homeless persons with mental illnesses from Daly City in FY 11-12. During the program year, Safe Harbor Shelter operated by Samaritan House, provided shelter to 24 Daly City residents. In addition to these CDBG-funded activities, the City offers homeless prevention services through its locally funded Community Service Center. These services include vouchers for emergency housing and housing counseling.

In late FY 08-09, the City was allocated \$510,070 in Homelessness Prevention and Rapid Re-Housing Program (HPRP) funds. The City worked with the San Mateo County Continuum of Care Consortium to exchange ideas about the HPRP program. The City entered into a Subrecipient Agreement with Shelter Network of San Mateo County to provide both homelessness prevention and rapid re-housing assistance to Daly City residents. As of June 30, 2012, the HPRP program has served 103 Daly City households since its inception. The City collaborates with the Continuum of Care and accesses its HMIS system for the HPRP. The City is now working on closing out its HPRP grant.

The non-homeless special needs population encompasses a wide range of sub-populations such as 1) persons with mental, physical, or developmental disabilities, 2) adults who are illiterate, 3) those living in long-term care facilities. During 2011-12, Daly City used CDBG funds to assist several organizations that sponsor activities for households with special needs.

The following three public service providers received CDBG funding from the City in FY 11-12. Project Read is an organization that offers tutoring services to persons with no or limited English reading and writing skills. During FY 11-12, 84 Daly City residents received tutoring services from Project Read. Ombudsman Services of San Mateo County, meanwhile, provides advocacy services to those living in long-term care facilities by monitoring and investigating complaints. During the program year, Ombudsman Services investigated and closed 142 complaint cases on behalf of Daly City residents. On the other hand, the Daly City Friendship Center, operated by the Mental Health Association, provides social, recreational and educational activities for persons with mental illnesses in a safe, supportive environment. During FY 11-12, 120 Daly City residents used the services of the Friendship Center. The Mental Health Association (MHA) promotes the Daly City Friendship

Center through word of mouth, the MHA website, and monthly mailings of a calendar of activities to Friendship Center participants, mental health professionals, and families and supporters of people with mental illness. Copies of the calendar are also delivered to board and care operators and members of the Daly City community. San Mateo County Behavioral Health and Recovery Services also assists in distributing calendars and information regarding the Friendship Centers. In addition, MHA staff attend a variety of interagency community meetings such as the monthly county-wide Community Rehabilitation Coalition meeting of representatives from all North County activity and treatment programs. Interagency meetings such as these provide for additional opportunities for outreach. To promote the Friendship Center program, MHA also has recruited a Filipino peer volunteer to assist in outreach to the minority community and to provide translation services.

#### **D. STATUS OF OTHER ACTIONS IN THE ONE YEAR ACTION PLAN FOR FY 2011-12**

##### **1. Addressing Obstacles to Meeting Underserved Needs**

The primary obstacle to meeting the City's underserved needs is securing available funding resources. In order to make the most efficient use of CDBG dollars, the City continues to collaborate with public and private organizations and to leverage its dollars whenever possible to pursue funding sources as they become available for specific priority activities. As a means to ensure that CDBG subrecipients, specifically public service nonprofits, are maximizing use of City CDBG funds, the City continues to use "Diversity of Funding" as a scoring criteria during the annual funding cycle. Most of the CDBG subrecipients leverage City CDBG funds with other funding sources. In FY 11-12, the City's CDBG subrecipients leveraged an additional \$8.7 million in funding, with an averaging leveraging ratio of 44.29 (i.e. for every dollar of CDBG funding from the City, CDBG subrecipients were able to leverage an average of \$44.29 in additional funding).

##### **2. Foster and Maintain Affordable Housing**

The Bay Area region continues to be one of the most expensive homeownership and rental markets in the United States. Consequently, the City's housing policies aim to foster and maintain affordable housing in order to meet the needs of the City's socially and economically diverse population. When



financially feasible and when suitable sites are available, the City encourages affordable mixed-use housing development, which boosts the City's economy and provides needed affordable housing. However, the lack of developable land and the availability of a large number of existing housing units needing rehabilitation has caused the City to also support potential acquisition and rehabilitation projects, when feasible, in order to invigorate declining neighborhoods and stabilize rents.

With the loss of the low-moderate income housing set-aside funds from redevelopment coupled with a reduction in the City's HOME allocation, the City is challenged with finding funds to help finance affordable housing developments. In FY 11-12, the City began and continues to make its transition to a post-redevelopment reality. As part of this transition, the City issued a Request for Proposal to find a consultant to assist the City in re-evaluating and upgrading its inclusionary housing ordinance.

As part of maintaining affordable housing, the City continues to monitor its completed HOME-assisted rental housing projects. The City collects and reviews tenant income re-certifications. In addition, it conducts on-site property inspections for 1293 Hillside, Hillcrest Gardens, Vista Grande, and School House Station. All of these sites are monitored every other year, except for School House Station and Hillcrest Gardens which have 47 and 44 units, respectively, and are monitored annually. The on-site property inspections indicated that the properties have been well maintained and the units in generally good condition. Mercy Housing is the property manager for both Vista Grande and School House Station. As mentioned previously, the City helped facilitate the refinancing of these properties in order to finance the rehabilitation of these developments to address the water intrusion problems they face.

The City continues to explore ways to foster affordable housing given the difficult economic climate and the high possibility of reduced public funds available to help finance affordable housing developments. The City, for instance, participates at the County level in discussions regarding providing affordable housing in the region.

### **3. Eliminate Barriers to Affordable Housing**

In conjunction with fostering and maintaining affordable housing, the City has continued to implement and promote the following on-going policies:

- a. Encourage and support, when feasible, the dual use of land through mixed-use development.
- b. Improve the public's perception and understanding of affordable housing by assisting experienced developers to create attractive and well-managed housing units and by meeting with homeowner and resident associations.
- c. Provide efficient one-stop permitting and parallel building plan checking to expedite plan approvals for developers through the City's Building and Planning Divisions.
- d. Continue implementing the high density zoning ordinance that allows for increased density (up to 65 units per acre) for mixed-use projects in urbanized commercial areas.
- e. Provide a parking reduction of up to 20% for affordable housing projects, and up to a 75% parking reduction for affordable senior housing projects.

The City's updated Housing Element has been approved by the State, but is pending certification. Information regarding the City's Housing Element can be found at [www.plandalycity.org](http://www.plandalycity.org). In addition to the policies outlined above, the City's Housing Element contains policies to encourage the supply of land for housing. Some of these policies are as follows:

- a. Provide regulatory incentives for developers to construct higher-density mixed-use developments along Mission Street, Geneva Avenue, and other locations within close proximity to public transit.

- b. Explore possibilities to allow the construction of additional second units throughout the City (i.e. eliminate the owner occupancy requirement).
- c. Avoid rezoning properties for non-residential uses that are presently designated or zoned for residential uses.
- d. Expand homeownership opportunities by facilitating condominium construction, while protecting renters from condominium conversions.

#### **4. Lead Based Paint Hazard Reduction**

During FY 11-12, the City continued to conduct the following activities to reduce the hazard of lead based paint in housing, particularly in units with children under seven years of age:

##### Strategy 1

Implement lead hazard reduction activities with CDBG subrecipients who undertake minor home repair and continue implementation under the City's Residential Rehabilitation Program. During the program year, City staff provided technical assistance to CDBG subrecipients on HUD lead hazard reduction requirements. The City and its CDBG subrecipients distribute information on lead-based paint hazards to all their housing rehabilitation clients and conduct the appropriate level of lead paint hazard inspection to determine what type of controls or abatement needs to be done, if any.

##### Strategy 2

Attend lead-based paint training sponsored by HUD and other public health and safety organizations in order to keep up with federal and State requirements and to enhance the City's technical assistance to CDBG subrecipients who provide home rehabilitation services and to other interested organizations as well. The City also encourages CDBG subrecipients to have their staffs enroll in these trainings or other educational programs involving lead hazard reduction.

Strategy 3

Provide public information and education. Daly City has continued to make available and provide information on lead based paint hazards to all property owners and tenants participating in CDBG-funded housing rehabilitation activities as well as other interested groups or individuals.

**5. Reduction of Persons Living Below Poverty Level**

The City's anti-poverty strategies as indicated in the One Year Action Plan focus on undertaking economic development activities and supporting a broad array of social services that assist low income persons find employment:

**a. Economic Development Activities**

The closure of the Daly City Business Center in FY 10-11, which also housed the City's Enterprise Center, prompted the City in to re-conceptualize how it would provide microenterprise assistance in the future. In FY 11-12, the City awarded a contract to Renaissance Entrepreneurship Center to develop a targeted outreach and marketing plan to increase participation in the City's microenterprise program, to provide instruction for workshops and classes targeted at microenterprises, and to provide post-class support such as one-on-one consulting services.

The accomplishments of the Renaissance Entrepreneurship Center this year have been discussed in Part III(C)(2), "Economic Development," beginning on page 12. Renaissance reported that a total of 16 microenterprises were provided with training (workshops/classes) during FY 11-12.

In addition to microenterprise-focused activities, the City continues to work with commercial developers to attract businesses. The Daly City Redevelopment Agency was

dissolved, however, by State legislation during FY 11-12, and the Agency was transitioned into the Daly City Successor Agency. It is presumed that the Successor Agency and City will continue to favor the development programs of the Pacific Plaza sites, consisting of a hotel and office building. For other sites, there may be some flexibility in the development programs.

The Pacific Plaza development project has created over 1,425 jobs to date. Redevelopment of former Redevelopment Agency properties, however, has been constrained by poor market conditions and the unavailability of development capital. The City received several inquiries and one Letter of Intent on the Phase III component of the Pacific Plaza project by a developer who had entered into a Disposition and Development Agreement (DDA) with the City in 2007 for a proposed 270,000 square foot office building. The developer, however, subsequently terminated the DDA due to the collapse of the capital markets. It is assumed that the recovery of the credit markets as well as the continuance of a sustainable economy in the Bay Area will be necessary for the project to move forward. Phase III, when completed, is anticipated to create 950 to 1,000 additional jobs.

The now defunct Redevelopment Agency had also been in negotiations with a developer to bring a hotel to the northern portion of the Pacific Plaza project. During FY 07-08, the developer determined that construction of a full service hotel on the site was infeasible. During FY 08-09, the Agency commissioned a marketing and feasibility analysis to determine the level of market support for a full service hotel on the site. As is the case with the aforementioned office project at Pacific Plaza, it is expected that the economy and credit markets will need to recover in order for the hotel project to move forward. When complete, the hotel project is expected to create over 150 additional jobs.

The "Landmark" mixed use development project, (now called 88 Hillside) is also located within the former Mission Street/Junipero Serra Redevelopment Area. During 2009, construction of Phase I of the project was completed. This portion of the project featured 95 residential

condominiums, about 17,000 square feet of retail space and additional parking at the “Top of the Hill” on Mission Street. One restaurant space was leased and tenant improvements were added. Due to the decline in the housing market, however, residential units in the development did not sell and subsequently, the project went into foreclosure. A new owner, OliverMcMillan, re-positioned the project and sold to Equity Group which carried out renovations and has been renting out the units. Some of the retail space has been leased to an upscale restaurant, gym, and beauty salon, while the remainder of the space is being marketed. It is estimated that with the commercial / retail space included in the project, over 100 jobs will be added.

“The Geneva,” is a mixed use project consisting of condominium apartments and retail commercial space located in the former Bayshore Redevelopment Area. After construction on this project was complete in 2009, the project went through a foreclosure. However, the project is currently being operated as a rental project with eleven affordable units which are now occupied. The Agency has been assisting in referring potential tenants for the 14,000 square feet of retail space. A restaurant, auto-oriented retail and other users have expressed interest in the space. It is estimated that 35 jobs will be added as a result of the project.

As mentioned previously, 7555 Mission Street is a 36-unit affordable ownership housing project in the process of being developed by Habitat for Humanity Greater San Francisco. Although there is no commercial space component of this project, the addition of new residents living in the units and the foot traffic created by the residents will assist in building economic vitality on the southern end of Mission Street. The project is expected to be complete in February/March 2013.

The Daly City Housing Development Finance Agency (DCHDFA, successor housing agency to the Daly City Redevelopment Agency) owns several parcels on the 6800 Block of Mission Street. During early 2011, City staff explored the possibility of purchasing an available key parcel, 6800 Mission Street, the site of a long closed auto dealership, to create a multi-family or mixed-use development site that could also include property owned by the DCHDFA adjacent

to the south of 6800 Mission Street. As is the case with the aforementioned 7555 Mission project, such a project would energize a now underutilized block of Mission Street.

Monarch Village (now known as Presidio Del Rey), located along Sullivan Avenue, is another mixed-use project outside the City's former redevelopment areas, located along Sullivan Avenue. The project features 208 senior apartments. The developer recently sold a 50,000 square foot retail site to CVS Pharmacy, which will commence construction during 2012-13. Upon completion of the retail portion of the project, it is estimated the project will add 50-100 jobs.

Daly City staff continues to meet with and assist private property owners regarding vacant commercial space and land. Staff cooperated with Serramonte Center on plans to add another anchor tenant to the Center which will occupy 80,000 square feet. A new Taco Bell was approved at 7255 Mission Street with plans for construction to commence during 2012-13. The City also assisted a local entrepreneur to tenant his building with a Sherwin-Williams Paint store at 7298 Mission Street. In total, the aforementioned sites represent the replacement of 400-750 jobs lost by business closures.

In addition, staff has met with and cooperated with two development interests regarding properties along Olympic Way for hotel, shopping center and mixed use development on nearly 10 acres. Much of the site is under contract to a Canadian based retail developer, with closing anticipated for late 2012. There is a potential for 50-300 jobs to be created between the two conceptual proposals.

Finally, the City has been working for many years in the former Bayshore Redevelopment Area to foster the creation of a neighborhood shopping center that includes a grocery store, at a site controlled by the State of California - the north Cow Palace Parking Lot. The City has worked with the Cow Palace Board, State officials, and a number of private interests. As of July 2010, the Cow Palace entered into an "Exclusive Right to Negotiate" with a neighboring land owner for a prospective project, which at this stage is very preliminary and conceptual. Discussions

continued during the past year with a supermarket and another national retailer. It is estimated that a new shopping center in the area might add 200-500 jobs or more.

In addition to these business/job creation activities, the City also implemented a Hire Daly City First program in September 2001. The goal of the program is to connect jobs in Daly City with Daly City residents.

**b. Daly City Community Service Center**

The City established the Daly City Community Service Center in 1974. Since its inception, the Center's goal has been to promote and improve the quality of life for Daly City, Colma, and Broadmoor residents through the provision of quality crisis intervention services, either directly or by referral to the appropriate service provider. The Center seeks to help individuals and families achieve self-sufficiency.

**c. CDBG Public Service Subrecipients**

The City continued to fund through the CDBG Program a large number of nonprofits and public agencies serving low and moderate income Daly City residents. There were 15 public service activities receiving FY 11-12 CDBG funding. The City does not currently provide direct funding for programs with the specific goal of employment or improving job readiness. However, a few of its CDBG subrecipients provide access and stability to residents that enable them to find employment opportunities.

Several shelters, for example, report that some of their clients have found employment and/or increased their income during their stay. Family Crossroads indicated that a total of four households they assisted increased their income levels. Of the clients served during FY 11-12, three households got a better paying job/promotion, and one household found employment. Maple Street Shelter, on the other hand, reported that one client increased their income levels by being able to obtain public benefits. Spring Street Shelter, meanwhile, conveyed that a total of eight clients increased their income levels. Three of the shelter's clients found employment



during their stay at the shelter, one client got a promotion or better paying job, and four other clients were able to gain or increase their public benefits. In addition, Samaritan House's Safe Harbor Shelter reported that three Daly City clients increased their incomes levels by finding employment and one increased their income by being able to obtain public benefits. Lastly, Service League indicated that its two of its Daly City transitional living facility clients found employment, while another three clients got a promotion or a better paying job.

Another subrecipient, Bayshore Child Care Services, requires participants of their program to be employed, enrolled in a training program, or actively looking for work. Bayshore Child Care Services offers subsidized child care that allows parents to continue or seek employment. In general, 5% (or 12) of the households Bayshore Child Care Services served in FY 11-12 were either enrolled in a training program or actively looking for employment. Job seekers have 3 months to find employment or they are no longer eligible for the low-cost child care. Bayshore Child Care Services provides a service that is important in helping low-income households with children be able to work. About 47 percent of the households the organization serves are female-headed households.

## **6. Overcoming Institutional Gaps and Enhancing Institutional Coordination**

Below is a description, categorized by institution type, of how the City addressed the issues of overcoming institutional gaps and developed or maintained more effective coordination between public and private institutions. The City's efforts are in accordance with the actions discussed in the FY 2011-12 Action Plan.

### **a. Local and Regional Governments**

Within the City of Daly City itself, there are on-going efforts to streamline the development process. The City's Building and Planning Divisions work together to efficiently and effectively review and approve plans with developers from first contact through completion of construction,

avoid duplication of tasks between themselves and other City departments, and enforce the zoning laws.

The City's Housing and Community Development Division (HCD) staff also actively participates in various consortium activities within the County. Daly City is involved in the County Continuum of Care Consortium. The City has representation on the County's Continuum of Care's Steering and Executive Committees. The Nonprofit Housing organization (NPH) also convenes a local government working group to facilitate the exchange of ideas and experiences among housing professionals. NPH has held several workshops to clarify legislation regarding the dissolution of redevelopment agencies. The City has also participated in meetings to discuss the Regional Housing Needs Allocation (RHNA). The RHNA process identifies the housing construction goals for the next Housing Element update cycle which begins in 2014.

The City collaborates closely with the other jurisdictions in San Mateo County. The City meets regularly with other CDBG entitlement jurisdictions to find ways to streamline processes. This collaboration has resulted in uniform client reporting forms, funding sources reports, and a common application and subrecipient monitoring form. The City also confers with the other participating jurisdictions in the County to discuss issues relating to the HOME program and confers with the County on the Homelessness Prevention and Rapid Re-Housing Program (HPRP).

**b. Nonprofits and Other Public Service Agencies**

Concerning affordable housing, the City has continued to seek partnerships with experienced nonprofit housing developers and property managers whenever possible. During the past year, the City's partnership with Mercy Housing has helped to secure tax-exempt bond financing for the rehabilitation of School House Station and Vista Grande apartments. The City has also sought partnerships with a regional affordable housing developer to explore how it may be able to qualify as a CHDO.

The City continues to work with a variety of social service agencies to provide needed services to Daly City residents. Each year, the CDBG funding cycle sets aside funds for public service providers, which are either nonprofits or governmental entities. These organizations offer a diversity of services to Daly City residents from mental health counseling to transitional housing to child care for low-income families.

In addition, the City collaborates with over 60 agencies and institutions through the Daly City Peninsula Partnership Collaborative (DCPPC). DCPPC was formed in 1995 to promote and facilitate collaborative efforts to ensure that all members of the Daly City community have access to the health, education, and social services they need to be successful in both school and life. The City also is a member of NPH, a nonprofit housing association. Through NPH, the City is able to network with and learn from other jurisdictions on how they remove barriers to affordable housing.

**c. Private Sector**

Developers are primary private sector forces that generate housing opportunities. The City continues to encourage private developers to develop projects with housing, particularly affordable housing. In October 2007, the City adopted a city-wide inclusionary housing ordinance that makes it mandatory for developers to provide housing that is affordable. The ordinance requires a certain percentage of inclusionary units depending on the targeted income levels and tenure of the project. There have been no affordable units built yet as a result of the inclusionary housing ordinance. As mentioned previously, the City will be beginning a process to update the ordinance.

**d. Foundations**

The City continues to encourage housing and public service organizations to access local foundations as alternative funding sources. In its annual CDBG application cycle, the City uses

"diversity of funding sources" as a scoring criteria in order to promote leveraging of the City's CDBG dollars with other funding sources like private foundations or corporate givers.

**e. Local Citizens**

As required under Consolidated Plan regulations, the City has established a Citizen Participation Plan to keep the public informed about the City's HUD-funded activities and to solicit public comments on them. The public is informed about the Consolidated Plan through the City's website, public noticing in the newspaper, public meetings, announcements on the local cable channel, and postings at local libraries, the Daly City Community Service Center and City Hall. The City is currently evaluating how to improve its public notification methods to increase public involvement consistent with its Citizen Participation Plan.

**7. Improve Public Housing and Resident Initiatives**

The San Mateo County Housing Authority has oversight over the public housing throughout the County, including Daly City. Daly City contains only one public housing complex, Midway Village, which has 150 rental units. The City continues to support any efforts by the County Housing Authority to make appropriate improvements to Midway Village.

**8. Ensure Compliance with Program and Comprehensive Planning Requirements**

The City ensures that all CDBG-funded projects and programs comply with CDBG requirements and when applicable, comprehensive planning requirements. The City regularly monitors CDBG subrecipients for compliance with program regulations and requires quarterly reports. In FY 11-12, City staff met with three subrecipients to ensure compliance and answer any questions regarding the CDBG program. City staff has also taken advantage of the several HUD trainings offered during the program year to better guide and inform CDBG and HOME administration.

**E. LEVERAGING RESOURCES**

The effective use of CDBG or HOME funds in leveraging other resources is a significant criterion in evaluating program applications. Programs funded with CDBG funds are evaluated annually on the basis of the extent to which other funding resources are utilized in meeting program expenses. Applicants are informed, both in the application package and at workshops, that a diversity of funding sources will be among the selection criteria used for funding new or continuing projects. For example, Rebuilding Together Peninsula, which provides home rehab services in Daly City, receives funding from multiple cities throughout San Mateo County, state/local funds, corporate/foundation grants as well as in-kind donations of labor and materials. In FY 11-12, Daly City's housing and public service subrecipients were able to leverage an additional \$8.7 million to fund their programs. This includes approximately \$2 million in private funds.

**F. SUMMARY OF CITIZEN COMMENTS**

The public comment period for the CAPER is from September 9, 2012 through September 24, 2012 and was noticed in the local paper, *The Examiner*. [To be completed following end of public comment period]

As specified in the City's Citizen Participation Plan, the City provides for public input on its Action Plan throughout the program year. A public hearing on housing and community development needs takes place in December, and a public hearing on the proposed One Year Action Plan is held in April. This year, the needs hearing was held on December 12, 2011 and the public hearing on the Action Plan was held on April 23, 2012. Both hearings are publicly noticed in the local paper, and are posted on the City's website and the City's Cable Access channel. Public hearing notices are also posted at City Hall, the City libraries and the Daly City Community Service Center. At these sites, notices are also posted in other languages (Chinese, Tagalog, and Spanish) regarding upcoming Action Plans. The City also offers oral interpretation services for those limited English proficient persons who have questions regarding hearings and/or who have difficulty understanding the notices.

**G. CERTIFICATIONS****1. Pursuit of Resources**

Daly City was successful in its pursuit of resources to implement its 2011-12 One Year Action Plan. The City received its annual CDBG and HOME allocations to carry out economic development, housing, capital improvement, and public service activities. Also, several of the CDBG-funded public service providers leveraged their CDBG funds with private (i.e., foundation grants) and public (e.g., federal grants from the County or nearby cities) funds from non-Daly City resources.

**2. Provision of Certificates of Consistency for HUD Programs**

The City approved a Certificate of Consistency for HUD Programs for Project Sentinel's grant application to HUD's Housing Counseling Program. Project Sentinel is a nonprofit CDBG subrecipient.

**3. Hindering of Consolidated Plan Implementation**

Daly City has not hindered through its actions, or willful inactions, the implementation of its Consolidated and annual Action Plans. During the beginning of each CDBG fiscal year, the City Council must review and approve all CDBG-funded projects. The City Council approved the implementation of the FY 2011-12 One Year Action Plan in April 2011.

**H. COMPLIANCE WITH NATIONAL OBJECTIVES**

Daly City has complied with the CDBG National Objectives and the CDBG 70% low to moderate income benefit threshold [see Part III of Appendix E, "CDBG Financial Summary"] in implementing its FY 2011-12 One Year Action Plan.

**I. COMPLIANCE WITH DISPLACEMENT PROCEDURES**

It is the intention of the City, to the greatest extent possible, to avoid displacing residents or businesses on account of any City-sponsored program or activity. When residents or businesses are displaced as a result of a City-sponsored development activity, state and federal relocation law is observed.

**J. ACTIONS TO MEET LOW/MODERATE INCOME JOBS AND LIMITED CLIENTELE REQUIREMENTS****1. Low/Mod Jobs Requirement**

The City has instructed Renaissance Entrepreneurship Center to work with the Job Training and Economic Development Division of San Mateo County to obtain referrals of qualified low and moderate income applicants for job openings. Renaissance clients are also encouraged to use other Bay Area employment sources for other referrals to place a low to moderate income person in a job opening.

**2. Limited Clientele Eligibility Requirements**

Most of Daly City's subrecipients have a formal intake process in order to meet the limited clientele eligibility requirements. For those activities without a formal intake process, the subrecipients are assumed to serve at least 51% low to moderate income persons because of the nature of the activities. The nature and intent of the North Peninsula Food Pantry and Dining Center of Daly City is to provide meals to the neediest of families and individuals. The meal site clients tend to be homeless and most of them prefer to remain anonymous and do not want to be documented. Therefore, a formal intake process is inappropriate and counterproductive for the hot meal site. In addition, the senior clients of Ombudsman Services, an agency which provides advocacy services to those living in long-term care facilities, are considered a presumptive benefit group. The few residents of the long-term care facilities who are not seniors are Medi-Cal recipients and are considered to be temporarily disabled during their stay in the facility. As residents of the long-term care facilities are

either seniors and/or disabled, Ombudsman Services classifies its clients as falling within a presumed benefit group and therefore, does not income certify each individual client of a case investigation.

#### **K. ACTIVITIES GENERATING PROGRAM INCOME**

One activity funded through the CDBG program generates program income. The City's Residential Rehabilitation Program makes available low and deferred interest loans to low/moderate income homeowners and multifamily building owners in the City. Income received from loan payments is the source of program income for this activity. The Residential Rehabilitation Program received a total of approximately \$61,219 in program income for FY 11-12. The City also received \$12,628 from Mercy Housing Charities as repayment pursuant to the terms of the loan executed in 1995 for School House Station [See notes to Appendix E].

#### **L. STATUS OF NEIGHBORHOOD REVITALIZATION STRATEGY AREAS**

This issue is not applicable to Daly City, which has no HUD-approved Neighborhood Revitalization Strategy Areas.

#### **M. HOME PROGRAM MARKETING EFFORTS**

##### **1. Description of the City's Affirmative Marketing Actions**

In FY 11-12, there were no new HOME projects. Construction continued at 7555 Mission Street where the marketing plan was completed in FY 10-11. In the City's monitoring visits of its HOME completed rental projects, the City requests to see the wait lists for the units and inquires about how the properties are marketed. The City also requires that a marketing plan be submitted by developers who are required to build below market rate units. Although these projects have not received HOME funds, the City requests that developers include the equal opportunity housing logo on their marketing materials.



## **2. Assessment of Outreach Efforts to MBE/WBEs**

As stated previously, the City had no new HOME projects in FY 11-12. In completing form HUD-2516, a report of HUD Contract and Subcontract Activity, the City is able to track the number and dollar amounts of participation by minority and women-owned businesses. Results of the report suggest that the City explore successful outreach efforts undertaken by other jurisdictions in San Mateo County. As most of the City's HOME funds are used for construction, the City will look into compiling a list of construction-related MBE/WBE enterprises to pass along to developers for future HOME-assisted projects.

City outreach efforts shall include:

- Direct mailing of opportunities to lists obtained from Minority Clearinghouses, the Minority Business Development Agency under the Department of Commerce, the Interagency Committee on Women's Business Enterprise and United Minority Business Entrepreneurs.
- News releases, in addition to formal requests for bids, which highlight MBE and WBE opportunities under the HOME Program.

## **PART V SELF-EVALUATION**

### **A. ONE YEAR ACTION PLAN EVALUATION**

The City allocated CDBG funds during FY 11-12 to a wide range of housing and community development needs in accordance with the Five Year Plan, and consequently, the One Year Action Plan. The evaluation of the One Year Action Plan will cover the following issues: substantial amendments and minor revisions, impact on identified needs, and timely expenditure of CDBG funds.

## **1. Substantial Amendments and Minor Revisions**

There were several minor revisions to FY 2011-12 HUD One Year Action Plan. At the April 25, 2011 hearing, Council approval of FY 11-12 CDBG allocations was based on staff estimates of probable HUD funding at the time. However, when the City received official news of its FY 11-12 CDBG grant allocation from HUD, the approved grant amount was \$61,407 lower than what staff had estimated. Therefore, to offset the \$61,407 deficit in CDBG funding, the City reduced the CDBG administration budget by \$12,281 and decreased the affordable housing development budget by \$40,589. The City also reduced the allocation to five public service programs by a total of \$8,537. These public service programs included: John's Closet, the Homesavers Program of Legal Aid Society, the North Peninsula Food Pantry and Dining Center of Daly City, Ombudsman Services, and Project Read. Another minor revision to the FY 2011-12 Action Plan included the allocation of an additional \$2,500 from the City's Residential Rehabilitation program to the Center for Independence of Individuals with Disabilities for porch-lift related work to assist a low-income disabled Daly City resident in dire need.

There were no substantial amendments to the FY 2011-12 HUD One Year Action Plan. However, during the course of the year, the City made one substantial amendment to the FY 2008-09 One Year Action Plan regarding the use of Recovery Act funds. The amendment included the reallocation of \$16,713 of CDBG-R funds to be used towards a housing rehab loan for a low-income Daly City household in need of home repairs for their health and safety. The funds had initially been allocated towards the construction of sidewalk curb ramps throughout the city and site preparation activities at the 36-unit affordable housing development project at 7555 Mission Street. Due to lower than anticipated costs, it became clear that the City would not expend all of its CDBG-R funds on the proposed activities. The City therefore reprogrammed the remaining balance of \$16,713 towards a rehab loan for a low-income Daly City homeowner. The City also made minor revisions to its FY 2008-09 Action Plan with regards to the use of Homelessness Prevention and Rapid Re-Housing (HPRP) funds. The City re-allocated about \$8,000 of its HPRP funds to Shelter Network to use for financial assistance. These funds were initially budgeted for housing relocation and stabilization services. As the HPRP program drew to a close, the City made small adjustments in the HPRP budget between activities to reflect the needs of the program.

## **2. Impact on Identified Needs in the Action Plan**

Below is an assessment of CDBG's impact on identified needs for housing, capital improvements, economic development, and public services during FY 11-12. Overall, Daly City's CDBG funds continue to be used effectively on the wide range of housing and community development needs found under its One Year Action Plan.

### **a. Housing**

Please refer to Part III.C, "Assessment of One Year Action Plan" on Page 7 and Part IV.B, "Evaluation of Progress in Providing Affordable Housing" on Page 22 for a more in-depth discussion on the City's housing activities and accomplishments in FY 11-12.

### **b. Economic Development**

During this fiscal year, Renaissance Entrepreneurship Center provided workshops and classes to 16 microenterprises. Please refer to Part III.C.2 on page 11 and Part IV.D.5.a on page 29 for further information on the City's economic development activities.

### **c. Capital Improvements**

Construction of the Bayshore Community Center was completed in FY 05-06, with the grand opening of the Center on February 18, 2006. The City continues to make payments on the Section 108 loan for this project. The City's Housing and Community Development Division and Public Works Department work closely together to ensure that capital projects meet national objectives and comply with CDBG regulations such as Davis-Bacon.

**d. Public Services**

The demand by public service providers for CDBG funding remained high in FY 11-12. The City received 20 public service applications and awarded funds for 15 projects. With the large number of applicants and grantees in the last several years, the City has had no problem using its CDBG funds towards worthy projects. More importantly, CDBG subrecipients have been generally successful in meeting the public service performance measures in the City's One Year Action Plan. During FY 11-12, most CDBG subrecipients met or exceeded the goals set forth for their programs in the FY 11-12 Action Plan. Public services are monitored on site by City staff at least one every three years to ensure compliance with CDBG regulations and to discuss constraints and opportunities facing each organization. The variety of public services addressed in the Action Plan include services such as those for persons with mental illnesses, at-risk youth, the homeless, seniors living in long-term care facilities, low-income families needing childcare, and persons with physical disabilities. With Asians comprising 56 percent of the City's population, the City will consider targeted outreach to Asian populations in Daly City to increase their awareness of services available to them.

**3. Timing of CDBG Expenditures**

Daly City's actual CDBG expenditures are consistent and on track with Letter of Credit (LOC) disbursement. The City's timeliness expenditure ratio (i.e., LOC balance to CDBG entitlement award) for FY 11-12 met HUD's maximum ratio limit of 1.5.

The City will continue to expend its CDBG funds in a timely manner, while meeting the priorities and goals established in the Consolidated Plan. The City will work to avoid delays to capital improvement projects as much as possible and to make sure that there are adequate marketing and outreach efforts on behalf of its community development programs.

#### **4. Performance Measurements**

Daly City participated in the various webcasts and local meetings to discuss HUD's performance measurement requirements. The City recognizes that such a system helps to assess program productivity and impact, as outlined in the HUD notice CPD-03-09. Daly City has formulated outcomes for its economic development activities, particularly the activities of the Renaissance Entrepreneurship Center, and the City has identified objectives and outcomes for its various housing and community development activities.

**APPENDIX A**  
**Five Year HUD Consolidated Plan**  
**Accomplishment Summary**

## **APPENDIX B**

### **Summary of Consolidated Plan Projects for Plan Year 2011 (from IDIS, PR06)**

**APPENDIX C**  
**Summary of Community Development Accomplishments Report**  
**(from IDIS, PR23)**



**APPENDIX D**  
**Activity Summary Report**  
**(from IDIS, PR03)**

**APPENDIX E**  
**Financial Summary**  
**(from IDIS, PR26)**

**APPENDIX F**  
**CDBG Performance Measures Report**  
**(from IDIS, PR83)**

**APPENDIX G**  
**HOME Housing Performance Report**  
**(from IDIS, PR85)**

## **APPENDIX H**

### **HOME Match Report**

**APPENDIX I**  
**HOME Annual Performance Report**

**APPENDIX J**  
**AFFIDAVIT OF PUBLICATION**

## **APPENDIX K**

### **GEOGRAPHIC DISTRIBUTION OF ACTIVITIES**





# City Council Agenda Report

Item # \_\_\_\_\_

**Meeting Date: September 24, 2012**

**Subject: Authorization to Solicit Bids for the Distribution System Valve Replacement Project**

## Recommended Action

That the City Council re-authorize the solicitation of bids for the Distribution System Valve Replacement Program.

## Background

Twenty four (24) valves (see attached map) in the Water Distribution System were found to be inoperable during last year's systemwide water quality flushing program. Most of these valves have been in the ground for many years and have outlived their useful life.

On June 6, 2012, four bids were received ranging in price from \$88,000 to \$149,143. All bids were deemed non-responsive by staff and the City Council rejected all bids at its July 9, 2012 meeting.

## Discussion

When assessing the bids received against staff's estimated cost to perform the work, it was determined that there was high premium of cost associated with the procurement of valves, piping materials and restoration of right of way to meet City Standards. Toward that issue, staff amended the scope of work within the bid packet to provide the required materials directly and to perform right-of-way repairs under the Department's annual contract as a means to achieve better project pricing. Direct purchasing of required materials will achieve savings of \$3,800 (10%) and contracting right-of-way work under existing contractual pricing another \$17,875 (30%) from the amounts originally bid.

The amended bid work scope requires the selected contract or to perform all work to install City-supplied materials and prepare the work location back to grade in advance of City contractor performing final restoration work. Under staff's schedule, bids would be opened in early November with anticipated contract award by end of the year with all work completed within forty-five (45) working days after notice to proceed.

## Final Impact

Staff's estimated scope of work is \$125,000 and sufficient funds are available in Water Fund Capital Project 41-385-752-4507.

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

Respectfully submitted,

Tom Piccolotti  
Collection & Distribution Systems Manager

Patrick Sweetland  
Director of Water and Wastewater Resources

Attachment (1)



# VALVE LOCATION MAP

1 mi  
1 km

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DALY CITY  
COMMENDING SHEILA URIARTE ON THE OCCASION OF HER RETIREMENT

WHEREAS, SHEILA URIARTE will retire as Library Assistant III, Circulation Supervisor with the Daly City Public Library on September 21, 2012, after 25 years of dedicated service to the City of Daly City and our residents; and

WHEREAS, an avid library patron along with her children, Sheila Uriarte was recruited by library staff in 1987 marking the beginning of her library career as a Library Aide at the Serramonte Library; and

WHEREAS, upon completion of her AA degree at Skyline College, Sheila was subsequently promoted to Library Assistant II in 1996, at the Serramonte and Bayshore Libraries. Later, in 2000, as Library Assistant III, she was assigned to the position of Circulation Supervisor at Westlake Library; and

WHEREAS, Sheila Uriarte has served on the Daly City Safety Committee and the Library Supervisors and Managers Round Table; and

WHEREAS, Daly City was represented by Sheila on the Peninsula Library System Circulation Managers Committee, collaborating with the Circulation Supervisors in the consortium; and

WHEREAS, the City Manager appointed Sheila to the Transition Team for the consolidation of the Library, Recreation, and Senior Services departments.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Daly City that it does hereby commend Sheila Uriarte for her numerous contributions to the Daly City Public Library and the residents of our community.

BE IT FURTHER RESOLVED that the City Council extends sincere congratulations and best wishes to Sheila Uriarte for a healthy and prosperous retirement and for every success and happiness in all future endeavors.

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 24<sup>th</sup> day of September, 2012, by the following vote of the members thereof:

YES, 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**

**Meeting Date: September 24, 2012**

**Subject: Adopt Revisions to the Master Fee Schedule to Incorporate Current Animal Control Fees**

### **Recommended Action:**

It is recommended that the City Council adopt a resolution approving an amendment to the Master Fee Schedule to incorporate the current animal control fees.

### **Background/Discussion:**

The twenty cities in San Mateo County (County) contract with the County for the provision of animal control and licensing services. The County contracts with the Peninsula Humane Society & SPCA (PHS) for all field and shelter services. Daly City and the other cities in the County contracting for animal control services must maintain the same fee structure as the County pursuant to the agreement approved by the City Council in April 2011.

Animal control and licensing fees have not increased since 2003. However, the program has experienced a 33% increase in field and sheltering costs since 2003 through the animal control contract with PHS. This does not include an annual payment of \$50,000 that the County and cities have agreed to contribute toward the repair and maintenance of the PHS Coyote Point shelter through June 30, 2015. Fees collected are the primary source of revenue to cover the cost of this mandated program. Each city is billed a proportionate amount of the difference between the fee revenue and the cost of the program based on each jurisdiction's use of the animal control services.

To examine the animal control funding issue more closely, a subcommittee comprised of representatives from several San Mateo County cities participated in a review process to assess the fees being charged to the County and the impact on local fees to be paid to the County as part of the countywide animal control and licensing contract. A recommended fee schedule was presented to the City Managers and the associated fees were agreed upon.

On July 24, 2012, the San Mateo County Board of Supervisors adopted an ordinance establishing the new animal control and licensing program fee structure. The new fees will become effective October 1, 2012. The fee increases will align San Mateo County animal control and licensing fees with comparable agencies and relieve the cities and County of some of the financial burden while maintaining acceptable levels of service to our community.

### **Fiscal Impact:**

Animal control and licensing fees are expected to generate revenue of approximately \$630,000 for FY 2012-2013. Contracting cities and the County will collectively pay \$4,978,178 to cover the remaining cost of the program. Revenue from the proposed fee increases is estimated to decrease

**City Council Meeting Agenda**

**Subject: Adopt Revisions to the Master Fee Schedule to Incorporate Current Animal Control Fees**

**September 24, 2012**

**Page 2 of 2**

the contracting cities portion by \$385,560. Daly City's cost allocation is estimated at \$470,857 as indicated on the attached schedule. Funds are budgeted in the Daly City Police Department budget for this purpose.

**Conclusion:**

It is recommended that the City Council approve a resolution amending the Master Fee Schedule to incorporate the schedule of Animal Control and Licensing fees adopted by San Mateo County and detailed in the attached Exhibit A.

Respectfully submitted,



Patricia E. Martel  
City Manager

Attachments: Exhibit A, Estimated FY 2012-13 Animal Control Costs, Draft Resolution

cc: City Clerk  
City Attorney  
Finance Director

## Exhibit A

### **PROPOSED MASTER FEE SCHEDULE CHANGES FOR POLICE DEPARTMENT FY 2012-2013**

#### Police Department

##### Animal Control

Fees are charged by the San Mateo County Division of Animal Control Services. For a list of those fees, contract the County of San Mateo Environmental Services Agency at 650-363-4220

Is replaced in its entirety with the following:

#### Police Department

##### Animal Control

##### (a) License Fees

###### Dogs

###### Unaltered dog and wolf hybrid

|                |       |
|----------------|-------|
| 1-year license | \$50  |
| 3-year license | \$145 |

###### Senior Pet Owner (over 60 years)

|                |      |
|----------------|------|
| 1-year license | \$18 |
| 3-year license | \$54 |

###### Altered dog and wolf hybrid

|                |      |
|----------------|------|
| 1-year license | \$20 |
| 3-year license | \$55 |

###### Senior Pet Owner (over 60 years)

|                |      |
|----------------|------|
| 1-year license | \$9  |
| 3-year license | \$23 |

###### Miscellaneous dog fees

|               |      |
|---------------|------|
| Late fee      | \$20 |
| Duplicate tag | \$8  |

###### Cats

###### Unaltered cat

|                |      |
|----------------|------|
| 1-year license | \$15 |
| 3-year license | \$45 |

###### Senior Pet Owner (over 60 years)

|                |      |
|----------------|------|
| 1-year license | \$7  |
| 3-year license | \$21 |

###### Altered cat

|                                  |         |
|----------------------------------|---------|
| 1-year license                   | \$7     |
| 3-year license                   | \$17.50 |
| Senior Pet Owner (over 60 years) |         |
| 1-year license                   | \$5     |
| 3-year license                   | \$11.25 |
| Miscellaneous cat fees           |         |
| Late fee                         | \$7     |
| Duplicate tag                    | \$5     |

(b) Redemption charges

Type A & B (large or medium size animals – horses, cows, hogs, sheep, etc.)

|                                  |       |
|----------------------------------|-------|
| Impound cost                     | \$125 |
| Board cost per day               | \$25  |
| Transportation cost (per animal) | \$70  |
| Trailing cost (per use)          | \$70  |

Type C (dogs, cats and wolf hybrids)

Impound Costs – First Offense

|                                   |      |
|-----------------------------------|------|
| Altered – licensed, wearing tag   | \$40 |
| Unaltered – licensed, wearing tag | \$60 |
| Altered – unlicensed, no tag      | \$50 |
| Unaltered – unlicensed, no tag    | \$80 |

Impound Costs – Second Offense

|                                   |       |
|-----------------------------------|-------|
| Altered – licensed, wearing tag   | \$90  |
| Unaltered – licensed, wearing tag | \$120 |
| Altered – unlicensed, no tag      | \$90  |
| Unaltered – unlicensed, no tag    | \$120 |

Impound Costs – Third Offense

|                                   |       |
|-----------------------------------|-------|
| Altered – licensed, wearing tag   | \$135 |
| Unaltered – licensed, wearing tag | \$150 |
| Altered – unlicensed, no tag      | \$135 |
| Unaltered – unlicensed, no tag    | \$150 |

Impound Costs – Fourth Offense

|                                   |       |
|-----------------------------------|-------|
| Altered – licensed, wearing tag   | \$180 |
| Unaltered – licensed, wearing tag | \$210 |
| Altered – unlicensed, no tag      | \$180 |
| Unaltered – unlicensed, no tag    | \$210 |

Impound Costs – Fifth Offense & up

|                                   |       |
|-----------------------------------|-------|
| Altered – licensed, wearing tag   | \$225 |
| Unaltered – licensed, wearing tag | \$255 |

|                                                             |       |
|-------------------------------------------------------------|-------|
| Altered – unlicensed, no tag                                | \$225 |
| Unaltered – unlicensed, no tag                              | \$255 |
| <u>Board charges (per day)</u>                              |       |
| Altered – dogs/wolf hybrids                                 | \$20  |
| Unaltered – dogs/wolf hybrids                               | \$25  |
| Altered – cats                                              | \$16  |
| Unaltered – cats                                            | \$19  |
| <u>Type D (small size animals, i.e. birds, hamsters)</u>    |       |
| Impound cost                                                | \$40  |
| Board cost                                                  | \$13  |
| (c) Surrender, Euthanasia and Dead on Arrival Disposal Fees |       |
| <u>Dog – Licensed or unlicensed</u>                         |       |
| Surrender                                                   | \$60  |
| Euthanasia                                                  | \$50  |
| DOA Disposal                                                | \$30  |
| <u>Cat – Licensed or unlicensed</u>                         |       |
| Surrender                                                   | \$60  |
| Euthanasia                                                  | \$50  |
| DOA Disposal                                                | \$30  |
| <u>Rabbit/Small Animal</u>                                  |       |
| Surrender                                                   | \$60  |
| Euthanasia                                                  | \$50  |
| DOA Disposal                                                | \$30  |
| <u>Litter of Three or more</u>                              |       |
| Surrender                                                   | \$50  |
| Euthanasia                                                  | \$40  |
| DOA Disposal                                                | \$30  |
| <u>Bird/Fowl</u>                                            |       |
| Surrender                                                   | \$30  |
| Euthanasia                                                  | \$15  |
| DOA Disposal                                                | \$22  |
| <u>All Exotic Animals</u>                                   |       |
| Surrender                                                   | \$25  |
| Euthanasia                                                  | \$25  |
| DOA Disposal                                                | \$25  |
| <u>Farm Animals</u>                                         |       |



|     |                                                                                                                  |            |
|-----|------------------------------------------------------------------------------------------------------------------|------------|
|     | Surrender                                                                                                        | \$60       |
|     | Euthanasia                                                                                                       | \$100      |
|     | DOA Disposal                                                                                                     | \$100      |
| (d) | Quarantine Fee – Home                                                                                            | \$50       |
| (e) | Dangerous Animal Permit (DAP) Fee                                                                                | \$260      |
| (f) | DAP Inspection Fee                                                                                               | \$100      |
| (g) | DAP Signage                                                                                                      | \$10       |
| (h) | Field Return Fee                                                                                                 | \$35       |
| (i) | Breeding Permit Fee                                                                                              | \$50       |
| (j) | Fancier Permit and/or exotic pet fee                                                                             | \$100      |
| (k) | Return Check Fee                                                                                                 | \$25       |
| (l) | Records Request Fee                                                                                              | \$.20/page |
| (m) | Animal Control and Licensing Program may establish license discounts for recognized animal rescue organizations. |            |

1948209.1

# ESTIMATED FY 2012-13 Animal Control Costs

| CITY                                                                   | Service Level<br>Percentage<br>Distribution<br>Yr 1 2009 Actual | Service Level<br>Percentage<br>Distribution<br>Yr 2 2010 Actual | Field<br>Services<br>Percent | Animals<br>Received<br>Percent | Service Level<br>Percentage<br>Distribution<br>Yr 3 2011 Actual | ESTIMATED<br>2012-13<br>Distribution | ESTIMATED<br>2012-13<br>City<br>Share |
|------------------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------|------------------------------|--------------------------------|-----------------------------------------------------------------|--------------------------------------|---------------------------------------|
| Atherton                                                               | 1.16%                                                           | 1.08%                                                           | 1.20%                        | 0.36%                          | 0.59%                                                           | 0.94%                                | \$46,902                              |
| Belmont                                                                | 3.38%                                                           | 3.53%                                                           | 3.47%                        | 2.65%                          | 2.87%                                                           | 3.26%                                | \$162,292                             |
| Brisbane                                                               | 1.03%                                                           | 1.05%                                                           | 1.33%                        | 0.71%                          | 0.88%                                                           | 0.99%                                | \$49,069                              |
| Burlingame                                                             | 3.50%                                                           | 3.46%                                                           | 4.08%                        | 3.20%                          | 3.44%                                                           | 3.47%                                | \$172,516                             |
| Colma                                                                  | 0.66%                                                           | 0.98%                                                           | 0.84%                        | 0.60%                          | 0.66%                                                           | 0.77%                                | \$38,241                              |
| Daly City                                                              | 8.76%                                                           | 9.61%                                                           | 9.60%                        | 10.16%                         | 10.01%                                                          | 9.46%                                | \$470,857                             |
| East Palo Alto                                                         | 6.78%                                                           | 6.92%                                                           | 7.43%                        | 8.44%                          | 8.17%                                                           | 7.29%                                | \$362,819                             |
| Foster City                                                            | 2.82%                                                           | 2.47%                                                           | 2.62%                        | 1.93%                          | 2.12%                                                           | 2.47%                                | \$122,884                             |
| Half Moon Bay                                                          | 4.45%                                                           | 4.19%                                                           | 2.52%                        | 2.47%                          | 2.48%                                                           | 3.71%                                | \$184,560                             |
| Hillsborough                                                           | 1.59%                                                           | 1.38%                                                           | 1.39%                        | 1.14%                          | 1.21%                                                           | 1.39%                                | \$69,313                              |
| Menlo Park                                                             | 4.95%                                                           | 5.20%                                                           | 5.00%                        | 4.50%                          | 4.64%                                                           | 4.93%                                | \$245,311                             |
| Millbrae                                                               | 1.90%                                                           | 1.99%                                                           | 2.12%                        | 1.98%                          | 2.02%                                                           | 1.97%                                | \$98,021                              |
| Pacifica                                                               | 5.98%                                                           | 6.43%                                                           | 6.74%                        | 4.78%                          | 5.31%                                                           | 5.91%                                | \$293,995                             |
| Portola Valley                                                         | 0.93%                                                           | 0.84%                                                           | 1.07%                        | 0.16%                          | 0.41%                                                           | 0.73%                                | \$36,099                              |
| Redwood City                                                           | 13.02%                                                          | 13.16%                                                          | 11.84%                       | 13.25%                         | 12.87%                                                          | 13.02%                               | \$647,901                             |
| San Bruno                                                              | 5.10%                                                           | 5.02%                                                           | 4.80%                        | 6.86%                          | 6.30%                                                           | 5.47%                                | \$272,501                             |
| San Carlos                                                             | 3.49%                                                           | 3.54%                                                           | 3.81%                        | 3.00%                          | 3.22%                                                           | 3.42%                                | \$170,045                             |
| San Mateo                                                              | 14.86%                                                          | 14.08%                                                          | 12.95%                       | 17.84%                         | 16.52%                                                          | 15.15%                               | \$754,261                             |
| S. San Francisco                                                       | 9.13%                                                           | 9.29%                                                           | 9.37%                        | 11.99%                         | 11.28%                                                          | 9.90%                                | \$492,822                             |
| Woodside                                                               | 3.82%                                                           | 1.45%                                                           | 1.76%                        | 1.07%                          | 1.26%                                                           | 2.18%                                | \$108,283                             |
| County                                                                 | 2.72%                                                           | 4.33%                                                           | 6.06%                        | 2.92%                          | 3.77%                                                           | 3.61%                                | \$179,486                             |
| Total                                                                  | 100.00%                                                         | 100.00%                                                         | 100.00%                      | 100.00%                        | 100.00%                                                         | 100.00%                              | \$4,978,178                           |
| *Final percentage assumes 27% field services and 73% shelter services. |                                                                 |                                                                 |                              |                                |                                                                 |                                      |                                       |

RESOLUTION NO:\_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DALY CITY  
APPROVING AND ADOPTING REVISIONS TO THE  
MASTER FEE SCHEDULE TO INCORPORATE CURRENT ANIMAL CONTROL FEES

WHEREAS, the City of Daly City (“City”) has an agreement with San Mateo County (“County”); and

WHEREAS, the County approved an ordinance modifying the fees charged for animal control and licensing services on July 24<sup>th</sup>, 2012; and

WHEREAS, pursuant to the terms of the agreement between the City and the County, the City must adopt and maintain the same fee schedule as the County; and

WHEREAS, staff recommends modification of the Master Fee Schedule for 2012-13 fiscal year as set forth in the staff report and Exhibit A to this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Daly City, that it does hereby approve and adopt revisions to the Master Fee Schedule to include fee amendments specified in the staff report and attached as exhibits hereto.

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 hereof held on the 24<sup>th</sup> day of September 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: September 24, 2012**

**Subject: Amendment to the JPA Agreement for the North County Fire Authority**

Recommendation:

It is recommended that the City Council approve a resolution adopting the Amended and Re-stated JPA Agreement for the North County Fire Authority (NCFA).

Background/Discussion

This change is before the Council following discussion about the issue at the May 24, 2012 North County Fire Authority Board meeting. The original joint powers agreement was adopted in June, 2001 between Brisbane and Pacifica as its only Member Agencies. In 2003, the agreement was amended to allow the admission of additional Member Agencies and Daly City joined the NCFA. A copy of the original agreement and the proposed amended agreement is also attached for your reference.

Since that time, Daly City has provided the command and operational management of the Authority. Each Member Agency still determines the nature and extent of Fire protection service it desires to be provided by the NCFA and is financially responsible for paying the cost of such service. But the Board of Directors of the Authority does not manage the day-to-day operations of the fire department, nor does it determine the manner in which NCFA will deploy its resources or establish relationships with other departments through mutual aid agreements and similar arrangements. The primary function of the Authority Board is to allocate the total operating costs of the NCFA among its Member Agencies, based upon the level of service to be received by each agency. This allocation is determined at an annual meeting of the Board and few, if any, additional Board meetings are conducted or required.

The original joint powers agreement was prepared from a template of an agreement used by another JPA. The original agreement therefore incorporated several provisions that may be relevant for a typical JPA, which is actively governed and managed by a board of directors and has separate assets, liabilities, contractual obligations, and perhaps its own employees as well. But the NCFA does not share any of these features. Consequently, the provisions dealing with operational management by the Board, involvement with mutual aid agreements, and establishment of general policies for providing fire protection service have all been deleted from the proposed draft amendment. In the case of NCFA, most of these matters are determined at the local level by each individual Member Agency.

The powers of the Authority, as described in Paragraph A of Section Five, are substantially the same as the original agreement but a new Paragraph B has been added dealing with claims. The original agreement did not establish a process for the handling and settlement of claims naming the

## **City Council Agenda Report**

**Subject: Amendment to the JPA Agreement for the North County Fire Authority**

**Meeting Date: September 24, 2012**

**Page 2 of 2**

Authority as a responsible party. Since any claim is also likely to name the City in which the event occurred, the revised draft provides that claims should be served upon the City Clerk for that City, with a copy sent to the Fire Chief. The City named in the claim would have authority to process, settle or defend the claim. If more than one City is named, then each City would provide its own defense, as in the case of any liability claim. In other words, the Authority itself would not process, settle or defend claims and all of these functions would be performed at the local City level.

The provisions concerning the Treasurer of the Authority have been revised to allow deposit of funds into a common bank account for convenience, as long as separate records are maintained. Language has also been added to make it clear that the Authority's financial records are available upon request to the other member agencies. Although Daly City has been handling the Authority's funds, the agreement would allow this function to be assumed by another Member Agency if Daly City wishes to discontinue providing its financial services.

The Amended and Restated Joint Powers Agreement must be approved by each of the Member Agencies and will completely amend and replace the original agreement. The Cities of Brisbane and Pacifica have previously approved the Amended and Re-stated Agreement.

### Fiscal Impact

None

### Conclusion

It is recommended that the City Council approve a resolution adopting the Amended and Re-States Agreement for the North County Fire Authority.

Respectfully submitted,



Patricia E. Martel

Attachments: Original Joint Powers Agreement  
First Amendment to Joint Powers Agreement  
Amended and Re-States Joint Powers Agreement

**JOINT POWERS AGREEMENT  
ESTABLISHING THE NORTH COUNTY FIRE AUTHORITY**

This Agreement is dated 6/11/01 and is entered into by the following public agencies: City of Brisbane and City of Pacifica. (hereinafter "Member Agencies").

**RECITALS**

This Joint Powers Agreement is predicated upon the following:

1. The parties are public corporations or entities organized and operating under the laws of the State of California.
2. The Member Agencies have the authority to perform and do perform fire suppression activities, Emergency Medical Services with their respective fire agencies, and other related activities.
3. The Member Agencies are desirous of improving the quality and level of Fire and Emergency Medical Services within their communities through the sharing of resources and expertise.
4. The respective Member Agencies are authorized to contract with each other for the joint exercise of common power pursuant to Government Code sections 6500 through 6518.

Now, therefore, the Member Agencies, for and in consideration of the mutual benefits, covenants and agreements set forth herein, agree as follows:

**SECTION ONE – PURPOSE**

- A. The purpose of this Agreement is to enhance the quality of service and to better utilize available resources. To accomplish this, the parties establish a single public authority to manage and coordinate the provision of various Fire and Emergency Medical services in Northern San Mateo County.
- B. As a further objective of the Agreement, the Joint Powers Authority may coordinate the activities and operations of the respective Member Agencies' Fire/Emergency Medical Services with other jurisdictions to achieve the most efficient and effective delivery system possible to the benefit of the communities involved.

**SECTION TWO – DEFINITIONS**

- A. "Member Agency" shall mean any public agency which is a signatory and party to this Agreement

- B. "Fire and Emergency Medical Services" shall mean the provision of fire suppression, prevention, training, public education Emergency Medical Services and related activities.
- C. "Mutual Aid Agreements", "Automatic Aid Agreements", "Deployment Plan", and "Greater Alarm Plan" shall mean those existing and future agreements between public agencies which have been developed to ensure a comprehensive and effective response to fires and medical calls within the jurisdictions of the Member Agencies and other fire and medical agencies
- D. "Cost/Allocation Formula" shall mean that formula approved by the Board of Directors of this Authority (the "Authority") for the sharing of cost incurred in performing the purposes of this Authority.

### SECTION THREE – ESTABLISHMENT OF NORTH COUNTY FIRE AUTHORITY

The Member Agencies hereby create an entity to be known as the North County Fire Authority (hereinafter referred to as "Authority"). The Authority shall be an entity that is separate from the Member Agencies and shall be responsible for the administration of this Agreement.

The Member Agencies may enter into separate agreements regarding the contractual and financial relationship between parties for various services including but not limited to administration and management, training, and purchasing and supplies.

The formation of the North County Fire Authority does not alter the existing labor agreements between the member agencies and the International Association of Firefighters, Local 2400.

### SECTION FOUR – TERM

This Agreement shall be effective July 1, 2001 and shall continue in effect until terminated as provided herein.

### SECTION FIVE – POWERS OF THE AGENCY

The Authority shall have the power to make and enter into contracts and subcontracts; to employ agents and employees; to incur debts, liabilities or other obligations; to apply for, receive and utilize funds from all available sources, including federal, state and local funds; to make payments due under contracts, grants, or any other source authorized and approved by the Board of Directors; to take such actions as necessary to implement or fulfill obligations entered into; to pursue those actions and activities necessary to ensure the cost effective and efficient operation for the purposes set forth above and to do all other acts deemed necessary or convenient to achieve the purposes and objectives of the Authority.

### SECTION SIX – BOARD OF DIRECTORS

The City Council or Board of Directors of each Member Agency shall appoint two Representatives and two Alternates to serve on the Board of Directors. The Board of Directors

shall elect one of its members to serve as Chairperson and one member as Vice Chairperson. The Board of Directors shall hold publicly noticed meetings as needed but at least annually. Meetings shall be held in San Mateo County at a place(s) to be designated. The Board of Directors shall be responsible for establishing the policy of the Authority, approving contracts, resolving claims and taking such other action as necessary to achieve the purposes established above.

A majority of the members of the Board of Directors shall constitute a quorum for the transaction of business.

#### SECTION SEVEN – DUTIES OF GOVERNING BOARD

A. The Board of Directors shall have the following powers:

1. Manage, coordinate and provide those range of services and levels of service to each Member Agency as established by that Member Agency within their respective jurisdictions. The provision of the required type and levels of service provided shall be dependent on that Member Agency providing the necessary resources to meet such requirements;
2. Make and enter into contracts or sub-contracts to receive or provide services to the Member Agencies;
3. To receive contributions, donations or grants of property, funds, services, or other forms of assistance from any source;
4. To coordinate its activities with other Joint Powers Authorities or public agencies in pursuing the common purposes set forth above;
5. To pursue, on behalf of the Member Agencies, cost effective, efficient, and integrated approaches to the provision of Fire, Emergency Medical, and other services within the jurisdictional limits of the Member Agencies and in coordination and cooperation with other agencies or Joint Powers Authorities established for the same purposes.

#### SECTION EIGHT – ADMINISTRATIVE COMMITTEE

A. An Administrative Committee shall be made up of the City Manager, or his or her representative, from each of the Member Agencies. The Administrative Committee shall, through its Chair, be responsible for the coordination and operation of the Authority on a day to day basis and ensure that the policies and direction of the Board of Directors is implemented operationally and administratively within the respective member agencies jurisdictional limits. The committee shall take those actions necessary to modify inter-jurisdictional responses under Mutual Aid Agreements, Automatic Aid Agreements, and the Greater Alarm Plan to operationally implement this Agreement.



- B. Designated representatives shall elect a Chair and Vice Chair of the Administrative Committee and a quorum shall consist of a majority of the Member agencies to this Agreement.

#### SECTION NINE – SECRETARY OF AUTHORITY

The Board of Directors shall appoint a Member Agency to act as Secretary to the Agency, who shall be responsible for maintaining all necessary records on behalf of the Authority.

#### SECTION TEN – TREASURER OF THE AGENCY

The Board of Directors shall designate a Treasurer of the Authority from its Member Agencies; such Member Agency is hereby designated to be the depository and have custody over all money of the Authority without regard to its source and shall maintain all financial records on behalf of the Authority. The Treasurer shall also act as Controller for the Authority and shall perform all such functions such as disbursement of revenues, payment of outstanding obligations of the Authority and other similar functions.

#### SECTION ELEVEN – WITHDRAWAL

- A. A Member Agency may withdraw from this Agreement by filing written notice of intention to do so with the other member agencies at least six months in advance of the beginning of a fiscal year.
- B. In the event that the Authority enters into a contract or sub-contract on behalf of the Member Agencies, Member Agencies may not withdraw from the Agency during the term of said contract, unless provision is made for that Agency to assume its proportionate share of the obligation incurred.

#### SECTION TWELVE – DISPOSITION OF ASSETS UPON WITHDRAWAL OF A MEMBER AGENCY

The withdrawal of any Member Agency from this Authority shall not terminate this Agreement or the Authority and no Member Agency, by withdrawing, shall be entitled to payment or return of funds paid or property donated, if any, by the Member Agency to the Authority or to any distribution of its assets except for its proportionate share of any unobligated fund balance held by the Authority.

#### SECTION THIRTEEN – TERMINATION; DISPOSITION OF ASSETS

This Agreement may be terminated and the Authority dissolved upon the consent of the Member Agencies. Upon termination of this Agreement and dissolution of the Authority, all funds shall first be used to pay expenses, and then allocated upon the formula adopted under the Cost/Allocation Formula, and a proportionate share of any assets, equipment or supplies shall be returned to the Member Agencies.

SECTION FOURTEEN – AMENDMENT

This Agreement may be amended from time to time with the written consent of the majority of the Member Agencies.

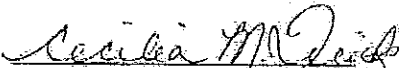
CITY OF PACIFICA

By:   
David Carmany  
City Manager

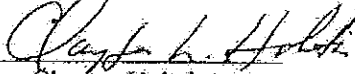
ATTEST:

By:   
Flo Derby  
City Clerk

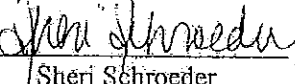
APPROVED AS TO FORM:

  
Cecilia Quick  
City Attorney

CITY OF BRISBANE

By:   
Clayton Holstine  
City Manager

ATTEST:

By:   
Sheri Schroeder  
City Clerk

APPROVED AS TO FORM:

  
Harold Toppel  
City Attorney

**FIRST AMENDMENT TO  
JOINT POWERS AGREEMENT**

THIS AGREEMENT, dated \_\_\_\_\_, 2003, between the CITY OF BRISBANE ("Brisbane") and the CITY OF PACIFICA ("Pacifica") is made with reference to the following facts:

A. Brisbane and Pacifica entered into a Joint Powers Agreement dated June 11, 2001, establishing a joint powers agency known as the North County Fire Authority (the "JPA Agreement").

B. Brisbane and Pacifica desire to amend the JPA Agreement to allow the admission of additional member agencies to the North County Fire Authority.

NOW, THEREFORE, it is agreed as follows:

1. The words and phrases used in this Amendment shall have the same meanings as defined in the JPA Agreement.

2. A new Section Fifteen is added to the JPA Agreement, to read as follows:

**SECTION FIFTEEN - ADMISSION OF ADDITIONAL MEMBER AGENCIES**

A. Additional public agencies may be admitted to the Authority with the unanimous consent of the existing Member Agencies. The admission may be subject to compliance by the prospective member with such conditions and requirements as determined by the existing Member Agencies, including, but not limited to, payment of capital or operating costs under an adjusted Cost/Allocation Formula.

B. Each additional public agency admitted to the Authority shall agree in writing to be bound by all of the terms and provisions of the JPA Agreement, as amended.

3. Except as herein amended, the JPA Agreement is declared to remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and  
year first above written.

CITY OF BRISBANE  
a Municipal Corporation

CITY OF PACIFICA  
a Municipal Corporation

By: \_\_\_\_\_

By: \_\_\_\_\_

Attest: \_\_\_\_\_  
City Clerk

Attest: \_\_\_\_\_  
City Clerk

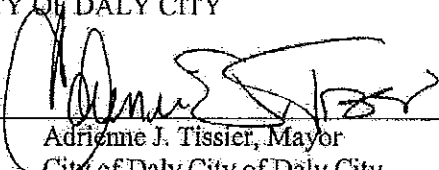
Approved as Form:

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
City Attorney

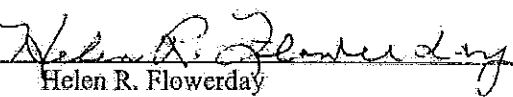
IN WITNESS WHEREOF, the City of Daly City by City Council action on November 10, 2003 (Resolution 03-281) agrees to be bound by all of the terms and provisions of the *Joint Powers Agreement Establishing the North County Fire Authority*, and the *First Amendment to Joint Powers Agreement*, and hereby elects to participate as a Member Agency of the *Joint Powers Agreement Establishing the North County Fire Authority*.

CITY OF DALY CITY

By: 

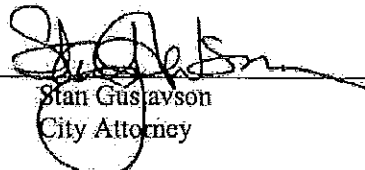
Adrienne J. Tissier, Mayor  
City of Daly City of Daly City

ATTEST:

By: 

Helen R. Flowerday  
City Clerk

APPROVED AS TO FORM:

By: 

Stan Gustavson  
City Attorney

**AMENDED AND RESTATED  
JOINT POWERS AGREEMENT  
FOR THE NORTH COUNTY FIRE AUTHORITY**

**THIS AMENDED AND RESTATED JOINT POWERS AGREEMENT**, effective as of \_\_\_\_\_, 2012, by and between the City of Daly City ("Daly City"), the City of Brisbane ("Brisbane") and the City of Pacifica ("Pacifica") (collectively referred to as the "Member Agencies), is made with reference to the following facts:

- A. Each of the Member Agencies is a municipal corporation organized and operating under the laws of the State of California.
- B. Each of the Member Agencies has the authority to perform fire suppression activities, Emergency Medical Services, and other related activities.
- C. The Member Agencies are desirous of improving the quality and level of Fire and Emergency Medical Services within their communities through the sharing of resources and expertise.
- D. Each of the Member Agencies is authorized to contract with each other for the joint exercise of common power pursuant to Government Code sections 6500 through 6518.
- E. Brisbane and Pacifica entered into a Joint Powers Agreement dated June 11, 2001 (the "JPA Agreement"), establishing a joint powers agency known as the North County Fire Authority ("NCFA" or "the Authority").
- F. Brisbane and Daly City amended the JPA Agreement by a First Amendment dated \_\_\_\_\_, 2003, allowing for the admission of additional member agencies to the NCFA.
- G. In October, 2003, Daly City became a member of NCFA.
- H. The Member Agencies desire to further amend and completely replace the original JPA Agreement with this Amended and Restated Joint Powers Agreement ("Restated JPA Agreement"), as hereinafter set forth.

**NOW, THEREFORE**, the Member Agencies, for and in consideration of the mutual benefits, covenants and agreements set forth herein, agree as follows:

**SECTION ONE – PURPOSE**

- A. The purpose of this Agreement is to enhance the quality of services and to better utilize available resources. To accomplish this, the parties establish a single public authority to manage and coordinate the provision of various

Fire and Emergency Medical services within the respective jurisdictions of the Member Agencies.

- B. As a further objective of the Agreement, the Joint Powers Authority may coordinate the activities and operations of the respective Member Agencies' Fire/Emergency Medical Services with other jurisdictions to achieve the most efficient and effective delivery system possible to the benefit of the communities involved.

## SECTION TWO – DEFINITIONS

- A. "Member Agency" shall mean Daly City, Brisbane, Pacifica, and any additional public agency which becomes a signatory and party to this Agreement pursuant to Section Ten.
- B. "Fire and Emergency Medical Services" shall mean the provision of fire suppression, prevention, training, public education, first responder emergency medical services, and related activities.
- C. "Cost/Allocation Formula" shall mean that formula approved by the Board of Directors of the Authority for the allocation of costs incurred in performing the purposes of the NCFA.

## SECTION THREE – ESTABLISHMENT OF NORTH COUNTY FIRE AUTHORITY

- A. The Member Agencies have established an entity known as the North County Fire Authority. The Authority is an entity that is separate from the Member Agencies and is responsible for the administration of this Agreement.
- B. The Member Agencies may enter into separate agreements regarding the contractual and financial relationship between parties for various services including but not limited to administration and management, training, and purchasing and supplies.
- C. Each Member Agency shall determine the range and levels of service to be provided to it by the Authority within that Member's jurisdiction. The obligation of the Authority to furnish the range and levels of service requested by a Member Agency shall be dependent upon that Member providing the necessary financial and other resources to meet such requirements. No Member Agency shall be required to subsidize the cost of any services provided by the Authority to another Member Agency.
- D. The formation of the North County Fire Authority does not alter the existing labor agreements between the Member Agencies and any unions representing the employees of the Member Agencies.

#### SECTION FOUR - TERM

This Restated JPA Agreement shall continue in effect until terminated in accordance with the provisions of Section Thirteen of this Agreement.

#### SECTION FIVE – POWERS OF THE AUTHORITY; SETTLEMENT OF CLAIMS

- A. The Authority shall have the power to make and enter into contracts and subcontracts; to employ agents and employees; to incur debts, liabilities or other obligations; to apply for, receive and utilize funds from all available sources, including federal, state and local funds; to make payments due under contracts, grants, or any other source authorized and approved by the Board of Directors; to take such actions as necessary to implement or fulfill obligations entered into; to pursue those actions and activities necessary to ensure the cost effective and efficient operation for the purposes set forth above and to do all other acts deemed necessary or convenient to achieve the purposes and objectives of the Authority.
- B. The Authority shall not have authority to settle liability claims naming both the NCFA and a Member Agency as a responsible parties. Such claims shall be filed with the City Clerk of the city in which the event on which the claim is based is alleged to have occurred. The City Clerk shall send a copy of the claim to the Fire Chief for review and comment. The claim shall be processed by that city in the same manner as other liability claims, including investigation and the denial, settlement, or defense of the claim. Insurance coverage for the claim and payment of any self-insured retention amount shall be provided by the city processing the claim, subject to any reimbursement or indemnification rights to which that city may be entitled. If the claim has also been filed against more than one Member Agency, each city shall be responsible for the processing, settlement or defense of the claim asserted against it.

#### SECTION SIX – BOARD OF DIRECTORS

- A. The City Council or Board of Directors of each Member Agency shall appoint two representatives and two alternates to serve on the Board of Directors of the Authority. The Board of Directors shall elect one of its members to serve as Chairperson and one member as Vice Chairperson.
- B. The Board of Directors shall hold publicly noticed meetings as needed but at least annually. Meetings shall be held in San Mateo County at a place(s) to be designated. A majority of the members of the Board of Directors shall constitute a quorum for the transaction of business.
- C. The Board of Directors shall be responsible for adoption of the annual cost allocations between Member Agencies and approval of any contracts to which the Authority is a party.



## SECTION SEVEN – ADMINISTRATIVE COMMITTEE

- A. An Administrative Committee shall be made up of the City Manager, or his or her representative, from each of the Member Agencies. The Administrative Committee shall ensure that the direction of the Board of Directors is implemented operationally and administratively within the respective Member Agencies jurisdictional limits.
- B. Designated representatives shall elect a Chair and Vice Chair of the Administrative Committee and a quorum shall consist of a majority of the Member agencies.

## SECTION EIGHT – SECRETARY OF THE AUTHORITY

The Board of Directors shall appoint a Member Agency to act as Secretary to the Authority, who shall be responsible for maintaining all necessary records on behalf of the Authority.

## SECTION NINE – TREASURER OF THE AUTHORITY

The Board of Directors shall designate a Treasurer of the Authority from its Member Agencies. Such Member Agency shall be responsible for handling any funds belonging to the Authority. The Authority's funds may be deposited into common bank accounts for convenience but a separate record of all Authority funds, including the amount and source of all receipts and the amount and purpose of all disbursements, shall be maintained. Such financial records shall be available upon request to the other Member Agencies at any time during normal business hours. The Treasurer shall also act as Controller for the Authority and shall perform all such functions such as disbursement of revenues, payment of outstanding obligations of the Authority and other similar functions.

## SECTION TEN – ADMISSION OF ADDITIONAL MEMBER AGENCIES

- A. Additional public agencies may be admitted to the Authority with the unanimous consent of the existing Member Agencies. The admission may be subject to compliance by the prospective member with such conditions and requirements as determined by the existing Member Agencies, including, but not limited to, payment of capital or operating costs under an adjusted Cost/Allocation Formula
- B. Each additional public agency admitted to the Authority shall agree in writing to be bound by all of the terms and provisions of the this Agreement, as now or hereafter amended.

## SECTION ELEVEN – WITHDRAWAL

- A. Member Agency may withdraw from the Authority by filing written notice of intention to do so with the other Member Agencies at least six months in advance of the beginning of a fiscal year.
- B. In the event that the Authority enters into a contract or sub-contract on behalf of the Member Agencies, Member Agencies may not withdraw from the Authority during the term of such contract, unless provision is made for the withdrawing Member Agency to assume or discharge its proportionate share of the obligation incurred.

## SECTION TWELVE – DISPOSITION OF ASSETS UPON WITHDRAWAL OF MEMBER

The withdrawal of any Member Agency from the Authority shall not terminate this Agreement or the Authority and no Member Agency, by withdrawing, shall be entitled to payment or return of funds paid or property donated, if any, by the Member Agency to the Authority or to any distribution of the Authority's assets except for its proportionate share of any unobligated fund balance held by the Authority.

## SECTION THIRTEEN – TERMINATION OF AUTHORITY

This Agreement may be terminated and the Authority dissolved upon the consent of the Member Agencies. Upon termination of this Agreement and dissolution of the Authority, all funds shall first be used to pay any liabilities and expenses of the Authority, and then distributed to the Member Agencies, based upon the most recently adopted Cost/Allocation Formula, and a proportionate share of any assets, equipment or supplies shall be returned to the Member Agencies.

**Balance of this page intentionally left blank**

**IN WITNESS WHEREOF**, the parties have executed this Agreement the day and year first above written.

CITY OF DALY CITY  
a Municipal Corporation

CITY OF PACIFICA  
a Municipal Corporation

By: \_\_\_\_\_

By: \_\_\_\_\_

Attest: \_\_\_\_\_  
City Clerk

Attest: \_\_\_\_\_  
City Clerk

Approved as Form:

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
City Attorney

CITY OF BRISBANE  
a Municipal Corporation

By: \_\_\_\_\_

Attest: \_\_\_\_\_  
City Clerk

Approved as Form:

\_\_\_\_\_  
City Attorney

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

HANDWRITTEN CHECKS - #13137  
CANCELLED CHECK - NONE  
VOID CHECK - NONE

08/09/12

CHECKS ISSUED - #316307 TO #316315  
CANCELLED CHECK - NONE  
VOID CHECK - NONE

08/15/12

CHECKS ISSUED - #316316 TO #316702  
CANCELLED CHECKS - #316386 & 316507  
VOID CHECK - NONE

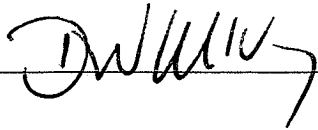
08/16/12

CHECKS ISSUED - #316703 TO 316719  
CANCELLED CHECKS - NONE  
VOID CHECK - NONE

08/31/12

CHECKS ISSUED - #316720 TO 317046  
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      |
|------------|-----------|------------------------|----------|--------------|------|------|-----|--------------|
| AP00013137 | 1110      | UNITED STATES POSTAL S | 08/31/12 | 4,750.00     | HW   | TR   |     | Hand Written |

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

|                            |          |                             |   |
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| Total Void Hand Written    | 0.00     | Number of Checks Processed: | 0 |
| Total Machine Written      | 0.00     | Number of Checks Processed: | 0 |
| Total Hand Written         | 4,750.00 | Number of Checks Processed: | 1 |
| Total Reversals            | 0.00     | Number of Checks Processed: | 0 |
| Total Cancelled            | 0.00     | Number of Checks Processed: | 0 |
| Total EFTs                 | 0.00     | Number of EFTs Processed:   | 0 |
| Total EPAYs                | 0.00     | Number of EPAYs Processed:  | 0 |
| G R A N D T O T A L        | 4,750.00 |                             |   |

| Check      | Payee ID.    | Payee Name                    | Date     | Check Amount | Type | Subs | Rel To Note |
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| AP00316307 | G-SARTE2     | BURCHARD, TRUSTEE DAVID       | 08/09/12 | 475.38       | MW   | OH   |             |
| AP00316308 | G-BLACKMAN2  | FRANCHISE TAX BOARD           | 08/09/12 | 50.00        | MW   | OH   |             |
| AP00316309 | G-WHEELER3   | FRANCHISE TAX BOARD           | 08/09/12 | 100.00       | MW   | OH   |             |
| AP00316310 | G-WILLIAMS1N | FRANCHISE TAX BOARD           | 08/09/12 | 50.00        | MW   | OH   |             |
| AP00316311 | G-VILLASENO2 | MARTHA BRONITSKY              | 08/09/12 | 125.00       | MW   | OH   |             |
| AP00316312 | G-VANDEVER   | OHIO CHILD SUPPORT PAYMENT CE | 08/09/12 | 152.96       | MW   | OH   |             |
| AP00316313 | G-ORLOFF2    | ORLOFF, CATHERINE M           | 08/09/12 | 452.76       | MW   | OH   |             |
| AP00316314 | G-PEREZ      | SAN MATEO SHERIFF             | 08/09/12 | 680.14       | MW   | OH   |             |
| AP00316315 | G-WILLIAMS,N | UNITED STATES TREASURY        | 08/09/12 | 250.00       | MW   | OH   |             |

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

|                            |          |                             |   |
|----------------------------|----------|-----------------------------|---|
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| Total Void Hand Written    | 0.00     | Number of Checks Processed: | 0 |
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| 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        | 2,336.24 |                             |   |

| Check      | Payee ID. | Payee Name                    | Date     | Check Amount | Type | Subs | Rel | To Note |
|------------|-----------|-------------------------------|----------|--------------|------|------|-----|---------|
| AP00316316 | 14368     | 10 S TENNIS SUPPLY            | 08/15/12 | 152.54       | MW   | OH   |     |         |
| AP00316317 | 40055R    | A B C ROOFING                 | 08/15/12 | 300.00       | MW   | OH   |     |         |
| AP00316318 | 40205R    | AAA ROOFING COMPANY           | 08/15/12 | 300.00       | MW   | OH   |     |         |
| AP00316319 | 15222     | ACTION SPORTS                 | 08/15/12 | 2,380.40     | MW   | OH   |     |         |
| AP00316320 | 31324     | ACTIVE NETWORK INC, THE       | 08/15/12 | 24,578.34    | MW   | OH   |     |         |
| AP00316321 | 34666     | AD BRAKES                     | 08/15/12 | 719.34       | MW   | OH   |     |         |
| AP00316322 | 1514      | ADAM HILL COMPANY, THE        | 08/15/12 | 369.97       | MW   | OH   |     |         |
| AP00316323 | 5034      | ADAMSON POLICE PRODUCTS       | 08/15/12 | 571.25       | MW   | OH   |     |         |
| AP00316324 | 45291     | ADVANCED BUSINESS FORMS       | 08/15/12 | 2,572.52     | MW   | OH   |     |         |
| AP00316325 | 43968PP   | AECO SYSTEMS INC              | 08/15/12 | 360.00       | MW   | OH   |     |         |
| AP00316326 | 11233     | AGRIMONTI, MADOLYN            | 08/15/12 | 188.15       | MW   | OH   |     |         |
| AP00316327 | 29880     | AIRGAS USA LLC                | 08/15/12 | 636.80       | MW   | OH   |     |         |
| AP00316328 | 9108      | AIRPORT AUTO PARTS            | 08/15/12 | 37.33        | MW   | OH   |     |         |
| AP00316329 | 11740     | ALAN STEEL & SUPPLY COMPANY   | 08/15/12 | 363.72       | MW   | OH   |     |         |
| AP00316330 | 40057R    | ALEJANDRINO, ANNA LIZA        | 08/15/12 | 250.00       | MW   | OH   |     |         |
| AP00316331 | 1025      | ALHAMBRA AND SIERRA SPRINGS   | 08/15/12 | 390.37       | MW   | OH   |     |         |
| AP00316332 | 39657     | ALL STAR GLASS                | 08/15/12 | 535.62       | MW   | OH   |     |         |
| AP00316333 | 41558PP   | ALLIANCE MEMBER SERVICES      | 08/15/12 | 2,379.00     | MW   | OH   |     |         |
| AP00316334 | 37116     | ALPHA ANALYTICAL LABORATORIES | 08/15/12 | 8,158.25     | MW   | OH   |     |         |
| AP00316335 | 26914     | AMERICAN ASPHALT REPAIR & RES | 08/15/12 | 288,918.16   | MW   | OH   |     |         |
| AP00316336 | 38846     | AMERICAN MESSAGING            | 08/15/12 | 64.46        | MW   | OH   |     |         |
| AP00316337 | 14988     | AMERICAN TOWER CORPORATION    | 08/15/12 | 5,886.07     | MW   | OH   |     |         |
| AP00316338 | 35696     | AMERIPRIDE SERVICES INC       | 08/15/12 | 1,028.90     | MW   | OH   |     |         |
| AP00316339 | 47127R    | AMHERST ASSOCIATES CONSTRUCTI | 08/15/12 | 300.00       | MW   | OH   |     |         |
| AP00316340 | 1259      | ARAMARK UNIFORM SERVICES INC  | 08/15/12 | 254.16       | MW   | OH   |     |         |

| Check      | Payee ID. | Payee Name                    | Date     | Check Amount | Type | Subs | Rel To Note |
|------------|-----------|-------------------------------|----------|--------------|------|------|-------------|
| AP00316341 | 15882     | ARMSTRONG, PATRICIA           | 08/15/12 | 964.80       | MW   | OH   |             |
| AP00316342 | 8426      | ARROWHEAD                     | 08/15/12 | 35.65        | MW   | OH   |             |
| AP00316343 | 42789     | ASIAN ART MUSEUM FOUNDATION   | 08/15/12 | 500.00       | MW   | OH   |             |
| AP00316344 | 45686     | ASTOUND BROADBAND             | 08/15/12 | 1,295.95     | MW   | OH   |             |
| AP00316345 | 1101      | AT&T                          | 08/15/12 | 244.69       | MW   | OH   |             |
| AP00316346 | 43078PP   | AT&T                          | 08/15/12 | 112.53       | MW   | OH   |             |
| AP00316347 | 45508JPA  | AT&T                          | 08/15/12 | 88.85        | MW   | OH   |             |
| AP00316348 | 6413      | AT&T                          | 08/15/12 | 6,420.96     | MW   | OH   |             |
| AP00316349 | 44649     | ATLAS COPCO COMPRESSORS LLC   | 08/15/12 | 2,301.37     | MW   | OH   |             |
| AP00316350 | 44506R    | ATLAS PLUMBING AND ROOTER INC | 08/15/12 | 858.00       | MW   | OH   |             |
| AP00316351 | 15448     | AUDIOGO                       | 08/15/12 | 123.95       | MW   | OH   |             |
| AP00316352 | 24534A    | AVELAR, TERESA                | 08/15/12 | 246.27       | MW   | OH   |             |
| AP00316353 | 12841     | AVERA, PATRICK                | 08/15/12 | 309.00       | MW   | OH   |             |
| AP00316354 | 34365R    | BANDA, RHODERICK              | 08/15/12 | 142.08       | MW   | OH   |             |
| AP00316355 | 47102R    | BANICO, MARIA G T             | 08/15/12 | 76.32        | MW   | OH   |             |
| AP00316356 | 37596     | BANK OF NEW YORK MELLON, THE  | 08/15/12 | 1,500.00     | MW   | OH   |             |
| AP00316357 | 3952      | BAY AREA BARRICADE SERVICE IN | 08/15/12 | 400.52       | MW   | OH   |             |
| AP00316358 | 19892     | BAY AREA PAVING COMPANY INC   | 08/15/12 | 2,900.00     | MW   | OH   |             |
| AP00316359 | 1562      | BAY AREA WATER SUPPLY & CONSE | 08/15/12 | 16,339.00    | MW   | OH   |             |
| AP00316360 | 36580     | BAY CITY SCREW & BOLT CO      | 08/15/12 | 243.67       | MW   | OH   |             |
| AP00316361 | 44818     | BAZDARICH, MARLENE            | 08/15/12 | 12.00        | MW   | OH   |             |
| AP00316362 | 47148PP   | BEARCOM                       | 08/15/12 | 1,477.61     | MW   | OH   |             |
| AP00316363 | 16267R    | BELARA, MANUEL                | 08/15/12 | 50.00        | MW   | OH   |             |
| AP00316364 | 36830R    | BELL PLUMBING NORTH           | 08/15/12 | 858.00       | MW   | OH   |             |
| AP00316365 | 38375LAW  | BEST BEST & KRIEGER LLP       | 08/15/12 | 2,893.80     | MW   | OH   |             |



| Check                 | Payee ID.        | Payee Name                    | Date                | Check Amount      | Type          | Subs          | Rel To Note |
|-----------------------|------------------|-------------------------------|---------------------|-------------------|---------------|---------------|-------------|
| AP00316366            | 19200            | BIRITE FOODSERVICE DISTRIBUTO | 08/15/12            | 7,566.35          | MW            | OH            |             |
| AP00316367            | 47103R           | BLUE MOUNTAIN AIR             | 08/15/12            | 98.48             | MW            | OH            |             |
| AP00316368            | 42455RPP         | BOHM, PAT                     | 08/15/12            | 516.89            | MW            | OH            |             |
| AP00316369            | 41444            | BRAINFUSE INC                 | 08/15/12            | 22,000.00         | MW            | OH            |             |
| AP00316370            | 17928            | BRESNAHAN, FRANCIS            | 08/15/12            | 18,769.85         | MW            | OH            |             |
| AP00316371            | 21300            | BRISBANE RECYCLING CO INC     | 08/15/12            | 480.00            | MW            | OH            |             |
| AP00316372            | 3349             | BROADMOOR LANDSCAPE SUPPLY    | 08/15/12            | 843.54            | MW            | OH            |             |
| AP00316373            | 39468            | BROADMOOR TOW LLC             | 08/15/12            | 230.00            | MW            | OH            |             |
| AP00316374            | 1059             | BRODART CO                    | 08/15/12            | 90.27             | MW            | OH            |             |
| AP00316375            | 4709             | BSN                           | 08/15/12            | 1,679.16          | MW            | OH            |             |
| AP00316376            | 44468            | BUDGET CONFERENCING INC       | 08/15/12            | 149.97            | MW            | OH            |             |
| AP00316377            | 47104R           | BURCH, CHERMAEL               | 08/15/12            | 250.00            | MW            | OH            |             |
| AP00316378            | 47105R           | BUSH, JUDY                    | 08/15/12            | 165.44            | MW            | OH            |             |
| AP00316379            | 25519            | BUSINESS CREDIT INFORMATION I | 08/15/12            | 60.72             | MW            | OH            |             |
| AP00316380            | 24551            | BWI                           | 08/15/12            | 175.38            | MW            | OH            |             |
| AP00316381            | 2396             | C M AMOS PRINTING COMPANY     | 08/15/12            | 403.91            | MW            | OH            |             |
| AP00316382            | 2436             | CALIFORNIA CASTER             | 08/15/12            | 15.46             | MW            | OH            |             |
| AP00316383            | 23899            | CALIFORNIA CONTRACTORS SUPPLI | 08/15/12            | 104.14            | MW            | OH            |             |
| AP00316384            | 23173            | CALIFORNIA DIESEL AND POWER   | 08/15/12            | 2,552.61          | MW            | OH            |             |
| AP00316385            | 1196             | CALIFORNIA WATER SERVICE COMP | 08/15/12            | 249.04            | MW            | OH            |             |
| <del>AP00316386</del> | <del>33146</del> | <del>CAMERON, DOUG</del>      | <del>08/15/12</del> | <del>219.45</del> | <del>MW</del> | <del>OH</del> |             |
| AP00316387            | 17888            | CARL WARREN & COMPANY INC     | 08/15/12            | 1,074.94          | MW            | OH            |             |
| AP00316388            | 20535            | CAROLLO ENGINEERS             | 08/15/12            | 1,318.65          | MW            | OH            |             |
| AP00316389            | 44530            | CASE POWER AND EQUIPMENT      | 08/15/12            | 680.72            | MW            | OH            |             |
| AP00316390            | 46933R           | CBS OUTDOOR                   | 08/15/12            | 1,000.00          | MW            | OH            |             |

| Check      | Payee ID. | Payee Name                    | Date     | Check Amount | Type | Subs | Rel To Note |
|------------|-----------|-------------------------------|----------|--------------|------|------|-------------|
| AP00316391 | 42171     | CC CLASSIC STEPPERS           | 08/15/12 | 66.00        | MW   | OH   |             |
| AP00316392 | 44897R    | CC ROOFING INC                | 08/15/12 | 300.00       | MW   | OH   |             |
| AP00316393 | 28636     | CDW GOVERNMENT INC            | 08/15/12 | 931.88       | MW   | OH   |             |
| AP00316394 | 42277     | CEL ANALYTICAL INC            | 08/15/12 | 1,169.00     | MW   | OH   |             |
| AP00316395 | 27643     | CENTRAL CONCRETE SUPPLY CO IN | 08/15/12 | 690.09       | MW   | OH   |             |
| AP00316396 | 10299JPA  | CENTRAL COUNTY FIRE AUTHORITY | 08/15/12 | 1,650.00     | MW   | OH   |             |
| AP00316397 | 3893      | CERTIFIED LABORATORIES        | 08/15/12 | 210.81       | MW   | OH   |             |
| AP00316398 | 45720     | CFCA EM SECTION               | 08/15/12 | 75.00        | MW   | OH   |             |
| AP00316399 | 46948PP   | CHASE CARD SERVICES           | 08/15/12 | 1,469.32     | MW   | OH   |             |
| AP00316400 | 47139     | CHEAPER THAN DIRT             | 08/15/12 | 731.39       | MW   | OH   |             |
| AP00316401 | 47006     | CHEMURGIC AGRICULTURAL CHEMIC | 08/15/12 | 5,183.41     | MW   | OH   |             |
| AP00316402 | 16812R    | CHHOKAR, SURJIT               | 08/15/12 | 500.00       | MW   | OH   |             |
| AP00316403 | 47131R    | CHIN, TIFFANY                 | 08/15/12 | 1,763.63     | MW   | OH   |             |
| AP00316404 | 36817R    | CHRISTENSEN, CAMERON          | 08/15/12 | 557.36       | MW   | OH   |             |
| AP00316405 | 3678      | CINTAS CORPORATION #464       | 08/15/12 | 3,225.68     | MW   | OH   |             |
| AP00316406 | 40796     | CINTAS DOCUMENT MANAGEMENT    | 08/15/12 | 164.92       | MW   | OH   |             |
| AP00316407 | 35395     | CITY AUTO SUPPLY              | 08/15/12 | 2,656.19     | MW   | OH   |             |
| AP00316408 | 28209JPA  | CITY OF BURLINGAME            | 08/15/12 | 80.94        | MW   | OH   |             |
| AP00316409 | 6034JPA   | CITY OF PACIFICA              | 08/15/12 | 1,650.00     | MW   | OH   |             |
| AP00316410 | 16779     | CITY PAINTS                   | 08/15/12 | 188.57       | MW   | OH   |             |
| AP00316411 | 24868     | CLARK SECURITY PRODUCTS INC   | 08/15/12 | 111.66       | MW   | OH   |             |
| AP00316412 | 31162     | CLINE & DUPLISSEA             | 08/15/12 | 3,850.20     | MW   | OH   |             |
| AP00316413 | 46910PP   | COAST 2 COAST SOCCER          | 08/15/12 | 1,000.00     | MW   | OH   |             |
| AP00316414 | 22146     | COAST OIL COMPANY INC         | 08/15/12 | 39,971.04    | MW   | OH   |             |
| AP00316415 | 34153     | COMCAST                       | 08/15/12 | 83.61        | MW   | OH   |             |

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| AP00316416 | 12578     | COMPLETE LINEN SERVICE INC    | 08/15/12 | 41.33        | MW   | OH   |             |
| AP00316417 | 2599      | CONTINUING EDUCATION OF THE B | 08/15/12 | 329.92       | MW   | OH   |             |
| AP00316418 | 16707     | CONTRA COSTA COUNTY SHERIFF'S | 08/15/12 | 1,010.00     | MW   | OH   |             |
| AP00316419 | 43913     | COOK AND ASSOCIATES           | 08/15/12 | 275.00       | MW   | OH   |             |
| AP00316420 | 23500PP   | CORDINI, DIANE                | 08/15/12 | 160.00       | MW   | OH   |             |
| AP00316421 | 47106R    | COSINO, RYAN                  | 08/15/12 | 250.00       | MW   | OH   |             |
| AP00316422 | 14930     | COUNTY OF SAN MATEO           | 08/15/12 | 6,203.00     | MW   | OH   |             |
| AP00316423 | 27348     | COUNTY OF SAN MATEO           | 08/15/12 | 1,350.00     | MW   | OH   |             |
| AP00316424 | 43157JPA  | COUNTY OF SAN MATEO           | 08/15/12 | 1,117.00     | MW   | OH   |             |
| AP00316425 | 4549      | COUNTY OF SANTA CLARA         | 08/15/12 | 1,438.59     | MW   | OH   |             |
| AP00316426 | 44825     | COURTESY TOW                  | 08/15/12 | 400.00       | MW   | OH   |             |
| AP00316427 | 42324     | CRIME SCENE CLEANERS INC      | 08/15/12 | 525.00       | MW   | OH   |             |
| AP00316428 | 24226REN  | CULLIGAN MANAGEMENT COMPANY I | 08/15/12 | 3,566.00     | MW   | OH   |             |
| AP00316429 | 47132R    | CULLIGAN MANAGEMENT CO INC    | 08/15/12 | 3,712.20     | MW   | OH   |             |
| AP00316430 | 25580     | CWEA-MEMBERSHIP               | 08/15/12 | 132.00       | MW   | OH   |             |
| AP00316431 | 21142     | CYO CAMP AND RETREAT CENTER   | 08/15/12 | 600.00       | MW   | OH   |             |
| AP00316432 | 1042      | D C LOCK & SECURITY SERVICE   | 08/15/12 | 6.50         | MW   | OH   |             |
| AP00316433 | 1836      | DAILY JOURNAL CORPORATION     | 08/15/12 | 1,207.97     | MW   | OH   |             |
| AP00316434 | 1414      | DALY CITY CENTRAL CASHIER     | 08/15/12 | 877.22       | MW   | OH   |             |
| AP00316435 | 43051     | DALY CITY FIREFIGHTERS CHARIT | 08/15/12 | 130.00       | MW   | OH   |             |
| AP00316436 | 1793      | DALY CITY TOOL MART           | 08/15/12 | 343.36       | MW   | OH   |             |
| AP00316437 | 37164     | DARLING INTERNATIONAL INC     | 08/15/12 | 853.55       | MW   | OH   |             |
| AP00316438 | 47107R    | DAVID, ROSALIE                | 08/15/12 | 250.00       | MW   | OH   |             |
| AP00316439 | 47108R    | DEJESUS, VIOLETA              | 08/15/12 | 98.48        | MW   | OH   |             |
| AP00316440 | 21676     | DELL MARKETING LP             | 08/15/12 | 581.85       | MW   | OH   |             |

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| AP00316441 | 29996     | DELL MARKETING LP             | 08/15/12 | 2,162.60     | MW   | OH   |             |
| AP00316442 | 1817      | DELTA DENTAL PLAN OF CALIFORN | 08/15/12 | 55,512.54    | MW   | OH   |             |
| AP00316443 | 1510      | DEMCO SUPPLY INC              | 08/15/12 | 64.97        | MW   | OH   |             |
| AP00316444 | 20552     | DEWEY PEST CONTROL INC        | 08/15/12 | 43,200.00    | MW   | OH   |             |
| AP00316445 | 38377     | DISNEY EDUCATIONAL PRODUCTION | 08/15/12 | 169.71       | MW   | OH   |             |
| AP00316446 | 22126     | DUDLEY PERKINS CO             | 08/15/12 | 229.98       | MW   | OH   |             |
| AP00316447 | 1061      | DUNN EDWARDS CORPORATION      | 08/15/12 | 1,991.29     | MW   | OH   |             |
| AP00316448 | 41587     | EBI AGGREGATES                | 08/15/12 | 2,759.37     | MW   | OH   |             |
| AP00316449 | 1347      | EBSCO INFORMATION SERVICES    | 08/15/12 | 8,934.72     | MW   | OH   |             |
| AP00316450 | 43942     | EMERGENCY SERVICES RESTORATIO | 08/15/12 | 2,111.49     | MW   | OH   |             |
| AP00316451 | 40007     | EMLAB P&K LLC                 | 08/15/12 | 629.00       | MW   | OH   |             |
| AP00316452 | 45731     | emTRAIN                       | 08/15/12 | 198.00       | MW   | OH   |             |
| AP00316453 | 8678      | ENERGY SALES INC              | 08/15/12 | 94.58        | MW   | OH   |             |
| AP00316454 | 45076A    | ENTERPRISE RENT A CAR         | 08/15/12 | 55.29        | MW   | OH   |             |
| AP00316455 | 45629     | ENVIRONMENTAL HAZARDS SERVICE | 08/15/12 | 5.50         | MW   | OH   |             |
| AP00316456 | 23816     | ESRI INC                      | 08/15/12 | 833.00       | MW   | OH   |             |
| AP00316457 | 26327     | EWING IRRIGATION PRODUCTS INC | 08/15/12 | 99.86        | MW   | OH   |             |
| AP00316458 | 42544     | FARMER BROTHERS COFFEE        | 08/15/12 | 654.25       | MW   | OH   |             |
| AP00316459 | 1383      | FEDERAL EXPRESS CORP          | 08/15/12 | 35.29        | MW   | OH   |             |
| AP00316460 | 33581A    | FEDERAL EXPRESS CORP          | 08/15/12 | 50.12        | MW   | OH   |             |
| AP00316461 | 26375     | FEINBERG, JEANETTE            | 08/15/12 | 226.50       | MW   | OH   |             |
| AP00316462 | 19787     | FIRST CHOICE SERVICES         | 08/15/12 | 264.55       | MW   | OH   |             |
| AP00316463 | 11544     | FIRST NATIONAL BANK OF NO CA  | 08/15/12 | 6,046.68     | MW   | OH   |             |
| AP00316464 | 17187     | FLINT TRADING INC             | 08/15/12 | 985.51       | MW   | OH   |             |
| AP00316465 | 23291     | FLOORTRENDS INC               | 08/15/12 | 14,290.00    | MW   | OH   |             |

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| AP00316466 | 11813     | FOLGER GRAPHICS               | 08/15/12 | 105.00       | MW   | OH   |             |
| AP00316467 | 47109R    | FONG, EDDY                    | 08/15/12 | 900.00       | MW   | OH   |             |
| AP00316468 | 30157RA   | Fontela, Richard A            | 08/15/12 | 76.59        | MW   | OH   |             |
| AP00316469 | 46577RA   | FORD, JOHN                    | 08/15/12 | 1,327.47     | MW   | OH   |             |
| AP00316470 | 3451      | FRANK A OLSEN COMPANY         | 08/15/12 | 757.07       | MW   | OH   |             |
| AP00316471 | 40202R    | FREUTEL ROOFING INC           | 08/15/12 | 300.00       | MW   | OH   |             |
| AP00316472 | 23110     | GADDIS INCORPORATED           | 08/15/12 | 3,422.15     | MW   | OH   |             |
| AP00316473 | 1467      | GALE                          | 08/15/12 | 133.90       | MW   | OH   |             |
| AP00316474 | 17399R    | GARCIA, JAVIER                | 08/15/12 | 250.00       | MW   | OH   |             |
| AP00316475 | 47110R    | GARCIA, RAQUEL                | 08/15/12 | 400.00       | MW   | OH   |             |
| AP00316476 | 44820     | GARLASA, ELLISON              | 08/15/12 | 200.25       | MW   | OH   |             |
| AP00316477 | 4634MED   | GARY M OLSON PHD              | 08/15/12 | 300.00       | MW   | OH   |             |
| AP00316478 | 4711R     | GATMAITAN, MIKE C             | 08/15/12 | 71.94        | MW   | OH   |             |
| AP00316479 | 47112R    | GAYANILO JR, AGAPITO          | 08/15/12 | 250.00       | MW   | OH   |             |
| AP00316480 | 6617      | GERACE, ANTHONY               | 08/15/12 | 319.98       | MW   | OH   |             |
| AP00316481 | 36227     | GOLDEN GATE TRUCK CENTER      | 08/15/12 | 110.76       | MW   | OH   |             |
| AP00316482 | 34864     | GOLDEN STATE FLOW MEASUREMENT | 08/15/12 | 315.17       | MW   | OH   |             |
| AP00316483 | 47125RA   | GONZALES, LISA                | 08/15/12 | 243.50       | MW   | OH   |             |
| AP00316484 | 47113R    | GOTAUCO, MELODY               | 08/15/12 | 35.13        | MW   | OH   |             |
| AP00316485 | 31925     | GOVCONNECTION INC             | 08/15/12 | 5,477.53     | MW   | OH   |             |
| AP00316486 | 1417      | GOVERNMENT FINANCE OFFICERS A | 08/15/12 | 840.00       | MW   | OH   |             |
| AP00316487 | 18532     | GOW SUPPLY COMPANY INC        | 08/15/12 | 175.89       | MW   | OH   |             |
| AP00316488 | 45109     | GRAFIX SHOPPE                 | 08/15/12 | 697.20       | MW   | OH   |             |
| AP00316489 | 1754      | GRAINGER INC                  | 08/15/12 | 2,286.76     | MW   | OH   |             |
| AP00316490 | 36985     | GRAND INDUSTRIES INC          | 08/15/12 | 8,800.00     | MW   | OH   |             |

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| AP00316491            | 1571              | GRANITE ROCK COMPANY           | 08/15/12            | 689.86              | MW            | OH            |        |      |
| AP00316492            | 1123              | GRAYBAR ELECTRIC CO            | 08/15/12            | 1,791.74            | MW            | OH            |        |      |
| AP00316493            | 42998R            | GROSPE, JONATHAN               | 08/15/12            | 250.00              | MW            | OH            |        |      |
| AP00316494            | 47114R            | H A N D                        | 08/15/12            | 984.90              | MW            | OH            |        |      |
| AP00316495            | 2223              | HACH COMPANY                   | 08/15/12            | 2,455.36            | MW            | OH            |        |      |
| AP00316496            | 39983R            | HAI'S ROOFING COMPANY          | 08/15/12            | 300.00              | MW            | OH            |        |      |
| AP00316497            | 39787PP           | HAND IN HAND PARENTING         | 08/15/12            | 2,450.00            | MW            | OH            |        |      |
| AP00316498            | 12996ALAW         | HANSON BRIDGETT LLP            | 08/15/12            | 1,861.50            | MW            | OH            |        |      |
| AP00316499            | 36401LAW          | HANSON BRIDGETT MARCUS VLAHOS  | 08/15/12            | 260.00              | MW            | OH            |        |      |
| AP00316500            | 45197             | HANVEY, BECKY                  | 08/15/12            | 93.00               | MW            | OH            |        |      |
| AP00316501            | 34088             | HANVEY, RAYMOND J              | 08/15/12            | 718.00              | MW            | OH            |        |      |
| AP00316502            | 3702              | HARRINGTON INDUSTRIAL PLASTIC  | 08/15/12            | 235.22              | MW            | OH            |        |      |
| AP00316503            | 1126              | HAWKINS TRAFFIC SAFETY SUPPLY  | 08/15/12            | 137.53              | MW            | OH            |        |      |
| AP00316504            | 16569             | HERSTAD, ROSANNE               | 08/15/12            | 720.00              | MW            | OH            |        |      |
| AP00316505            | 17021             | HF&H CONSULTANTS LLC           | 08/15/12            | 1,540.00            | MW            | OH            |        |      |
| AP00316506            | 9049              | HI TECH E V S INC CRIMSON FIR  | 08/15/12            | 13.28               | MW            | OH            |        |      |
| <del>AP00316507</del> | <del>39538R</del> | <del>HITECO CONSTRUCTION</del> | <del>08/15/12</del> | <del>5,000.00</del> | <del>MW</del> | <del>OH</del> |        |      |
| AP00316508            | 47115R            | HO, KITTY                      | 08/15/12            | 85.00               | MW            | OH            |        |      |
| AP00316509            | 15857             | HOME DEPOT CREDIT SERVICES     | 08/15/12            | 10,288.97           | MW            | OH            |        |      |
| AP00316510            | 47129R            | HOMEX INC                      | 08/15/12            | 300.00              | MW            | OH            |        |      |
| AP00316511            | 32847             | HOSEPOWER USA                  | 08/15/12            | 1,749.70            | MW            | OH            |        |      |
| AP00316512            | 2665              | HSQ TECHNOLOGY                 | 08/15/12            | 1,311.34            | MW            | OH            |        |      |
| AP00316513            | 41818             | HUNTINGTON COURT REPORTERS     | 08/15/12            | 260.16              | MW            | OH            |        |      |
| AP00316514            | 14624             | HUSBANDS & ASSOCIATES INC      | 08/15/12            | 3,031.50            | MW            | OH            |        |      |
| AP00316515            | 14932             | INTERSTATE BATTERY SYSTEM OF   | 08/15/12            | 357.06              | MW            | OH            |        |      |

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| AP00316516 | 1072       | IRVINE & JACHENS INC          | 08/15/12 | 114.17       | MW   | OH   |             |
| AP00316517 | 20796      | J J R CONSTRUCTION INC        | 08/15/12 | 94,660.56    | MW   | OH   |             |
| AP00316518 | 46364RA    | JACKSON, BRIAN                | 08/15/12 | 109.02       | MW   | OH   |             |
| AP00316519 | 46791      | JMB CONSTRUCTION INC          | 08/15/12 | 13,822.50    | MW   | OH   |             |
| AP00316520 | 14416      | JOHNSTONE SUPPLY              | 08/15/12 | 133.96       | MW   | OH   |             |
| AP00316521 | 46992      | JP ENTERPRISES                | 08/15/12 | 1,315.00     | MW   | OH   |             |
| AP00316522 | 39721MEDPP | KAISER FOUNDATION HEALTH PLAN | 08/15/12 | 499.00       | MW   | OH   |             |
| AP00316523 | 10255MED   | KAISER PERMANENTE OHSS        | 08/15/12 | 561.00       | MW   | OH   |             |
| AP00316524 | 10144      | KAMAN INDUSTRIAL TECHNOLOGIES | 08/15/12 | 568.97       | MW   | OH   |             |
| AP00316525 | 22450      | KAPCO                         | 08/15/12 | 349.14       | MW   | OH   |             |
| AP00316526 | 21792      | KELLY PAPER                   | 08/15/12 | 707.96       | MW   | OH   |             |
| AP00316527 | 34861R     | KIMBALL, ROSINA               | 08/15/12 | 283.25       | MW   | OH   |             |
| AP00316528 | 47142R     | KING, DEBRA                   | 08/15/12 | 250.00       | MW   | OH   |             |
| AP00316529 | 43076      | KOHL'S DEPARTMENT STORE       | 08/15/12 | 1,500.00     | MW   | OH   |             |
| AP00316530 | 1108       | L N CURTIS & SONS             | 08/15/12 | 3,957.62     | MW   | OH   |             |
| AP00316531 | 47150PP    | LIDLAW TRANSIT INC            | 08/15/12 | 426.10       | MW   | OH   |             |
| AP00316532 | 13776      | LANGUAGE LINE SERVICES        | 08/15/12 | 348.98       | MW   | OH   |             |
| AP00316533 | 34493A     | LANLOGIC INC                  | 08/15/12 | 40.00        | MW   | OH   |             |
| AP00316534 | 32482      | LEARNING EXPRESS LLC          | 08/15/12 | 5,101.50     | MW   | OH   |             |
| AP00316535 | 17519R     | LEE, JOHN                     | 08/15/12 | 120.60       | MW   | OH   |             |
| AP00316536 | 30726      | LEHR AUTO ELECTRIC            | 08/15/12 | 19.92        | MW   | OH   |             |
| AP00316537 | 47116R     | LEON, MARIA ISABEL            | 08/15/12 | 71.94        | MW   | OH   |             |
| AP00316538 | 37094      | LEXISNEXIS RISK DATA MANAGEME | 08/15/12 | 510.00       | MW   | OH   |             |
| AP00316539 | 40098A     | LEXNET CONSULTING GROUP INC   | 08/15/12 | 50.00        | MW   | OH   |             |
| AP00316540 | 47117R     | LIANG, PAUL                   | 08/15/12 | 500.00       | MW   | OH   |             |

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| AP00316541 | 29220     | LIGHTHOUSE, THE               | 08/15/12 | 692.39       | MW   | OH   |             |
| AP00316542 | 29332     | LORAL LANDSCAPING             | 08/15/12 | 515.00       | MW   | OH   |             |
| AP00316543 | 25062     | LYCETT, BLAKE                 | 08/15/12 | 436.65       | MW   | OH   |             |
| AP00316544 | 28253R    | M GAEHWILER CONSTRUCTION INC  | 08/15/12 | 6,750.00     | MW   | OH   |             |
| AP00316545 | 45933R    | MACAHILAS, GERLIE             | 08/15/12 | 400.00       | MW   | OH   |             |
| AP00316546 | 46155R    | MACIEL ROOFING                | 08/15/12 | 300.00       | MW   | OH   |             |
| AP00316547 | 27066     | MANAGED HEALTH NETWORK        | 08/15/12 | 3,715.20     | MW   | OH   |             |
| AP00316548 | 47118RPP  | MARTINEZ, NELY                | 08/15/12 | 183.89       | MW   | OH   |             |
| AP00316549 | 47119R    | MATA, LEANNE                  | 08/15/12 | 250.00       | MW   | OH   |             |
| AP00316550 | 6595      | MCI                           | 08/15/12 | 62.19        | MW   | OH   |             |
| AP00316551 | 15393     | MCMaster CARR SUPPLY CO       | 08/15/12 | 343.39       | MW   | OH   |             |
| AP00316552 | 36891     | MEDTOX LABORATORIES INC       | 08/15/12 | 76.30        | MW   | OH   |             |
| AP00316553 | 39788     | MENDES, MICHAEL               | 08/15/12 | 31.38        | MW   | OH   |             |
| AP00316554 | 47120R    | MENDOZA, ROSALIE              | 08/15/12 | 250.00       | MW   | OH   |             |
| AP00316555 | 23949     | METRO MOBILE COMMUNICATIONS   | 08/15/12 | 9,992.14     | MW   | OH   |             |
| AP00316556 | 26465     | MID PENINSULA BOYS & GIRLS CL | 08/15/12 | 29,166.66    | MW   | OH   |             |
| AP00316557 | 47121R    | MIKE LEWIS CONCRETE CONSTRUCT | 08/15/12 | 500.00       | MW   | OH   |             |
| AP00316558 | 3303      | MILLIGAN NEWS COMPANY         | 08/15/12 | 2,742.32     | MW   | OH   |             |
| AP00316559 | 37737     | MITEL NETWORKS INC            | 08/15/12 | 1,196.11     | MW   | OH   |             |
| AP00316560 | 15396     | MOSS RUBBER & EQUIPMENT CORP  | 08/15/12 | 435.13       | MW   | OH   |             |
| AP00316561 | 15210     | MUNICIPAL MAINTENANCE EQUIPME | 08/15/12 | 5,866.45     | MW   | OH   |             |
| AP00316562 | 28919     | MUNISERVICES LLC              | 08/15/12 | 1,548.83     | MW   | OH   |             |
| AP00316563 | 17654     | MUSSMAN, RONALD               | 08/15/12 | 105.00       | MW   | OH   |             |
| AP00316564 | 47130R    | NATIONAL CLEANERS             | 08/15/12 | 1,769.24     | MW   | OH   |             |
| AP00316565 | 20117     | NATIONAL CONSTRUCTION RENTALS | 08/15/12 | 3,106.97     | MW   | OH   |             |



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| AP00316566 | 6379      | NATIONAL SEMINARS GROUP INC   | 08/15/12 | 199.00       | MW   | OH   |        |      |
| AP00316567 | 40378R    | NEW CITY ROOFING CO INC       | 08/15/12 | 600.00       | MW   | OH   |        |      |
| AP00316568 | 37013R    | NEW PACIFIC ROOFING CO INC    | 08/15/12 | 300.00       | MW   | OH   |        |      |
| AP00316569 | 40569     | NIEMI, ERENE                  | 08/15/12 | 115.00       | MW   | OH   |        |      |
| AP00316570 | 15763     | NORTH COAST COUNTY WATER DIST | 08/15/12 | 36.91        | MW   | OH   |        |      |
| AP00316571 | 25761     | NORTHERN SAFETY CO INC        | 08/15/12 | 190.18       | MW   | OH   |        |      |
| AP00316572 | 41046R    | OCHOA, JOSE                   | 08/15/12 | 250.00       | MW   | OH   |        |      |
| AP00316573 | 42500     | OFFICE DEPOT                  | 08/15/12 | 2,156.14     | MW   | OH   |        |      |
| AP00316574 | 43077PP   | OFFICE DEPOT                  | 08/15/12 | 458.88       | MW   | OH   |        |      |
| AP00316575 | 6930      | OFFICEMAX INCORPORATED        | 08/15/12 | 450.69       | MW   | OH   |        |      |
| AP00316576 | 29187     | ON TOUR CLIENT TRUST ACCOUNT  | 08/15/12 | 62,070.00    | MW   | OH   |        |      |
| AP00316577 | 30978     | OPERATOR CERTIFICATION TRAINI | 08/15/12 | 300.00       | MW   | OH   |        |      |
| AP00316578 | 20848     | ORCHARD SUPPLY HARDWARE INC   | 08/15/12 | 324.20       | MW   | OH   |        |      |
| AP00316579 | 4918      | OTIS ELEVATOR COMPANY         | 08/15/12 | 175.00       | MW   | OH   |        |      |
| AP00316580 | 42838     | PACE SUPPLY CORP              | 08/15/12 | 455.57       | MW   | OH   |        |      |
| AP00316581 | 32927     | PACIFIC FIRE SAFE FIRE EXTING | 08/15/12 | 255.71       | MW   | OH   |        |      |
| AP00316582 | 10360R    | PACIFIC GAS & ELECTRIC        | 08/15/12 | 250.00       | MW   | OH   |        |      |
| AP00316583 | 1216      | PACIFIC GAS & ELECTRIC        | 08/15/12 | 226,281.36   | MW   | OH   |        |      |
| AP00316584 | 10738     | PACIFIC HORTICULTURE          | 08/15/12 | 28.00        | MW   | OH   |        |      |
| AP00316585 | 47149     | PACIFIC IT PROS               | 08/15/12 | 140.00       | MW   | OH   |        |      |
| AP00316586 | 43008     | PACIFIC LIBRARY PARTNERSHIP   | 08/15/12 | 15,816.00    | MW   | OH   |        |      |
| AP00316587 | 1080      | PACIFIC NURSERIES             | 08/15/12 | 389.70       | MW   | OH   |        |      |
| AP00316588 | 29252     | PACIFIC PRODUCE INC           | 08/15/12 | 260.80       | MW   | OH   |        |      |
| AP00316589 | 43818R    | PADUA, PETER                  | 08/15/12 | 250.00       | MW   | OH   |        |      |
| AP00316590 | 40269R    | PAK'S ROOFING COMPANY         | 08/15/12 | 600.00       | MW   | OH   |        |      |

| Check      | Payee ID. | Payee Name                    | Date     | Check Amount | Type | Subs | Rel To Note |
|------------|-----------|-------------------------------|----------|--------------|------|------|-------------|
| AP00316591 | 33377     | PANTAZY, JOHN                 | 08/15/12 | 1,178.10     | MW   | OH   |             |
| AP00316592 | 12536     | PAPA                          | 08/15/12 | 40.00        | MW   | OH   |             |
| AP00316593 | 27022     | PAQUETTE, RUDOLPH A           | 08/15/12 | 64.80        | MW   | OH   |             |
| AP00316594 | 35859A    | PCA MANAGEMENT LLC            | 08/15/12 | 121,533.05   | MW   | OH   |             |
| AP00316595 | 20794     | PELCO SALES & SERVICE INC     | 08/15/12 | 303.44       | MW   | OH   |             |
| AP00316596 | 3297      | PENINSULA LIBRARY SYSTEM      | 08/15/12 | 1,487.20     | MW   | OH   |             |
| AP00316597 | 19678     | PERS LONG TERM CARE PROGRAM   | 08/15/12 | 1,603.91     | MW   | OH   |             |
| AP00316598 | 38072     | PETERSON, NOVELLA NIX         | 08/15/12 | 152.00       | MW   | OH   |             |
| AP00316599 | 44199R    | PG&E                          | 08/15/12 | 22,125.00    | MW   | OH   |             |
| AP00316600 | 36106     | POLYDYNE INC                  | 08/15/12 | 43,561.97    | MW   | OH   |             |
| AP00316601 | 46121RA   | POWER ENGINEERING CONSTRUCTIO | 08/15/12 | 6,000.00     | MW   | OH   |             |
| AP00316602 | 44387R    | PRADO, HEATHER                | 08/15/12 | 250.00       | MW   | OH   |             |
| AP00316603 | 47143     | PRAETORIAN GROUP INC          | 08/15/12 | 500.00       | MW   | OH   |             |
| AP00316604 | 16440     | PRAXAIR DISTRIBUTION INC      | 08/15/12 | 401.55       | MW   | OH   |             |
| AP00316605 | 36793     | PSS COMMUNICATIONS INC        | 08/15/12 | 31,095.70    | MW   | OH   |             |
| AP00316606 | 47144     | PUBLIC UTILITIES AND WATERWOR | 08/15/12 | 549.00       | MW   | OH   |             |
| AP00316607 | 1115      | R & B COMPANY                 | 08/15/12 | 26,596.72    | MW   | OH   |             |
| AP00316608 | 27398     | R & S ERECTION NORTH PENINSUL | 08/15/12 | 913.00       | MW   | OH   |             |
| AP00316609 | 12539     | R A METAL PRODUCTS INC        | 08/15/12 | 1,248.52     | MW   | OH   |             |
| AP00316610 | 38804     | RADAR SHOP, THE               | 08/15/12 | 184.50       | MW   | OH   |             |
| AP00316611 | 26120     | RANDOM HOUSE INC              | 08/15/12 | 32.46        | MW   | OH   |             |
| AP00316612 | 47122R    | RASIC, NICK                   | 08/15/12 | 86.45        | MW   | OH   |             |
| AP00316613 | 42475     | RB PETROLEUM                  | 08/15/12 | 2,328.00     | MW   | OH   |             |
| AP00316614 | 47128R    | REBULTAN, JOHN                | 08/15/12 | 495.00       | MW   | OH   |             |
| AP00316615 | 2439      | RECORDED BOOKS LLC            | 08/15/12 | 319.33       | MW   | OH   |             |

| Check      | Payee ID. | Payee Name                    | Date     | Check Amount | Type | Subs | Rel To Note |
|------------|-----------|-------------------------------|----------|--------------|------|------|-------------|
| AP00316616 | 41385     | RED CLOUD                     | 08/15/12 | 7,320.78     | MW   | OH   |             |
| AP00316617 | 46703     | REDWOOD GARDEN & BUILDING MAT | 08/15/12 | 460.06       | MW   | OH   |             |
| AP00316618 | 32503R    | REES, JOSHUA                  | 08/15/12 | 100.00       | MW   | OH   |             |
| AP00316619 | 14608     | REEVES COMPANY INC            | 08/15/12 | 53.02        | MW   | OH   |             |
| AP00316620 | 15337     | RELIABLE OFFICE SUPPLIES      | 08/15/12 | 2,367.83     | MW   | OH   |             |
| AP00316621 | 43481PP   | RICO, ESTHER                  | 08/15/12 | 396.00       | MW   | OH   |             |
| AP00316622 | 44475     | ROMO, CAROL                   | 08/15/12 | 1,094.40     | MW   | OH   |             |
| AP00316623 | 22771     | S & S WORLDWIDE INC           | 08/15/12 | 788.88       | MW   | OH   |             |
| AP00316624 | 36329     | S AND S SUPPLIES & SOLUTIONS  | 08/15/12 | 1,720.20     | MW   | OH   |             |
| AP00316625 | 43898     | SAMPLE TRAPS LLC              | 08/15/12 | 110.42       | MW   | OH   |             |
| AP00316626 | 12544     | SAN MATEO COUNTY CONTROLLERS  | 08/15/12 | 67,441.00    | MW   | OH   |             |
| AP00316627 | 1643      | SAN MATEO COUNTY ENVIRONMENTA | 08/15/12 | 74,839.00    | MW   | OH   |             |
| AP00316628 | 43158JPA  | SAN MATEO COUNTY FIRE COUNTY  | 08/15/12 | 1,650.00     | MW   | OH   |             |
| AP00316629 | 35246     | SAN MATEO COUNTY SHERIFFS OFF | 08/15/12 | 70,488.32    | MW   | OH   |             |
| AP00316630 | 9666      | SAN MATEO LAWN MOWER SHOP     | 08/15/12 | 2,601.04     | MW   | OH   |             |
| AP00316631 | 41719     | SATWORK                       | 08/15/12 | 393.98       | MW   | OH   |             |
| AP00316632 | 45082RPP  | SCHINDLER, STEVE              | 08/15/12 | 82.14        | MW   | OH   |             |
| AP00316633 | 47134     | SCIENTIFIC ART STUDIO INC     | 08/15/12 | 4,750.00     | MW   | OH   |             |
| AP00316634 | 25148     | SEAONC                        | 08/15/12 | 236.00       | MW   | OH   |             |
| AP00316635 | 24759     | SENIOR CITIZENS OPPORTUNITIES | 08/15/12 | 750.00       | MW   | OH   |             |
| AP00316636 | 1037      | SERRAMONTE FORD INC           | 08/15/12 | 1,976.12     | MW   | OH   |             |
| AP00316637 | 1153MED   | SETON MEDICAL CENTER          | 08/15/12 | 8,330.00     | MW   | OH   |             |
| AP00316638 | 47123R    | SF GAY SOFTBALL LEAGUE        | 08/15/12 | 560.00       | MW   | OH   |             |
| AP00316639 | 2068      | SHAPE PRODUCTS COMPANY        | 08/15/12 | 105.44       | MW   | OH   |             |
| AP00316640 | 31449     | SHARP ELECTRONICS CORPORATION | 08/15/12 | 4,114.38     | MW   | OH   |             |

| Check      | Payee ID. | Payee Name                    | Date     | Check Amount | Type | Subs | Rel To Note |
|------------|-----------|-------------------------------|----------|--------------|------|------|-------------|
| AP00316641 | 30523A    | SHELL FLEET                   | 08/15/12 | 74.56        | MW   | OH   |             |
| AP00316642 | 26781     | SHIOSAKA, THOMAS              | 08/15/12 | 22.17        | MW   | OH   |             |
| AP00316643 | 23742     | SHOE DEPOT INC                | 08/15/12 | 985.92       | MW   | OH   |             |
| AP00316644 | 28917     | SIERRA CHEMICAL COMPANY       | 08/15/12 | 1,461.42     | MW   | OH   |             |
| AP00316645 | 38883     | SIGILLO SUPPLY COMPANY        | 08/15/12 | 1,617.60     | MW   | OH   |             |
| AP00316646 | 45315A    | SILVANI TRANSPORTATION CONSUL | 08/15/12 | 287.50       | MW   | OH   |             |
| AP00316647 | 47001     | SKYLINE BUILDING CARE INC     | 08/15/12 | 604.55       | MW   | OH   |             |
| AP00316648 | 32237     | SMART & FINAL STORES CORP     | 08/15/12 | 499.34       | MW   | OH   |             |
| AP00316649 | 43620A    | SMCCVB                        | 08/15/12 | 185.00       | MW   | OH   |             |
| AP00316650 | 2055      | SOUTH CITY LUMBER & SUPPLY    | 08/15/12 | 201.79       | MW   | OH   |             |
| AP00316651 | 44423     | SOUTH SAN FRANCISCO TIRE SERV | 08/15/12 | 1,717.08     | MW   | OH   |             |
| AP00316652 | 2643      | SPARTAN CHASSIS INC           | 08/15/12 | 124.81       | MW   | OH   |             |
| AP00316653 | 1090      | STEWART AUTOMOTIVE GROUP      | 08/15/12 | 663.85       | MW   | OH   |             |
| AP00316654 | 1711      | SUN VALLEY DAIRY              | 08/15/12 | 1,799.15     | MW   | OH   |             |
| AP00316655 | 29237     | SYNAGRO SOUTHWEST             | 08/15/12 | 13,925.22    | MW   | OH   |             |
| AP00316656 | 46946R    | TAAGA, ROSALINE               | 08/15/12 | 250.00       | MW   | OH   |             |
| AP00316657 | 24619     | TALX UC eXPRESS               | 08/15/12 | 276.46       | MW   | OH   |             |
| AP00316658 | 3600      | TEAMSTERS UNION LOCAL 856     | 08/15/12 | 61,432.00    | MW   | OH   |             |
| AP00316659 | 13852     | TELECOMMUNICATIONS ENGINEERIN | 08/15/12 | 2,432.00     | MW   | OH   |             |
| AP00316660 | 42970JPA  | TELECOMMUNICATIONS ENGINEERIN | 08/15/12 | 12,995.00    | MW   | OH   |             |
| AP00316661 | 16085     | TLC ADMINISTRATORS            | 08/15/12 | 390.00       | MW   | OH   |             |
| AP00316662 | 44935     | TOM'S RAPID RETRIEVAL & DELIV | 08/15/12 | 750.00       | MW   | OH   |             |
| AP00316663 | 47126R    | TORRALBA, BETSY               | 08/15/12 | 645.00       | MW   | OH   |             |
| AP00316664 | 44587     | TRANG, HONG NHUNG             | 08/15/12 | 342.00       | MW   | OH   |             |
| AP00316665 | 26257     | TRAVELCENTER TRUST ACCOUNT    | 08/15/12 | 906.00       | MW   | OH   |             |

| Check      | Payee ID. | Payee Name                    | Date     | Check Amount | Type | Subs | Rel To Note |
|------------|-----------|-------------------------------|----------|--------------|------|------|-------------|
| AP00316666 | 26803     | TURBO DATA SYSTEMS INC        | 08/15/12 | 13,377.64    | MW   | OH   |             |
| AP00316667 | 4675      | TURF & INDUSTRIAL EQUIPMENT   | 08/15/12 | 247.73       | MW   | OH   |             |
| AP00316668 | 42727     | U S GAS & EQUIPMENT           | 08/15/12 | 101.19       | MW   | OH   |             |
| AP00316669 | 42066     | UNDERWRITERS LABORATORIES INC | 08/15/12 | 180.00       | MW   | OH   |             |
| AP00316670 | 31745     | UNITED SITE SERVICES OF CALIF | 08/15/12 | 426.05       | MW   | OH   |             |
| AP00316671 | 32209     | UNIVAR USA INC                | 08/15/12 | 6,097.14     | MW   | OH   |             |
| AP00316672 | 3904      | UPS                           | 08/15/12 | 59.54        | MW   | OH   |             |
| AP00316673 | 7873      | URBAN FARMER STORE, THE       | 08/15/12 | 49.17        | MW   | OH   |             |
| AP00316674 | 47099JPA  | UTILITY TELEPHONE, INC        | 08/15/12 | 4,143.71     | MW   | OH   |             |
| AP00316675 | 15349     | VALUE LINE PUBLISHING INC     | 08/15/12 | 898.00       | MW   | OH   |             |
| AP00316676 | 29329     | VERIZON WIRELESS SERVICES LLC | 08/15/12 | 152.04       | MW   | OH   |             |
| AP00316677 | 43288     | VETERINARY PET INSURNACE COMP | 08/15/12 | 320.15       | MW   | OH   |             |
| AP00316678 | 40788R    | VILLARUEL, MANUEL             | 08/15/12 | 145.00       | MW   | OH   |             |
| AP00316679 | 41658RPP  | VINCULADO, VICKI              | 08/15/12 | 99.35        | MW   | OH   |             |
| AP00316680 | 47145     | VIPER COMMUNICATIONS LLC      | 08/15/12 | 34.98        | MW   | OH   |             |
| AP00316681 | 15510     | VMI INC                       | 08/15/12 | 342.81       | MW   | OH   |             |
| AP00316682 | 33782     | WARD, DIANA L                 | 08/15/12 | 107.80       | MW   | OH   |             |
| AP00316683 | 13540     | WATER ENVIRONMENT FEDERATION  | 08/15/12 | 220.00       | MW   | OH   |             |
| AP00316684 | 3691      | WECO INDUSTRIES INC           | 08/15/12 | 578.94       | MW   | OH   |             |
| AP00316685 | 42858R    | WEI MING CONSTRUCTION         | 08/15/12 | 540.00       | MW   | OH   |             |
| AP00316686 | 36458     | WELLS FARGO BANK              | 08/15/12 | 2,500.00     | MW   | OH   |             |
| AP00316687 | 29517     | WEST LITE SUPPLY COMPANY INC  | 08/15/12 | 682.51       | MW   | OH   |             |
| AP00316688 | 43392     | WESTERN AWNINGS & CANVAS      | 08/15/12 | 618.57       | MW   | OH   |             |
| AP00316689 | 1095      | WESTLAKE TOUCHLESS CAR WASH & | 08/15/12 | 326.70       | MW   | OH   |             |
| AP00316690 | 45948A    | WHINERY, TERESA               | 08/15/12 | 445.50       | MW   | OH   |             |

| Check      | Payee ID. | Payee Name                    | Date     | Check Amount | Type | Subs | Rel To Note |
|------------|-----------|-------------------------------|----------|--------------|------|------|-------------|
| AP00316691 | 22007     | WILLIAMS, JAMAL               | 08/15/12 | 150.00       | MW   | OH   |             |
| AP00316692 | 20803     | WILLIAMS, NATHAN              | 08/15/12 | 120.00       | MW   | OH   |             |
| AP00316693 | 30509     | WINGFOOT COMMERCIAL TIRE SYST | 08/15/12 | 2,620.31     | MW   | OH   |             |
| AP00316694 | 47133R    | WONG, EDDIE                   | 08/15/12 | 1,101.14     | MW   | OH   |             |
| AP00316695 | 36644R    | WOO, MIKE                     | 08/15/12 | 989.52       | MW   | OH   |             |
| AP00316696 | 47146     | WOODBANK INC, THE             | 08/15/12 | 549.96       | MW   | OH   |             |
| AP00316697 | 18388JPA  | WOODSIDE FIRE PROTECTION DIST | 08/15/12 | 1,650.00     | MW   | OH   |             |
| AP00316698 | 43396R    | YAMA CONSTRUCTION             | 08/15/12 | 2,147.80     | MW   | OH   |             |
| AP00316699 | 36289A    | YELLOW CAB SAN MATEO          | 08/15/12 | 226.80       | MW   | OH   |             |
| AP00316700 | 38381     | YORE, SEAN                    | 08/15/12 | 40.00        | MW   | OH   |             |
| AP00316701 | 1133      | ZEP SALES AND SERVICE         | 08/15/12 | 598.35       | MW   | OH   |             |
| AP00316702 | 26847R    | ZETZER, DAVID                 | 08/15/12 | 105.59       | 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      | 1,914,980.91 | Number of Checks Processed: | 387 |
| 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 1,914,980.91

LESS CANCELLED CHECKS:

AP00316386 33146 CAMERON, DOUG 08/15/12 (219.45)  
AP00316507 39538R HITECO CONSTRUCTION 08/15/12 (5,000.00)

1,909,761.46

City of Daly City 08/16/12 O H C H E C K R E G I S T E R CHECK REGISTER Page 1  
 THU, AUG 16, 2012, 9:08 AM --req: TT-----leg: GL JL--loc: ONSITE----job: 566734 #J1545---prog: BK200 <1.35>---report id: CKREG---

| Check      | Payee ID.    | Payee Name                    | Date     | Check Amount | Type | Subs | Rel To Note |
|------------|--------------|-------------------------------|----------|--------------|------|------|-------------|
| AP00316703 | 1200         | ALLIED SERVICES OF NORTH AMER | 08/16/12 | 1,079,021.37 | MW   | OH   |             |
| AP00316704 | 42597        | BANDIHAI, RUBERITA            | 08/16/12 | 252.00       | MW   | OH   |             |
| AP00316705 | G-SARTE2     | BURCHARD, TRUSTEE DAVID       | 08/16/12 | 475.38       | MW   | OH   |             |
| AP00316706 | 37186        | FALCON ASSOCIATES INC         | 08/16/12 | 16.24        | MW   | OH   |             |
| AP00316707 | G-BLACKMAN2  | FRANCHISE TAX BOARD           | 08/16/12 | 50.00        | MW   | OH   |             |
| AP00316708 | G-WHEELER3   | FRANCHISE TAX BOARD           | 08/16/12 | 100.00       | MW   | OH   |             |
| AP00316709 | G-WILLIAMS1N | FRANCHISE TAX BOARD           | 08/16/12 | 50.00        | MW   | OH   |             |
| AP00316710 | G-VILLASENO2 | MARTHA BRONITSKY              | 08/16/12 | 125.00       | MW   | OH   |             |
| AP00316711 | G-VANDEVER   | OHIO CHILD SUPPORT PAYMENT CE | 08/16/12 | 152.96       | MW   | OH   |             |
| AP00316712 | G-ORLOFF2    | ORLOFF, CATHERINE M           | 08/16/12 | 452.76       | MW   | OH   |             |
| AP00316713 | 19678        | PERS LONG TERM CARE PROGRAM   | 08/16/12 | 1,603.91     | MW   | OH   |             |
| AP00316714 | 38120        | SOKOL, SARITA                 | 08/16/12 | 189.00       | MW   | OH   |             |
| AP00316715 | 37110R       | SPEDIACCI, MARY ANN           | 08/16/12 | 520.23       | MW   | OH   |             |
| AP00316716 | G-WILLIAMS,N | UNITED STATES TREASURY        | 08/16/12 | 250.00       | MW   | OH   |             |
| AP00316717 | 46998        | UTILITY TELEPHONE INC         | 08/16/12 | 423.86       | MW   | OH   |             |
| AP00316718 | 5661         | VALS RESTAURANT & LOUNGE      | 08/16/12 | 276.60       | MW   | OH   |             |
| AP00316719 | 34537        | YAMAMURA, JAIME               | 08/16/12 | 157.50       | MW   | OH   |             |

| Check                  | Payee ID. | Payee Name                 | Date | Check Amount | Type | Subs                        | Rel | To Note |
|------------------------|-----------|----------------------------|------|--------------|------|-----------------------------|-----|---------|
| =====                  |           |                            |      |              |      |                             |     |         |
| 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      |      | 1,084,116.81 |      | Number of Checks Processed: |     | 17      |
|                        |           | 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        |      | 1,084,116.81 |      |                             |     |         |



| Check      | Payee ID. | Payee Name                    | Date     | Check Amount | Type  | Subs  | Rel To Note |
|------------|-----------|-------------------------------|----------|--------------|-------|-------|-------------|
| =====      | =====     | =====                         | =====    | =====        | ===== | ===== | =====       |
| AP00316720 | 18925REN  | 355 GELLERT BOULEVARD LLC     | 08/31/12 | 21,961.20    | MW    | OH    |             |
| AP00316721 | 47124     | AAA FLAG COMPANY              | 08/31/12 | 113.00       | MW    | OH    |             |
| AP00316722 | 42276     | ACTS LLC                      | 08/31/12 | 1,500.00     | MW    | OH    |             |
| AP00316723 | 5034      | ADAMSON POLICE PRODUCTS       | 08/31/12 | 161.39       | MW    | OH    |             |
| AP00316724 | 13854     | AECO SYSTEMS INC              | 08/31/12 | 480.00       | MW    | OH    |             |
| AP00316725 | 15226     | AFSCME LOCAL 919              | 08/31/12 | 4,332.00     | MW    | OH    |             |
| AP00316726 | 29880     | AIRGAS USA LLC                | 08/31/12 | 386.22       | MW    | OH    |             |
| AP00316727 | 32015     | AL TAR SERVICES INC           | 08/31/12 | 310.48       | MW    | OH    |             |
| AP00316728 | 45962     | ALCAL SPECIALTY CONTRACTING I | 08/31/12 | 18,325.00    | MW    | OH    |             |
| AP00316729 | 1025      | ALHAMBRA AND SIERRA SPRINGS   | 08/31/12 | 157.33       | MW    | OH    |             |
| AP00316730 | 38811A    | ALL COVERED INC               | 08/31/12 | 916.00       | MW    | OH    |             |
| AP00316731 | 18401     | ALLIED ELECTRONICS INC        | 08/31/12 | 400.56       | MW    | OH    |             |
| AP00316732 | 37116     | ALPHA ANALYTICAL LABORATORIES | 08/31/12 | 2,313.75     | MW    | OH    |             |
| AP00316733 | 46504JPA  | ALPINE AWARDS                 | 08/31/12 | 133.69       | MW    | OH    |             |
| AP00316734 | 37981     | ALS TRIBOLOGY                 | 08/31/12 | 422.39       | MW    | OH    |             |
| AP00316735 | 36647R    | AMERICAN HOME RENEWAL INC     | 08/31/12 | 1,254.00     | MW    | OH    |             |
| AP00316736 | 45439JREN | AMERICAN MEDICAL RESPONSE     | 08/31/12 | 1,021.00     | MW    | OH    |             |
| AP00316737 | 27427     | AMERICAN TEXTILE & SUPPLY INC | 08/31/12 | 357.23       | MW    | OH    |             |
| AP00316738 | 23649     | AMERICAN TRUCK & TRAILER BODY | 08/31/12 | 94.81        | MW    | OH    |             |
| AP00316739 | 42310     | AMERINATIONAL COMMUNITY SERVI | 08/31/12 | 299.45       | MW    | OH    |             |
| AP00316740 | 35696     | AMERIPRIDE SERVICES INC       | 08/31/12 | 1,033.92     | MW    | OH    |             |
| AP00316741 | 15103     | ANDERSONS SCUBA DIVING        | 08/31/12 | 225.00       | MW    | OH    |             |
| AP00316742 | 47156R    | ARMSTRONG, DEBORAH            | 08/31/12 | 49.00        | MW    | OH    |             |
| AP00316743 | 42947PP   | ARROWHEAD                     | 08/31/12 | 153.56       | MW    | OH    |             |
| AP00316744 | 8426      | ARROWHEAD                     | 08/31/12 | 176.91       | MW    | OH    |             |

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| AP00316745 | 40140R    | ART GENERAL ROOFING COMPANY   | 08/31/12 | 300.00       | MW   | OH   |             |
| AP00316746 | 1101      | AT&T                          | 08/31/12 | 86.02        | MW   | OH   |             |
| AP00316747 | 32577     | AT&T                          | 08/31/12 | 10,030.62    | MW   | OH   |             |
| AP00316748 | 43078PP   | AT&T                          | 08/31/12 | 479.27       | MW   | OH   |             |
| AP00316749 | 45508JPA  | AT&T                          | 08/31/12 | 89.27        | MW   | OH   |             |
| AP00316750 | 47003     | AT&T                          | 08/31/12 | 26.00        | MW   | OH   |             |
| AP00316751 | 6413      | AT&T                          | 08/31/12 | 3,711.60     | MW   | OH   |             |
| AP00316752 | 42948PP   | AT&T MOBILITY                 | 08/31/12 | 394.30       | MW   | OH   |             |
| AP00316753 | 29643     | AUTO COLLISION CENTER         | 08/31/12 | 2,022.99     | MW   | OH   |             |
| AP00316754 | 47157R    | AYE, HTET                     | 08/31/12 | 84.44        | MW   | OH   |             |
| AP00316755 | 43610     | BABBITT BEARING CO INC        | 08/31/12 | 1,040.63     | MW   | OH   |             |
| AP00316756 | 1232      | BAKER & TAYLOR COMPANY INC    | 08/31/12 | 3,154.33     | MW   | OH   |             |
| AP00316757 | 19028     | BAKER & TAYLOR ENTERTAINMENT  | 08/31/12 | 389.19       | MW   | OH   |             |
| AP00316758 | 47158R    | BARRETT, LISA                 | 08/31/12 | 89.50        | MW   | OH   |             |
| AP00316759 | 29260     | BATTERY SYSTEMS               | 08/31/12 | 223.21       | MW   | OH   |             |
| AP00316760 | 7950      | BAY AREA AIR QUALITY MANAGEME | 08/31/12 | 10,158.00    | MW   | OH   |             |
| AP00316761 | 19892     | BAY AREA PAVING COMPANY INC   | 08/31/12 | 17,300.00    | MW   | OH   |             |
| AP00316762 | 1562      | BAY AREA WATER SUPPLY & CONSE | 08/31/12 | 1,063.05     | MW   | OH   |             |
| AP00316763 | 36580     | BAY CITY SCREW & BOLT CO      | 08/31/12 | 426.34       | MW   | OH   |             |
| AP00316764 | 2781      | BETTS TRUCK PARTS             | 08/31/12 | 103.62       | MW   | OH   |             |
| AP00316765 | 35853     | BIANCHI TRAFFIC SAFETY SERVIC | 08/31/12 | 475.00       | MW   | OH   |             |
| AP00316766 | 19200     | BIRITE FOODSERVICE DISTRIBUTO | 08/31/12 | 475.62       | MW   | OH   |             |
| AP00316767 | 42455RPP  | BOHM, PAT                     | 08/31/12 | 310.73       | MW   | OH   |             |
| AP00316768 | 47159R    | BOWEN, SALINA                 | 08/31/12 | 54.03        | MW   | OH   |             |
| AP00316769 | 21300     | BRISBANE RECYCLING CO INC     | 08/31/12 | 490.00       | MW   | OH   |             |

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| AP00316770 | 3064      | BROWN & CALDWELL INC          | 08/31/12 | 5,457.20     | MW   | OH   |             |
| AP00316771 | G-SARTE2  | BURCHARD, TRUSTEE DAVID       | 08/31/12 | 475.38       | MW   | OH   |             |
| AP00316772 | 34151     | BUSINESS CARD                 | 08/31/12 | 22.89        | MW   | OH   |             |
| AP00316773 | 24551     | BWI                           | 08/31/12 | 123.25       | MW   | OH   |             |
| AP00316774 | 2396      | C M AMOS PRINTING COMPANY     | 08/31/12 | 415.06       | MW   | OH   |             |
| AP00316775 | 17997     | C.L.E.A.                      | 08/31/12 | 2,548.00     | MW   | OH   |             |
| AP00316776 | 42973     | CAL SIGNAL CORP               | 08/31/12 | 170.00       | MW   | OH   |             |
| AP00316777 | 26873     | CALIFORNIA ASSOCIATION FOR LO | 08/31/12 | 670.00       | MW   | OH   |             |
| AP00316778 | 23173     | CALIFORNIA DIESEL AND POWER   | 08/31/12 | 1,971.77     | MW   | OH   |             |
| AP00316779 | 1196      | CALIFORNIA WATER SERVICE COMP | 08/31/12 | 65.38        | MW   | OH   |             |
| AP00316780 | 42949PP   | CALIFORNIA WATER SERVICE COMP | 08/31/12 | 30.99        | MW   | OH   |             |
| AP00316781 | 13349     | CALPICO INC                   | 08/31/12 | 594.68       | MW   | OH   |             |
| AP00316782 | 42177R    | CASEY CONSTRUCTION INC        | 08/31/12 | 1,000.00     | MW   | OH   |             |
| AP00316783 | 2930      | CED CONTRACTORS SF            | 08/31/12 | 1,451.65     | MW   | OH   |             |
| AP00316784 | 42277     | CEL ANALYTICAL INC            | 08/31/12 | 1,533.00     | MW   | OH   |             |
| AP00316785 | 46387     | CELETTA INVESTIGATIVE SERVICE | 08/31/12 | 1,000.00     | MW   | OH   |             |
| AP00316786 | 10299JPA  | CENTRAL COUNTY FIRE AUTHORITY | 08/31/12 | 13,925.00    | MW   | OH   |             |
| AP00316787 | 43414     | CERAMICS & CRAFTS SUPPLY CO I | 08/31/12 | 133.56       | MW   | OH   |             |
| AP00316788 | 19705     | CHEMSEARCH INC                | 08/31/12 | 518.01       | MW   | OH   |             |
| AP00316789 | 47181R    | CHEN, JAY                     | 08/31/12 | 5,000.00     | MW   | OH   |             |
| AP00316790 | 47160R    | CHNAF, LAHCEN                 | 08/31/12 | 20.00        | MW   | OH   |             |
| AP00316791 | 47161R    | CHONG, HAZEL                  | 08/31/12 | 10.00        | MW   | OH   |             |
| AP00316792 | 3678      | CINTAS CORPORATION #464       | 08/31/12 | 2,208.34     | MW   | OH   |             |
| AP00316793 | 40796     | CINTAS DOCUMENT MANAGEMENT    | 08/31/12 | 51.31        | MW   | OH   |             |
| AP00316794 | 14786     | CIR                           | 08/31/12 | 1,400.00     | MW   | OH   |             |

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| AP00316795 | 3073      | CITY CLERKS ASSOCIATION OF CA | 08/31/12 | 40.00        | MW   | OH   |             |
| AP00316796 | 46465JPA  | CITY OF BELMONT               | 08/31/12 | 4,526.00     | MW   | OH   |             |
| AP00316797 | 6649JPA   | CITY OF BRISBANE              | 08/31/12 | 2,846.00     | MW   | OH   |             |
| AP00316798 | 25602     | CITY OF DALY CITY             | 08/31/12 | 2,720.86     | MW   | OH   |             |
| AP00316799 | 43155JPA  | CITY OF DALY CITY             | 08/31/12 | 11,549.00    | MW   | OH   |             |
| AP00316800 | 5342JPA   | CITY OF FOSTER CITY           | 08/31/12 | 4,965.00     | MW   | OH   |             |
| AP00316801 | 4305JPA   | CITY OF MILLBRAE              | 08/31/12 | 4,771.00     | MW   | OH   |             |
| AP00316802 | 6034JPA   | CITY OF PACIFICA              | 08/31/12 | 4,141.00     | MW   | OH   |             |
| AP00316803 | 6579JPA   | CITY OF REDWOOD CITY          | 08/31/12 | 8,701.00     | MW   | OH   |             |
| AP00316804 | 20562JPA  | CITY OF SAN BRUNO             | 08/31/12 | 3,059.00     | MW   | OH   |             |
| AP00316805 | 25816JPA  | CITY OF SAN MATEO             | 08/31/12 | 12,694.00    | MW   | OH   |             |
| AP00316806 | 24868     | CLARK SECURITY PRODUCTS INC   | 08/31/12 | 497.24       | MW   | OH   |             |
| AP00316807 | 43912     | CLAYTON TIRE SUPPLY           | 08/31/12 | 25.98        | MW   | OH   |             |
| AP00316808 | 26644     | CLEANSOURCE INC               | 08/31/12 | 203.62       | MW   | OH   |             |
| AP00316809 | 31162     | CLINE & DUPLISSEA             | 08/31/12 | 3,633.00     | MW   | OH   |             |
| AP00316810 | 22146     | COAST OIL COMPANY INC         | 08/31/12 | 43,581.07    | MW   | OH   |             |
| AP00316811 | 25819JPA  | COLMA FIRE PROTECTION DISTRIC | 08/31/12 | 2,500.00     | MW   | OH   |             |
| AP00316812 | 40882RJPA | COMER, SHERYL                 | 08/31/12 | 18.95        | MW   | OH   |             |
| AP00316813 | 12578     | COMPLETE LINEN SERVICE INC    | 08/31/12 | 83.81        | MW   | OH   |             |
| AP00316814 | 21255     | COMPLETE SAFETY               | 08/31/12 | 84.50        | MW   | OH   |             |
| AP00316815 | 38982RA   | COMSTOCK, KIM                 | 08/31/12 | 83.97        | MW   | OH   |             |
| AP00316816 | 47162R    | CONCANNON, RONAN              | 08/31/12 | 2,557.18     | MW   | OH   |             |
| AP00316817 | 45582     | CONTE, ANNAMARIA              | 08/31/12 | 88.00        | MW   | OH   |             |
| AP00316818 | 39364     | COPOWER                       | 08/31/12 | 63.10        | MW   | OH   |             |
| AP00316819 | 46543PP   | COPOWER                       | 08/31/12 | 14.00        | MW   | OH   |             |

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| AP00316820 | 41697RPP  | CORDERO, JUANA                | 08/31/12 | 109.34       | MW   | OH   |        |      |
| AP00316821 | 35492R    | COTTON, MARCUS                | 08/31/12 | 3,439.25     | MW   | OH   |        |      |
| AP00316822 | 14930     | COUNTY OF SAN MATEO           | 08/31/12 | 5,746.75     | MW   | OH   |        |      |
| AP00316823 | 47140     | CRAWFORD INDUSTRIES LLC       | 08/31/12 | 45.55        | MW   | OH   |        |      |
| AP00316824 | 42324     | CRIME SCENE CLEANERS INC      | 08/31/12 | 325.00       | MW   | OH   |        |      |
| AP00316825 | 47163R    | CURTISS, CHRISTOPHER          | 08/31/12 | 450.00       | MW   | OH   |        |      |
| AP00316826 | 47141     | CYO TRANSPORTATION            | 08/31/12 | 1,128.00     | MW   | OH   |        |      |
| AP00316827 | 1042      | D C LOCK & SECURITY SERVICE   | 08/31/12 | 37.45        | MW   | OH   |        |      |
| AP00316828 | 1836      | DAILY JOURNAL CORPORATION     | 08/31/12 | 98.00        | MW   | OH   |        |      |
| AP00316829 | 1414      | DALY CITY CENTRAL CASHIER     | 08/31/12 | 1,536.65     | MW   | OH   |        |      |
| AP00316830 | 33650A    | DALY CITY COLMA CHAMBER OF CO | 08/31/12 | 300.00       | MW   | OH   |        |      |
| AP00316831 | 1937      | DALY CITY FIREFIGHTERS UNION  | 08/31/12 | 6,847.50     | MW   | OH   |        |      |
| AP00316832 | 45874     | DALY CITY FIREFIGHTERS P.A.C. | 08/31/12 | 840.00       | MW   | OH   |        |      |
| AP00316833 | 9290      | DALY CITY POLICE OFFICERS ASS | 08/31/12 | 12,008.76    | MW   | OH   |        |      |
| AP00316834 | 9290      | DALY CITY POLICE OFFICERS ASS | 08/31/12 | 206.00       | MW   | OH   |        |      |
| AP00316835 | 1793      | DALY CITY TOOL MART           | 08/31/12 | 75.34        | MW   | OH   |        |      |
| AP00316836 | 47174RA   | DARE, JEFFREY                 | 08/31/12 | 300.00       | MW   | OH   |        |      |
| AP00316837 | 42706     | DASH MEDICAL GLOVES INC       | 08/31/12 | 210.76       | MW   | OH   |        |      |
| AP00316838 | 38278     | DATA 911                      | 08/31/12 | 1,113.00     | MW   | OH   |        |      |
| AP00316839 | 21676     | DELL MARKETING LP             | 08/31/12 | 191.94       | MW   | OH   |        |      |
| AP00316840 | 1817      | DELTA DENTAL PLAN OF CALIFORN | 08/31/12 | 54,477.84    | MW   | OH   |        |      |
| AP00316841 | 30611     | DEPARTMENT ISSUE INC          | 08/31/12 | 155.73       | MW   | OH   |        |      |
| AP00316842 | 1299      | DEPARTMENT OF JUSTICE         | 08/31/12 | 570.00       | MW   | OH   |        |      |
| AP00316843 | 5169      | DEPARTMENT OF JUSTICE         | 08/31/12 | 422.00       | MW   | OH   |        |      |
| AP00316844 | 46826     | DIRECTV LLC                   | 08/31/12 | 137.15       | MW   | OH   |        |      |

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| AP00316845 | 26138R       | DISCOUNT PLUMBING INC         | 08/31/12 | 250.00       | MW   | OH   |        |      |
| AP00316846 | 30629LAW     | DOWNEY BRAND ATTORNEYS LLP    | 08/31/12 | 3,629.58     | MW   | OH   |        |      |
| AP00316847 | 6122         | EAST BAY MUNI UTILITY DISTRIC | 08/31/12 | 2,633.00     | MW   | OH   |        |      |
| AP00316848 | 41587        | EBI AGGREGATES                | 08/31/12 | 1,025.04     | MW   | OH   |        |      |
| AP00316849 | 40007        | EMLAB P&K LLC                 | 08/31/12 | 518.00       | MW   | OH   |        |      |
| AP00316850 | 45076A       | ENTERPRISE HOLDINGS LLC       | 08/31/12 | 96.74        | MW   | OH   |        |      |
| AP00316851 | 3786         | ENVIRONMENTAL RESOURCE ASSOCI | 08/31/12 | 734.04       | MW   | OH   |        |      |
| AP00316852 | 40095A       | ESSENCE PRINTING INC          | 08/31/12 | 1,936.03     | MW   | OH   |        |      |
| AP00316853 | 26327        | EWING IRRIGATION PRODUCTS INC | 08/31/12 | 665.33       | MW   | OH   |        |      |
| AP00316854 | 42544        | FARMER BROTHERS COFFEE        | 08/31/12 | 377.82       | MW   | OH   |        |      |
| AP00316855 | 10971        | FEDEX KINKOS OFFICE AND PRINT | 08/31/12 | 48.71        | MW   | OH   |        |      |
| AP00316856 | 45977        | FIRETECH INSPECTION SERVICE   | 08/31/12 | 595.00       | MW   | OH   |        |      |
| AP00316857 | 23612A       | FIRST NATIONAL BANK OF NO CA  | 08/31/12 | 145.69       | MW   | OH   |        |      |
| AP00316858 | 47182        | FLAG STORE                    | 08/31/12 | 59.85        | MW   | OH   |        |      |
| AP00316859 | 11813        | FOLGER GRAPHICS               | 08/31/12 | 746.93       | MW   | OH   |        |      |
| AP00316860 | G-BLACKMAN2  | FRANCHISE TAX BOARD           | 08/31/12 | 50.00        | MW   | OH   |        |      |
| AP00316861 | G-WHEELER3   | FRANCHISE TAX BOARD           | 08/31/12 | 100.00       | MW   | OH   |        |      |
| AP00316862 | G-WILLIAMS1N | FRANCHISE TAX BOARD           | 08/31/12 | 50.00        | MW   | OH   |        |      |
| AP00316863 | 3451         | FRANK A OLSEN COMPANY         | 08/31/12 | 4,740.32     | MW   | OH   |        |      |
| AP00316864 | 44532        | FREMOUW ENVIRONMENTAL SERVICE | 08/31/12 | 74.92        | MW   | OH   |        |      |
| AP00316865 | 40202R       | FREUTEL ROOFING INC           | 08/31/12 | 300.00       | MW   | OH   |        |      |
| AP00316866 | 23110        | GADDIS INCORPORATED           | 08/31/12 | 2,244.56     | MW   | OH   |        |      |
| AP00316867 | 39469        | GEMPLER'S                     | 08/31/12 | 173.70       | MW   | OH   |        |      |
| AP00316868 | 25055        | GILDEN, SUSANNA               | 08/31/12 | 720.00       | MW   | OH   |        |      |
| AP00316869 | 44013        | GLOBAL IMPORTS INC            | 08/31/12 | 116.31       | MW   | OH   |        |      |

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| AP00316870 | 47040     | GLOBAL SPECIALTIES INC        | 08/31/12 | 1,588.00     | MW   | OH   |        |      |
| AP00316871 | 34864     | GOLDEN STATE FLOW MEASUREMENT | 08/31/12 | 10,200.05    | MW   | OH   |        |      |
| AP00316872 | 31925     | GOVCONNECTION INC             | 08/31/12 | 3,548.69     | MW   | OH   |        |      |
| AP00316873 | 18532     | GOW SUPPLY COMPANY INC        | 08/31/12 | 175.89       | MW   | OH   |        |      |
| AP00316874 | 1754      | GRAINGER INC                  | 08/31/12 | 480.53       | MW   | OH   |        |      |
| AP00316875 | 1571      | GRANITE ROCK COMPANY          | 08/31/12 | 628.72       | MW   | OH   |        |      |
| AP00316876 | 1123      | GRAYBAR ELECTRIC CO           | 08/31/12 | 811.25       | MW   | OH   |        |      |
| AP00316877 | 22404     | GREGS TRUCKING SERVICE INC    | 08/31/12 | 344.00       | MW   | OH   |        |      |
| AP00316878 | 30894     | GRM                           | 08/31/12 | 513.01       | MW   | OH   |        |      |
| AP00316879 | 2223      | HACH COMPANY                  | 08/31/12 | 586.31       | MW   | OH   |        |      |
| AP00316880 | 3702      | HARRINGTON INDUSTRIAL PLASTIC | 08/31/12 | 625.17       | MW   | OH   |        |      |
| AP00316881 | 1980      | HARRISON & BONINI INC         | 08/31/12 | 61.27        | MW   | OH   |        |      |
| AP00316882 | 32151     | HEADSETS.COM INC              | 08/31/12 | 157.94       | MW   | OH   |        |      |
| AP00316883 | 47155     | HEWLETT PACKARD INC           | 08/31/12 | 24,975.25    | MW   | OH   |        |      |
| AP00316884 | 17021     | HF&H CONSULTANTS LLC          | 08/31/12 | 3,934.50     | MW   | OH   |        |      |
| AP00316885 | 15465     | HISTORY GUILD OF DALY CITY/CO | 08/31/12 | 5,000.00     | MW   | OH   |        |      |
| AP00316886 | 47175RA   | HO, HOI MING                  | 08/31/12 | 300.00       | MW   | OH   |        |      |
| AP00316887 | 2665      | HSQ TECHNOLOGY                | 08/31/12 | 4,200.00     | MW   | OH   |        |      |
| AP00316888 | 32659     | HY FLOOR & GAMELINE PAINTING  | 08/31/12 | 4,909.00     | MW   | OH   |        |      |
| AP00316889 | 28121     | HYDROFOCUS INC                | 08/31/12 | 1,948.50     | MW   | OH   |        |      |
| AP00316890 | 31781     | INNOVATIVE CLAIM SOLUTIONS    | 08/31/12 | 11,368.21    | MW   | OH   |        |      |
| AP00316891 | 47184PP   | INTERACTIVE MEDIA PUBLISHING  | 08/31/12 | 2,527.63     | MW   | OH   |        |      |
| AP00316892 | 38794RPP  | JACKSON, DENISE               | 08/31/12 | 83.25        | MW   | OH   |        |      |
| AP00316893 | 24233     | JACOBS ASSOCIATES             | 08/31/12 | 308,756.19   | MW   | OH   |        |      |
| AP00316894 | 46167PP   | JEFFERSON SCHOOL DISTRICT     | 08/31/12 | 52.63        | MW   | OH   |        |      |

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| AP00316895 | 14416     | JOHNSTONE SUPPLY              | 08/31/12 | 276.04       | MW   | OH   |             |
| AP00316896 | 47164R    | JOVES, VANGELINE              | 08/31/12 | 250.00       | MW   | OH   |             |
| AP00316897 | 10144     | KAMAN INDUSTRIAL TECHNOLOGIES | 08/31/12 | 3,594.90     | MW   | OH   |             |
| AP00316898 | 46039     | KING & COMPANY                | 08/31/12 | 2,708.33     | MW   | OH   |             |
| AP00316899 | 47165R    | KING, DAVID                   | 08/31/12 | 86.00        | MW   | OH   |             |
| AP00316900 | 46795R    | KINGSTON, JEANNENE MINNIX     | 08/31/12 | 278.67       | MW   | OH   |             |
| AP00316901 | 46955R    | KINGSTON, JEANNENE MINNIX     | 08/31/12 | 496.44       | MW   | OH   |             |
| AP00316902 | 1108      | L N CURTIS & SONS             | 08/31/12 | 237.07       | MW   | OH   |             |
| AP00316903 | 47166R    | LAM, TAMMY                    | 08/31/12 | 29.48        | MW   | OH   |             |
| AP00316904 | 33497     | LEGACY MECHANICAL & ENERGY SE | 08/31/12 | 219.00       | MW   | OH   |             |
| AP00316905 | 30726     | LEHR AUTO ELECTRIC            | 08/31/12 | 6,478.56     | MW   | OH   |             |
| AP00316906 | 40098A    | LEXNET CONSULTING GROUP INC   | 08/31/12 | 200.00       | MW   | OH   |             |
| AP00316907 | 12906LAW  | LIEBERT CASSIDY WHITMORE      | 08/31/12 | 3,860.00     | MW   | OH   |             |
| AP00316908 | 40169     | LIFELOC TECHNOLOGIES INC      | 08/31/12 | 665.00       | MW   | OH   |             |
| AP00316909 | 29220     | LIGHTHOUSE, THE               | 08/31/12 | 254.03       | MW   | OH   |             |
| AP00316910 | 27282     | LUCKY STORES                  | 08/31/12 | 3,880.00     | MW   | OH   |             |
| AP00316911 | 28253R    | M GAHWILER CONSTRUCTION INC   | 08/31/12 | 2,250.00     | MW   | OH   |             |
| AP00316912 | 27066     | MANAGED HEALTH NETWORK        | 08/31/12 | 1,857.60     | MW   | OH   |             |
| AP00316913 | 43575R    | MARTINEZ JR, MANUEL           | 08/31/12 | 118.00       | MW   | OH   |             |
| AP00316914 | 42092A    | MASTERS OF COMMUNICATION      | 08/31/12 | 125.00       | MW   | OH   |             |
| AP00316915 | 1166      | MATTHEW BENDER & COMPANY INC  | 08/31/12 | 119.08       | MW   | OH   |             |
| AP00316916 | 14277     | MAZE & ASSOCIATES INC         | 08/31/12 | 44,025.00    | MW   | OH   |             |
| AP00316917 | 15393     | MCMaster CARR SUPPLY CO       | 08/31/12 | 1,084.74     | MW   | OH   |             |
| AP00316918 | 33989A    | MEGAPATH INC                  | 08/31/12 | 732.14       | MW   | OH   |             |
| AP00316919 | 25805JPA  | MENLO PARK FIRE PROTECTION DI | 08/31/12 | 16,419.00    | MW   | OH   |             |



| Check      | Payee ID. | Payee Name                    | Date     | Check Amount | Type | Subs | Rel To Note |
|------------|-----------|-------------------------------|----------|--------------|------|------|-------------|
| AP00316920 | 23949     | METRO MOBILE COMMUNICATIONS   | 08/31/12 | 1,621.46     | MW   | OH   |             |
| AP00316921 | 36779     | METRO PCS WIRELESS INC        | 08/31/12 | 200.00       | MW   | OH   |             |
| AP00316922 | 37348     | METROPOLITAN ELECTRICAL CONST | 08/31/12 | 907.00       | MW   | OH   |             |
| AP00316923 | 1547      | MINE SAFETY APPLIANCE COMPANY | 08/31/12 | 355.72       | MW   | OH   |             |
| AP00316924 | 37737     | MITEL BUSINESS SYSTEMS INC    | 08/31/12 | 25,514.33    | MW   | OH   |             |
| AP00316925 | 47151     | MONTALVO CORPORATION          | 08/31/12 | 500.00       | MW   | OH   |             |
| AP00316926 | 15396     | MOSS RUBBER & EQUIPMENT CORP  | 08/31/12 | 60.89        | MW   | OH   |             |
| AP00316927 | 15210     | MUNICIPAL MAINTENANCE EQUIPME | 08/31/12 | 219.46       | MW   | OH   |             |
| AP00316928 | 17654     | MUSSMAN, RONALD               | 08/31/12 | 684.00       | MW   | OH   |             |
| AP00316929 | 47167R    | NEVAREZ, ROSALIE              | 08/31/12 | 500.00       | MW   | OH   |             |
| AP00316930 | 40422R    | NEW CITY CONSTRUCTION GROUP I | 08/31/12 | 600.00       | MW   | OH   |             |
| AP00316931 | 37013R    | NEW PACIFIC ROOFING CO INC    | 08/31/12 | 600.00       | MW   | OH   |             |
| AP00316932 | 46852     | NEWEGG COM                    | 08/31/12 | 321.73       | MW   | OH   |             |
| AP00316933 | 18692     | NIXON EGLI EQUIPMENT CO INC   | 08/31/12 | 841.22       | MW   | OH   |             |
| AP00316934 | 40765RJPA | ODLE, JOHN                    | 08/31/12 | 318.31       | MW   | OH   |             |
| AP00316935 | 42500     | OFFICE DEPOT                  | 08/31/12 | 1,494.14     | MW   | OH   |             |
| AP00316936 | 1055      | OFFICE DEPOT INC              | 08/31/12 | 1,287.74     | MW   | OH   |             |
| AP00316937 | 47172R    | ONEIL, PATRICK                | 08/31/12 | 126.00       | MW   | OH   |             |
| AP00316938 | 39799RPP  | ORLEMAN, MARIA                | 08/31/12 | 123.77       | MW   | OH   |             |
| AP00316939 | 42838     | PACE SUPPLY CORP              | 08/31/12 | 1,378.24     | MW   | OH   |             |
| AP00316940 | 1216      | PACIFIC GAS & ELECTRIC        | 08/31/12 | 45,148.23    | MW   | OH   |             |
| AP00316941 | 1216RDA   | PACIFIC GAS & ELECTRIC        | 08/31/12 | 268.28       | MW   | OH   |             |
| AP00316942 | 29252     | PACIFIC PRODUCE INC           | 08/31/12 | 478.80       | MW   | OH   |             |
| AP00316943 | 40269R    | PAK'S ROOFING COMPANY         | 08/31/12 | 300.00       | MW   | OH   |             |
| AP00316944 | 47176RA   | PALLER, IGOR                  | 08/31/12 | 205.71       | MW   | OH   |             |

| Check      | Payee ID. | Payee Name                    | Date     | Check Amount | Type | Subs | Rel To Note |
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| AP00316945 | 36454A    | PENINSULA CORRIDOR JOINT POWE | 08/31/12 | 2,627.59     | MW   | OH   |             |
| AP00316946 | 3297      | PENINSULA LIBRARY SYSTEM      | 08/31/12 | 118,084.00   | MW   | OH   |             |
| AP00316947 | 19678     | PERS LONG TERM CARE PROGRAM   | 08/31/12 | 1,603.91     | MW   | OH   |             |
| AP00316948 | 47168R    | PERSICA PROPERTIES            | 08/31/12 | 43.66        | MW   | OH   |             |
| AP00316949 | 47153     | PHYSIO-CONTROL INC            | 08/31/12 | 3,240.00     | MW   | OH   |             |
| AP00316950 | 47169R    | PILAPIL, GARY MAYNARD CONVENT | 08/31/12 | 176.00       | MW   | OH   |             |
| AP00316951 | 47186     | PIRTECK SFO                   | 08/31/12 | 766.35       | MW   | OH   |             |
| AP00316952 | 25817JPA  | POINT MONTARA HALF MOON BAY F | 08/31/12 | 8,283.00     | MW   | OH   |             |
| AP00316953 | 36106     | POLYDYNE INC                  | 08/31/12 | 9,680.80     | MW   | OH   |             |
| AP00316954 | 29200     | PRE PAID LEGAL SERVICES INC   | 08/31/12 | 567.44       | MW   | OH   |             |
| AP00316955 | 39043     | PRO FORCE LAW ENFORCEMENT     | 08/31/12 | 3,556.74     | MW   | OH   |             |
| AP00316956 | 18372R    | PRO GENERAL ROOFING INC       | 08/31/12 | 300.00       | MW   | OH   |             |
| AP00316957 | 47097     | QUIPU GROUP LLC               | 08/31/12 | 3,056.21     | MW   | OH   |             |
| AP00316958 | 1115      | R & B COMPANY                 | 08/31/12 | 8,395.84     | MW   | OH   |             |
| AP00316959 | 27398     | R & S ERECTION NORTH PENINSUL | 08/31/12 | 1,769.00     | MW   | OH   |             |
| AP00316960 | 12539     | R A METAL PRODUCTS INC        | 08/31/12 | 1,435.40     | MW   | OH   |             |
| AP00316961 | 47170R    | RAMOS, MARTHA                 | 08/31/12 | 50.00        | MW   | OH   |             |
| AP00316962 | 47152     | RAMOS, RICO                   | 08/31/12 | 200.00       | MW   | OH   |             |
| AP00316963 | 44647     | RCFFA SMCO MEMORIAL SERVICE   | 08/31/12 | 200.00       | MW   | OH   |             |
| AP00316964 | 47171R    | REAL PROPERTY MANAGEMENT      | 08/31/12 | 32.73        | MW   | OH   |             |
| AP00316965 | 37175A    | REALTY ASSOCIATES FUND VII LP | 08/31/12 | 3,866.30     | MW   | OH   |             |
| AP00316966 | 2439      | RECORDED BOOKS LLC            | 08/31/12 | 7.53         | MW   | OH   |             |
| AP00316967 | 1687      | RED WING SHOE STORE           | 08/31/12 | 198.10       | MW   | OH   |             |
| AP00316968 | 41528     | REDFLEX TRAFFIC SYSTEMS INC   | 08/31/12 | 49,376.00    | MW   | OH   |             |
| AP00316969 | 47177RA   | REINERS, ANDREA               | 08/31/12 | 205.74       | MW   | OH   |             |

| Check      | Payee ID. | Payee Name                    | Date     | Check Amount | Type | Subs | Rel To Note |
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| AP00316970 | 15337     | RELIABLE OFFICE SUPPLIES      | 08/31/12 | 344.67       | MW   | OH   |             |
| AP00316971 | 41836A    | RICOH AMERICAS CORPORATION    | 08/31/12 | 2,512.25     | MW   | OH   |             |
| AP00316972 | 44480JPA  | RICOH USA INC                 | 08/31/12 | 319.34       | MW   | OH   |             |
| AP00316973 | 17624     | ROLFES, HAROLD                | 08/31/12 | 138.20       | MW   | OH   |             |
| AP00316974 | 46185     | S & S SUPPLY AND SOLUTIONS    | 08/31/12 | 256.50       | MW   | OH   |             |
| AP00316975 | 36329     | S AND S SUPPLIES & SOLUTIONS  | 08/31/12 | 256.71       | MW   | OH   |             |
| AP00316976 | 23343R    | SABAHI, ALI                   | 08/31/12 | 33.00        | MW   | OH   |             |
| AP00316977 | 1087      | SAFETY KLEEN CORP             | 08/31/12 | 571.87       | MW   | OH   |             |
| AP00316978 | 1465      | SAFEWAY INC                   | 08/31/12 | 776.77       | MW   | OH   |             |
| AP00316979 | 46083JPA  | SAN CARLOS FIRE DEPARTMENT    | 08/31/12 | 5,060.00     | MW   | OH   |             |
| AP00316980 | 45136     | SAN FRANCISCO DIESEL ELECTRIC | 08/31/12 | 265.21       | MW   | OH   |             |
| AP00316981 | 26959     | SAN FRANCISCO STATE UNIVERSIT | 08/31/12 | 1,200.00     | MW   | OH   |             |
| AP00316982 | 43156JPA  | SAN MATEO COUNTY              | 08/31/12 | 90.00        | MW   | OH   |             |
| AP00316983 | 1643      | SAN MATEO COUNTY ENVIRONMENTA | 08/31/12 | 1,314.00     | MW   | OH   |             |
| AP00316984 | 43158JPA  | SAN MATEO COUNTY FIRE COUNTY  | 08/31/12 | 13,854.00    | MW   | OH   |             |
| AP00316985 | 18047     | SAN MATEO COUNTY PUBLIC SAFET | 08/31/12 | 547.05       | MW   | OH   |             |
| AP00316986 | 23819     | SAN MATEO COUNTY SHERIFFS OFF | 08/31/12 | 98,066.00    | MW   | OH   |             |
| AP00316987 | 35246     | SAN MATEO COUNTY SHERIFFS OFF | 08/31/12 | 10,689.61    | MW   | OH   |             |
| AP00316988 | 30449     | SAN MATEO REGIONAL NETWORK IN | 08/31/12 | 779.08       | MW   | OH   |             |
| AP00316989 | 28766     | SENSUS USA                    | 08/31/12 | 844.25       | MW   | OH   |             |
| AP00316990 | 34330     | SEQUEIRA, LIONEL              | 08/31/12 | 125.00       | MW   | OH   |             |
| AP00316991 | 44095     | SERVICE PRESS INC             | 08/31/12 | 134.89       | MW   | OH   |             |
| AP00316992 | 41901R    | SF A-1 ROOFING & MAINTENANCE  | 08/31/12 | 300.00       | MW   | OH   |             |
| AP00316993 | 31449     | SHARP ELECTRONICS CORPORATION | 08/31/12 | 13,065.78    | MW   | OH   |             |
| AP00316994 | 47188R    | SHERWIN, RUBIN                | 08/31/12 | 25.22        | MW   | OH   |             |

| Check      | Payee ID. | Payee Name                    | Date     | Check Amount | Type | Subs | Rel To Note |
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| AP00316995 | 27663R    | SIAPNO, PAUL                  | 08/31/12 | 724.72       | MW   | OH   |             |
| AP00316996 | 36589     | SIEMENS INDUSTRY INC          | 08/31/12 | 680.10       | MW   | OH   |             |
| AP00316997 | 28917     | SIERRA CHEMICAL COMPANY       | 08/31/12 | 2,070.31     | MW   | OH   |             |
| AP00316998 | 38883     | SIGILLO SUPPLY COMPANY        | 08/31/12 | 1,284.50     | MW   | OH   |             |
| AP00316999 | 1597      | SIGNMAKERS, THE               | 08/31/12 | 2,951.90     | MW   | OH   |             |
| AP00317000 | 47179RA   | SINGH, GURMINDER              | 08/31/12 | 500.00       | MW   | OH   |             |
| AP00317001 | 46212R    | SKEEHAN, PETER                | 08/31/12 | 118.00       | MW   | OH   |             |
| AP00317002 | 47001     | SKYLINE BUILDING CARE INC     | 08/31/12 | 1,900.00     | MW   | OH   |             |
| AP00317003 | 26862     | SOUTH BAY REGIONAL PUBLIC SAF | 08/31/12 | 575.00       | MW   | OH   |             |
| AP00317004 | 30760A    | SOUTH SAN FRANCISCO CHAMBER O | 08/31/12 | 70.00        | MW   | OH   |             |
| AP00317005 | 17358     | SPANO, VICTOR                 | 08/31/12 | 311.70       | MW   | OH   |             |
| AP00317006 | 1375      | STANDARD INSURANCE COMPANY    | 08/31/12 | 25,339.75    | MW   | OH   |             |
| AP00317007 | 30131A    | STAPLES CREDIT PLAN           | 08/31/12 | 708.42       | MW   | OH   |             |
| AP00317008 | 28627     | STAR ELEVATOR INC             | 08/31/12 | 324.06       | MW   | OH   |             |
| AP00317009 | 35208A    | STATE COMPENSATION INSURANCE  | 08/31/12 | 1,647.38     | MW   | OH   |             |
| AP00317010 | 3613      | STATIONARY ENGINEERS LOCAL 39 | 08/31/12 | 1,400.98     | MW   | OH   |             |
| AP00317011 | 41020PP   | STERLING HSA                  | 08/31/12 | 1,708.00     | MW   | OH   |             |
| AP00317012 | 44760R    | STUCKEY, ROBERT               | 08/31/12 | 15.70        | MW   | OH   |             |
| AP00317013 | 30453RA   | SUMNER, KAREN                 | 08/31/12 | 23.31        | MW   | OH   |             |
| AP00317014 | 18334     | SUNGARD PUBLIC SECTOR INC     | 08/31/12 | 1,521.60     | MW   | OH   |             |
| AP00317015 | 43436     | SYSTEMS FOR PUBLIC SAFETY     | 08/31/12 | 1,000.00     | MW   | OH   |             |
| AP00317016 | 7371      | TALLERICO, JEFFREY M          | 08/31/12 | 100.43       | MW   | OH   |             |
| AP00317017 | 2798      | TEAMSTERS LOCAL 856           | 08/31/12 | 4,579.00     | MW   | OH   |             |
| AP00317018 | 13852     | TELECOMMUNICATIONS ENGINEERIN | 08/31/12 | 3,004.00     | MW   | OH   |             |
| AP00317019 | 42970JPA  | TELECOMMUNICATIONS ENGINEERIN | 08/31/12 | 12,995.00    | MW   | OH   |             |

| Check      | Payee ID.    | Payee Name                    | Date     | Check Amount | Type  | Subs  | Rel To Note |
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| AP00317020 | 1492         | THOMPSON PUBLISHING GROUP INC | 08/31/12 | 438.50       | MW    | OH    |             |
| AP00317021 | 28995        | THOMSON REUTERS/BARCLAYS      | 08/31/12 | 125.00       | MW    | OH    |             |
| AP00317022 | 41791A       | TOYOTA FINANCIAL SERVICES     | 08/31/12 | 510.48       | MW    | OH    |             |
| AP00317023 | 43215        | TRANS-CHEMCO INC              | 08/31/12 | 617.33       | MW    | OH    |             |
| AP00317024 | 47180RA      | TRIEN, MUOI                   | 08/31/12 | 300.00       | MW    | OH    |             |
| AP00317025 | 11522        | UNDERGROUND SERVICE ALERT INC | 08/31/12 | 1,567.20     | MW    | OH    |             |
| AP00317026 | 31745        | UNITED SITE SERVICES OF CALIF | 08/31/12 | 83.06        | MW    | OH    |             |
| AP00317027 | 1110         | UNITED STATES POSTAL SERVICE  | 08/31/12 | 10,000.00    | MW    | OH    |             |
| AP00317028 | G-WILLIAMS,N | UNITED STATES TREASURY        | 08/31/12 | 250.00       | MW    | OH    |             |
| AP00317029 | 32209        | UNIVAR USA INC                | 08/31/12 | 96.15        | MW    | OH    |             |
| AP00317030 | 3904         | UPS                           | 08/31/12 | 20.22        | MW    | OH    |             |
| AP00317031 | 7873         | URBAN FARMER STORE, THE       | 08/31/12 | 262.54       | MW    | OH    |             |
| AP00317032 | 12622        | VALLEY CREST TREE COMPANY     | 08/31/12 | 1,228.32     | MW    | OH    |             |
| AP00317033 | 41828RPP     | VILLARREAL, CLAUDIA           | 08/31/12 | 58.28        | MW    | OH    |             |
| AP00317034 | 36355        | WASTEWATER SOLUTIONS INC      | 08/31/12 | 8,517.53     | MW    | OH    |             |
| AP00317035 | 3691         | WECO INDUSTRIES INC           | 08/31/12 | 323.34       | MW    | OH    |             |
| AP00317036 | 40837        | WEST COAST AGGREGATES INC     | 08/31/12 | 282.15       | MW    | OH    |             |
| AP00317037 | 6141         | WEST COAST CONTRACTORS SERVIC | 08/31/12 | 370.11       | MW    | OH    |             |
| AP00317038 | 38526        | WEST COAST POWDER COATING     | 08/31/12 | 300.00       | MW    | OH    |             |
| AP00317039 | 1201         | WEST PAYMENT CENTER           | 08/31/12 | 1,721.10     | MW    | OH    |             |
| AP00317040 | 30509        | WINGFOOT COMMERCIAL TIRE SYST | 08/31/12 | 2,781.45     | MW    | OH    |             |
| AP00317041 | 35692R       | WONG, EARL                    | 08/31/12 | 205.90       | MW    | OH    |             |
| AP00317042 | 18388JPA     | WOODSIDE FIRE PROTECTION DIST | 08/31/12 | 9,445.00     | MW    | OH    |             |
| AP00317043 | 32852        | WQI                           | 08/31/12 | 600.00       | MW    | OH    |             |
| AP00317044 | 34537        | YAMAMURA, JAIME               | 08/31/12 | 157.50       | MW    | OH    |             |

| Check      | Payee ID. | Payee Name | Date     | Check Amount | Type  | Subs  | Rel   | To Note |
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| AP00317045 | 47173R    | YU, JIMMY  | 08/31/12 | 250.00       | MW    | OH    |       |         |
| AP00317046 | 39538R    | YU, WILSON | 08/31/12 | 5,000.00     | 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      | 1,419,033.84 | Number of Checks Processed: | 327 |
| 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        | 1,419,033.84 |                             |     |



# City Council Meeting Agenda Report

Item # \_\_\_\_\_

Meeting Date: September 24, 2012

**Subject: Consideration of a Use Permit to allow a 24-hour Emergency Veterinary Clinic Use at 2201 Junipero Serra Boulevard**

## Recommended Action

The approval of Use Permit UPR-6-12-5691 to allow the establishment of a 24-hour emergency veterinary clinic use, subject to the attached conditions.

## Planning Commission Discussion

*On September 4, 2012, the Planning Commission voted 3-1, Commissioner Lubiano absent, to forward a recommendation of approval of Use Permit UPR-6-12-5691 to the City Council. Dr. Falcis (DVM), owner of the nearby St. Francis Square Veterinary Hospital, located at 2179 Junipero Serra Boulevard, voiced his opposition to the project for both himself and on behalf of Mark Restani of Fatima Vet Service, and requested that the Planning Commission deny the use permit due to potential higher vet costs at the proposed location and general economic concerns in the area.*

## Introduction

The applicant, Sean Wells, representing Norcal Veterinary Emergency Clinic, is requesting approval of a Use Permit application to establish a full service 24-hour emergency veterinary clinic in an existing 3,959 square foot tenant space in the "Dunn-Edwards" building located at 2201 Junipero Serra Boulevard. Staff is recommending the Planning Commission forward to the City Council a recommendation of approval of the Use Permit, subject to the attached conditions.

## Discussion

The existing building configuration, parking and landscaping improvements were approved per Design Review DR07-8 in August 2007 along with some minor revisions that were approved in August 2008. The footprint of the existing building is approximately 19,747 square feet and has a total floor area of approximately 35,236 square feet including the second floor. Currently, Dunn Edwards and DaVita Dialysis occupy two tenant spaces on the ground floor level, and the proposed use would be located between the two tenants. Da Vita Dialysis is sub-leasing the tenant space to Norcal Veterinary Emergency Clinic.

## Land Use

The 31,401 square foot property is located on the southeast side of the intersection of Junipero Serra Boulevard and Citrus Avenue in the "Dunn Edwards" building. The land use designation for the site is Commercial Retail and Office. The zoning for the site is C-1 Light Commercial and veterinary hospitals are conditionally permitted in this zone. (Attachment A-Location Map)

| <b><i>Land Use</i></b>              | <b><i>Zoning</i></b>                               |
|-------------------------------------|----------------------------------------------------|
| North: Commercial Retail and Office | C-1 Light Commercial & PD-24 (Planned Development) |
| South: HWY- 280 Industrial          | C-1 Light Commercial                               |
| West: Junipero Serra & HWY 280      | HWY 280                                            |
| East: City Corporation Yard         | U- Unzoned                                         |

### Improvements

The proposed improvements are interior changes to accommodate the 24-hour emergency veterinary clinic. Staff recommends noise insulation for any interior common walls to minimize travel of sound from the proposed use to neighboring tenant spaces. A building permit is required for the project improvements and noise reducing insulation shall be required on the building permit plans. (Attachment B- Plans)

### Parking

The Zoning Ordinance requires one space for every 300 feet of gross floor area for both service commercial and retail commercial uses. No additional parking spaces are required, as the proposal does not increase the floor area or parking demand. The existing 60 space parking lot meets requirements for the tenant space improvement. The existing parking lot will continue to be used as established by the parking lot improvements required for Design Review DR07-8 when the existing parking layout was approved for the building. (Attachment B- Plans)

### Building Signage

The site has existing pylon and building signs that were approved as part of the Design Review DR07-8. The pylon sign design includes space for future tenant advertising within the existing sign area. Although no new signage has been proposed at this time, any future Norcal Veterinary Emergency Clinic signage will require a separate sign permit. Any future signage will be required to match the existing sign design theme. (Attachment C- Sign Photos)

- ***Commissioners Sylvester and Edelman asked about future signage, including use of the existing pylon sign that has an available sign panel. The applicant and staff both responded that future signage will require sign permits, compliance with the Zoning Ordinance and to match the theme of the existing site signage.***

### Hours of Operation

The proposed use will be open 24-hours a day for emergency veterinary services and for veterinary appointments as needed. Initially the applicant intends on the primary feature to be evening emergency animal care to meet a niche market and to grow into more routine clientele during day time hours. The applicant is a practicing veterinary doctor and believes that is the best way to grow the business and provide urgent and emergency services in support of local veterinary clinics during hours when other clinics may not be open. The applicant suspects that the majority of the patients will visit between 7:30 pm and 11:30 pm daily.

The applicant has indicated trained staff will be on-site 24-hours per day when animals are present overnight in order to provide proper care and management Conditions of approval requiring the overnight staffing have been included. (Attachment D- Draft Operations & Sanitation Plan)



- ***Commissioner Crump asked if this operation would be similar to the pet hospital in San Mateo. The applicant responded that this business would be open nights and weekends 365 days a year and specialty services may be added in the future.***

#### Site Maintenance and Sanitation

The existing site landscaping is maintained on a weekly basis by the owner, SPI holdings. No new landscaping is proposed nor required. However, in consideration of potential sanitation issues related to animal waste, staff has included in the conditions of approval an operation and maintenance plan requirement that includes routine clean-up of the exterior of the site landscaping and sidewalks. The plan must include a log of visual inspections and actions to properly clean and handle any animal wastes that may be found during the routine checks under the plan. The applicant has provided a draft sanitation plan and has communicated that a sanitation routine is standard practice for his operations and therefore has no problem complying with the condition.

#### **ENVIRONMENTAL ASSESSMENT**

|                           |                                                                 |
|---------------------------|-----------------------------------------------------------------|
| <b>CEQA Determination</b> | Categorical Exemption per Section 15301 (a) Existing Facilities |
|---------------------------|-----------------------------------------------------------------|

Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has determined that the project, as conditioned, will not result in significant adverse environmental impacts and is exempt from CEQA as a tenant improvement of an existing facility.

#### **FINDINGS**

The Planning Commission finds that as conditioned, the proposed Use Permit UPR-6-12-5691 is in compliance with Title 17 (Zoning) of the Daly City Municipal Code. Approval of the proposed Use Permit would not be detrimental to the health, safety, morals, comfort and general welfare of persons residing in or working in the neighborhood, or be injurious or detrimental to the property and improvements in the neighborhood or the general welfare of the city. These findings are based on the following facts:

1. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the Planning Commission will conduct a public hearing on September 4, 2012; notice of said hearing was by newspaper publication on Friday August 24, 2012; posting and first class mailing to property owners within 300 feet of the site.
2. Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has determined the project is Categorically Exempt per Section 15301 (a): Existing Facilities.
3. The proposed project is consistent with Zoning Regulations Chapter 17.34, Off-Street Parking and Loading, in that the use proposed does not include any square footage expansion that would result in a requirement for additional parking spaces.

4. The proposed project as conditioned is consistent with the Zoning Regulations Chapter 17.18, C-1 Light Commercial Zone, as a veterinary hospital use to be housed entirely within an existing commercial building. The proposed service commercial use is compatible with other nearby uses in that the tenant space where it is to be located is located in between service and retail commercial use tenant spaces. The proposed use will not be detrimental to the uses within the vicinity of the project site as conditions of approval require maintenance of the tenant space and immediate area.

#### **CONDITIONS OF APPROVAL:**

The Planning Commission recommends approval of Use Permit UPR-6-12-5691 subject to the following conditions as specified by each Department and Division. The following conditions of approval shall apply to the use for the entirety of its existence..

#### **A. DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT**

1. Within ten (10) days of City Council approval, the applicant shall file with the City Clerk a Declaration of Acceptance of all conditions. Until said Declaration is filed, the use shall not be valid and no permits may be issued for this business.
2. Violation of these conditions could be cause for revocation of the Use Permit. Minor deviations from the conditions of approval may be approved by the Planning Division. Significant deviations will require a revised application with review and approval by the Planning Commission and City Council
3. A sign permit shall be required for the signage prior to installation. Review and approval by the Planning Division prior to sign permit issuance is required.
4. The use shall be limited to the proposed floor plan. Any significant change or expansion of the use will require Planning division review and approval and/or another Use Permit application.
5. Trained staff are required to be on site 24-hours a day whenever animals are present, including overnight, for the life of the Use Permit.
6. The Use Permit shall be valid for a period of one year from the date of City Council approval. The approval shall terminate if a building permit has not been obtained and construction commenced within one-year of City Council approval of the project.

**B. BUILDING DEPARTMENT**

7. Building permits are required for the proposed improvements prior to construction activity.
8. Building permit plans shall include interior common wall noise-reducing insulation in order to minimize noise travel between tenant spaces.

**C. CODE ENFORCEMENT**

9. All liquid and/or solid waste shall be contained in appropriate containers or bags and stored in the Norcal Veterinary Emergency Clinic and/or sealed waste and recycling bins.
10. At least once per shift the entryway and parking lot adjacent to the NPVEC entryway will be cleaned using high-pressure water +/- a surfactant or disinfectant.
11. A site litter and waste plan that describes the frequency of visual inspections and clean up shall be submitted to the Planning Division prior to building permit issuance.
12. During hours of clinic operation, the grounds around the parking lot and building will be surveyed by a designated employee for animal waste. Any soiling of the grounds will be thoroughly cleaned so as to eliminate any odors or physical waste. A log of these site evaluations will be maintained.

**D. ENGINEERING**

13. An ADA compliant curb ramp is required at the southeast corner of the intersection Citrus Avenue and Junipero Serra Boulevard. Building permit plans shall show improvements as required by the Engineering Division for the ramp.
14. An encroachment permit application must be submitted for any and all work within the public Right-of-Way.

**E. WATER AND WASTE WATER RESOURCES DEPARTMENT**

15. Plumbing plans are required to be provided during Building Permit submittal review.
16. Building permit plans shall show that all domestic fixtures shall be low-flow and water efficient to meet the Department of Water and Waste Water Resources requirements. Verification by the Department of Water and Waste Water Resources that this condition has been met shall be required prior to final building permit inspection.

## RECOMMENDATIONS

The Planning Commission forwards to the City Council the following recommendations:

1. Adopt the Findings as outlined herein;
2. Affirm the Environmental Assessment;
3. Approve Use Permit UPR-6-12-5691 subject to the Findings and Conditions outlined herein.

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

Respectfully submitted,



Steve Engfer  
Assistant Planner



Brian Millar  
Director of Economic and Community Development

### Attachments

Attachment A – Location Map

Attachment B – Plans

Attachment C – Sign Photos

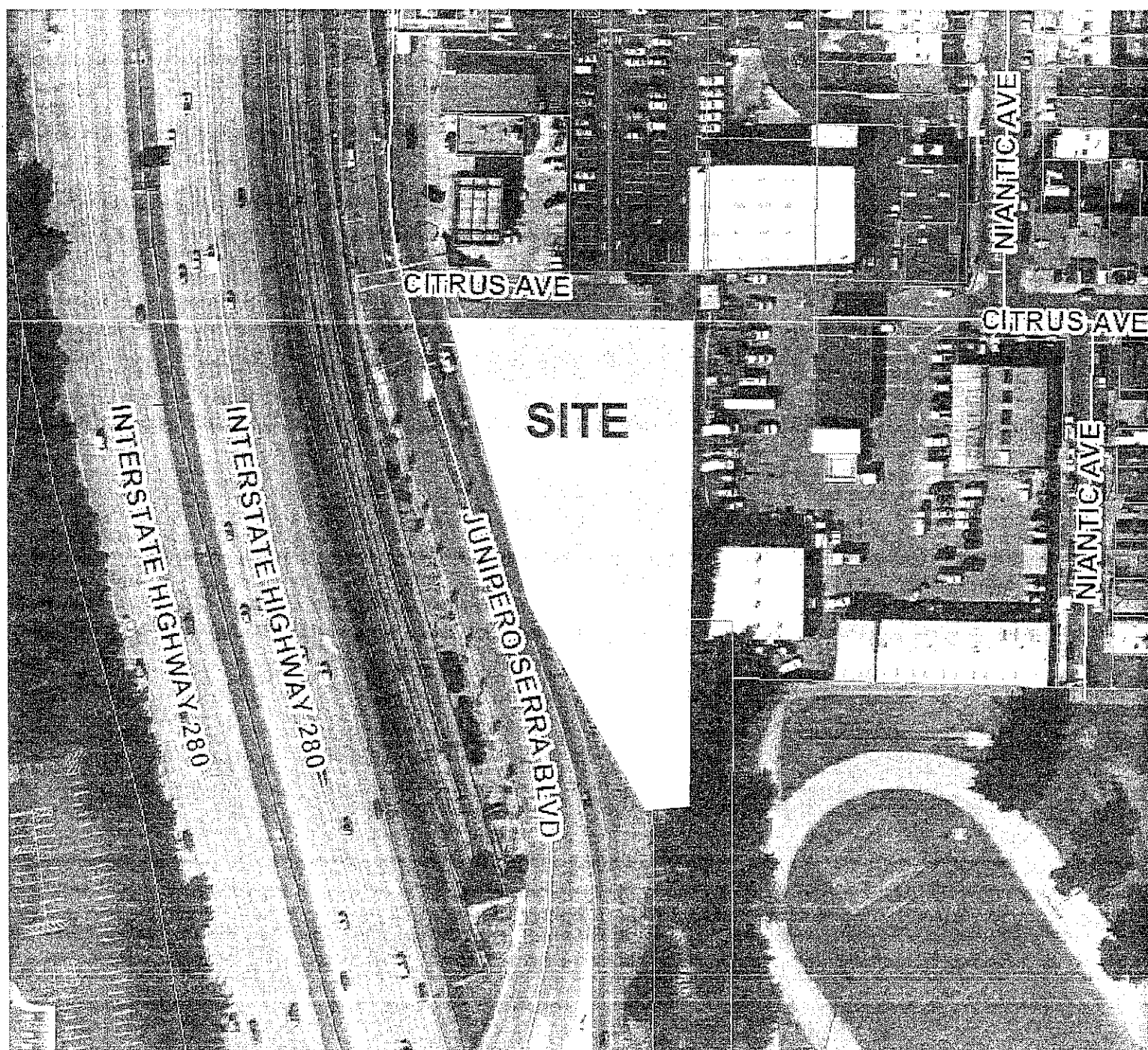
Attachment D – Draft Operations & Sanitation Plan

# LOCATION MAP

UPR-6-12-5691

NORCAL VETERINARY EMERGENCY CLINIC

2201 JUNIPERO SERRA BOULEVARD



ATTACHMENT A

# NORCAL VETERINARY EMERGENCY CLINIC

USE PERMIT APPLICATION FOR NEW T.I.

2201 JUNIPERO SERRA BLVD. SUITE C, DALY CITY, CA 94015

evoco

EVOCO ARCHITECTURE &  
INTERIORS  
142 NEWTON STREET  
SAN FRANCISCO  
CA 94112

415.337.5485

OWNER:  
SEAN WELLS, DVM, DACVS  
2201 JUNIPERO SERRA BLVD.  
DALY CITY, CA 94014

415-683-7930

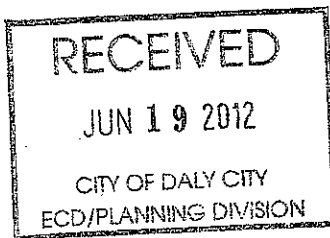
REVISIONS

DATE/DESC.

|   |  |
|---|--|
| Δ |  |
|   |  |
|   |  |

NORCAL VETERINARY  
EMERGENCY CLINIC

2201 JUNIPERO SERRA BOULEVARD, SUITE C  
DALY CITY, CA 94014



APPROVAL STAMP

SEAL:



TITLE:

TITLE SHEET

DATE:

JUNE 18, 2012

SCALE:

AS NOTED

JOB #:

12124

DRAWN

BY:

DP

A-0.0

ATTACHMENT B

## ABBREVIATIONS

|                 |                      |             |                  |             |                     |
|-----------------|----------------------|-------------|------------------|-------------|---------------------|
| Δ               | AND                  | FIN.        | FINISH           | PLYWD.      | PLYWOOD             |
| ⊥               | AT                   | FL. FLASH.  | FLOOR            | PL.         | PAIR                |
| PERPEN.         | PERPENDICULAR        | FLOOR.      | FLASHING         | P.S.        | PUMPING STACK       |
| POUND OR NUMBER |                      | F.O.C.      | FLUORESCENT      | P.T.        | POINT               |
| (E)             | EXISTING             | F.O.F.      | FACE OF CONCRETE | P.T.        | PRESSURE TREATED    |
| (N)             | NEW                  | F.O.S.      | FACE OF FINISH   | P.T.D.      | PAINTED             |
| (R)             | RENOVATED            | FT.         | FACE OF STUDS    | R.          | RISER               |
| A.F.F.          | ABOVE FINISHED FLOOR | FTG.        | FOOT OR FEET     | R.A.        | RETURN AIR          |
| ACOUS.          | ACOUSTICAL           | PURN. GA.   | FURNACE          | REF. REFR.  | REFERENCE           |
| ADJ.            | ADJUNCT/ADJUSTABLE   | GAL. G.S.M. | GALLON           | REFR.       | REFRIGERATOR        |
| ALUM.           | ALUMINUM             | GAUGE       |                  | REIN.       | REGISTER            |
| APPROX.         | APPROXIMATE          | GL.         | GALLON           | REQ.        | REQUIRED            |
| ARCH.           | ARCHITECTURAL        | GND.        | GALVANIZED SHEET | R.H.        | ROOM                |
| ASPH.           | ASPHALT              | GR.         | METAL            | R.O.        | ROUGH OPENING       |
| BD.             | BOARD                | GYP. BD.    | GYP. BOARD       | RWD.        | REDWOOD             |
| BLDG.           | BUILDING             | H.S.        | GRADE            | S.          | SOUTH               |
| BLK.            | BLOCK                | H.W.D.      | HARDWOOD         | S.C.        | SOLID CORE          |
| BLKG.           | BLOCKING             | H.F.        | CYPRESS BOARD    | SCHED.      | SCHEDULE            |
| BLM.            | BEAM                 | HORIZ.      | HORIZONTAL       | SECT.       | SECTION             |
| BOT.            | BOTTOM               | HST.        | HARDWOOD         | SHR.        | SHRIMP              |
| B.P.            | BUILDING PAPER       | I.D. INSUL. | HEAT FIBER       | SHR.        | SHOWER              |
| B/W             | BETWEEN              | INT.        | INTERIOR         | SHR.        | SHOWER              |
| CAB.            | CABINET              | JT.         | JOINT            | S.M.        | SMALL               |
| CBM.            | CEMENT               | K.T.        | KITCHEN          | S.MECH.     | SEE MECHANICAL DRGS |
| CER.            | CERAMIC              | LOC.        | LOCATION         | S.D.        | SEE MECHANICAL DRGS |
| CL.             | CENTER LINE          | LOC.        | LOCATION         | S.D.        | SEE MECHANICAL DRGS |
| CLG.            | CEILING              | LT.         | LIGHT            | SO.         | SASH OPENING        |
| CLNG.           | CAULKING             | MAX.        | MAXIMUM          | S.O.        | SPECIFICATION       |
| CLG.            | CLOSET               | M.C.        | MISCELLANEOUS    | S.S.D. SST. | SEE STRUCTURAL DRGS |
| CLF.            | CLOTH                | MECH.       | MECHANICAL       | STO.        | STAINLESS STEEL     |
| COL.            | COLUMN               | MEMB.       | MEMBER           | STL. STOR.  | STANDARD            |
| COMP.           | COMPOSITION          | MFR.        | MANUFACTURER     | STL.        | STEEL               |
| CONC.           | CONCRETE             | MNL.        | MEDICINE CABINET | STL.        | STEEL               |
| CONSTR.         | CONSTRUCTION         | MISC.       | MISCELLANEOUS    | STL.        | STEEL               |
| CONT.           | CONTINUOUS           | MISC.       | MISCELLANEOUS    | STL.        | STEEL               |
| DET.            | DETAIL               | N.          | NORTH            | STL.        | STEEL               |
| D.F.            | DOUGLAS FIR          | NAT.        | NATURAL          | STL.        | STEEL               |
| DIA.            | DIAMETER             | NEC.        | NECESSARY        | STL.        | STEEL               |
| DIM.            | DIMENSION            | NEO.        | NEOPRENE         | STL.        | STEEL               |
| DIR.            | DIRECTION            | N.C.        | NOT IN CONTRACT  | STL.        | STEEL               |
| DISP.           | DISPOSAL             | N.C.        | NOT IN CONTRACT  | STL.        | STEEL               |
| D.W.            | DISHWASHER           | N.C.        | NOT IN CONTRACT  | STL.        | STEEL               |
| DR.             | DOOR                 | N.C.        | NOT IN CONTRACT  | STL.        | STEEL               |
| DRW.            | DRAWER               | N.C.        | NOT IN CONTRACT  | STL.        | STEEL               |
| DWG.            | DRAWING              | N.C.        | NOT IN CONTRACT  | STL.        | STEEL               |
| DRS.            | DRAWINGS             | N.C.        | NOT IN CONTRACT  | STL.        | STEEL               |
| E.              | EACH                 | N.C.        | NOT IN CONTRACT  | STL.        | STEEL               |
| EA.             | EACH                 | N.C.        | NOT IN CONTRACT  | STL.        | STEEL               |
| EL.             | ELEVATION            | N.C.        | NOT IN CONTRACT  | STL.        | STEEL               |
| ELC.            | ELECTRICAL           | N.C.        | NOT IN CONTRACT  | STL.        | STEEL               |
| ENCL.           | ENCLOSURE            | N.C.        | NOT IN CONTRACT  | STL.        | STEEL               |
| EQ.             | EQUAL                | N.C.        | NOT IN CONTRACT  | STL.        | STEEL               |
| EQPT.           | EQUIPMENT            | N.C.        | NOT IN CONTRACT  | STL.        | STEEL               |
| EXT.            | EXTENSION            | N.C.        | NOT IN CONTRACT  | STL.        | STEEL               |
| F.              | FLOOR                | N.C.        | NOT IN CONTRACT  | STL.        | STEEL               |
| F.O.C.          | FACE OF CONCRETE     | N.C.        | NOT IN CONTRACT  | STL.        | STEEL               |
| FOH.            | FOUNDATION           | N.C.        | NOT IN CONTRACT  | STL.        | STEEL               |

## PROJECT DIRECTORY

OWNER  
NORCAL VETERINARY EMERGENCY CLINIC  
94 W. LYON DRIVE  
DALY CITY, CA 94015

CONTACT: SEAN WELLS DVM DACVS  
PHONE: 415-683-7930

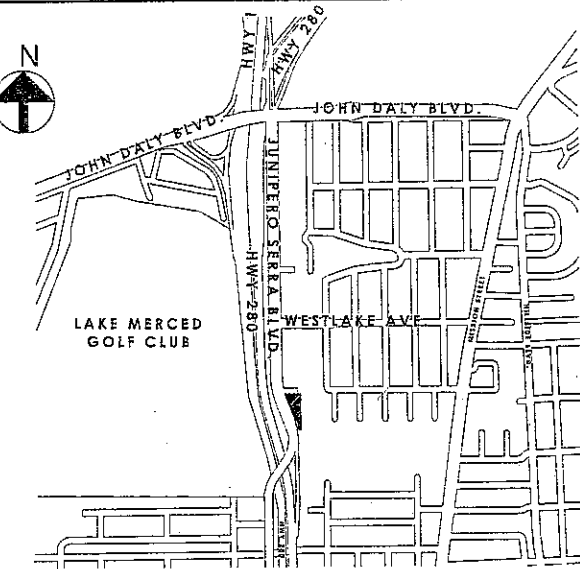
ARCHITECT  
EVOCO ARCHITECTURE | INTERIORS  
142 NEWTON STREET  
SAN FRANCISCO, CA 94112

CONTACT: DEEPAK PATANKAR  
PHONE: 415-337-5485

## INDEX OF DRAWINGS

|       |                                |
|-------|--------------------------------|
| A-0.0 | TITLE SHEET                    |
| A-1.0 | EXISTING SITE PLAN - NO CHANGE |
| A-2.0 | EXISTING FLOOR PLAN            |
| A-2.1 | PROPOSED FLOOR PLAN            |

## LOCATION MAP



## PROJECT DATA

|                      |                                                                                                                                                                                                  |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| JURISDICTION         | CITY OF DALY CITY                                                                                                                                                                                |
| LOCATION             | 2201 JUNIPERO SERRA BOULEVARD, DALY CITY, CA 94014                                                                                                                                               |
| BUILDING CODE        | 2010 CALIFORNIA BUILDING CODE<br>2010 CALIFORNIA MECHANICAL CODE<br>2010 CALIFORNIA ELECTRICAL CODE<br>2010 CALIFORNIA PLUMBING CODE<br>2010 CALIFORNIA FIRE CODE<br>2010 CALIFORNIA ENERGY CODE |
| OCCUPANCY            | GROUP B                                                                                                                                                                                          |
| CONSTRUCTION TYPE    | V-B                                                                                                                                                                                              |
| FIRE SPRINKLER       | YES                                                                                                                                                                                              |
| EXISTING USE         | VACANT                                                                                                                                                                                           |
| PROPOSED USE         | VETERINARY EMERGENCY CLINIC                                                                                                                                                                      |
| FLOOR AREA           |                                                                                                                                                                                                  |
| TOTAL AREA- EXISTING | 3,959 SF                                                                                                                                                                                         |
| AREA OF ALTERATION   | 3,959 SF                                                                                                                                                                                         |
| OCCUPANT LOAD        |                                                                                                                                                                                                  |
| VETERINARY CLINIC    | 3959 SF/100 PERSONS/SF= 40 PERSON OCCUPANT LOAD                                                                                                                                                  |

## APPLICABLE CODES

CALIFORNIA CODE OF REGULATIONS TITLE 24, CBC 2010, CMC 2010, CPC 2010, CEC 2010, CALIFORNIA ENERGY CODE 2010, CFC 2010, AND ANY LOCAL GOVERNING CODES AND ORDINANCES.

## SCOPE OF WORK

- BUILD NEW PARTITION WALLS
- INTERIOR FINISH WORK: PAINT AND FLOOR COVERINGS, CABINETRY
- PLUMBING WORK: NEW WATER AND WASTE LINES, VACUUM AND AIR LINES
- ELECTRICAL WORK: LIGHTING AND POWER
- NEW HVAC LAYOUT AND EQUIPMENT
- NEW GYP. BD. AND ACT CEILING

THE EXISTING AUTOMATIC FIRE SPRINKLER SYSTEM IS TO BE MODIFIED AS NEEDED UNDER A SEPARATE PERMIT

NO HAZARDOUS MATERIAL SHALL BE STORED/ USED IN THE SPACE. MEDICAL GASES ARE USED AT THE FACILITY AND A ONE HOUR FIRE RATED ENCLOSURE IS PROVIDED.

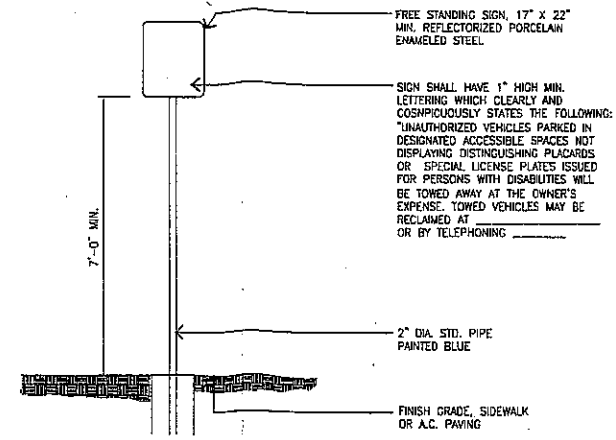
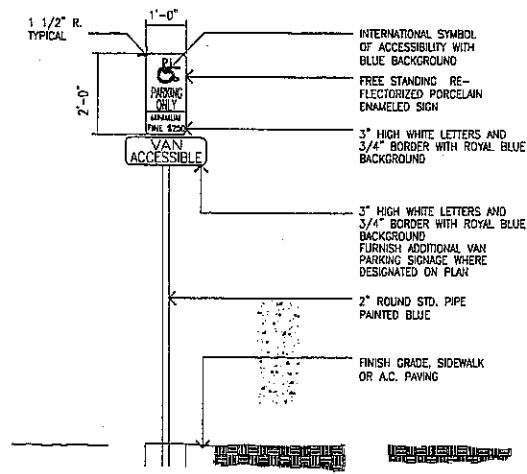
## SYMBOLS

|            |                                                         |     |               |
|------------|---------------------------------------------------------|-----|---------------|
| 12<br>A8.0 | DETAIL:<br>DETAIL NUMBER<br>SHEET NUMBER                | +   | ELEVATION     |
| 12<br>A8.0 | INTERIOR ELEVATION:<br>ELEVATION NUMBER<br>SHEET NUMBER | XXX | REVISION      |
| 12<br>A8.0 | BUILDING SECTION:<br>SECTION NUMBER<br>SHEET NUMBER     | XX  | ROOM NUMBER   |
|            |                                                         | X   | WALL TYPE     |
|            |                                                         | XX  | DOOR NUMBER   |
|            |                                                         | B   | WINDOW NUMBER |

THIS DRAWING IS THE PROPERTY OF EVOCO ARCHITECTURE | INTERIORS AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST. SCALES AS STATED HEREIN ARE FOR REFERENCE ONLY AS NORMAL REPRODUCTION PROCESSES MAY ALTER THE ACCURACY OF ORIGINAL DRAWINGS. EVOCO ARCHITECTURE | INTERIORS 2012

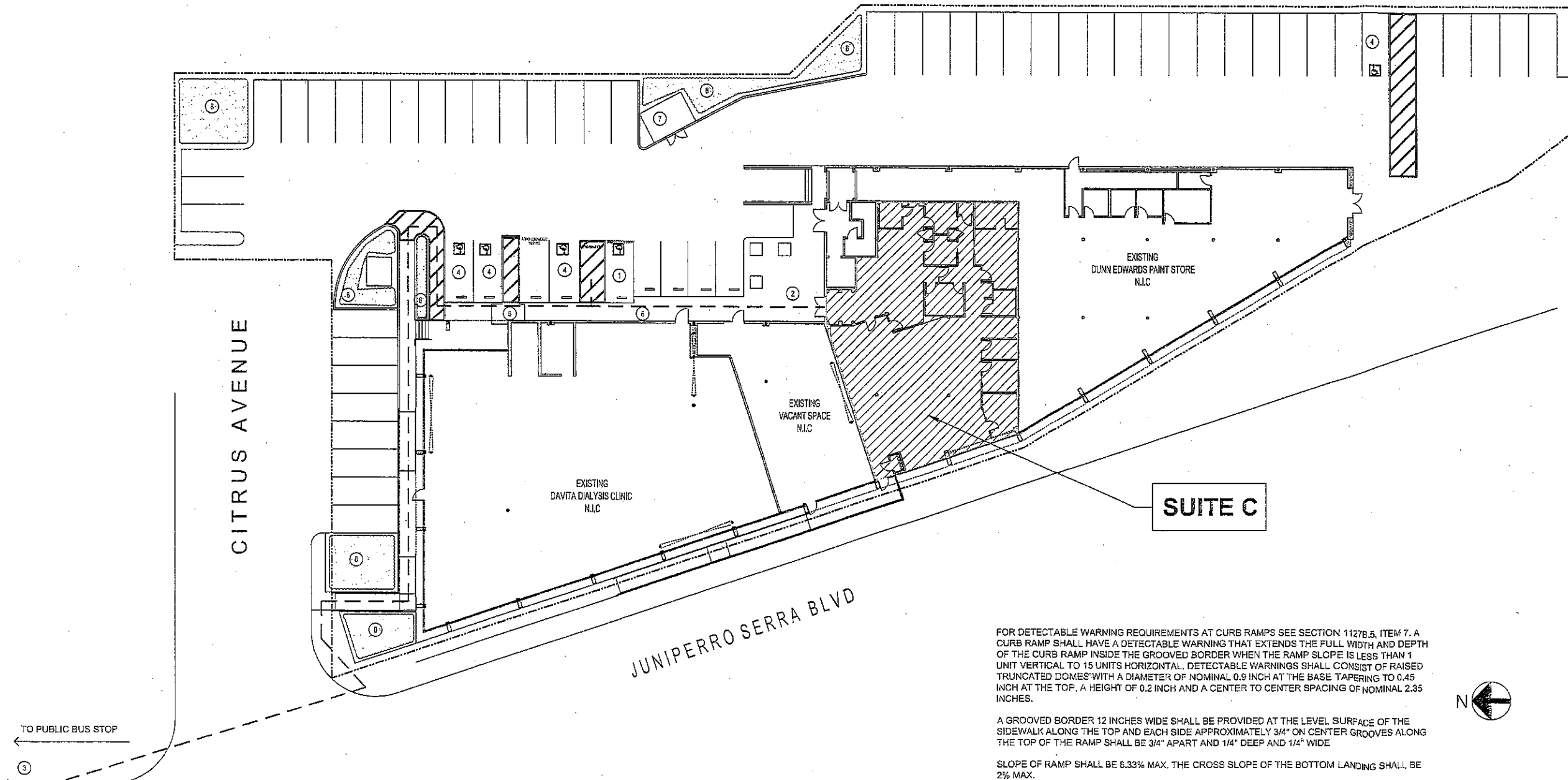
SITE PLAN KEYNOTES:

- 1 EXISTING ACCESSIBLE VAN PARKING SPACE
- 2 EXISTING ACCESSIBLE PATH OF TRAVEL
- 3 EXISTING PUBLIC BUS STOP
- 4 EXISTING ACCESSIBLE PARKING SPACE
- 5 EXISTING CURB RAMP MAX 1 IN 12 SLOPE. DETECTABLE WARNINGS AT CURB RAMP TO EXTEND FULL WIDTH AND DEPTH OF THE CURB RAMP PER CBC 11278.5 #7.
- 6 EXISTING 4 FEET WIDE MIN SIDEWALK WITH 2 % CROSS SLOPE
- 7 EXISTING TRASH ENCLOSURE
- 8 EXISTING LANDSCAPE TO REMAIN- NO NEW LANDSCAPING IS PROPOSED. LANDSCAPE IS MAINTAINED BY OWNER (SPI) ON A WEEKLY BASIS.



2 VAN ACCESSIBLE SIGN:

1 SITE SIGNAGE:



EXISTING SITE PLAN

FOR DETECTABLE WARNING REQUIREMENTS AT CURB RAMP SEE SECTION 11278.5, ITEM 7. A CURB RAMP SHALL HAVE A DETECTABLE WARNING THAT EXTENDS THE FULL WIDTH AND DEPTH OF THE CURB RAMP INSIDE THE GROOVED BORDER WHEN THE RAMP SLOPE IS LESS THAN 1 UNIT VERTICAL TO 15 UNITS HORIZONTAL. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCH AT THE BASE TAPERING TO 0.45 INCH AT THE TOP, A HEIGHT OF 0.2 INCH AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES.

A GROOVED BORDER 12 INCHES WIDE SHALL BE PROVIDED AT THE LEVEL SURFACE OF THE SIDEWALK ALONG THE TOP AND EACH SIDE APPROXIMATELY 3/4" ON CENTER GROOVES ALONG THE TOP OF THE RAMP SHALL BE 3/4" APART AND 1/4" DEEP AND 1/4" WIDE

SLOPE OF RAMP SHALL BE 8.33% MAX. THE CROSS SLOPE OF THE BOTTOM LANDING SHALL BE 2% MAX.

evoco

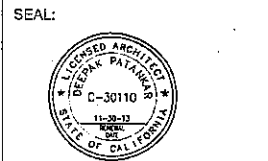
EVOCO ARCHITECTURE & INTERIORS  
142 NEWTON STREET  
SAN FRANCISCO  
CA 94112  
415.337.5485

OWNER:  
SEAN WELLS, DVM, DACVS  
2201 JUNIPERO SERRA BLVD.  
DALY CITY, CA 94014  
415-683-7930

| REVISIONS       |  |
|-----------------|--|
| DATE/DESC.      |  |
| AUGUST 2, 2012  |  |
| AUGUST 20, 2012 |  |

NORCAL VETERINARY  
EMERGENCY CLINIC

2201 JUNIPERO SERRA BOULEVARD, SUITE C  
DALY CITY, CA 94014



| TITLE:             |               |
|--------------------|---------------|
| EXISTING SITE PLAN |               |
| DATE:              | JUNE 18, 2012 |
| SCALE:             | AS NOTED      |
| JOB #:             | 12124         |
| DRAWN BY:          | DP            |

A-1.1

The floor plan shows a building layout with several rooms and corridors. A large, irregularly shaped area is labeled "EXISTING VACANT SPACE N.I.C". A smaller, rectangular area is labeled "EXISTING VACANT SPACE LOCATION FOR NEW T.I.". A north arrow is located in the bottom right corner, pointing towards the top right of the page.

$$3/16'' = 1'-0''$$

1. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS OF PLANS FOR AND PURPOSES PRIOR TO ISSUANCE OF THE BUILDING PERMIT. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO THE BEGINNING OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. THE INTENT OF DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN, DESCRIBED OR REASONABLY IMPLIED, BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS.
3. THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS SHALL NOT RELIEVE THE GENERAL CONTRACTOR OR SUBCONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS UNLESS HE HAS, IN WRITING, CALLED THE ARCHITECT'S ATTENTION TO SUCH DEVIATIONS AT THE TIME OF SUBMISSION, NOR SHALL IT RELIEVE HIM FROM RESPONSIBILITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS.
4. ALL WORK SHALL CONFORM WITH CALIFORNIA CODE OF REGULATIONS TITLE 24 AND 2018 CBC, CMC, CPC, AND CEC AS AMENDED BY THE CITY OF DAILY CITY.
5. UNLESS OTHERWISE SHOWN OR NOTED, TYPICAL DETAILS AND GENERAL NOTES SHALL BE USED WHENEVER APPLICABLE.
6. DIVISIONS LARGE IN FIGURES TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. LARGE SCALE DRAWINGS AND DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
7. THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AND SURROUNDING AREA FREE FROM DUST AND DEBRIS. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
8. CONSTRUCTION DEBRIS AND WASTE SHALL BE DEPOSITED OFFSITE AT AN APPROPRIATE SITE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL INFORM THE ENGINEER OF THE LOCATION OF DISPOSAL SITES. THE DISPOSAL SITE MUST ALSO FULFILL THE REQUIREMENTS OF THE GRADING ORDINANCE.
9. THE CONTRACTOR SHALL CHECK AND VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL CONTRACTOR BEFORE FORMING WALLS, FLOORS, ETC.
10. THE CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING AND ELECTRICAL WORK.
11. THE CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION IN ACCORDANCE WITH CHAPTER 44, UBC, IF REQUIRED.
12. THE CONTRACTOR SHALL OBTAIN NECESSARY ISSUANCE OF A BUILDING OR GRADING PERMIT IF TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH ARE REQUIRED.
13. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL HAVE EVIDENCE OF CURRENTLY VALID WORKING COVERAGE INSURANCE COVERAGE ON FILE WITH THE DEPARTMENT IN COMPLIANCE WITH SECTION 3800 OF THE CALIFORNIA LABOR CODE.
14. UNLESS OTHERWISE NOTED, ALL SURFACES TO BE PAINTED SHALL RECEIVE A MINIMUM OF TWO COATS.
15. ALL DIMENSIONS TO FACE OF EXTERIOR SHEATHING, FACE OF FOUNDATION, AND FACE OF GYP BD, U.N.O.
16. CONFIRM VOICE AND DATA OUTLET LOCATIONS W/ OWNER
17. ALL PUBLIC UTILITY TIES TO COMPLY WITH LOCAL MUNICIPALITY REQUIREMENTS.
18. BRACE PARTITIONS TO ROOF STRUCTURE ABOVE AS REQUIRED.
19. NONBEARING PARTITIONS ARE TO BE CONSTRUCTED OF METAL STUDS U.N.O
20. ALL DOORS, HARDWARE AND FRAMES TO MEET CODE REQUIREMENTS
21. ALL DOOR FRAMES TO RECEIVE SILENCERS.
22. ALL EXPOSED SURFACES TO BE FINISHED.
23. PROVIDE 2X6 OR 2X8 WOOD STUD BLOCKING AS REQ'D TO SUPPORT ANY WALL ATTACHMENTS, COAT HOODS, MIRRORS, ETC.) CONTRACTOR SHALL NOT SUBSTITUTE BRISTLE METAL FOR SOLID BLOCKING.
24. FULLY RECESSED 2-1/2"X8-1/2" FIRE EXTINGUISHER FOR EVERY 5072' OF TRAVEL OR EVERY 1000 SQUARE FEET. FIRE EXTINGUISHER LOCATIONS SHALL BE INDICATED ON THE ARCHITECTURAL FLOOR PLANS, TITLE 12, CHAPTER 3 AND CALIFORNIA FIRE CODE, SECTION 904, TWO LOCATIONS ARE IDENTIFIED.
25. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS TO BE BEVELED WITH A SLOPE NO GREATER THAN 1:12
26. EXCEPT AS OTHERWISE INDICATED, COMPLY WITH APPLICABLE PROVISIONS OF NEC AND STANDARDS BY NEMA FOR ELECTRICAL COMPONENTS OF GENERAL WORK. PROVIDE UL LISTED AND LABELED PRODUCTS WHERE APPLICABLE COMPONENTS RECOGNIZED TO INCLUDE BUT NOT BY WAY OF LIMITATION, MOTORS, MOTOR STARTERS, INTERNAL EQUIP. WIRING, INTEGRAL CONTROL, SWITCHES AND SIMILAR ELECTRIC DEVICES, ELECTRIC HEATING COILS, INTEGRATED LIGHTING EQUIP., ELECTRIC SENSORS AND SIGNALS, COMMUNICATION EQUIP., SCIENTIFIC DEVICES AND SIMILAR ELECTRICAL COMPONENTS.
27. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY OF ALL PARTIES PRESENT ON THE JOB IS THE CONTRACTORS RESPONSIBILITY.
28. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL STRUCTURAL DETAILS.

22201 JUNIPERO SERRA BOULEVARD, SUITE C  
DALY CITY, CA 94014



Architectural floor plan of a medical facility. The plan shows a large 'EXISTING VACANT SPACE N.I.C.' (Not In Use) area on the left. To the right, there is a 'WAITING' area, two examination rooms ('EXAM-1' and 'EXAM-2'), a reception area ('RECEP'), a bereavement area ('BEREAV'), a laboratory/pharmacy ('LAB / PHARMACY'), an isolation room, a radiology room, a surgery room, a laundry room, a staff area, a private office ('PRIV. OFF'), and two restrooms ('RR-1' and 'RR-2'). There are also several hallways, an entry, an exit, a gas room, and an exit staff entry. Dimensions are provided for many rooms and corridors. A north arrow is located in the bottom right corner.

PROVIDE CLEAR FLOOR SPACE A MINIMUM OF 60 INCHES MEASURED PERPENDICULAR FROM THE SIDE WALL CLOSEST TO THE WATER CLOSET AND 56 INCHES MINIMUM FROM THE REAR WALL; CBC 1133B.2.4.2 AND FIG 11B-26A(a)

AT SINGLE ACCOMMODATION TOILET FACILITIES A 60 INCH DIAMETER CLEAR FLOOR SPACE IS TO BE PROVIDED WITHIN THE ROOM WHICH IS NOT ENCRACHED BY THE SWING OF THE ENTRANCE OR ANY INTERIOR DOOR BY MORE THAN 12 INCHES. CBC 1115B.3.2

$$3/16'' = 1'-0''$$

1. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS OF PLANS FOR BID PURPOSES PRIOR TO ISSUANCE OF THE BUILDING PERMIT. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO THE BEGINNING OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. THE INTENT OF DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN, DESCRIBED OR REASONABLY IMPLIED, BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS.
3. THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS SHALL NOT RELIEVE THE GENERAL CONTRACTOR OR SUBCONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS UNLESS HE HAS, IN WRITING, CALLED THE ARCHITECT'S ATTENTION TO SUCH DEVIATIONS AT THE TIME OF SUBMISSION NOR SHALL IT RELIEVE HIM FROM RESPONSIBILITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS.
4. ALL WORK SHALL CONFORM WITH CALIFORNIA CODE OF REGULATIONS TITLE 24 AND 2010 CBC, CMG, CPC, AND CEC AS AMENDED BY THE CITY OF DAILY CITY
5. UNLESS OTHERWISE SHOWN OR NOTED, TYPICAL DETAILS AND GENERAL NOTES SHALL BE USED WHENEVER APPLICABLE.
6. DIMENSIONS SHOWN IN FIGURES TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. LARGE SCALE DRAWINGS AND DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
7. THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AND SURROUNDING AREA FREE FROM DUST AND DEBRIS. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
8. CONSTRUCTION DEBRIS AND WASTE SHALL BE DEPOSITED OFFSITE AT AN APPROPRIATE SITE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL INFORM THE ENGINEER OF THE LOCATION OF DISPOSAL SITES. THE DISPOSAL SITE MUST ALSO FULFILL THE REQUIREMENTS OF THE GRADING ORDINANCES.
9. THE CONTRACTOR SHALL CHECK AND VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL CONTRACTOR BEFORE FORMING WALLS, FLOORS, ETC.
10. THE CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING AND ELECTRICAL WORK.
11. THE CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION IN ACCORDANCE WITH CHAPTER 44, UBC, IF REQUIRED.
12. THE CONTRACTOR SHALL OBTAIN NECESSARY (ISSUANCE OF A BUILDING OR GRADING PERMIT IF TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH ARE REQUIRED
13. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL HAVE EVIDENCE OF CURRENTLY VALID CONSTRUCTION INSURANCE COVERAGE ON FILE WITH THE DEPARTMENT IN COMPLIANCE WITH SECTION 3800 OF THE CALIFORNIA LABOR CODE.
14. UNLESS OTHERWISE NOTED, ALL SURFACES TO BE PAINTED SHALL RECEIVE A MINIMUM OF TWO COATS.
15. ALL DIMENSIONS TO FACE OF EXTERIOR SHEATHING, FACE OF FOUNDATION, AND FACE OF GYP BD, U.N.O.
16. CONFIRM VOICE AND DATA OUTLET LOCATIONS W/OWNER
17. ALL PUBLIC UTILITY TIES TO COMPLY WITH LOCAL MUNICIPALITY REQUIREMENTS.
18. BRACE PARTITIONS TO ROOF STRUCTURE ABOVE AS REQUIRED.
19. NONBEARING PARTITIONS ARE TO BE CONSTRUCTED OF METAL STUDS U.N.O.
21. ALL DOORS, HARDWARE AND FRAMES TO MEET CODE REQUIREMENTS
21. ALL DOOR FRAMES TO RECEIVE SILENCERS.
22. ALL EXPOSED SURFACES TO BE FINISHED.
23. PROVIDE 2XS OR 2XS WOOD STUD BLOCKING AS REQ'D TO SUPPORT ANY WALL ATTACHMENTS, (COAT HOOKS, MIRRORS, ETC.) CONTRACTOR SHALL NOT SUBSTITUTE SHEET METAL FOR SOLID BLOCKING.
24. FULLY RECESSED 2 1/4"X4" FIRE EXTINGUISHER FOR EVERY 500'S OF TRAVEL OR EVERY 3000 SQUARE FEET. FIRE EXTINGUISHER LOCATIONS SHALL BE INDICATED ON THE ARCHITECTURAL FLOOR PLANS, TITLE 19, CHAPTER 3 AND CALIFORNIA FIRE CODE, SECTION 605. TWO LOCATIONS ARE IDENTIFIED.
25. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS TO BE BEVELED WITH A SLOPE NO GREATER THAN 1:12
26. EXCEPT AS OTHERWISE INDICATED, COMPLY WITH APPLICABLE PROVISIONS OF NEC AND STANDARDS BY NEMA. FOR ELECTRICAL COMPONENTS OF GENERAL WORK. PROVIDE LISTED AND LABELED PRODUCTS WHERE APPLICABLE COMPONENTS RECOGNIZED TO INCLUDE BUT NOT BY WAY OF LIMITATION, MOTORS, MOTOR STARTERS, INTERNAL EQUIP., WIRING, INTERNAL CONTROL, SWITCHES AND SIMILAR ELECTRIC DEVICES, ELECTRIC HEATING COILS, INTEGRATED LIGHTING EQUIP., ELECTRIC SENSORS AND SIGNALS, COMMUNICATION EQUIP., SCIENTIFIC DEVICES AND SIMILAR ELECTRICAL COMPONENTS.
27. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY OF ALL PARTIES PRESENT ON THE JOB IS THE CONTRACTORS RESPONSIBILITY.
28. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL STRUCTURAL DETAILS.

3 JANUARY 31, 2012

22201 JUNIPERO SERRA BOULEVARD, SUITE C  
DALY CITY, CA 94014

## A-2.1

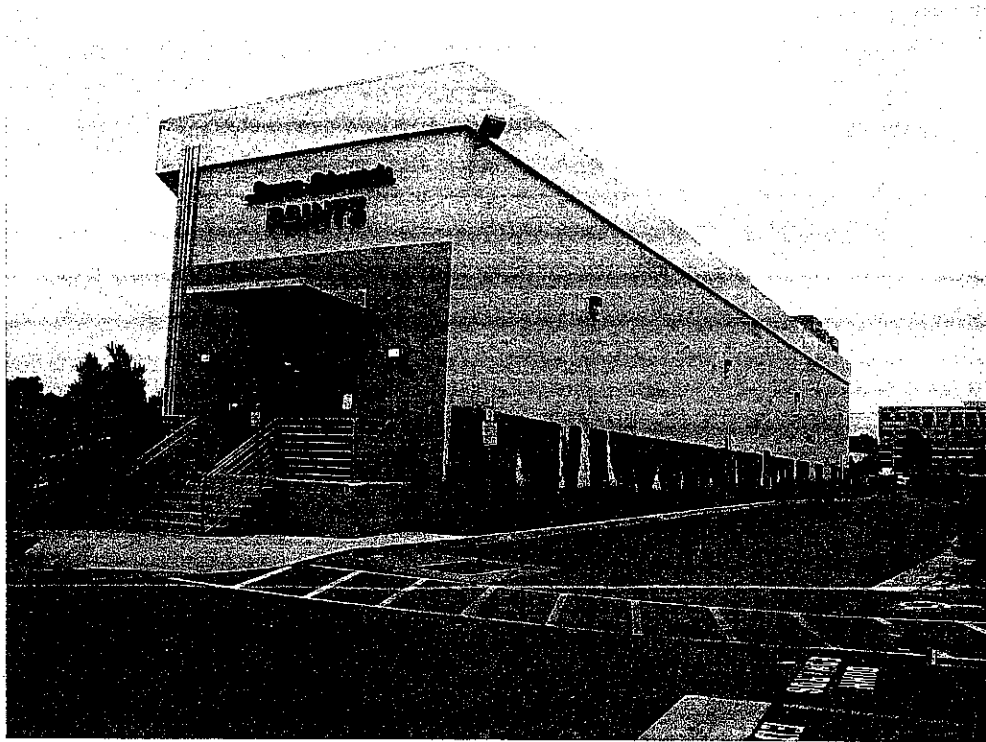
SIGNS

UPR-6-12-5691

NORCAL VETERINARY EMERGENCY CLINIC

2201 JUNIPERO SERRA BOULEVARD

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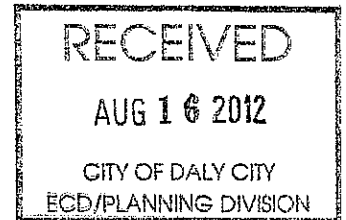


ATTACHMENT C

# DRAFT

## NOR CAL VETERINARY EMERGENCY CLINIC

### Draft Sanitation Plan



The goal of NCVEC's Sanitation Plan is to provide a healthy, safe, and comfortable environment for its patients, pet owners, and the local community. This Plan will be implemented through strategic preventive planning, consistent internal review and recordkeeping, and prompt remediation of discrepancies.

1. Limiting animal exposure to the outdoors will be maintained both for animal safety and sanitation.
2. All animals outside of the physical building will be restrained in accordance with local leash laws.
3. Animal transportation to the outdoors for elimination will be limited to those times when it is deemed absolutely medically necessary.
4. All animals requiring transportation out of the building will be restricted to a defined 10'x10' area of existing landscaping as agreed upon by all tenants and the building owner. The area will be maintained so as to be devoid of any odor or physical debris. The area will include a conspicuously posted sign with contact information for a designated employee of NPVEC who will remain in charge of implementing the Sanitation Plan; the sign will invite the reporting of any areas requiring attention.
5. All animals admitted to the emergency clinic will be housed in cages, runs, or enclosures with facilities available for elimination. These facilities will be regularly cleaned and sanitized during the animals' stay.
6. All animal waste will be disposed of in accordance with applicable state and local codes.
7. During hours of clinic operation, the grounds around the parking lot and building will be surveyed by a designated employee for animal waste every 6-8 hours. Any soiling of the grounds will be thoroughly cleaned so as to eliminate any odors or physical waste. A log of these site evaluations will be maintained.
8. At least once per shift the entryway and parking lot adjacent to the NPVEC entryway will be cleaned using high-pressure water +/- a surfactant or disinfectant.

ATTACHMENT D

NOR CAL VETERINARY EMERGENCY CLINIC

Proposed location:  
2201 Junipero Serra Blvd.  
Suite C  
Daly City, CA 94014



Proposed Hours of Operation and Anticipated Caseload

NCVEC will commence operation as a traditional, full-service veterinary emergency clinic, operating nights, weekends, and holidays. The clinic will provide urgent and emergency care to supplement the services of the traditional veterinary practices in the community.

The clinic will be open seven days per week with hours of operation from 6PM to 8AM Monday through Friday. The clinic will remain open continuously during the weekends, from 6PM Friday until 8AM Monday. During official state and federal holidays when local veterinary clinics are closed, NCVEC will remain open 24 hours (as during a weekend).

Expansion of NCVEC's hours of operation may be elected during, or immediately following, the first year of business. If the caseload appears to support an expansion of operating hours, expansion to 24 hour, seven day a week care may be implemented. The primary mission of the clinic would remain intact, providing urgent and emergency services in support of local veterinary clinics (NCVES will not provide routine well care or preventative services such as vaccination that are already provided by veterinarians in the region). In the event expansion to 24 hour/7 day emergency care is elected, the clinic may also offer specialty/referral services to select cases (such as internal medicine, cardiology, or surgical specialists) if the market appears conducive.

Initial estimated caseload is seven to ten client visits per 12 hour shift. We anticipate 1 car per client visit. During the week most patient visits occur during the hours of 7:30PM to 11:30 PM. On weekends we anticipate the Sunday caseload to be slightly higher than on Saturdays due to the fact that many local veterinarians are open Saturday mornings but close early afternoon.



# City Council Meeting Agenda Report

Item # \_\_\_\_\_

Meeting Date: September 24, 2012

**Subject: Use Permit UPR-5-12-5582, Design Review DR-5-12-5583, and CEQA-5-12-5584 for Master Sign Program Amendment and New Anchor Tenant Building at Serramonte Shopping Center**

## RECOMMENDED ACTION

Approve Use Permit UPR-5-12-5582, Design Review DR-5-12-5583 and Adopt Environmental Assessment CEQA-5-12-5584 (Mitigated Negative Declaration).

## PLANNING COMMISSION DISCUSSION

*On September 4, 2012, the Planning Commission voted 4-0 (Lubiano absent), to recommend approval of Use Permit UPR-5-12-5582, Design Review DR-5-12-5583 and to recommend adoption of Environmental Assessment CEQA-5-12-5584 (Mitigated Negative Declaration).*

Planning discussion items are shown in bold italics.

## BACKGROUND

The applicant, Daly City Serramonte Center, LLC is requesting approval to amend the Master Sign Program at the Serramonte Shopping Center, by replacing the existing messaging center with a pylon sign, a second pylon sign, and adding new directional signage to the site. The applicant is also requesting approval of the replacement of an existing tenant building with a new anchor tenant building.

The subject site consists of a 73-acre regional shopping center. In 1997, the existing Serramonte Center Master Sign Program (MSP) was created to document existing signage, control the manner in which future exterior signage will contribute to the overall aesthetic environment of Serramonte Center and to prevent deviations which would be detrimental to the appearance of the facility. In conjunction with the creation of the Master Sign Program, the existing pylon sign with full color electronic message display replaced an existing pylon sign at the same location and new monument signs were installed at the intersection of Gellert and Serramonte Boulevard.

In 2003, the Design Review Committee approved changes to the Center that included new mall entryways, a second story addition to a tenant store, and new exterior paint, signage and landscaping. These modifications were in conjunction with interior improvements made throughout the mall. As part of these improvements, a seasonal theme was created for the signage throughout the interior and exterior of the Center. Entryways to the Center, along with the interior wings, were given either an autumn, winter, spring or summer theme, with corresponding signage colors and design. Additionally, street-side, seasonally themed Center signs were installed at the entrance located along Serramonte Boulevard and Gellert Boulevard, Serramonte Boulevard west of Gellert Boulevard, and along Callan Boulevard.

## **City Council Agenda Report**

**Subject: Serramonte Shopping Center Master Sign Program Amendment and New Anchor Tenant Building**

**Meeting Date: September 24, 2012**

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In 2008, the City Council approved a modification to the MSP to add on-site directional signage, and replace street-side directional signage and the existing pylon sign. The existing pylon sign was never removed and replaced as part of the changes.

*The Planning Commission was generally supportive of the project. However, the Commission agreed that the addition of tenant panels on the street-side directional signage located at Serramonte/Gellert Boulevards and Serramonte Boulevard/Serramonte Center Driveway was excessive and out of character with the signage concept for the Shopping Center. The Commission recommends that the two street-side directional signs located along Serramonte Boulevard remain intact and that no tenant panels be added. The Commission also recommended adding raised planters or some type of landscaping along the western side of the new anchor tenant building to soften the vast amount of hardscape on this side of the shopping center. The Commission also expressed concern for the Farmer's Market—its location during construction and compatibility with deliveries to Dick's Sporting Goods and the Market, post-construction. The applicant confirmed that the Farmer's Market will continue at Serramonte Shopping Center but will be temporarily relocated to another area of the Center during construction. In regards to post-construction, the Center will need to establish the most appropriate location for the Market but will ensure there are no conflicts between Market activities and deliveries to Dick's Sporting Goods.*

*Speaking on behalf of the applicant team was Jeff Moollem, owner representative.*

## **PROJECT DESCRIPTION**

The applicant proposes to modify the existing Master Sign Program to replace the existing pylon sign that contains the full color electronic message display with a pylon sign with fixed tenant panels, in conjunction with the addition of a new pylon sign at the southeast portion of the site, new entry signs, and way-finding signs in various locations around the center.

The existing pylon sign was architecturally compatible with the design aesthetic that has since been replaced with the improvements approved in 2003 and 2008. In addition to creating design compatibility between the two new pylon signs and the existing design scheme for the Center, the purpose for the new pylon signs is to establish stronger tenant identification for the site, as well as attract new tenants for the future development.

While the existing street-side directional signage is compatible with the seasonal theme for the Center, there is no tenant identification on any of the signs. The purpose of the street-side directional signage is not only to establish tenant identity, but also to direct traffic that would typically enter the site at Serramonte Boulevard and Gellert Boulevard, to the entrance located to the west of Gellert Boulevard; utilization of the respective entrance would more evenly distribute incoming and outgoing traffic to the site and provide a more direct route to the new development.

The purpose of the additional on-site directional signage is also meant to alert motorists of the new tenants and direct them to the new development at the southwest portion of the site.

## City Council Agenda Report

### Subject: Serramonte Shopping Center Master Sign Program Amendment and New Anchor Tenant Building

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In addition to amendment of the MSP, the applicants are proposing to replace the existing +/- 18,400 SF New York & Co. tenant space and a +/-3,200 SF west mall entrance corridor, and construct a new, two story, +/-82,200 SF anchor tenant building. Approximately 7,300 SF of leased basement area will also be removed, resulting in a net building increase of +/- 53,300 SF, a 6.3% increase to the total building area on the site. The new anchor tenant will be Dick's Sporting Goods store, a national sporting goods company with more than 450 stores nationwide. This will be the company's flagship store in the Bay Area. Approximately one acre of the shopping center (a building footprint of +/- will be considered the project area for the new anchor building portion of the project.

The 73-acre site is zoned C-2, Heavy Commercial and has a General Plan Land Use designation of Retail & Office Commercial. Various land uses surround the subject site.

| Location                                                                                             | Zoning                                                                                       |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| North: Various commercial-office uses                                                                | C-O Office Commercial                                                                        |
| South: Serramonte Plaza and Alto Serramonte shopping centers, Cypress Point Condominiums, Cemeteries | C-1 Light Commercial, R-3 Multiple Family Residential, PD57 (Vacant Site), Cemetery District |
| West: State Highway 1, Multi-family residential uses                                                 | R-3 Multiple Family Residential<br>Unzoned                                                   |
| East: Interstate 280                                                                                 | Unzoned                                                                                      |

## PROJECT EVALUATION

### Anchor Tenant Building

The existing, +/-18,200 SF New York & Co. tenant building, and +/-3,200 SF west mall entrance corridor, will be demolished and replaced with a +/-82,200 SF anchor tenant building, housing Dick's Sporting Goods. The project will also include the removal of +/-7,300 SF of leased basement area underneath the existing New York & Co. building. New York & Co. will be relocated to another tenant space within the Serramonte Shopping Center.

The new anchor tenant building will contain two levels of retail space, a new loading dock on the west side of the building, and will have a main entrance facing south. The building will be the tallest anchor building at the shopping center, and will vary between 45 feet at the top of the parapet walls to 50 feet at the top of the entry tower and clerestory in the center of the building. The Zoning Code allows a total building height in excess of the maximum height requirement of the respective District, providing that no part of any upper building section shall intercept a plane having an angle of forty-five degrees from the horizontal toward the interior of the lot. The heights meet the standards for building height in the Code.

**City Council Agenda Report****Subject: Serramonte Shopping Center Master Sign Program Amendment and New Anchor Tenant Building****Meeting Date: September 24, 2012****Page 4 of 13**

The building's entrance will feature a green metal storefront and banding, standard corporate branding, a 17-foot high, brick wainscot at the lower portion of the building, and earth tone color scheme, to match the existing shopping center. The front (south) elevation and the west elevation have large areas of glass, and there will be a large glass clerestory at the roof level that will provide natural lighting to the interior of the store. Rooftop mechanical equipment will be screened from view from the public right-of-way with roof screens, which will be canted or vertical, with panel design and colors to match the building's façade color scheme.

Staff is concerned with the large expanse of blank stucco on all elevations of the building, particularly, the west elevation. The south façade, in addition to containing the large glass entry area, will have two window portions with green awnings, and an articulated façade area, with alternating color scheme, that will provide relief to the long expanse of stucco and brick. Similarly, the west elevation will contain a large section of glass in the center, and the elevation has vertical and horizontal articulation with the clerestory, and the varying heights of the parapet walls. The north façade does provide some relief from the blank stucco with the horizontal green banding, the brick at the lower portion of the building, and the visibility of the clerestory. However, staff is recommending a condition of approval that additional architectural features be added to all three elevations, such as awnings, faux windows, and varying colors on the roof coping. The brick work, at the lower portion of the building, along with the columns, add interest to the building, however, in looking at similar stores in the region, staff is confident that the applicant's team will be able to produce elevations that meet both staff's and the tenant's aesthetic goals.

The new loading dock area on the west side of the building will be screened from the west parking field view by a brick wall that will match the wainscot along the lower portion of the building. The gates for the proposed loading area are currently shown with vertical slat material that is similar in color scheme to the stucco portions of the building. Staff is recommending a condition of approval that this gate material be a solid, powder-coated metal material that matches the Hartford Green proposed for the metal entry element, and the horizontal band at the center of the building façade walls. Trucks will utilize the loading dock area for deliveries to the store, and share the space with a trash compactor and recycling receptacles. Allied Waste has agreed to serve the project; trash and recycling removal times will be scheduled so that they do not conflict with delivery times.

The related site improvements include the modification of the west parking field adjacent to the building, in order to accommodate new sidewalks, fire apparatus access on both the west and north side of the building, and installation of biotreatment planter areas to fulfill the C3 stormwater treatment requirements of the Municipal Regional Permit (MRP). The revised configuration will significantly improve pedestrian circulation from the west parking field into the retail spaces. There will be a slight modification to the parking area southwest of the proposed anchor tenant building, to accommodate the delivery route for trucks to access the loading dock area. Parking stalls on the north and west sides of the anchor tenant building will be removed in order to accommodate the aforementioned improvements. The shopping center will maintain a parking ratio of 5.25 spaces per 1,000 SF of gross building area.



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#### Traffic Analysis

A traffic study, *Serramonte Center Expansion Daly City*, was prepared for the project and included evaluations of weekday PM peak-hour traffic conditions and Saturday midday peak-hour traffic conditions, at 11 intersections in the vicinity of the project site. The study intersections include: 1. Southgate Drive and North Serramonte Center Driveway; 2. Southgate Avenue and Callan Boulevard; 3. Clarinada Avenue and West Serramonte Center Driveway; 4. Clarinada Avenue and Callan Boulevard; 5. Clarinada Avenue and SR-1 Ramps (Caltrans); 6. Serramonte Boulevard and SR-1-1 Ramps (Caltrans); 7. Serramonte Boulevard and Callan Boulevard; 8. Serramonte Boulevard and South Serramonte Center Driveway; 9. Serramonte Boulevard and Gellert Boulevard; 10. Serramonte Boulevard and SB I-280 Off-Ramp (Caltrans); 11. Hickey Boulevard and Gellert Boulevard. The study also includes an operations analysis, based on vehicle-storage requirements at intersection locations where the project would add a significant number of left-turn movements, and an analysis of site access and on-site circulation. Based on the ITE rates, the proposed shopping center expansion of 53,300 SF would generate 93 net weekday PM peak hour trips and 268 net weekend midday peak-hour trips.

Based on the results of the traffic analysis and evaluation of the proposed site plan, impacts are identified in the *Serramonte Center Expansion Daly City* as being significant unless mitigated. The intersections which require mitigation are listed below.

- #8—Serramonte Boulevard and South Serramonte Center Driveway (existing queuing impact)
- #9—Serramonte Boulevard and Gellert Boulevard (existing LOS impact and long-term LOS impact)

#### Impact #1—Existing

The Serramonte Boulevard and South Serramonte Center Driveway intersection will have an eastbound left (EBL) turn queue that extends beyond the turn pocket by 56 feet during the weekend Midday peak hour with the addition of the project in the Existing + Project condition. Without the project, the EBL queue spills out 22 feet beyond the turn pocket during the weekend Midday peak hour. The project creates 34 feet of the total EBL queue. This results in a significant impact because the queue spilling out of the turn pocket exceeds one vehicle with the addition of the project, but does not without the project.

#### Mitigation #1

Prior to the City's issuance of final Certificate of Occupancy, the applicant shall install a westbound right turn overlap and adjust the signal timing splits to allow for 154 feet of queuing. In addition, the applicant shall increase the eastbound left turn pocket an additional 35 feet for a total of 155 feet. The project is responsible for all the improvement costs.

With the extension of the eastbound left turn lane, the EBL queue will be 154 feet, which is fully contained in the turn storage pocket. Therefore, the impact has been reduced to be less

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than significant. It should also be noted that mitigation will reduce the southbound left turn queue to be contained within the available on-site storage.

#### Impact #2—Existing

The Serramonte and Gellert Boulevard intersection will operate at unacceptable levels during the weekend midday peak hour under the Existing traffic conditions, and will experience an increase in delay due to the proposed project. This results in a significant impact.

#### Mitigation #2

Prior to the City's issuance of final Certificate of Occupancy, the applicant shall install an eastbound right turn overlap and optimize the signal timing splits at the intersection of Serramonte Boulevard and Gellert Boulevard. This mitigation will reduce the average signal delay to 53 seconds and LOS D. The project is required to pay all of the mitigation cost.

As shown in Table 7 of *Serramonte Center Expansion Daly City*, optimization of the signal timing at this intersection and the installation of an eastbound right turn overlap would result in this intersection operating at LOS D during the weekend Midday peak hour, thus reducing the impact to be less than significant.

The Serramonte and Gellert Boulevard intersection will operate at unacceptable levels during the weekend midday peak hour under the Long-term traffic conditions, and will experience an increase in delay due to the proposed project. This results in a significant impact. However this impact will be mitigated by completion of Mitigation #2.

As shown in Table 8 of *Serramonte Center Expansion Daly City, CA*, optimization of the signal timing at this intersection and the installation of an eastbound right turn overlap would result in this intersection operating at a better LOS E than without the project during the weekend Midday peak hour, thus reducing the impact to be less than significant.

#### Impact #3—Long-term

Although no immediate significant CEQA impact occurs at the intersection of Serramonte and Callan Boulevard, the level of service degrades from LOS C to LOS D with the addition of project trips in the Existing plus Project scenario in the Saturday Midday Peak. In the future the combination of Dick's project traffic and other planned and future development will cause the level of service to worsen to LOS F (2025) and a traffic signal will be needed as identified in the City's General Plan. Therefore, the City of Daly City considers this a potentially significant cumulative impact and is requiring the project to pay for a fair share of the intersection improvement costs to signalize the intersection of Serramonte Boulevard and Callan Boulevard. Project traffic accounts for 6% of the total intersection volume at Serramonte and Callan Boulevard, using the proportionate number of project trips to the overall trips methodology. By 2025, the project traffic will account for 4.8% of the total intersection volume at Serramonte and Callan Boulevard, using the proportionate number of project trips to the overall trips methodology.

#### Mitigation #3:

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The applicant shall contribute \$14,400 (4.8% of the cost of a standard, fully actuated traffic signal) for the installation of a fully actuated traffic signal at the intersection of Serramonte Boulevard and Callan Boulevard.

On September 13, staff received a letter from the Town of Colma with comments regarding the Traffic Impact Study (TIS); in particular, there was concern that the scope of the TIS needed to be expanded to include certain intersections in the Town of Colma and that it should consider future projects within the Town of Colma and the City of South San Francisco (See Attachment E – Town of Colma Comment Letter). Staff has prepared a letter in response to those comments (See Attachment F – Letter to the Town of Colma).

#### Pylon Signs

The existing pylon sign facing Interstate 280 in the northeast quadrant of the Center's parking lot, is 60 feet in height, 23.5 feet in width, and incorporates an electronic message center component, which operates from 6 AM to midnight. The goal of this sign was to generate stronger sales as well as renewed interest by quality tenants seeking to locate in the Center. The applicants are proposing to replace the existing electronic message center pylon with an internally illuminated pylon sign that incorporates the seasonally themed center logo, creating consistency between it and the existing signage design scheme for the center. The existing supports will be retained, so the overall width of the pylon will not change. The architectural feature at the top of the pylon signs will be +/- 6 feet wider than the existing pylon sign. The proposed double-sided sign would be 60 feet in height, 30 feet in width, and +/- 4 feet thick (See Attachment C—Project Plans).

There is an additional pylon sign proposed for the southeast corner of the site. The second pylon sign would be the same dimensions as the one proposed to replace the electronic message center pylon sign. Each seasonally themed Serramonte logo will be internally illuminated, and the three, interchangeable, tenant sign panels will contain internally illuminated, individual channel letters and logos attached to a solid back. Each tenant panel will be 190 square feet, while the Serramonte logo will be +/- 70 square feet, for a total of +/-640 square feet for each side of the respective pylon signs.

The resulting pylon signs will be less obtrusive, cause less glare and light emission, and will no longer contain electronic messages. Daly City Municipal Code prohibits signs that contain illumination or lighting devices be placed or directed or beamed upon a public street, highway, sidewalk, or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard or nuisance. The replacement pylon and additional pylon are not expected to substantially degrade the existing visual character or quality of the site and its surroundings, as they will be consistent with surrounding commercial development.

The Freeway Pylon Sign section of the Master Sign Program (Attachment B—Existing Exterior Master Sign Program for Serramonte Center Daly City) will be modified to delete numbers 1 and 2, which describe the existing pylon sign and replaced with the specific criteria of the proposed pylon signs. The proposed signs will be added to the Master Sign Program as Exhibit B. The section will then read as follows:

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1. At interstate 280, up to two double-sided pylon signs may be provided, to establish and maintain the Center's identification. The signs shall conform to details and finishes illustrated in "Exhibit B".
2. Additional advertisements and any advertisements for alcohol and/or tobacco products are strictly prohibited.

#### Street-side Directional Signage

A new street-side directional sign will be located at the north entrance to the shopping center, along Southgate Avenue (See Attachment C—Project Plans). The double sided monument sign will be 10 feet in height, +/- 7 feet wide and contain four interchangeable, tenant panels with internally illuminated, individual channel letters and logos, mounted to a solid back, similar to the pylon signs. The seasonally themed Serramonte logo will be internally illuminated. Each tenant panel will be a total of 7.5 square feet on each side, while the Serramonte logo will be +/- 3.5 square feet, for a total of +/-33.5 square feet on each side of the street-side directional monument.

#### On-site Directional Signage

There will be nine new on-site directional signs located throughout the shopping center, included as sign type D in the attached project plans (See Attachment C—Project Plans). These double-sided, on-site directional signs will be 4 feet in height, +/-3 feet in width and contain four interchangeable, tenant sign panels with non-illuminated logos. Each tenant panel will be +/-2 square feet wide, with a total of +/-7.5 square feet for each side of the on-site directional monuments. These signs, just as the street-side directional signs, will maintain a consistent design aesthetic with the rest of the Center signage. The total square footage for the nine new on-site directional signs will be +/-68 square feet. The proposed signs will be added to the Master Sign Program as Exhibit B.

The Monument Sign section of the Master Sign Program will be modified as follows:

4. Street-side and on-site directional monument signage shall conform to details and finishes illustrated in "Exhibits A and B".

#### Compliance with Exterior Master Sign Program for Serramonte Center

The aforementioned purpose of the Master Sign Program is to control the manner in which future exterior signage will contribute to the overall aesthetic environment of Serramonte Center. The proposed amendments to the Master Sign Program will upgrade existing signage, as well as provide a cohesive design scheme to the overall site signage. At this stage, the sign locations are conceptual in nature. Once detailed infrastructure drawings have been provided to the City, along with locations of the proposed signs in relation to those utilities, the exact locations may be secured. There are minimum separation requirements from utilities that must be maintained and it is therefore imperative that detailed infrastructure drawings for both public and private utilities on the

## **City Council Agenda Report**

### **Subject: Serramonte Shopping Center Master Sign Program Amendment and New Anchor Tenant Building**

**Meeting Date: September 24, 2012**

**Page 9 of 13**

shopping center property be provided prior to any final location determination by the City. The applicant is proposing to use high quality materials while installing signage that has taken into consideration the architectural scale, design, and quality of the recently completed improvements to the Center.

## **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.

## **FINDINGS**

The Planning Commission finds that, as conditioned, the proposed Use Permit UPR-5-12-5582 is in compliance with Title 17 (Zoning) of the Daly City Municipal Code. Approval of the proposed project would not be detrimental to the health, safety, morals, comfort and general welfare of persons residing in or working in the neighborhood, or be injurious or detrimental to the property and improvements in the neighborhood or the general welfare of the city. Approval of the proposed Design Review DR-5-12-5583, 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 on the following facts:

1. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the Planning Commission conducted a public hearing on September 4, 2012; notice of said hearing was by newspaper publication on August 31, 2012 posting and first class mailing to property owners within 300 feet. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the City Council will conduct a public hearing on September 24, 2012; notice of said hearing was by newspaper publication on September 14, 2012 posting and first class mailing to property owners within 300 feet.
2. 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.
3. The subject property is zoned C-2 (Heavy Commercial), and has an adopted Exterior Master Sign Program, which requires a Use Permit for amendment of said Sign Program.

## **City Council Agenda Report**

### **Subject: Serramonte Shopping Center Master Sign Program Amendment and New Anchor Tenant Building**

**Meeting Date: September 24, 2012**

**Page 10 of 13**

4. The subject use is consistent with the General Plan and the C-2 zoning standards and, together with the provisions for its design and operation, would not be detrimental to the health, safety, morals, comfort and general welfare of the neighborhood.
5. The project complies with applicable provisions of Design Review Section 17.45 of the Zoning Ordinance.
6. General architectural considerations have been incorporated in order to insure the compatibility of this development with its design concept and the character of other on-site signage. 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.
7. General landscape considerations of Chapter 17.41, Landscaping, will be provided to insure visual relief, to complement buildings and structures and to provide an attractive environment for the enjoyment of the public.

#### **CONDITIONS OF APPROVAL:**

The Planning Commission recommends approval of Use Permit UPR-5-12-5582 and Design Review DR-5-12-5583 and on the following conditions as specified by each Department and Division. Conditions added by the Planning Commission are in ***bold italics***. The following conditions of approval shall apply to the use for the entirety of its existence.

#### **A. DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT, PLANNING DIVISION**

1. Within thirty (30) days of Council approval, the applicant shall file with the City Clerk a Declaration of Acceptance of all conditions. Until said declaration is filed, the project shall not be granted for any permits sought from the City.
2. The project shall be valid only in conjunction with detailed plans submitted 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 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.

## **City Council Agenda Report**

### **Subject: Serramonte Shopping Center Master Sign Program Amendment and New Anchor Tenant Building**

**Meeting Date: September 24, 2012**

**Page 11 of 13**

5. Upon building permit submittal, the applicant shall illustrate the use of durable materials for the loading dock area gates, in a complimentary color scheme to the building façade color palette. Chain link fencing shall not be permitted. Colors and materials shall be subject to approval by the Director of Economic and Community Development.
6. Upon building permit submittal, additional architectural detailing shall be added to the upper half of the building elevations, such as faux windows, awnings, banding, etc. and a decorative cap shall be added to the top of the parapet wall. Final details shall be subject to approval by the Director of Economic and Community Development.
7. The building and site shall remain clean and clear of all graffiti, debris, and other visual nuisances at all times. The building and site shall be periodically cleaned, as needed, to prevent discoloration and debris accumulation.
8. A revised delivery exhibit that does not present any conflicts with parking islands, sidewalks or buildings must be submitted with building permit plan set.
9. Violation of these conditions could be cause for revocation of the Use Permit. Minor deviations from the conditions of approval may be approved by the Planning Division. Significant deviations will require review and approval by the Planning Commission and City Council.
10. The Use Permit and Design Review shall be valid for a period of one year from the date of City Council approval. The approval shall terminate if a building permit has not been obtained and construction commenced within one-year of City Council approval of the project.
11. *The applicant shall provide raised planters, creeping vines, or similar landscaping to the west side of the new anchor tenant building.*
12. *The street-side directional signs along Serramonte Boulevard shall remain intact and shall not contain any tenant panels.*

#### **B. DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT, BUILDING DIVISION**

13. Adjustment of Parcel #091-240-120 shall be recorded.

#### **C. DEPARTMENT OF WATER AND WASTEWATER RESOURCES**

14. All modifications to the existing water system, whether public or private, shall follow the current edition of the Daly City Standard Specifications and Drawings.

## **City Council Agenda Report**

### **Subject: Serramonte Shopping Center Master Sign Program Amendment and New Anchor Tenant Building**

**Meeting Date: September 24, 2012**

**Page 12 of 13**

15. All modifications to the existing public or private sewer system shall follow the current edition of the Daly City Standard Specifications and Drawings.
16. The sign locations are conceptual in nature. No sign may be placed within any easement for public water, sewer, or storm infrastructure (typically providing 10' separation on either side of the utility pipe). Signs located in the vicinity of private infrastructure (such as sign c) must i) maintain a minimum 5' separation from the utility pipe; ii) provide adequate space to access the line for maintenance and repairs; and iii) the method of construction for the sign shall not compromise any nearby utilities. Prior to building permit issuance, applicant shall submit the exact location of each sign, as well as detailed public and private infrastructure information relative to the location of each sign.

#### **D. DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION**

17. No sign may be placed within or over any easement for public infrastructure including water, sewer, storm or other systems (typically providing 10 feet of separation on either side of the utility) or otherwise affect access to City utilities. Signs located in the vicinity of private infrastructure shall maintain a minimum of 5 feet of separation from the utility lines and provide adequate space for maintenance and repairs. The method of construction for the signs shall not compromise any nearby utilities.
18. Permit application shall include grading, drainage and erosion control plans prepared by an appropriately licensed professional.
19. Storm water treatment measures shall include provisions for full trash capture. The area must be commensurate with the scale of the project. Owner shall maintain all storm water treatment measures, including the full trash capture systems and execute an agreement with the City obligating such maintenance.
20. Prior to the City's issuance of final Certificate of Occupancy, the applicant shall install a westbound right turn overlap and adjust the signal timing splits to allow for 154 feet of queuing. In addition, the applicant shall increase the eastbound left turn pocket an additional 35 feet for a total of 155 feet. The project is responsible for all the improvement costs.
21. Prior to the City's issuance of final Certificate of Occupancy, the applicant shall install an eastbound right turn overlap and optimize the signal timing splits at the intersection of Serramonte Boulevard and Gellert Boulevard. This mitigation will reduce the average signal delay to 53 seconds and LOS D. The project is required to pay all of the mitigation cost.
22. Prior to final Certificate of Occupancy, the applicant shall contribute \$14,400 (4.8% of the cost of a standard, fully actuated traffic signal) for the installation of a fully actuated traffic signal at the intersection of Serramonte Boulevard and Callan Boulevard.

#### **E. NORTH COUNTY FIRE AUTHORITY**



**City Council Agenda Report**

**Subject: Serramonte Shopping Center Master Sign Program Amendment and New Anchor Tenant Building**

**Meeting Date: September 24, 2012**

**Page 13 of 13**

23. Fire apparatus turning radius around structure shall meet fire code requirements.
24. Fire access road shall be a minimum 20 feet wide along the perimeter of the structure.

**PLANNING COMMISSION RECOMMENDATION**

The Planning Commission forwards to the City Council the following:

1. Adopt the Findings as outlined herein;
2. Affirm the Environmental Assessment;
3. Approve Use Permit UPR-5-12-5582 and Design Review DR-5-12-5583 subject to the Findings and Conditions outlined herein.

Respectfully submitted,



Jeannie Naughton, AICP  
Associate Planner



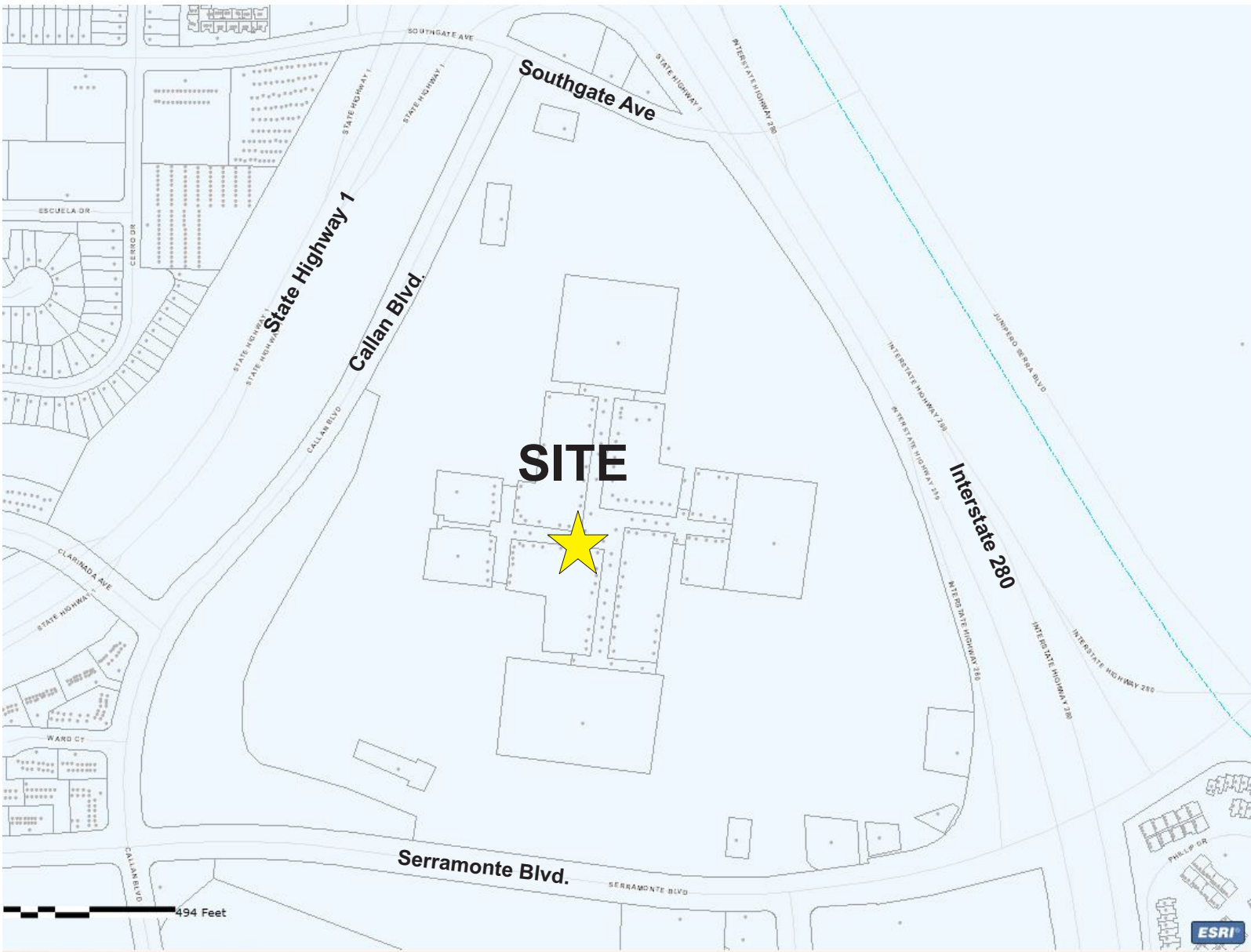
Brian Millar  
Director, Economic & Community Development

Attachments

- Attachment A – Location Map
- Attachment B – Existing Exterior Master Sign Program for Serramonte Center Daly City, CA
- Attachment C – Project Plans
- Attachment D – Mitigated Negative Declaration and Environmental Checklist
- Attachment E – Town of Colma Comment Letter
- Attachment F – Letter to the Town of Colma

# LOCATION MAP

UPR-5-12-5582, DR-5-12-5583,  
CEQA-5-12-5584  
Serramonte Shopping Center  
City Council



**Exterior Master Sign Program  
Serramonte Center  
Daly City, CA**

**Purpose**

The purpose of the Serramonte Center Master Sign Program is to document existing signage, control the manner in which future exterior signage will contribute to the overall aesthetic environment of Serramonte Center and to prevent deviations which would be detrimental to the appearance of the facility.

**General Requirements**

1. No new sign shall be installed at Serramonte Center until it has been approved by the Landlord's representative and the City of Daly City Planning Division. Tenant shall be designated by Landlord for the purpose of plan approval process in one of the following  
  
Tenant categories:  
Major Tenants  
Non Major Tenants  
Freestanding Tenants
2. Upon approval of sign shop drawings from Landlord's representative, Tenant shall submit three (3) copies of the approved drawings to the City of Daly City to obtain a sign permit, a building and an electrical permit as required. It is the Tenant's responsibility to obtain all necessary permits at Tenant's expense.
3. One individual fascia business sign (fig. 1) or canopy sign (fig. 2) shall be permitted for each Tenant with exterior exposure.
4. The location(s) for all signs shall be as directed by Landlord's representative and this Master Sign Program.
5. Signs shall display only Tenant's trade name. Any other reference to merchandise or activity is prohibited. Trademarks and logos will be considered on an individual basis, and are subject to Landlord's approval.
6. Length of Fascia signs or Canopy sign lettering: See Exhibit A, Allowable sign square footage. Major Tenants, Exhibit A, Allowable sign square footage. Freestanding and Non-Major Tenants, Exhibit B and accompanying Figures 1 and 2.
7. Stacking of sign letters is prohibited.
8. All signs shall comply with any and all Federal, State and local codes and regulations.

9. Any deviations to the Serramonte Center Master Sign Program shall require the approval of the Landlord and the Daly City Planning Commission.

#### **Non-Major Tenant Fascia Sign Criteria**

1. All illuminated signs, their components, and installation shall comply with all applicable codes and regulations and shall bear U.L. labels in an inconspicuous location.
2. All signs shall be plastic face illuminated letters, or reverse channel Halo letters, 24" maximum height.
3. Letters shall be 5" deep and be formed with aluminum, leiarh welded construction.
4. Plastic faces and reverse channel Halo letters shall be back lighted with neo tube with self-contained transformers with U.L. approval.
5. Colors of individual business signs and letter finishes are subject to Landlord approval.
6. See (fig 1) for typical Fascia sign.
7. For a listing of existing fascia signs see existing manifest.

#### **Illuminated Canopy Signs**

Tenants may elect to substitute an illuminated canopy sign in lieu of the standard fascia sign. Canopy signs shall comply with the following criteria:

1. Canopies shall be of welded aluminum frame construction, with vinyl awning fabric. All canopies will have radius tops and ends. Mounting method for each individual canopy to be determined per location, depending on existing conditions.
2. Height of canopy shall not exceed 5' and shall project from the Mall bulkhead a maximum of 3'. Canopy soffit must be totally covered with a material that prohibits direct sightlines into the canopy structure above.
3. All canopies shall be backlighted with a continuous strip of double tube florescent fixtures to obtain an even overall illumination.
4. Maximum letter height is 24".
5. For a listing of existing canopy signs see existing sign manifest.
6. See (fig 2) for typical canopy Sign.

### **Freeway Pylon Sign**

1. At interstate 280, one double-sided pylon sign shall be provided, to establish and maintain the Center's identification. The sign shall conform to details and finishes illustrated in "Exhibit A".
2. Additional advertisements and any advertisements for alcohol and/or tobacco products are strictly prohibited.

### **Monument Sign**

1. Street-side and on-site directional monument signage shall conform to details and finishes illustrated in "Exhibit A".
2. Additional advertisements and any advertisements for alcohol and/or tobacco products are strictly prohibited.

### **Major Tenant Signs**

See Manifest

### **Existing Sign Manifest**

See Manifest

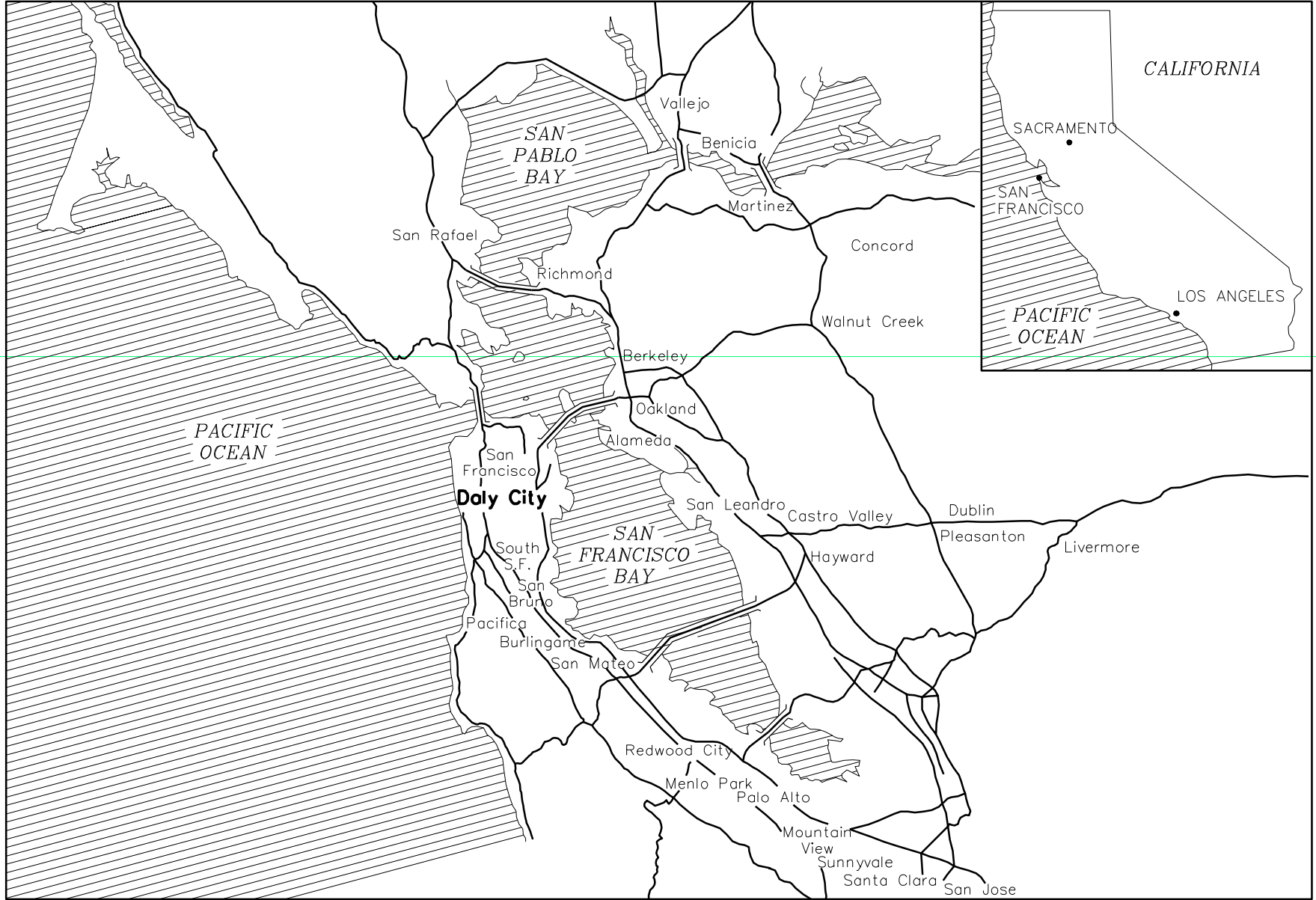


DICK'S SPORTING GOODS  
SERRAMONTE CENTER, DALY CITY, CALIFORNIA  
August 2012



LOCATION MAP  
NOT TO SCALE  
MAP COURTESY OF GOOGLE MAPS

PROJECT SITE



VICINITY MAP  
NOT TO SCALE

OWNER REPRESENTATIVE

EQUITY ONE, INC.  
3 SERRAMONTE CIRCLE  
DALY CITY, CA 94015  
PHONE: (415) 935-2710  
CONTACT: GIFFORD CAREY

ARCHITECT

HERSCHMAN ARCHITECTS, INC.  
25001 EMERY ROAD, SUITE 400  
CLEVELAND, OH 44128  
PHONE: (216) 223-3248  
CONTACT: ED WADE

PARKING

WATRY DESIGN, INC.  
100 CENTURY CENTER COURT, SUITE 600  
SAN JOSE, CA 95112  
PHONE: (408) 392-7900  
CONTACT: JESS McINERNEY

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.  
1300 CLAY, SUITE 325  
OAKLAND, CA 94612  
PHONE: (510) 625-0712  
CONTACT: STEVE ARAGO

SIGNAGE

ARROW SIGN COMPANY  
1051 46TH AVENUE  
OAKLAND, CA 94601  
PHONE: (510) 533-7693  
CONTACT: TOM SALMON

SHEET INDEX

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| G1        | COVER SHEET                                                     |
| p-1.1F    | FIRST FLOOR                                                     |
| p-1.2F    | SECOND FLOOR                                                    |
| A4.0      | ROOF PLAN                                                       |
| A4.1      | ROOF PLAN SECTION<br>OF RTU SCREEN                              |
| ---       | ELEVATIONS                                                      |
| AS1.1     | SITE PLAN - TRUCK ROUTE                                         |
| AS1.2     | SITE PLAN                                                       |
| A2.1-OPT2 | PARKING STUDY                                                   |
| C1        | PRELIMINARY GRADING, DRAINAGE AND<br>STORM WATER TREATMENT PLAN |
| C2        | PRELIMINARY UTILITY PLAN                                        |
| C3        | PRELIMINARY LANDSCAPE PLAN                                      |
| Sheet 1   | SIGNAGE PLAN - SITE PLAN                                        |
| Sheet 2   | SIGNAGE PLAN - DETAILS B-C                                      |
| Sheet 3   | SIGNAGE PLAN - DETAILS E-G                                      |

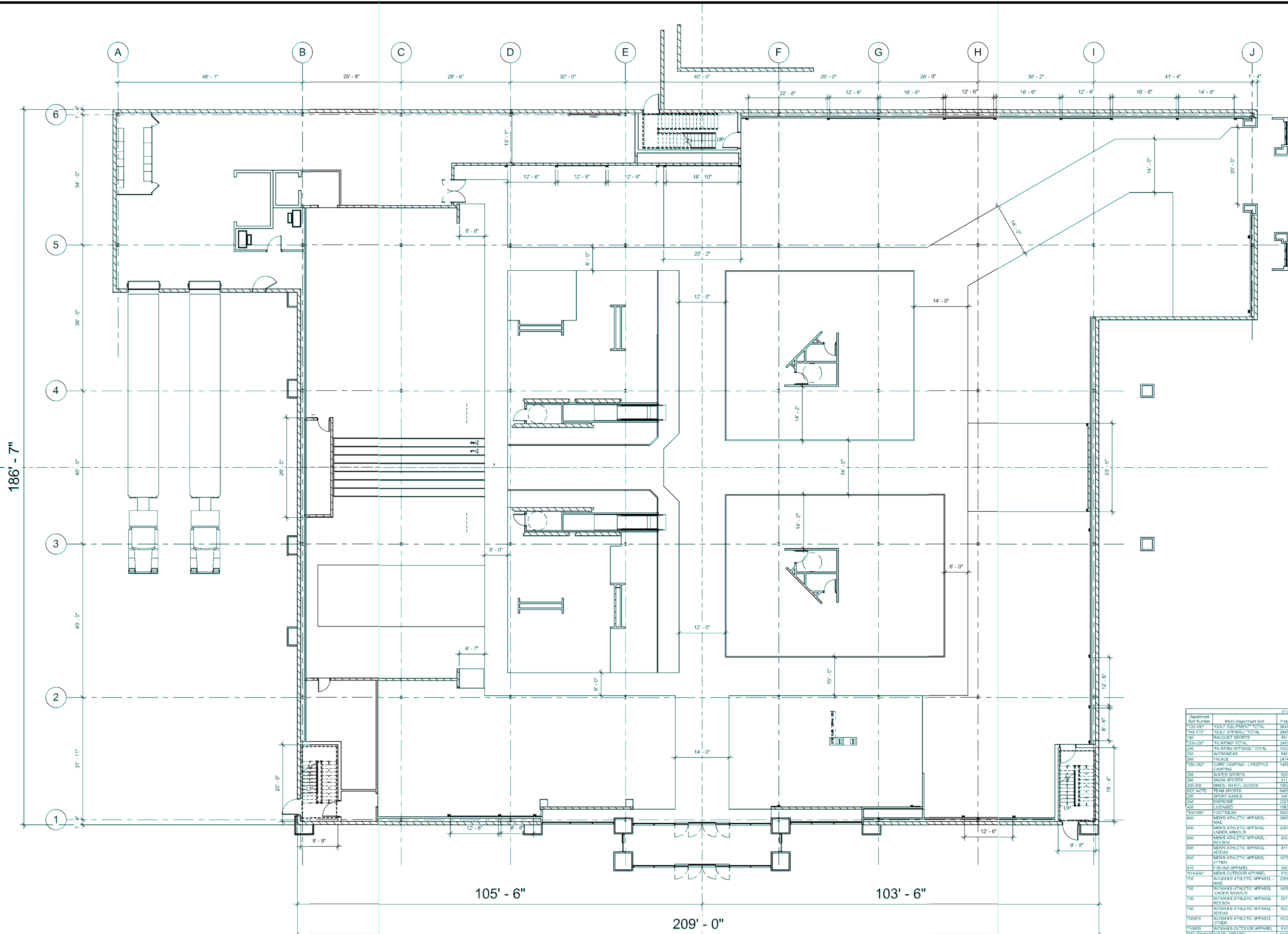
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DICK'S  
SPORTING GOODS

SERRAMONTE CENTER  
COVER SHEET  
DALY CITY, CALIFORNIA

SCALE: 1"=20'  
DATE: August 2, 2012  
PROJ. NO: 097597001  
SHT. G1





1  
p-1.1F  
3/32" = 1'-0"  
**FIRST FLOOR FIXTURE PLAN - FALL**

| LEGEND |                                   |
|--------|-----------------------------------|
|        | GONDOLA RISERS                    |
|        | ARCHERY TARGETS                   |
|        | ARCHERY BOWS                      |
|        | COMBO ROD GONDRO TOPPERS          |
|        | FISHING ROD GONDRO TOPPERS        |
|        | FLOOR OUTLET                      |
|        | PLASTER WALL                      |
|        | SLATWALL                          |
|        | GONDOLA WITH SLAT FINISH          |
|        | GRIDWALL SECTION                  |
|        | WALL STANDARDS                    |
|        | STATIC HANGING BINS 14'-2" A.F.F. |
|        | MAIN DISTRIBUTION FEED            |
|        | INTERMEDIATE DISTRIBUTION FEED    |
|        | 2-WAY 2-WAY                       |
|        | 4-WAY 4-WAY                       |
|        | LF-105 FEATURE PALLET             |
|        | HF-48 H-FRAME                     |
|        | DSG-4N52 FEATURE TABLE            |
|        | DUMP BIN                          |
|        | WALL CORNER PROTECTOR             |
|        | TIME PALLET                       |

| DEPARTMENT SPACE ALLOCATION REPORT |                       |
|------------------------------------|-----------------------|
| Department                         | Space Allocation      |
| 7150-160                           | COAT EQUIPMENT TOTAL  |
| 7150-175                           | COAT EQUIPMENT TOTAL  |
| 100                                | ARCHERY TOTAL         |
| 2000-230                           | HUNTING TOTAL         |
| 240                                | HUNTING APPAREL TOTAL |
| 250                                | WOMAN'S TOTAL         |
| 260                                | WOMAN'S TOTAL         |
| 270                                | WOMAN'S TOTAL         |
| 280                                | WOMAN'S TOTAL         |
| 290                                | WOMAN'S TOTAL         |
| 300                                | WOMAN'S TOTAL         |
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| 690                                | WOMAN'S TOTAL         |
| 700                                | WOMAN'S TOTAL         |
| 710                                | WOMAN'S TOTAL         |
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| 780                                | WOMAN'S TOTAL         |
| 790                                | WOMAN'S TOTAL         |
| 800                                | WOMAN'S TOTAL         |
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SERRAMONTE CENTER  
FIRST FLOOR - FALL  
DALY CITY, CALIFORNIA

#1092  
DALY CITY  
DALY CITY CA

DICK'S  
SPORTING GOODS

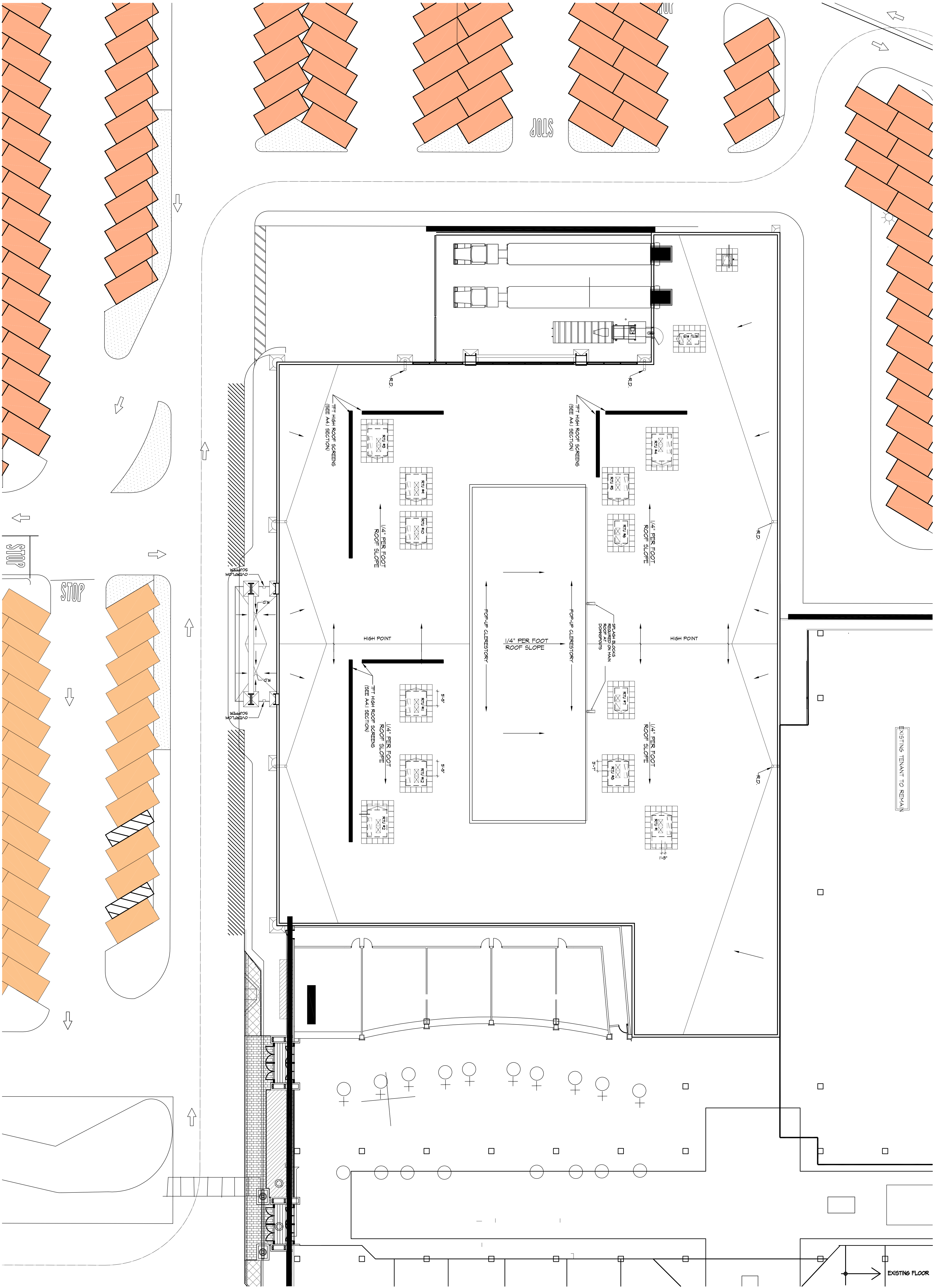
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DATE: June 26, 2012  
PROJ. NO: 097597001  
SHT: p-1.1F









Design and construction documents are instruments of service and given in accordance with the professional contract between the architect and the client. The architect is not responsible for the construction of the project. The use of these documents for purposes other than those intended is strictly prohibited without expressed written consent of Hershman Architects.

08-02-12 City Submission

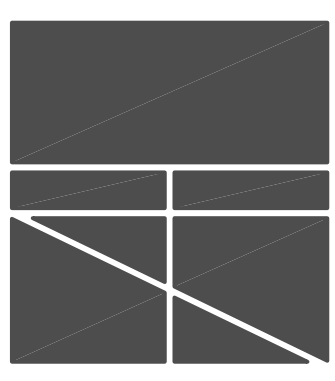
Date Issue

\*\*All work, materials, and systems shown in these plans and specifications, including all referenced national accounts, is the sole responsibility of the Landlord (and/or Landlord's General Contractor) to purchase, schedule, and install complete as shown and referenced. Any reference to "General Contractor" in these plans and/or specifications refers to the Landlord and "Landlord's General Contractor". The Tenant (Dick's Sporting Goods) has no scope of work and/or responsibility shown on these plans and/or specifications.\*\*

Drawn By: s.made

Project No.: T.B.D.

**DICK'S SPORTING GOODS**  
TWO LEVEL PROTOTYPE  
SERRAMONTE CENTER  
DALY CITY, CA



**GERALD L. HERSCHMAN ARCHITECT**  
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FAX (216) 223-3210  
www.hershmanarchitects.com

ROOF TOP UNIT SCREENS  
ROOF PLAN  
SCALE 1/16" = 1'-0"

ROOF TOP  
SCREENING PLAN  
A4.0

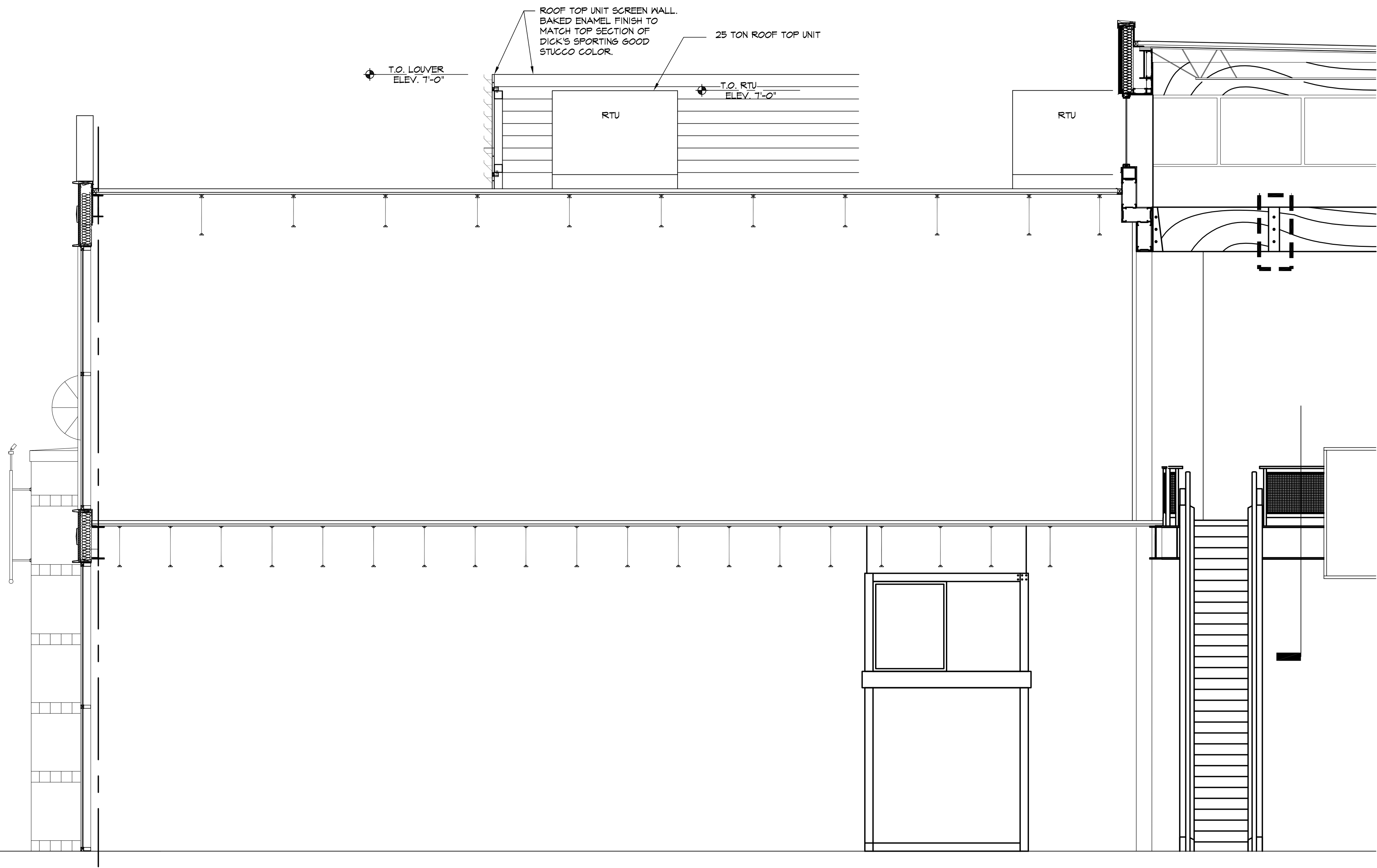


50'-0"  
TOP OF PARAPET  
@ CLERESTORY

45'-0"  
TOP OF PARAPET

VARIES  
T/ BEARING

00'-0"  
FINISH FLOOR



ROOF TOP UNIT SCREEN  
BUILDING SECTION  
SCALE 1/4" = 1'-0"

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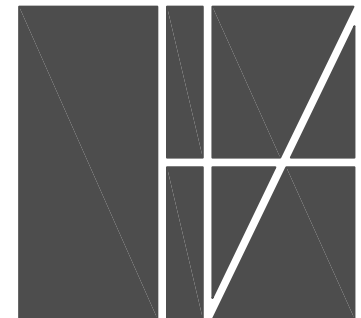
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\*\*All work, materials, and systems shown in these plans and specifications, including all referenced national accounts, is the sole responsibility of the Landlord (and/or Landlord's General Contractor) to purchase, install, maintain, and repair. The Tenant (Dick's Sporting Goods) has no scope of work and/or responsibility shown on these plans and/or specifications.

Drawn By: *ewade*

Project No.: T.B.D.

**DICK'S** SPORTING GOODS  
TWO LEVEL PROTOTYPE  
SERRAMONTE CENTER  
DALY CITY, CA



GERALD L.  
HERSCHMAN  
ARCHITECT  
25001 EMERY ROAD, SUITE 400  
CLEVELAND, OH 44128  
TEL (216) 223-3200  
FAX (216) 223-3210  
www.herschmanarchitects.com

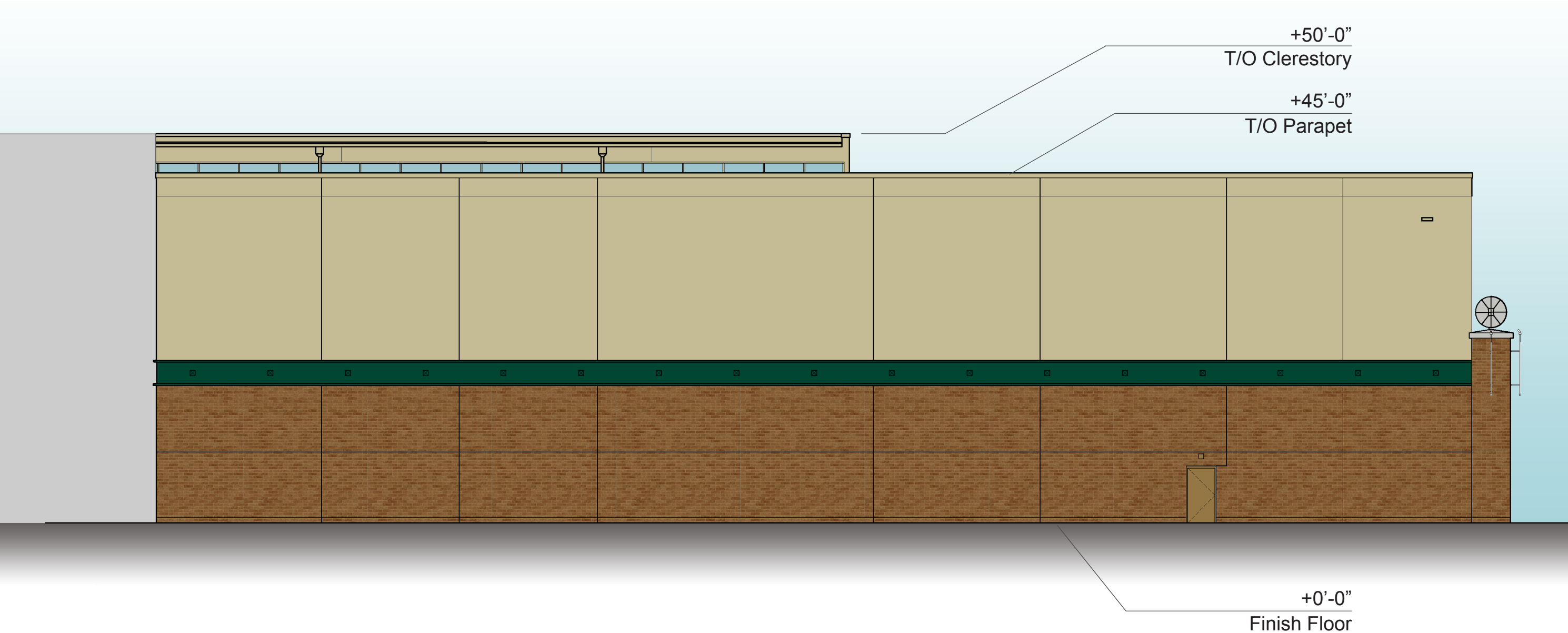
ROOF PLAN SECTION  
OF RTU SCREEN

A4.1

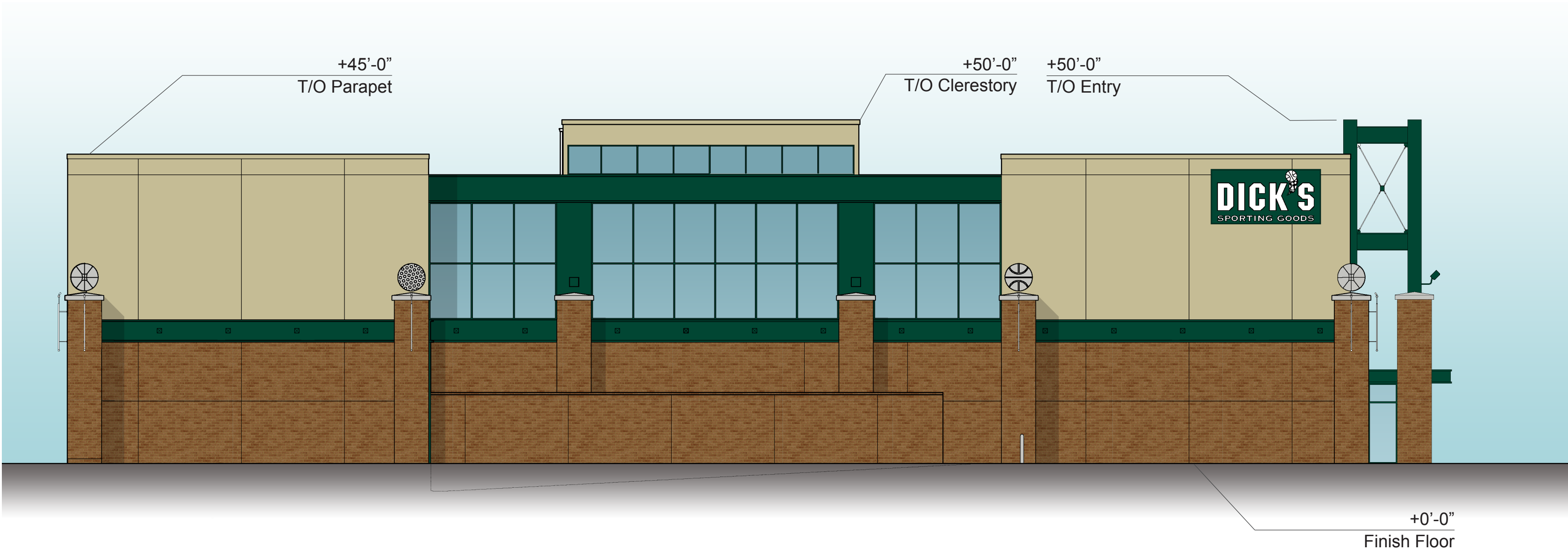




**SOUTH ELEVATION**



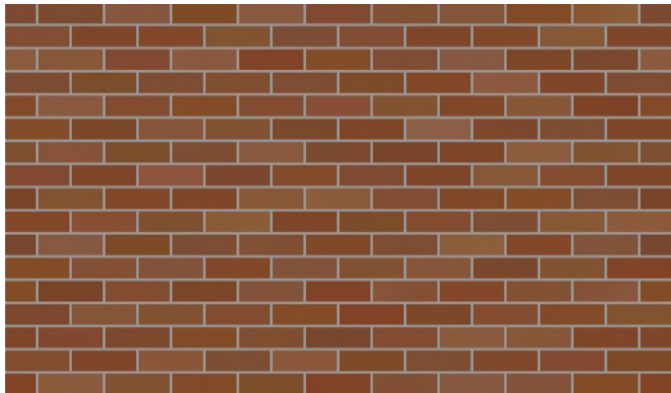
**NORTH ELEVATION**



**WEST ELEVATION**

**NOTE:**  
THE NEAREST PROPERTY LINE IS MORE THAN 200' AWAY, SO THE HIGHEST POINT OF THE BUILDING DOES NOT INTERCEPT A PLANE HAVING AN ANGLE OF 45 DEGREES FROM THE HORIZONTAL, AS MEASURED FROM THE PROPERTY LINE TOWARDS THE INTERIOR OF THE LOT.

**MATERIAL PALETTE**



Brick- Belden 470-479 Dark



EIFS- Dryvit 461- Toast



Painted Metal- Hartford Green

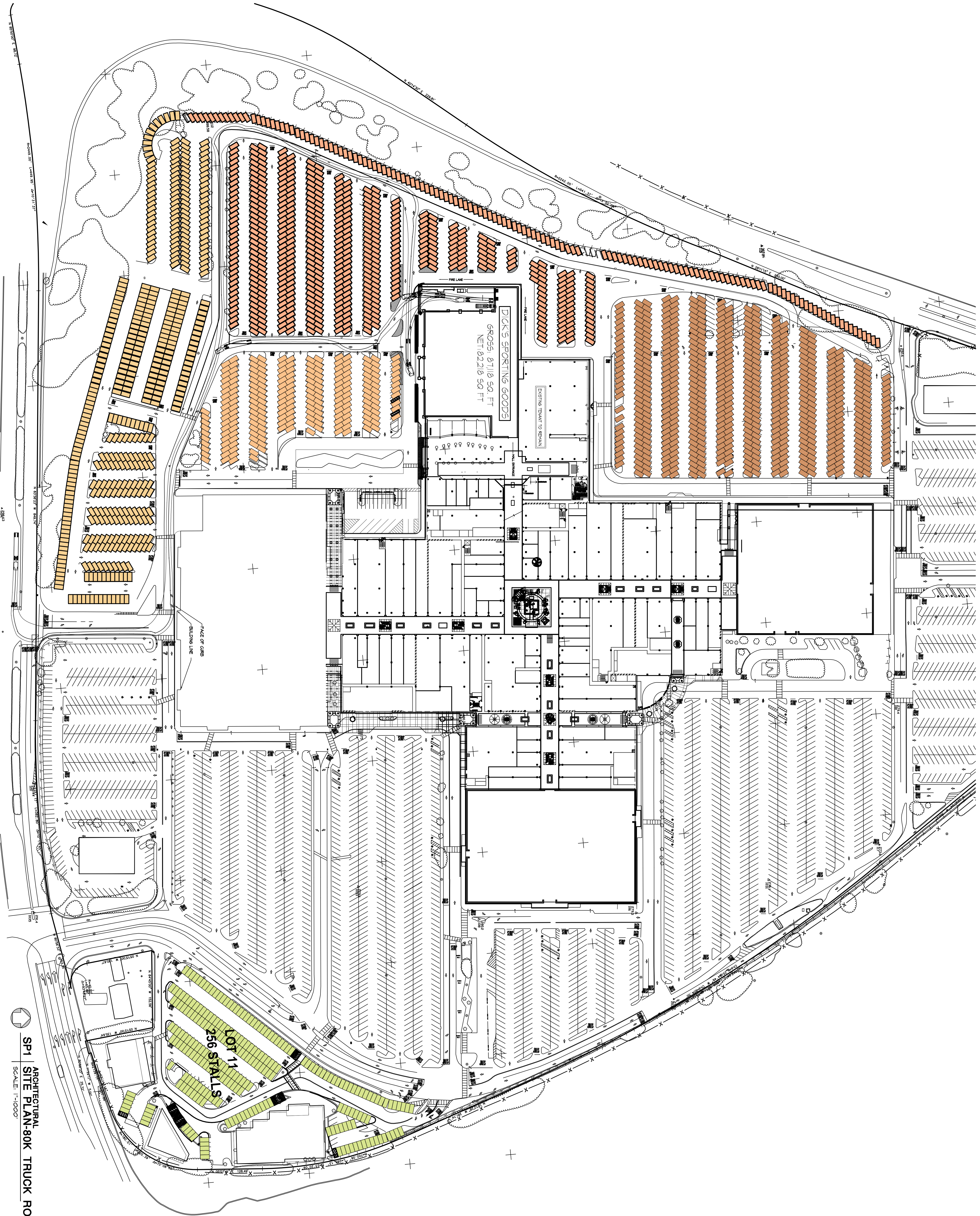


**Dick's Sporting Goods**  
Serramonte Center, Daly City CA

**ELEVATIONS**

2012.06.25





ARCHITECTURAL  
SP1 SITE PLAN-80K TRUCK ROUTE  
SCALE: 1"=100'



DICK'S

SPORTING GOODS

TWO LEVEL PROTOTYPE

SERRAMONTE CENTER

GERALD  
HERSCHMA  
ARCHITECT

25601 EMERY ROAD, SUITE  
CLEVELAND, OH 441  
TEL: (216) 223-32  
FAX: (216) 223-32  
WWW.HERSCHMAARCHITECTS.C

SITE PLAN

AS1.1

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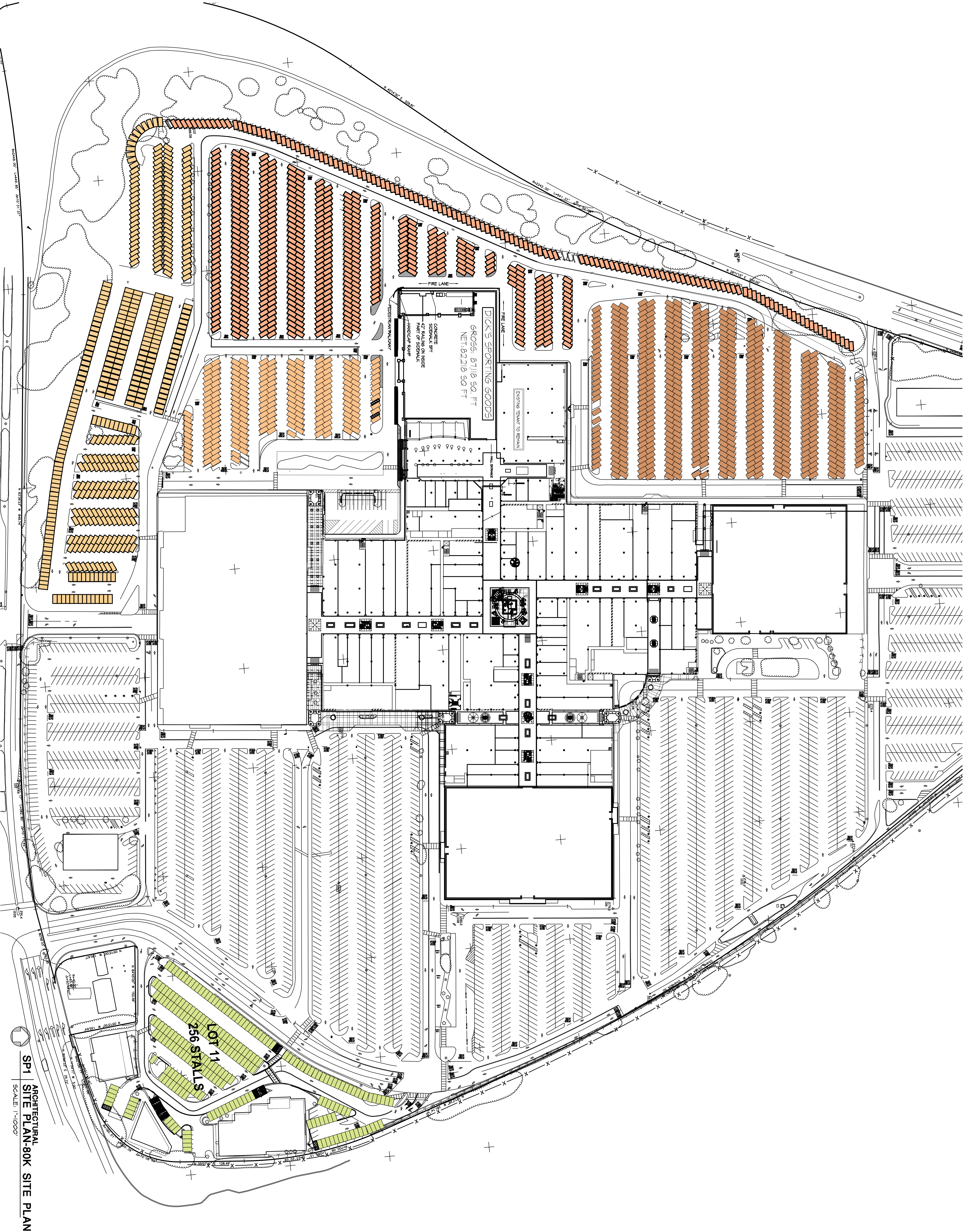
Date: 08-02-12  
Issue: City Submit

Drawn By:   
Project No.: T

• • • • •

\*\*All work, materials, and systems shown in these plans and specifications, including all referenced national accounts, is the sole responsibility of the Landlord (and/or Landlords General Contractor) to purchase, schedule, and install complete as shown and referenced. Any reference to "General Contractor" in these



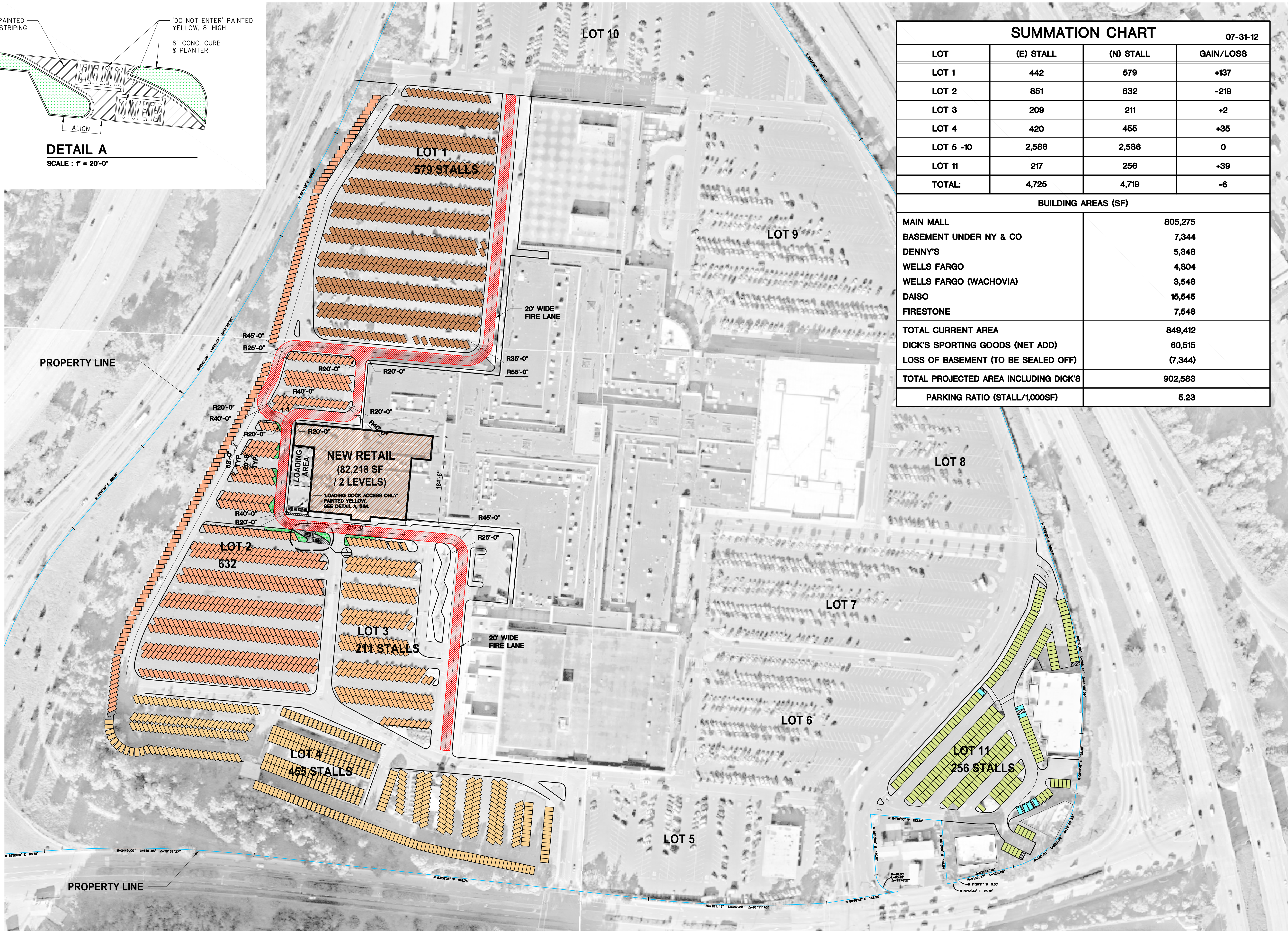
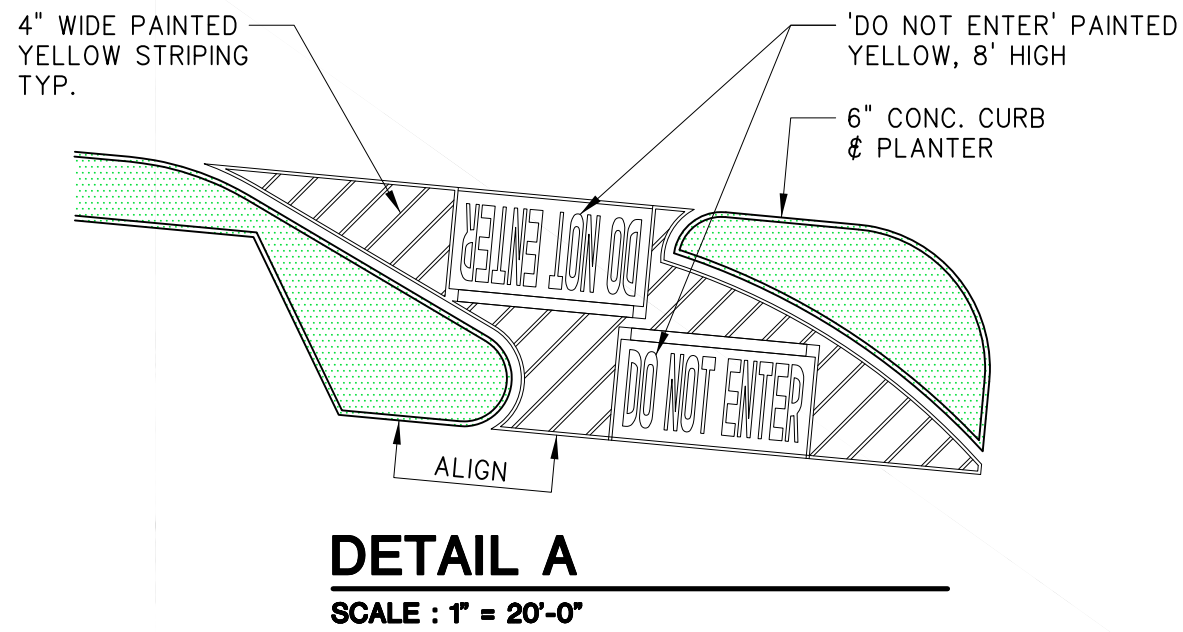


ARCHITECTURAL  
SITE PLAN-80K SITE PLAN  
SCALE: 1"=100'



PLOTTED 06-25-12 13:08 hyong g:\projects\2011\11079 serramonte\1179a21-west addition-opt2-24x36.dwg

As Date:   
 E: Date:   
 UC: Date:   
 P: Date:



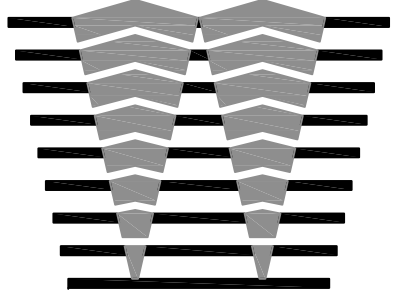
**WEST ADDITION SURFACE PARKING PLAN**

SCALE : 1" = 100'-0"

| SUMMATION CHART |           |           |           |
|-----------------|-----------|-----------|-----------|
| 07-31-12        |           |           |           |
| LOT             | (E) STALL | (N) STALL | GAIN/LOSS |
| LOT 1           | 442       | 579       | +137      |
| LOT 2           | 851       | 632       | -219      |
| LOT 3           | 209       | 211       | +2        |
| LOT 4           | 420       | 455       | +35       |
| LOT 5 -10       | 2,586     | 2,586     | 0         |
| LOT 11          | 217       | 256       | +39       |
| TOTAL:          | 4,725     | 4,719     | -6        |

| BUILDING AREAS (SF)                   |         |
|---------------------------------------|---------|
| MAIN MALL                             | 805,275 |
| BASEMENT UNDER NY & CO                | 7,344   |
| DENNY'S                               | 5,348   |
| WELLS FARGO                           | 4,804   |
| WELLS FARGO (WACHOVIA)                | 3,548   |
| DAISO                                 | 15,545  |
| FIRESTONE                             | 7,548   |
| TOTAL CURRENT AREA                    | 849,412 |
| DICK'S SPORTING GOODS (NET ADD)       | 60,515  |
| LOSS OF BASEMENT (TO BE SEALED OFF)   | (7,344) |
| TOTAL PROJECTED AREA INCLUDING DICK'S | 902,583 |
| PARKING RATIO (STALL/1,000SF)         | 5.23    |

Architects Engineers Parking Planners



**WATRY DESIGN, INC.**

San Jose, California  
Newport Beach, California  
Austin, Texas

watrydesign.com

WEST ADDITION SURFACE PARKING PLAN

**SERRAMONTE CENTER  
PARKING**

DALY CITY, CALIFORNIA

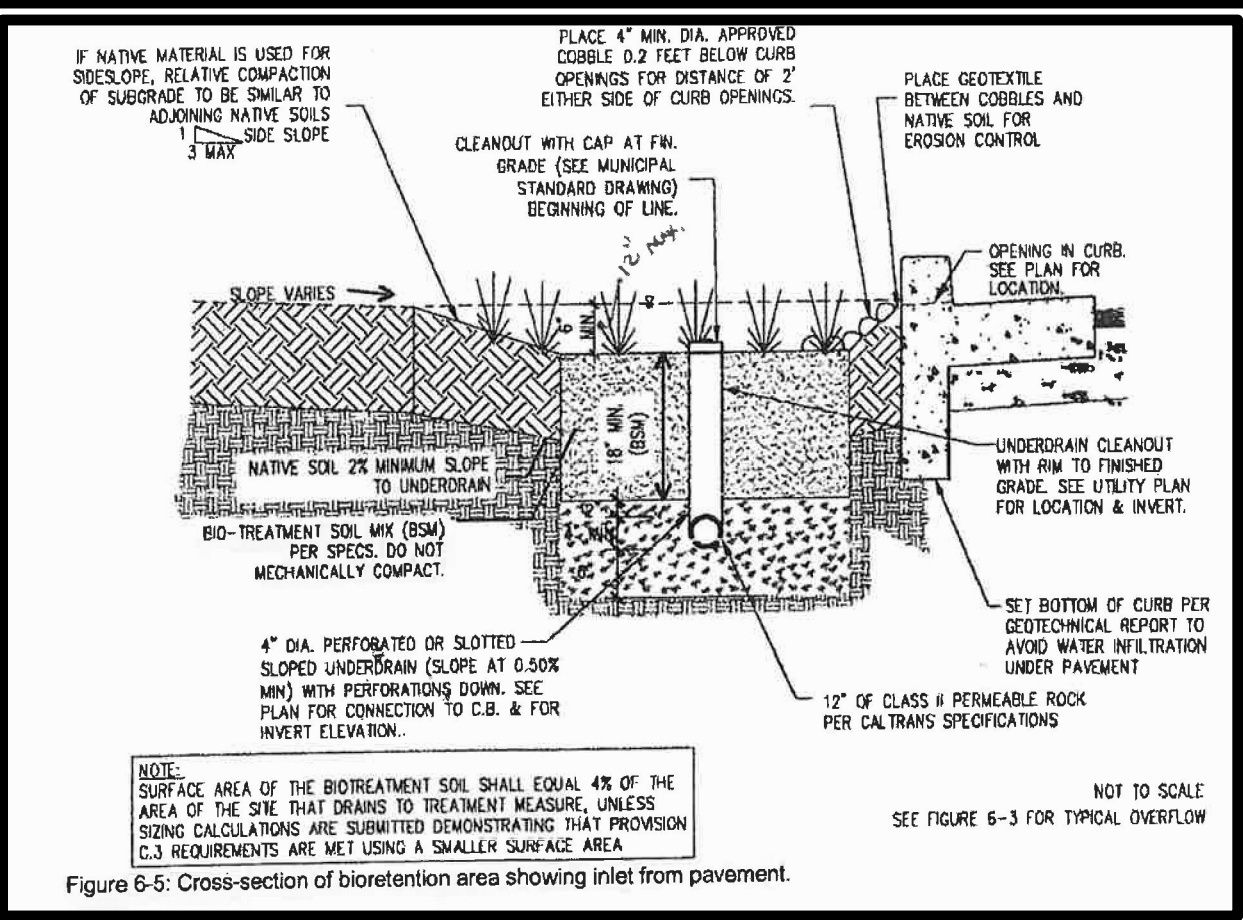
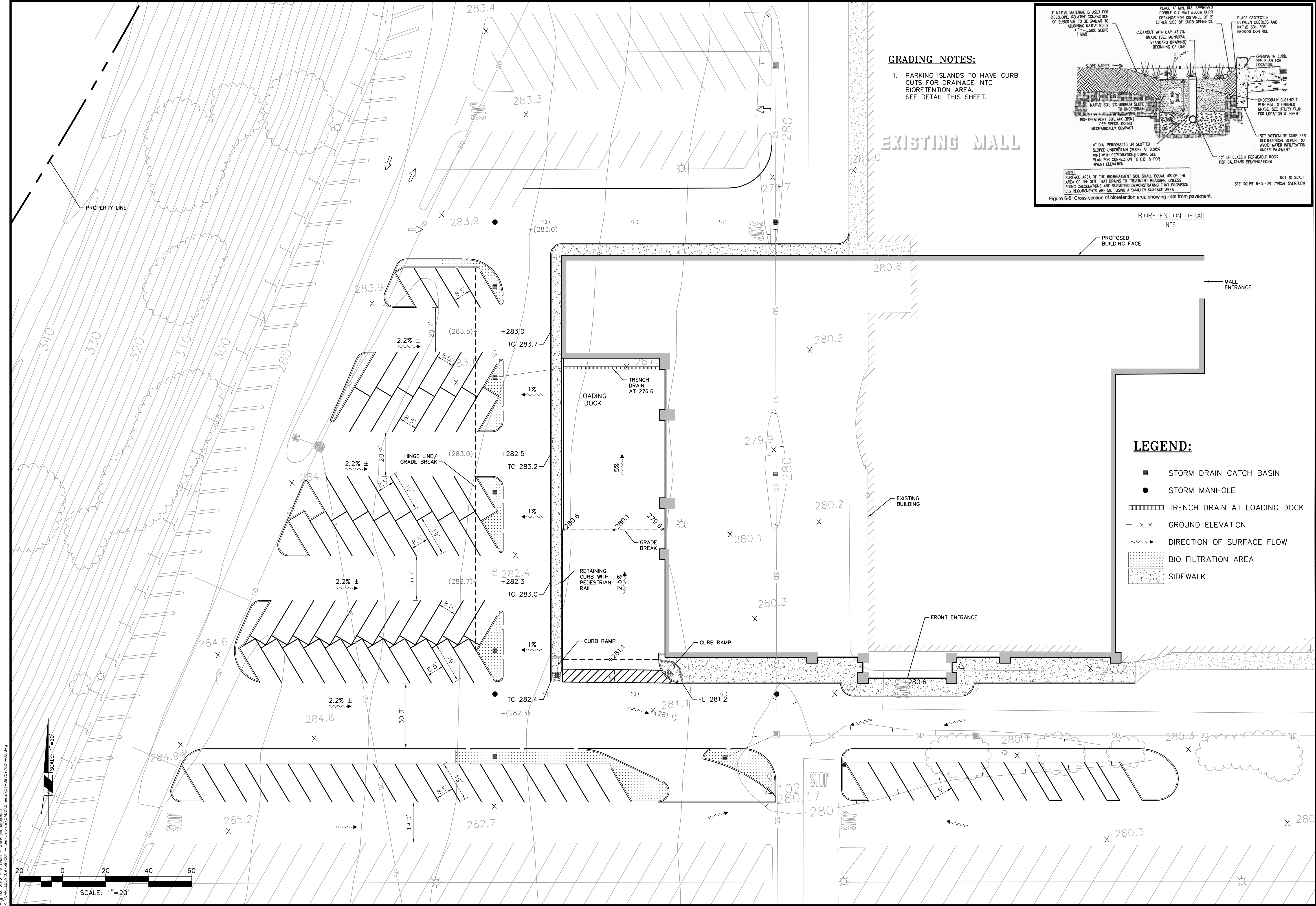
| REVISIONS |      |    |
|-----------|------|----|
| NO.       | DATE | BY |
|           |      |    |
|           |      |    |
|           |      |    |
|           |      |    |
|           |      |    |

JOB NO : 11079  
DATE : 07-31-12  
DESIGN : JM  
DRAWN : HJ  
CHECKED BY : JM  
FILE NAME : 1179A21-opt2

SHEET

**A2.1-OPT2**





**LEGEND:**

- STORM DRAIN CATCH BASIN
- STORM MANHOLE
- ▨ TRENCH DRAIN AT LOADING DOCK
- + x.x GROUND ELEVATION
- ~> DIRECTION OF SURFACE FLOW
- ▨ BIO-FILTRATION AREA
- ▨ SIDEWALK

**GRADING NOTES:**

1. PARKING ISLANDS TO HAVE CURB CUTS FOR DRAINAGE INTO BIORETENTION AREA. SEE DETAIL THIS SHEET.

Aug. 02, 2012 - 8:19am - USER: jll/cosentini  
C:\AKA\DEV\097597001 - Serramonte\CA\DWG\Sheets\01 - 097597001-02.dwg

| DESIGNED: | DRAWN: | CHECKED: | APPROVED: | DATE |
|-----------|--------|----------|-----------|------|
| JKO       | JKO    | FCD      |           |      |

Kimley-Horn  
and Associates, Inc.  
1300 Clay Street, Suite 325  
Oakland, California 94612  
(510) 625-0712  
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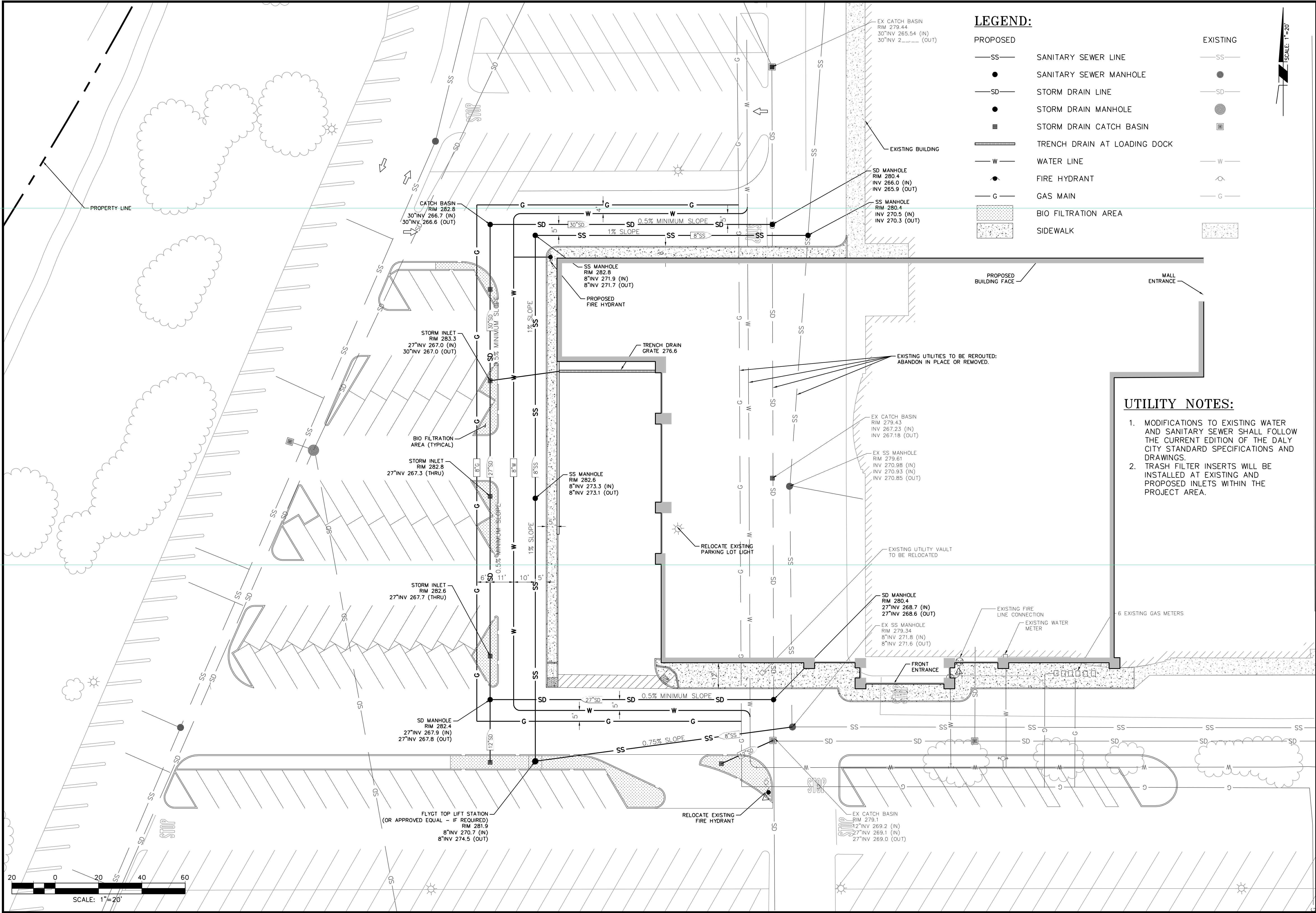
**DICK'S**  
SPORTING GOODS

SERRAMONTE CENTER  
PRELIMINARY GRADING, DRAINAGE AND  
STORM WATER TREATMENT PLAN  
DALY CITY, CALIFORNIA

SCALE: 1"=20'  
DATE: August 2, 2012  
PROJ. NO: 097597001  
SHT. C1



Aug 02, 2012 - 8:22am - USFS: jrl/cse/ehol  
K:\AKA\DEV\097597001 - Serramonte\CA00\Sheet\CA2-097597001-UT.dwg



### LEGEND:

| PROPOSED | EXISTING |
|----------|----------|
| SS       | SS       |
| ●        | ●        |
| SD       | SD       |
| ●        | ●        |
| ■        | ■        |
| ▤        | ▤        |
| W        | W        |
| ●        | ●        |
| G        | G        |
| ▨        | ▨        |
| ▩        | ▩        |

### UTILITY NOTES:

- MODIFICATIONS TO EXISTING WATER AND SANITARY SEWER SHALL FOLLOW THE CURRENT EDITION OF THE DALY CITY STANDARD SPECIFICATIONS AND DRAWINGS.
- TRASH FILTER INSERTS WILL BE INSTALLED AT EXISTING AND PROPOSED INLETS WITHIN THE PROJECT AREA.

## SERRAMONTE CENTER PRELIMINARY UTILITY PLAN DALY CITY, CALIFORNIA

SCALE: 1"=20'  
DATE: August 2, 2012  
PROJ. NO: 097597001  
SHT. C2



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and Associates, Inc.**  
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Oakland, California 94612  
(510) 625-0712  
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| DESIGNED: | DRAWN:   | CHECKED: | APPROVED: | DATE | FILE # |
|-----------|----------|----------|-----------|------|--------|
| JKO       | JKO      | FCD      |           |      |        |
| NO.       | REVISION | BY       | DATE      |      |        |
|           |          |          |           |      |        |









SITE PLAN

- Sewer
- Storm
- Water
- Property Line

“The sign locations are conceptual in nature and it is fully understood that no sign may be placed within any easement for public water, sewer, or storm infrastructure (typically providing 10’ separation on either side of the utility pipe). Signs located in the vicinity of private infrastructure (such as sign C) must i) maintain a minimum 5’ separation from the utility pipe, ii) provide adequate space to access the line for maintenance and repairs and iii) the method of construction for the sign shall not compromise any nearby utilities. Prior to building permit issuance, applicant will submit the exact location of each sign, as well as detailed public and private infrastructure information relative to the location of each sign.”



1051 46th Avenue  
Oakland, Ca 94601  
T. 510.533.7693  
F. 510.533.0815  
www.arrowsigncompany.com

Project  
**Serramonte Center**  
3 Serramonte Center  
Daly City, Ca

Date:  
11-29-2011

Sales:  
☐ Tom Anderson

Design:  
☐ Charlie Stroud

File Name/Location:  
2011/S/Serramonte

| Rev. | Date     | Description |
|------|----------|-------------|
| A    | 06-21-12 | Omit "A"    |

Customer Approval

This drawing is a representation of colors and may not accurately depict final color of product. Refer to paint swatch or material samples for color reference.

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SIGN A HAS BEEN DELETED



**B** SIGN ELEVATION SCALE: 1/8" = 1'-0"

| New double-faced, illuminated pylon sign as shown |                                |                          |                                    |
|---------------------------------------------------|--------------------------------|--------------------------|------------------------------------|
| ITEM                                              | DESCRIPTION                    | VENDOR                   | SPECIFICATION                      |
| ID Cabinet                                        | Extruded aluminum              | Matthews                 | Two toned, colors to be determined |
| Serramonte Returns                                | 5" deep aluminum               | Alliance                 | White                              |
| Serramonte Faces                                  | Acrylic                        | Acrylite                 | White #015-2                       |
| Serramonte Trimcap                                | 1"                             | Jewelrite                | White                              |
| Serramonte Illum.                                 | LED                            |                          | White                              |
| ID Cabinet Decoration                             | 1/8" aluminum                  | Matthews                 | Color to be determined             |
| Structure at top                                  | Aluminum                       | Matthews                 | Color to be determined             |
| Poles                                             | Per engineering                |                          |                                    |
| Horizontals                                       | Per engineering                | Matthews                 | Color to be determined             |
| Tenant Faces                                      | .125 aluminum                  | Kelly Moore with texcoat | Color to be determined             |
| Tenant Copy                                       | Individual illuminated letters |                          | Per tenant standard (by others)    |
| Sconce                                            | Aluminum                       | Matthews                 | Color to be determined             |
| Flood Fixture                                     | LED                            | Color Kinetics           | ColorBlast                         |



**C** SIGN ELEVATION SCALE: 1/8" = 1'-0"

| New double-faced, illuminated pylon sign as shown |                                |                          |                                    |
|---------------------------------------------------|--------------------------------|--------------------------|------------------------------------|
| ITEM                                              | DESCRIPTION                    | VENDOR                   | SPECIFICATION                      |
| ID Cabinet                                        | Extruded aluminum              | Matthews                 | Two toned, colors to be determined |
| Serramonte Returns                                | 3" deep aluminum               | Alliance                 | White                              |
| Serramonte Faces                                  | Acrylic                        | Acrylite                 | White #015-2                       |
| Serramonte Trimcap                                | 1"                             | Jewelrite                | White                              |
| Serramonte Illum.                                 | LED                            |                          | White                              |
| ID Cabinet Decoration                             | 1/8" aluminum                  | Matthews                 | Color to be determined             |
| Structure at top                                  | Aluminum                       | Matthews                 | Color to be determined             |
| Poles                                             | Per engineering                |                          |                                    |
| Horizontals                                       | Per engineering                | Matthews                 | Color to be determined             |
| Tenant Faces                                      | .125 aluminum                  | Kelly Moore with texcoat | Color to be determined             |
| Tenant Copy                                       | Individual illuminated letters |                          | Per tenant standard (by others)    |
| Sconce                                            | Aluminum                       | Matthews                 | Color to be determined             |
| Flood Fixture                                     | LED                            | Color Kinetics           | ColorBlast                         |



1051 46th Avenue  
Oakland, Ca 94601  
T. 510.533.7693  
F. 510.533.0815  
www.arrowsigncompany.com

Project  
**Serramonte Center**  
3 Serramonte Center  
Daly City, Ca

Date:  
11-29-2011

Sales:  
☐ Tom Anderson

Design:  
☐ Charlie Stroud

File Name/Location:  
2011/S/Serramonte

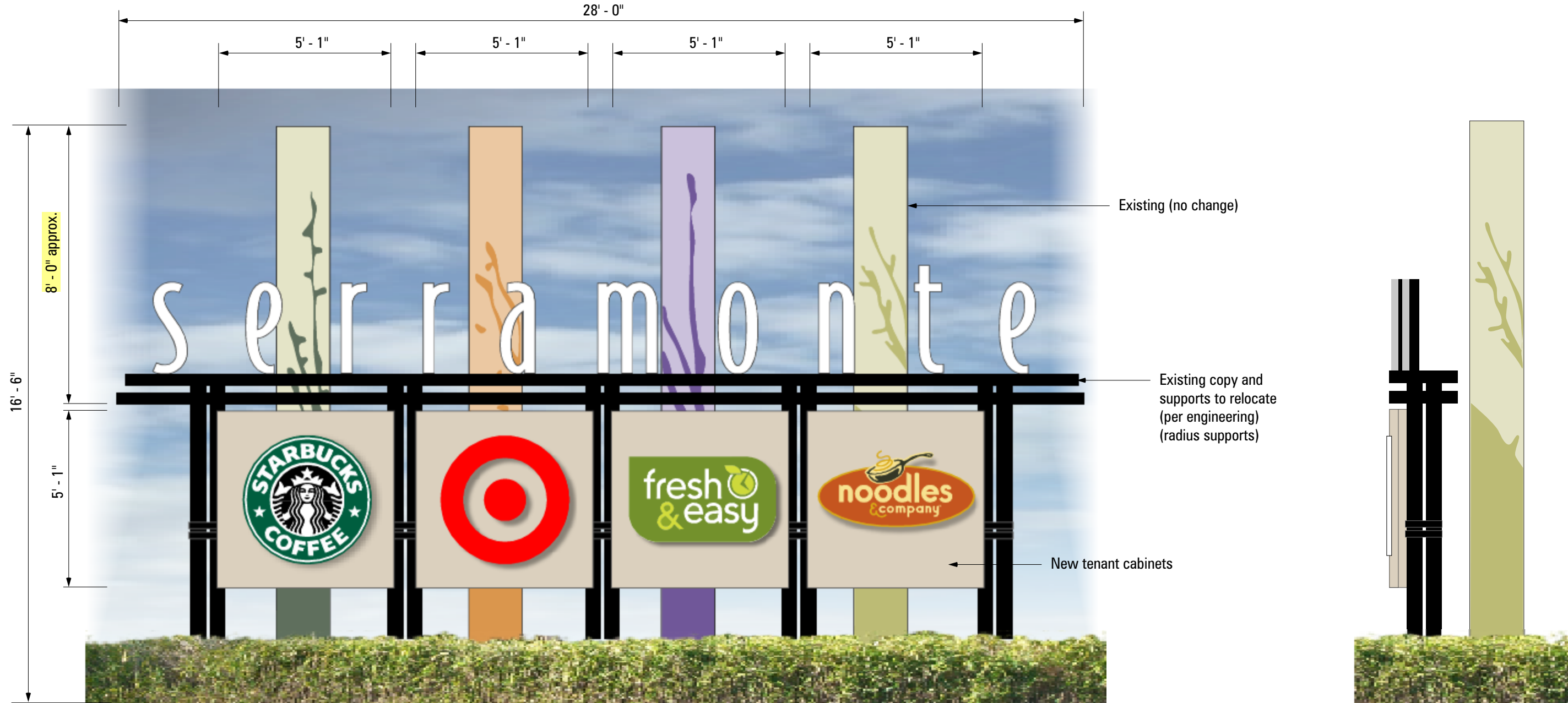
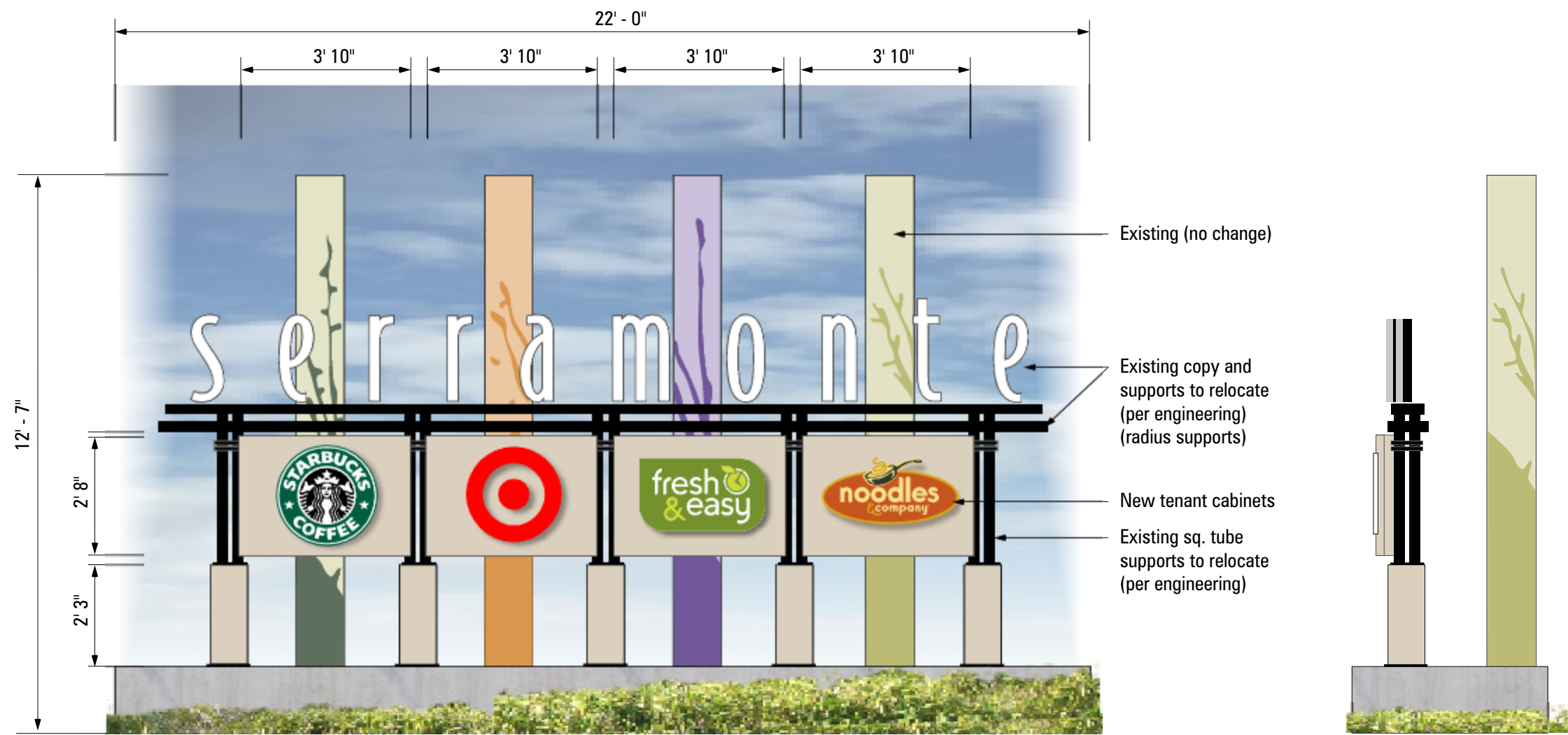
| Rev. | Date     | Description     |
|------|----------|-----------------|
| A    | 06-21-12 | Add note to "A" |

Customer Approval

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E.1E.2 SIGN ELEVATION

SCALE: 1/4" = 1'-0"

New internally illuminated tenant panels for existing signs

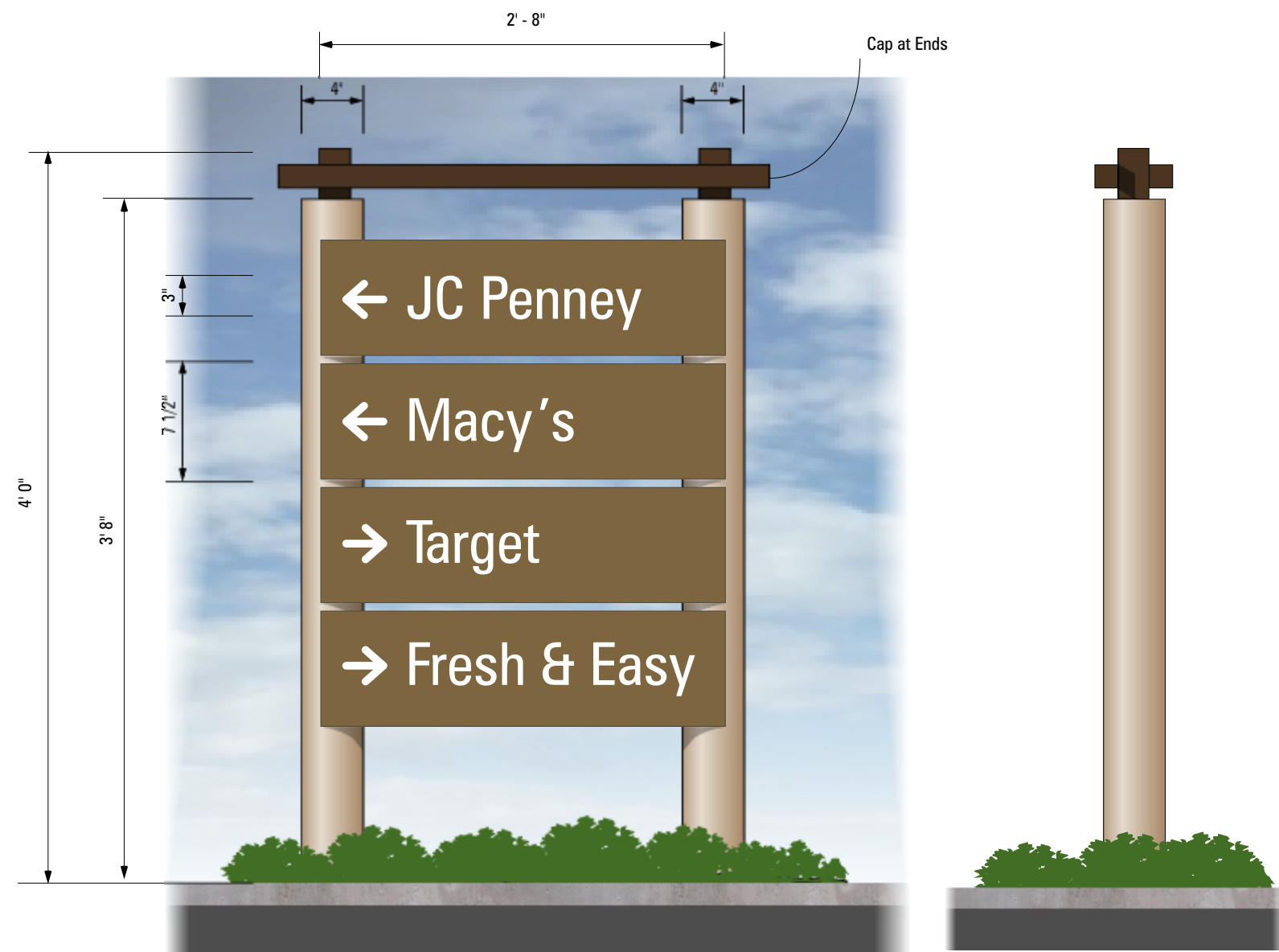
| ITEM            | DESCRIPTION     | VENDOR                   | SPECIFICATION          |
|-----------------|-----------------|--------------------------|------------------------|
| Tenant cabinets | Aluminum        | Kelly Moore with texcoat | Color to be determined |
| Tenant logos    | 1/2" push thru  | 3M                       | Per tenant colors      |
| Supports        | Per engineering | Kelly Moore with texcoat | Color to be determined |
| Plates          | Steel           |                          | Black #282-204, satin  |

F SIGN ELEVATION

SCALE: 1/4" = 1'-0"

New internally illuminated tenant panels for existing sign

| ITEM            | DESCRIPTION    | VENDOR                   | SPECIFICATION          |
|-----------------|----------------|--------------------------|------------------------|
| Tenant cabinets | Aluminum       | Kelly Moore with texcoat | Color to be determined |
| Tenant logos    | 1/2" push thru | 3M                       | Per tenant colors      |



| SPECIFICATION                            |                |                          |                                    |
|------------------------------------------|----------------|--------------------------|------------------------------------|
| New double-faced, monument sign as shown |                |                          |                                    |
| ITEM                                     | DESCRIPTION    | VENDOR                   | SPECIFICATION                      |
| ID Cabinet                               | Aluminum       | Matthews                 | Two toned, colors to be determined |
| Serramonte Letters                       | 1/2" push-thru | 3M                       | White #3630-20                     |
| Serramonte Illum.                        | LED            |                          | White                              |
| ID Cabinet Decoration                    | 1/8" aluminum  | Matthews                 | Color to be determined             |
| Structure at top                         | Aluminum       | Matthews                 | Color to be determined             |
| Poles                                    | 8" pipe        | 8" pipe                  | Color to be determined             |
| Center Element                           | Aluminum       | Matthews                 | Color to be determined             |
| Tenant Faces                             | .125 aluminum  | Kelly Moore with texcoat | Color to be determined             |
| Tenant Copy                              | 1/2" push-thru |                          | Per tenant standard (by others)    |

D

SIGN ELEVATION - TYPICAL

SCALE: 1" = 1'-0"

New double-faced, non-illuminated directional sign as shown

| ITEM                 | DESCRIPTION      | VENDOR   | SPECIFICATION          |
|----------------------|------------------|----------|------------------------|
| Structure at top     | Aluminum         | Matthews | Color to be determined |
| Poles                | 4" aluminum pipe | Matthews | Color to be determined |
| Tenant Faces         | .125 aluminum    | Matthews | Color to be determined |
| Tenant Copy & arrows | Vinyl            | 3M       | Reflective White       |
| Flood Fixture        |                  |          | By others              |

G SIGN ELEVATION SCALE: 1/2" = 1'-0"



ARROW  
SIGN COMPANY

1051 46th Avenue  
Oakland, Ca 94601  
T. 510.533.7693  
F. 510.533.0815  
www.arrowsigncompany.com

Project  
**Serramonte Center**  
3 Serramonte Center  
Daly City, Ca

Date:  
11-29-2011  
Sales:  
☐ Tom Anderson

Design:  
☐ Charlie Stroud

File Name/Location:  
2011/S/Serramonte

Rev. Date Description

Customer Approval

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111139



## 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: Serramonte Shopping Center Master Sign Program Amendment and New Anchor Tenant Building (Use Permit UPR-5-12-5582, Design Review DR-5-12-5583 and Environmental Assessment CEQA-5-12-5584)

APPLICANT/  
OWNER: Daly City Serramonte Center, LLC  
Gifford Carey  
3 Serramonte Center  
Daly City, CA 94015

LOCATION: Serramonte Shopping Center Bounded by Serramonte Blvd., Callan Blvd., Southgate Ave, and the 280 Freeway

Assessor's Parcel Numbers: 091-240-070 – 130, 150 – 190, 210 – 230, 250 – 280, 300, and 310

DESCRIPTION: The project consists of two components; 1) the replacement of an existing one story, +/- 18,400 SF tenant space and west mall corridor (+/- 3,280 SF) with a two story, +/- 82,200 SF anchor tenant building, removal of +/- 7,300 SF leased basement area, and 2) modification of the existing Master Sign Program to replace the existing electronic messaging center with a static monument tenant sign, addition of second pylon sign, entry and way-finding signage throughout the shopping center. Entitlements will include Use Permit, Design Review and Environmental Review.

The +/- 73 acre project site is currently developed as a regional shopping center consists of one main parcel for the shopping center and several tax ID parcels. The site is **bounded by Serramonte Blvd., Callan Blvd., Southgate Ave, and Interstate 280.**

Assessor's Parcel Numbers: 091-240-070 – 130, 150 – 190, 210 – 230, 250 – 280, 300, and 310 (Attachment A - Location Map). The site is surrounded entirely by existing 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, 333-90<sup>th</sup> 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](mailto:jnaughton@dalycity.org).

Prepared by:           *Jeannie Naughton*            
Jeannie Naughton, Associate Planner

August 15, 2012

---



## CEQA Environmental Checklist

### PROJECT DESCRIPTION AND BACKGROUND

|                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Title:                                                                                                                                                                                             | <b>Serramonte Shopping Center Master Sign Program Amendment and New Anchor Tenant Building</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Lead agency name and address:                                                                                                                                                                              | City of Daly City<br>333 90 <sup>th</sup> Street<br>ECD Department,<br>Daly City, CA 94015                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Contact person and phone number:                                                                                                                                                                           | Jeannie Naughton, AICP<br>Associate Planner<br>650.991.8035                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Project Location:                                                                                                                                                                                          | Serramonte Shopping Center Bounded by<br>Serramonte Blvd., Callan Blvd., Southgate Ave,<br>and Interstate 280, Daly City,<br><br>Assessor's Parcel Number: 091-240-330                                                                                                                                                                                                                                                                                                                                                                                                        |
| Project sponsor's name and address:                                                                                                                                                                        | Daly City Serramonte Center, LLC<br>3 Serramonte Center<br>Daly City, CA 94015                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| General plan description:                                                                                                                                                                                  | Retail and Office                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Zoning:                                                                                                                                                                                                    | C-2 Heavy Commercial                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 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.) | The project consists of two components; 1) the replacement of an existing one story, +/- 18,400 SF tenant space and west mall corridor (+/- 3,280 SF) with a two story, +/- 82,200 SF anchor tenant building, removal of +/-7,300 SF leased basement area, and 2) modification of the existing Master Sign Program to replace the existing electronic messaging center with a static monument tenant sign, new second pylon sign, entry and way-finding signage throughout the shopping center. Entitlements will include Use Permit, Design Review and Environmental Review. |
| Surrounding land uses and setting; briefly                                                                                                                                                                 | The project site has retail commercial uses to the                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |



|                                                                                                                   |                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| describe the project's surroundings:                                                                              | south, is adjacent to Highway 1 to the north and west, and adjacent to the 280 Freeway to the east. |
| 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.

|                                     |                          |                          |                                 |                                     |                                    |
|-------------------------------------|--------------------------|--------------------------|---------------------------------|-------------------------------------|------------------------------------|
| <input type="checkbox"/>            | Aesthetics               | <input type="checkbox"/> | Agriculture and Forestry        | <input type="checkbox"/>            | Air Quality                        |
| <input type="checkbox"/>            | Biological Resources     | <input type="checkbox"/> | Cultural Resources              | <input type="checkbox"/>            | Geology/Soils                      |
| <input type="checkbox"/>            | Greenhouse Gas Emissions | <input type="checkbox"/> | Hazards and Hazardous Materials | <input type="checkbox"/>            | Hydrology/Water Quality            |
| <input type="checkbox"/>            | Land Use/Planning        | <input type="checkbox"/> | Mineral Resources               | <input type="checkbox"/>            | Noise                              |
| <input type="checkbox"/>            | Population/Housing       | <input type="checkbox"/> | Public Services                 | <input type="checkbox"/>            | Recreation                         |
| <input checked="" type="checkbox"/> | Transportation/Traffic   | <input type="checkbox"/> | Utilities/Service Systems       | <input checked="" type="checkbox"/> | Mandatory Findings of Significance |

### DETERMINATION:

On the basis of this initial evaluation:

|                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                              | I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/>                                                                   | 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.                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                              | I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.                                                                                                                                                                                                                                                                                                                                                                         |
| <input type="checkbox"/>                                                                              | 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. |
| <input type="checkbox"/>                                                                              | 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                                    |
| <b>Signature:</b>  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Printed Name:</b> Jeannie Naughton                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Date:</b>                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>For:</b>                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |



## 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                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|------------------------------|-------------------------------------|
| <b>I. AESTHETICS:</b> Would the project:                                                                                                                 |                                |                                       |                              |                                     |
| a) Have a substantial adverse effect on a scenic vista?                                                                                                  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings?                                                      | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                    | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Discussion of Evaluation: The proposed project consists of a Use Permit to amend the Master Sign Program for the shopping center and Design Review for the redevelopment of an existing tenant space into an anchor tenant building.

The proposed project consists of the replacement of an existing +/- 18,400 SF, one-story retail building, the west mall entrance corridor (+/- 3,200 SF) and +/- 7,300 SF of leased basement space, with an +/- 82,200 SF, two-story anchor tenant building, resulting in an increase of +/- 53,300 SF of building area for the site. The new anchor tenant building will be on the west side of the shopping center. While it will be the tallest building at the shopping center, due to the location, it will not be highly visible from Interstate 280, or the surrounding rights-of-ways such as Serramonte Boulevard and Callan Boulevard because they are at a significantly higher level than the shopping center at that location.

The proposal also involves the amendment of the Master Sign Program for the shopping center. The existing pylon sign facing Interstate 280 in the northeast quadrant of the Center's parking lot, is 60 feet in height, 23.5 feet in width, and incorporates an electronic message center component, which operates from 6 AM to midnight. The applicants are proposing to replace the existing pylon with an internally illuminated pylon sign that incorporates the seasonally themed center logo, creating consistency between it and the existing signage design scheme for the center. The existing supports will be retained, so the overall width of the pylon will not change. The architectural feature at the top of the pylon signs will be +/- 6 feet wider than the existing pylon sign. The proposed double-sided sign would be 60 feet in height, 30 feet in width (at the widest point of the upper architectural feature), and +/- 4 feet thick. There is an additional pylon sign proposed for the southeast corner of the site. The second pylon sign would be the same dimensions as the one proposed to replace the message center pylon sign. Each seasonally themed Serramonte logo will be internally illuminated, and the three, interchangeable, tenant sign panels will contain internally illuminated, individual channel letters and logs attached to a solid back. Each tenant panel will be 190 square feet, while the Serramonte logo will be +/- 70 square feet, for a total of +/-640 square feet for each side of the respective pylon signs. The resulting pylon signs will be less obtrusive, cause less glare and light emission, and will no longer contain electronic messages. Daly City Municipal Code prohibits signs that contain illumination or lighting devices be placed or directed or beamed upon a public street, highway, sidewalk, or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard or nuisance. The replacement pylon and additional pylon are not expected to substantially degrade the existing visual character or quality of the site and its surroundings, as they will be consistent with surrounding commercial development. No aesthetic impacts are anticipated in relation to this sign.

Surrounding development consists of retail commercial and service commercial uses to the south, and freeway to the north, west, and east of the project site. The project site is adjacent to Callan Blvd. and Highway 1 to the north and west, Interstate 280 on the east side of the site, and development east of the freeway in the Town of Colma consists of predominantly retail and service commercial uses. The proposed anchor tenant building will be located on the west side of the 73-acre shopping center site and is located at a significantly lower grade than Serramonte Blvd. to the south and Callan Blvd. & Highway 1 to the west. The proposed development will have varying building heights, ranging between 45 feet at the majority of the building parapet line, to 50 feet at the entry feature, as measured from finished grade.

The site is surrounded by urbanized commercial uses and will not have any adverse effects on scenic vistas, as there are none from or through the site. There are no scenic resources, such as trees, rock outcroppings, or historic buildings within a state scenic highway, as this portion of 280 is not designated as a state scenic highway and the site is completely surrounded by existing urban development.

The subject buildings represent good 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. The proposal is subject to CEQA review because of the size of the shopping center 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.

| <b>II. AGRICULTURE AND FOREST RESOURCES:</b> 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?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| 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))?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                |                                       |                              |                                     |

|                                                                                                                                                                                                              | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact | No Impact                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|------------------------------|-------------------------------------|
| 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? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Discussion of Evaluation: The site is currently developed 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.

| <b>III. AIR QUALITY:</b> 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?                                                                                                                                                        | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?                                                                                                                     | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                        |                                |                                       |                              |                                     |

|                                                                                                                                                                                                                                                                                              | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| 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)? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Expose sensitive receptors to substantial pollutant concentrations?                                                                                                                                                                                                                       | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Create objectionable odors affecting a substantial number of people?                                                                                                                                                                                                                      | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

The project site is located in the San Francisco Bay Area Air Basin. In 1970, Congress adopted the Clean Air Act (CAA), which then led to the establishment of standards for ambient concentrations of six “criteria” air pollutants: ozone (O<sub>3</sub>), carbon monoxide (CO), sulfur dioxide (SO<sub>2</sub>), nitrogen dioxide (NO<sub>2</sub>), lead, and particulate matter (PM). Today, air in the Bay Area is much cleaner than it was 42 years ago, as air quality monitoring data shows that concentrations of each of the six pollutants in the air we breathe have all been reduced by more than half in the Bay Area since the CAA was enacted. The Bay Area is currently well below existing standards for four of the six criteria pollutants (attainment)---lead, carbon monoxide, sulfur dioxide, and nitrogen dioxide. However, the Bay Area does not yet attain national ozone and PM<sub>2.5</sub> standards, or the more stringent California standards for particulate matter PM<sub>10</sub> and ozone.

The Bay Area Air Quality Management District (BAAQMD) is the regional agency tasked with managing air quality in the region, while the California Air Resources Board of CARB (part of the California Environmental Protection Agency) oversees regional air district activities and regulates air quality at the State level. 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. On March 5, 2012 the Alameda County Superior Court issued a judgment finding that the Air District had failed to comply with CEQA when it adopted the Thresholds. The court did not determine whether the Thresholds were valid on the merits, but found that the adoption of the Thresholds was a project under CEQA. The court issued a writ of mandate ordering the District to set aside the Thresholds and cease dissemination of them until the Air District had complied with CEQA.

In view of the court’s order, the Air District is no longer recommending that the Thresholds be used as a generally applicable measure of a project’s significant air quality impacts. Lead

agencies will need to determine appropriate air quality thresholds of significance based on substantial evidence in the record. Although lead agencies may rely on the Air District's updated CEQA Guidelines (updated May 2011) for assistance in calculating air pollution emissions, obtaining information regarding the health impacts of air pollutants, and identifying potential mitigation measures, the Air District has been ordered to set aside the Thresholds and is no longer recommending that these Thresholds be used as a general measure of project's significant air quality impacts. Daly City staff views the science informing the Thresholds as being supported by substantial evidence. The Thresholds will not cause any indirect impact in terms of land use development patterns insofar as this project is concerned because the project to redevelop an existing tenant building with a new anchor building and amendment to the Master Sign Program was not influenced by the BAAQMD guidelines. Accordingly, the analysis herein uses the updated screening criteria and methodologies from BAAQMS's June 2010 (updated 2001) CEQA Air Quality Guidelines to determine the potential impacts of the project on the existing environment.

The proposed project would not conflict with the latest Clean Air planning efforts, The *Bay Area 2010 Clean Air Plan*, adopted by BAAQMD in September 2010, since the project would have emissions below the BAAQMD thresholds and the project would not involve a new type of land use.

#### **Operational-Related Impacts:**

The updated 2011 Guidelines 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 (there is a transit hub located on the project site), 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 consists of replacement of an existing +/-18,400 SF retail building and +/-3,200 of the west mall entrance corridor, with an +/-82,200 SF retail building, and the removal of +/-7,300 leased basement area, for a net increase of +/-53,300 SF of retail, infill development. A transit hub is located on the project site, containing six major bus routes that link trips to BART stations and regional service in San Mateo County. Table 3-1 *Operational-Related Criteria Air Pollutant and Precursor Screening Level Sizes* lists a Regional Shopping Center of 99 ksf (NOX) as the Operational Criteria Pollutant Screening Size threshold; and 277 ksf (ROG) as the Construction-Related Screening Size threshold. The proposed project meets all of the screening criteria listed in Table 3-1 and therefore would result in a less than significant cumulative impact to air quality from criteria pollutant and precursor emissions.

**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<sub>2.5</sub>) 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 is one permitted emission sources within 1,000 feet of the project's fence line; Target store located at 133 Serramonte Center. After conducting initial conservative screening, by first identifying the estimated PM<sub>2.5</sub>, cancer risk and hazard index values for the identified permitted source and comparing the estimates against the CEQA single source thresholds, then looking up PM<sub>2.5</sub>, 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<sub>2.5</sub> increase: >0.3 µg/m<sup>3</sup> annual average. The Target store located at 133 Serramonte Center had a single source Cancer Risk of 0.03 in a million. This level is well below the 10 in a million single source thresholds. The Non-cancer risk for 133 Serramonte Center is 0; and PM<sub>2.5</sub> level is 0.001. The one permitted source within 1,000 feet of the project's fence line is 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<sub>2.5</sub>: >0.8 µg/m<sup>3</sup> 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 5.354 in a million (from all local sources); Non-cancer hazard index of 0.03; and PM<sub>2.5</sub> of 0.084µg/m<sup>3</sup>. 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 *Serramonte Center Expansion, Daly City, CA*, prepared by Kimley-Horn and Associates, Inc. (August 6, 2012), 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 net increase of +/-53,000 SF of retail commercial space met all of the criteria except that there will be demolition involved in the construction-related activities (+/-18,400 SF retail building, +/-3,200 west mall entrance corridor, removal of +/-7,300 leased basement area).

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 +/-53,000 SF retail building project resulted in a combined unmitigated ROG of 4.16 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 +/-53,000 SF retail building project resulted in a combined unmitigated NOX of 5.19 lb/day. The project-level, construction-related threshold for respirable particulate matter with an aerodynamic resistance diameter of 10 micrometers or less (PM<sub>10</sub>) is an ADE of 82 lb/day (exhaust). Construction emission estimates modeled for 2012-2013 construction years for the proposed +/-53,000 SF retail building project resulted in a combined unmitigated PM<sub>10</sub> of 0.66 lb/day. The project-level, construction-related threshold for fine particulate matter with an aerodynamic resistance diameter of 2.5 micrometers or less (PM<sub>2.5</sub>) is an ADE of 54 lb/day (exhaust). Construction emission estimates modeled for 2012-2013 construction years for the

proposed +/-53,000 SF retail building project resulted in a combined unmitigated PM<sub>2.5</sub> is 3.62 lb/day.

The daily average emissions of construction-related criteria air pollutants or precursors of the proposed +/-53,000 SF retail building 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.

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.

| <b>IV. BIOLOGICAL RESOURCES:</b> Would the project:                                                                                                                                                                                                                                                              | <b>Potentially Significant Impact</b> | <b>Less Than Significant with Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b>                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------------------|-------------------------------------|-------------------------------------|
| 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? | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?                                                                 | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?                                             | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                                                                                  |                                       |                                              |                                     |                                     |

|                                                                                                                                                                                                                                    | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact | No Impact                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|------------------------------|-------------------------------------|
| 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? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?                                                                                                | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| 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?                                               | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Discussion of Evaluation: The existing, developed shopping center site is completely surrounded by urbanized development and lies adjacent to Interstate 280.

The project will not 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, as there are none present on or near this fully developed site.

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. 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. There are no established native resident or migratory wildlife corridors on or near the site, and there are no native wildlife nursery sites on or near the project site.

The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. 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 on or near this site.

Mitigation: None.

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

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 developed and completely surrounded by urbanized development and Interstate 280.

The project does not have the potential to cause a physical change, which would affect unique ethnic cultural values as the site has been developed for several decades. 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.

| <b>VI. GEOLOGY AND SOILS:</b> Would the project:                                                                                                                                                                                                                                       | <b>Potentially Significant Impact</b> | <b>Less Than Significant with Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b>                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------------------|-------------------------------------|-------------------------------------|
| 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? | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking?                                                                                                                                                                                                                                                     | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iii) Seismic-related ground failure, including liquefaction?                                                                                                                                                                                                                           | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| iv) Landslides?                                                                                                                                                                                                                                                                        | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?                                                                                                                                                                                                                          | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?                                                     | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?                                                                                                                                       | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?                                                                                                   | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

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 San Andreas—Peninsula, approximately 1.3 miles southwest, the proposed development, along with all of the City of Daly City, engenders risk of seismic instability. Due to its proximity to this fault, and the generally seismically active region, severe ground shaking is likely during the life of the structure(s), particularly during a major seismic event.

The project area is currently developed and 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.

| <b>VII. GREENHOUSE GAS EMISSIONS:</b><br>Would the project:                                                                      | <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant<br/>with<br/>Mitigation</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b>No<br/>Impact</b>                |
|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|----------------------------------------------------------|---------------------------------------------|-------------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      | <input type="checkbox"/>                      | <input type="checkbox"/>                                 | <input checked="" type="checkbox"/>         | <input type="checkbox"/>            |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/>                      | <input type="checkbox"/>                                 | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |

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 CO<sub>2</sub>e; or 4.6 MT of CO<sub>2</sub>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 CO<sub>2</sub>e/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 Regional shopping center in Table 3-1 is 19,000 SF. The proposed project would result in the new construction of an anchor tenant building with a net increase of +/-53,000 SF and therefore, required modeling in the GHG model or BGM. BGM is an Excel workbook tool that uses the URBEMIS2007 file to provide GHG emissions in the form of equivalent CO<sub>2</sub> emission or CO<sub>2</sub> e in metric tons per year. Unless otherwise noted, the model defaults for the San Francisco Bay Area were used. BGM provides emissions for transportation, area sources, electricity consumption, natural gas combustion, electricity usage associated with water usage and wastewater discharge, and solid waste land filling and transport.

The year 2012 was used for analysis for the proposed project. Emissions associated with electricity consumption output by BGM were adjusted to account for the lower emissions rate provided by Pacific Gas & Electric (PG&E). BGM uses a statewide emission rate for electricity production. However, PG&E currently provides power with a portfolio of sources that has much lower CO<sub>2</sub> emissions. BLG uses a Statewide rate of 805 pounds of CO<sub>2</sub> per megawatt of electricity produced, while the rate for PG&E is much lower. The PG&E rate was also adjusted to account for increased use of renewable sources. According to PG&E, the 2013 CO<sub>2</sub>e rate is 431 pounds of CO<sub>2</sub> per megawatt of electricity delivered.

The year of analysis is an important factor in the modeling since the rate of emissions decrease in the future as vehicles emit less due to new regulations and reformulation of fuels and electricity generation comes from an increasing size of renewable sources. This analysis conservatively computed emissions in 2012. The intent of the BAAQMD June 2010 thresholds for GHG emission was to develop a standard that meets the goals of Assemble Bill 32, the CA Global Warming Solutions Acts. The primary goal of which, is to reduce the statewide emissions to 1990 levels by the year 2020. The results of the URBEMIS2007 and BGM model analysis, based on the net increase of new retail shopping center square footage, does not exceed the threshold of 1,100 MT of CO<sub>2</sub>e/year and therefore does not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

The project will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases, as the project would be subject to new requirements under rule making developed at the State and local level regarding GHG emissions and be subject to local policies that may affect emissions of GHG. The project would not interfere with any plan or regulation intended to reduce GHG emissions.

Additionally, the 2010 California Green Building Standards Code referred to as CALGreen went into effect on January 1, 2011. The new CALGreen Code requires that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low-pollutant-emitting finish 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 non-residential construction will result in increased energy efficiency that can ultimately contribute toward lower GHG emissions and other pollutants.

Mitigation: None required.



| <b>VIII. HAZARDS AND HAZARDOUS MATERIALS:</b> Would the project:                                                                                                                                                                                                 | <b>Potentially Significant Impact</b> | <b>Less Than Significant with Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b>                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?                                                                                                                          | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?                                                                  | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?                                                                                                  | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?                                   | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?                                                                                                      | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?                                                                                                                                        | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                                  |                                       |                                              |                                     |                                     |

|                                                                                                                                                                                                                      | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact | No Impact                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|------------------------------|-------------------------------------|
| 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? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

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.

The proposed shopping center redevelopment, 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 located within the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport area (ALUCP), and would not result in a safety hazard for people residing or working in the project area, because the proposed project is well below the height limits of the aeronautical surfaces considered critical by San Francisco International Airport (SFO) and its constituent airlines (150 feet) and does not conflict with any of the airspace protection policies found in section 4.5.4 of the ALUCP. 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 the replacement of +/- 18,400 SF of retail uses, +/-3,200 of entrance corridor, and the removal of +/-7,200 SF of leased basement area, with +/-82,200 SF of new retail uses, for a new increase of +/-53,000 SF of retail building area. As previously stated, the site is currently fully developed as a shopping center. The project area is surrounded by retail commercial development to the south, west, and north and the 280 freeway to the east. The site is currently in a disturbed state and is not within an area that is subject to wildland fires.

Mitigation: None required.

| <b>IX. HYDROLOGY AND WATER QUALITY:</b><br>Would the project:                                                                                                                                                                                                                                                                                                                                 | <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant<br/>with<br/>Mitigation</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b>No<br/>Impact</b>                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|----------------------------------------------------------|---------------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements?                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/>                      | <input type="checkbox"/>                                 | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| 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)? | <input type="checkbox"/>                      | <input type="checkbox"/>                                 | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| 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?                                                                                                                                                            | <input type="checkbox"/>                      | <input type="checkbox"/>                                 | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| 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?                                                                                                                     | <input type="checkbox"/>                      | <input type="checkbox"/>                                 | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| f) Otherwise substantially degrade water quality?                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/>                      | <input type="checkbox"/>                                 | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| 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?                                                                                                                                                                                                                          | <input type="checkbox"/>                      | <input type="checkbox"/>                                 | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| 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?                                                                                                                                                                                                                            | <input type="checkbox"/>                      | <input type="checkbox"/>                                 | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow                                                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/>                      | <input type="checkbox"/>                                 | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |

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 commercial 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 redevelopment of the property with a net increase of approximately 53,300 SF of retail uses will not result in increased impermeable surfaces, as the existing site is currently developed and consists almost entirely of impermeable surfaces. 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 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.

| <b>X. LAND USE AND PLANNING:</b> Would the project:                                                                                                                                                                                                                                                         | <b>Potentially Significant Impact</b> | <b>Less Than Significant with Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b>                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------------------|-------------------------------------|-------------------------------------|
| a) Physically divide an established community?                                                                                                                                                                                                                                                              | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan?                                                                                                                                                                                                           | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Discussion of Evaluation: The proposed project consists of a Use Permit, and Design Review for the amendment of a Master Sign Program and the construction of a new anchor tenant building in an existing, regional shopping center.

The developed site is a 73-acre property, of which, approximately one acre will constitute the disturbed project area. The shopping center is zoned C-2, Heavy Commercial and has a General Plan Land Use designation of Retail & Office Commercial. The site is bounded by Southgate Avenue to the north, Interstate 280 to the east, Serramonte Boulevard to the south, and Callan Boulevard to the west. Various land uses surround the subject site, and surrounding development consists of predominantly one-to two-story commercial buildings.

The proposal is consistent with the pertinent commercial land use goals, objectives and policies of the General Plan Land Use Element, in particular, Policy 3.1 to promote the coordination and improvement of the functional aspects of shopping areas, and Objective 5 that seeks to establish and upgrade local commercial centers.

Existing multistory commercial 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.

Mitigation: None Required.

| <b>XI. MINERAL RESOURCES:</b> 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?                                | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

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. The development of the subject site with the proposed shopping center 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.

| <b>XII. NOISE:</b> 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? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?                                                                             | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?                                                      | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

|                                                                                                                                                                                                                                                                     | 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?                                                                                                                          | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ) 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?                                                                                                       | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

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 70-75. Future noise levels are not expected to decrease for this area. Within this noise contour, a retail shopping center development, such as the proposed project, is within the ranges considered "Normally Acceptable" to "Conditionally Acceptable". Per the 2010 California Green Building Code (CALGreen), non-residential structures that are to be located in areas where the CNEL exceeds 65 db, or where they will be located within 1,000 ft. of rights of ways of freeways, the proposed development must employ building assemblies and components with Sound Transmission Coefficient (STC) values determined in accordance with ASTM E 90 and ASTM E 413.

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, Beranak & 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 located within Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport area (ALUCP), but is outside of the noise compatibility zones, as defined by the noise contours 65, 70, & 75 dB and is therefore, not subject to the noise compatibility policies as outlined in section 4.3 of the ALUCP.



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

Mitigation: None required.

| <b>XIII. POPULATION AND HOUSING:</b> Would the project:                                                                                                                                                   | <b>Potentially Significant Impact</b> | <b>Less Than Significant with Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b>                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------------------|-------------------------------------|-------------------------------------|
| 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)? | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?                                                                                     | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?                                                                                               | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Discussion of Evaluation: There exists little chance that the project will induce substantial population growth beyond the roughly 103 jobs created by the net increase of +/-53,000 SF of retail commercial development 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 residential component to the proposed project.

The site is currently developed with retail commercial uses in an existing shopping center and would not displace any housing, necessitating the construction of replacement housing elsewhere.

The project would be constructed on a +/-1 acre of a 73-acre infill site and will utilize or improve existing site infrastructure. The proposed project will result in a net +/-53,300 SF of new retail commercial development to the existing shopping center. Retail commercial land uses are consistent with the land uses in the area. No significant impact is expected under this heading.

Mitigation: None required

| <b>XIV. PUBLIC SERVICES:</b>                                                                                                                                                                                                                                                                                                                                                                                                | <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant<br/>with<br/>Mitigation</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b>No<br/>Impact</b>                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|----------------------------------------------------------|---------------------------------------------|-------------------------------------|
| 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: | <input type="checkbox"/>                      | <input type="checkbox"/>                                 | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| Fire protection?                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>                      | <input type="checkbox"/>                                 | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| Police protection?                                                                                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/>                      | <input type="checkbox"/>                                 | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| Schools?                                                                                                                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/>                      | <input type="checkbox"/>                                 | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| Parks?                                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>                      | <input type="checkbox"/>                                 | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| Other public facilities?                                                                                                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/>                      | <input type="checkbox"/>                                 | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |

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.

| <b>XV. RECREATION:</b>                                                                                                                                                                                         | <b>Potentially Significant Impact</b> | <b>Less Than Significant with Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b>                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------------------|-------------------------------------|-------------------------------------|
| 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? | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?                        | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Discussion of Evaluation: The proposed project will not increase the use of existing neighborhood park facilities. The minimal number of new jobs 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.

| <b>XVI. TRANSPORTATION/TRAFFIC:</b> Would the project:                                                                                                                                                                                                                                                                                                                                                                        | <b>Potentially Significant Impact</b> | <b>Less Than Significant with Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b>         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------------------|-------------------------------------|--------------------------|
| 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? | <input type="checkbox"/>              | <input checked="" type="checkbox"/>          | <input type="checkbox"/>            | <input type="checkbox"/> |
|                                                                                                                                                                                                                                                                                                                                                                                                                               |                                       |                                              |                                     |                          |

|                                                                                                                                                                                                                                                                | 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? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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?                                                                                                | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?                                                                                                         | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access?                                                                                                                                                                                                                      | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?                                                                          | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Discussion of Evaluation:** The proposed project will not conflict with any policies 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. The Engineering Division has reviewed the proposed means of vehicular access from Serramonte Blvd. and Callan Blvd. and has determined that the driveways at these locations effectively provides 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.

*Serramonte Center Expansion Daly City, CA* was prepared by Kimley-Horn and Associates, Inc. for the project proponent, Equity One, Inc. and for the City of Daly City, on August 6, 2012, and included evaluations of weekday PM peak-hour traffic conditions and Saturday midday peak-

hour traffic conditions, at 11 intersections in the vicinity of the project site. The study intersections include: 1. Southgate Drive and North Serramonte Center Driveway; 2. Southgate Avenue and Callan Boulevard; 3. Clarinada Avenue and West Serramonte Center Driveway; 4. Clarinada Avenue and Callan Boulevard; 5. Clarinada Avenue and SR-1 Ramps (Caltrans); 6. Serramonte Boulevard and SR-1-1 Ramps (Caltrans); 7. Serramonte Boulevard and Callan Boulevard; 8. Serramonte Boulevard and South Serramonte Center Driveway; 9. Serramonte Boulevard and Gellert Boulevard; 10. Serramonte Boulevard and SB I-280 Off-Ramp (Caltrans); 11. Hickey Boulevard and Gellert Boulevard. The study also includes an operations analysis, based on vehicle-storage requirements at intersection locations where the project would add a significant number of left-turn movements, and an analysis of site access and on-site circulation.

Traffic conditions at the study locations were analyzed during the PM (4:00 PM to 6:00 PM) and Saturday midday (12:00 PM to 2:00 PM) peak periods. The Existing (2011), Existing Plus Project, Cumulative No Project, and Cumulative Plus Project transportation scenarios were examined in the study.

*Serramonte Center Expansion Daly City, CA* developed trip generation for the project based on trip generation rates obtained from the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 8<sup>th</sup> Edition*, utilizing Sporting Goods Superstore (ITE Land Use Code 861) trip generation rates. Based on the ITE rates, the proposed shopping center expansion of 53,300 SF would generate 93 net weekday PM peak hour trips and 268 net weekend midday peak-hour trips.

As shown in Table 4 of *Serramonte Center Expansion Daly City, CA*, the project results in increased delay at some of the study intersections which do not function within acceptable standards even without the project. Locations operating unacceptably that have an increase in delay are considered to be subject to a significant impact. The #9 study intersection, Serramonte Boulevard and Gellert Boulevard does not function within acceptable standards during the Saturday Midday Peak and will experience additional delay as a result of the project. Although no immediate significant CEQA impact occurs at the intersection of Serramonte Boulevard and Callan Boulevard, the level of service degrades from LOS C to LOS D with the addition of the project's trips in the Existing plus Project scenario in the Saturday Midday Peak. In the future the combination of Dick's project traffic and other planned and future development will cause the level of service to worsen and a traffic signal will be needed as identified in the City's General Plan. Therefore, the City of Daly City considers this a potentially significant cumulative impact and is requiring the project to pay a fair share of the intersection improvement costs to signalize the intersection of Serramonte Boulevard and Callan Boulevard. According to *Serramonte Center Expansion Daly City, CA*, Project traffic accounts for 6% of the total intersection volume at Serramonte Boulevard and Callan Boulevard, using the proportionate number of project trips to the overall trips methodology.

Based on the results of the traffic analysis and evaluation of the proposed site plan, impacts are identified in the *Serramonte Center Expansion Daly City, CA* as being significant unless mitigated. The intersections which require mitigation are listed below.

- #8—Serramonte Boulevard and South Serramonte Center Driveway (existing queuing impact)
- #9—Serramonte Boulevard and Gellert Boulevard (existing LOS impact and long-term LOS impact)

### **Impact #1—Existing**

The Serramonte Boulevard and South Serramonte Center Driveway intersection will have an eastbound left (EBL) turn queue that extends beyond the turn pocket by 56 feet during the weekend Midday peak hour with the addition of the project in the Existing + Project condition. Without the project, the EBL queue spills out 22 feet beyond the turn pocket during the weekend Midday peak hour. The project creates 34 feet of the total EBL queue. This results in a significant impact because the queue spilling out of the turn pocket exceeds one vehicle with the addition of the project, but does not without the project.

### **Mitigation #1**

Prior to the City's issuance of a final Certificate of Occupancy for the project, the applicant shall install a westbound right turn overlap and adjust the signal timing splits to allow for 154 feet of queuing at the Serramonte Boulevard and South Serramonte Center Driveway intersection. In addition, the applicant shall increase the eastbound left turn pocket an additional 35 feet for a total of 155 feet. The project is responsible for all the improvement costs.

With the extension of the eastbound left turn lane, the EBL queue will be 154 feet, which is fully contained in the turn storage pocket. Therefore, the impact has been reduced to be less than significant. It should also be noted that mitigation will reduce the southbound left turn queue to be contained within the available on-site storage.

### **Impact #2—Existing**

The Serramonte Boulevard and Gellert Boulevard intersection will operate at unacceptable levels during the weekend midday peak hour under the Existing traffic conditions, and will experience an increase in delay due to the proposed project. This results in a significant impact.

### **Mitigation #2**

Prior to the City's issuance of a final Certificate of Occupancy for the project, the applicant shall install an eastbound right turn overlap and optimize the signal timing splits at the intersection of Serramonte Boulevard and Gellert Boulevard. This mitigation will reduce the average signal delay to 53 seconds and LOS D. The project is required to pay all of the mitigation cost.

As shown in Table 7 of *Serramonte Center Expansion Daly City, CA*, optimization of the signal timing at this intersection and the installation of an eastbound right turn overlap would result in this intersection operating at LOS D during the weekend Midday peak hour, thus reducing the impact to be less than significant.

### **Impact #3—Long-term**

The Serramonte Boulevard and Gellert Boulevard intersection will operate at unacceptable levels during the weekend midday peak hour under the Long-term traffic conditions, and will experience an increase in delay due to the proposed project. This results in a significant impact.

### **Mitigation #3**

This impact will be mitigated by completion of Mitigation #2.

As shown in Table 8 of *Serramonte Center Expansion Daly City, CA*, optimization of the signal timing at this intersection and the installation of an eastbound right turn overlap would result in this intersection operating at a better LOS E than without the project during the weekend Midday peak hour, thus reducing the impact to be less than significant.

Section 17.34.020.A of the Zoning Ordinance requires that one parking space be provided for 300 square feet of retail space. Even though the proposed project will expand into an existing parking field and will result in the loss of parking spaces, the shopping center will maintain a ratio of 5.25 spaces/1,000 SF of gross building area.

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 PM peak hour trips. Since the project is expected to generate 93 PM weekday peak hour trips, and the Saturday midday peak-hour trips are technically outside the time parameters of SMCCMA's definition of peak hours, so the project 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: As noted above.

| <b>XVII. UTILITIES AND SERVICE SYSTEMS:</b><br>Would the project:                                                                                                                                      | Potentially<br>Significant<br>Impact | Less Than<br>Significant<br>with<br>Mitigation | Less Than<br>Significant<br>Impact | No<br>Impact                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------------------------------------|------------------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?                                                                                                    | <input type="checkbox"/>             | <input type="checkbox"/>                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/>             | <input type="checkbox"/>                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| 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?          | <input type="checkbox"/>             | <input type="checkbox"/>                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |



|                                                                                                                                                                                                                                   | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact | No Impact                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|------------------------------|-------------------------------------|
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?                                                                            | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?                                                                                                            | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste?                                                                                                                                         | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

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 on 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 project site and 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.

| <b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</b>                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Potentially Significant Impact</b> | <b>Less Than Significant with Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b>                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------------------|-------------------------------------|-------------------------------------|
| 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? | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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)?                                                                                                                         | <input type="checkbox"/>              | <input checked="" type="checkbox"/>          | <input type="checkbox"/>            | <input type="checkbox"/>            |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Discussion of Evaluation: The proposed project consists of a Use Permit and Design Review for the redevelopment and expansion of an existing shopping center and the amendment to the master sign program for the shopping center. The developed site is a +/- 73 acre property bounded by Serramonte Blvd., Callan Blvd., Southgate Ave, and Interstate 280. The project will result in a net gain of +/- 53,300 SF square feet of retail commercial space. The master sign program will be modified to replace an existing message center pylon sign with an internally illuminated pylon sign with fixed tenant panels and the addition of a new pylon sign of the same dimensions; add a new pylon sign at the southeast corner of the site; add new site entry signs and on-site way-finding signs. The proposed project is compatible with the existing land uses in the area.

Although no immediate significant CEQA impact occurs at the intersection of Serramonte Boulevard and Callan Boulevard the level of service degrades from LOS C to LOS D with the addition of project trips in the Existing plus Project scenario in the Saturday Midday Peak. In the

future the combination of Dick's project traffic and other planned and future development will cause the level of service to worsen to LOS F (2025) and a traffic signal will be needed as identified in the City's General Plan. Therefore, the City of Daly City considers this a potentially significant cumulative impact and is requiring the project to pay for a fair share of the intersection improvement costs to signalize the intersection of Serramonte Boulevard and Callan Boulevard. Project traffic accounts for 6% of the total intersection volume at Serramonte Boulevard and Callan Boulevard, using the proportionate number of project trips to the overall trips methodology. By 2025, the project traffic will account for 4.8% of the total intersection volume at Serramonte Boulevard and Callan Boulevard, using the proportionate number of project trips to the overall trips methodology.

**Mitigation #4:**

The applicant shall contribute \$14,400 (4.8% of the cost of a standard, fully actuated traffic signal) for the installation of a fully actuated traffic signal at the intersection of Serramonte Blvd. and Callan Blvd.

Mitigation: As noted above.

## LIST OF REFERENCES AND CONTACTS

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30. United States Environmental Protection Agency. Buildings and their Impact on the Environment: A Statistical Summary. April 22, 2009.

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### ***EXHIBITS***

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- Site Location Map
- Reduced Plan(s) (11" x 17")

**MITIGATION MONITORING AND REPORTING PROGRAM**

**Serramonte Shopping Center Master Sign Program Amendment and New Anchor Tenant Building, UPR-5-12-5582,  
DR-5-12-5583, and CEQA-5-12-5584, Daly City, CA**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Implementation Procedure                                                                                                                                                                                                                                                                                                                                                              | Monitoring Responsibility                                                    | Monitoring/ Reporting Action & Schedule                | Non-Compliance Sanction/Activity      | Monitoring Compliance Record (Name/Date) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|--------------------------------------------------------|---------------------------------------|------------------------------------------|
| <p><b><u>Mitigation Measure 1:</u></b><br/>The applicant shall install a westbound right turn overlap and adjust the signal timing splits to allow for 154 feet of queuing at the Serramonte Boulevard and South Serramonte Center Driveway intersection. In addition, the applicant shall increase the eastbound left turn pocket an additional 35 feet for a total of 155 feet. The project is responsible for all the improvement costs.</p> <p>With the extension of the eastbound left turn lane, the EBL queue will be 154 feet, which is fully contained in the turn storage pocket. Therefore, the impact has been reduced to be less than significant. It should also be noted that mitigation will reduce the southbound left turn queue to be contained within the available on-site storage.</p> | <p>Prior to issuance of building permits, the applicant shall submit improvement drawings to the Engineering Division for approval. Upon approval by the Engineering Division, the improvements shall be implemented and verified against approved improvement drawings by the Engineering Division. All improvements shall be installed prior to final Certificate of Occupancy.</p> | <p>Planning Division,<br/>Engineering Division and<br/>Building Division</p> | <p>Approve or disapprove building permit issuance.</p> | <p>No building or grading permit.</p> |                                          |

**Serramonte Shopping Center Master Sign Program Amendment and New Anchor Tenant Building, UPR-5-12-5582,  
DR-5-12-5583, and CEQA-5-12-5584, Daly City, CA**

**MITIGATION MONITORING AND REPORTING PROGRAM**

**Serramonte Shopping Center Master Sign Program Amendment and New Anchor Tenant Building, UPR-5-12-5582,  
DR-5-12-5583, and CEQA-5-12-5584, Daly City, CA**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Implementation Procedure                                                                                                                                                                                                                                                                                                                                                                            | Monitoring Responsibility                                             | Monitoring/ Reporting Action & Schedule                            | Non-Compliance Sanction/Activity     | Monitoring Compliance Record (Name/Date) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------|------------------------------------------|
| <p><b><u>Mitigation Measure 2:</u></b><br/>Prior to issuance of building permits, the applicant shall install an eastbound right turn overlap and optimize the signal timing splits at the intersection of Serramonte Boulevard and Gellert Boulevard. This mitigation will reduce the average signal delay to 53 seconds and LOS D. The project is required to pay all of the mitigation cost.</p> <p>As shown in Table 7 of <i>Serramonte Center Expansion Daly City, CA</i>, optimization of the signal timing at this intersection and the installation of an eastbound right turn overlap would result in this intersection operating at LOS D during the weekend Midday peak hour, thus reducing the impact to be less than significant.</p> | <p>Prior to issuance of final Certificate of Occupancy, the applicant shall submit improvement drawings to the Engineering Division for approval. Upon approval by the Engineering Division, the improvements shall be implemented and verified against approved improvement drawings by the Engineering Division. All improvements shall be installed prior to final Certificate of Occupancy.</p> | <p>Planning Division, Building Division, and Engineering Division</p> | <p>Approve or disapprove building and grading permit issuance.</p> | <p>No building or grading permit</p> |                                          |

**Serramonte Shopping Center Master Sign Program Amendment and New Anchor Tenant Building, UPR-5-12-5582,  
DR-5-12-5583, and CEQA-5-12-5584, Daly City, CA**



**MITIGATION MONITORING AND REPORTING PROGRAM**

**Serramonte Shopping Center Master Sign Program Amendment and New Anchor Tenant Building, UPR-5-12-5582,  
DR-5-12-5583, and CEQA-5-12-5584, Daly City, CA**

| Mitigation Measure                                                                                                                                                                                                                                                                | Implementation Procedure                                                                                                   | Monitoring Responsibility               | Monitoring/ Reporting Action & Schedule | Non-Compliance Sanction/Activity | Monitoring Compliance Record (Name/Date) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------------------------------------|----------------------------------|------------------------------------------|
| <b><u>Mitigation Measure 3:</u></b><br>Prior to final inspection, the applicant shall contribute \$14,400 (4.8% of the cost of a standard fully actuated signal) for the installation of a fully actuated traffic signal at the intersection of Serramonte Blvd. and Callan Blvd. | Prior to final Certificate of Occupancy, the applicant shall contribute the applicable funds, to the Engineering Division. | Engineering Division, Planning Division | Perform final inspection                | No final inspection              |                                          |

**Serramonte Shopping Center Master Sign Program Amendment and New Anchor Tenant Building, UPR-5-12-5582,  
DR-5-12-5583, and CEQA-5-12-5584, Daly City, CA**



# Town of Colma

Public Works / Engineering Department  
1188 El Camino Real, Colma, CA 94014-3212  
Phone: (650) 757-8888 Fax: (650) 757-8890

September 13, 2012

Jeannie Naughton, AICP  
City of Daly City Planning Department  
333 90<sup>th</sup> Street  
Daly City, CA 94015-1895

Re: Serramonte Shopping Center Master Sign Program Amendment and New Anchor  
Tenant Building – Comments on Traffic Study

Dear Ms. Naughton -

Thank you for the opportunity to comment on the Environmental Assessment for the Serramonte Shopping Center. While we generally support improvements to the shopping center, we are concerned about these improvements and their impact to the traffic level of service and queuing to intersections in the Town of Colma. As was recommended by the Town's Planning Department in early June, we would have liked to have seen the scope of the traffic study expanded to include intersections in the Town of Colma. As you can appreciate, we are concerned about the impact of intersection level of service and queuing along the Serramonte and Junipero Serra corridors. We have reviewed the Initial Study and the Traffic Assessment and would like to request that the traffic consultant address the following items:

*Study Area:* The Traffic Impact Study prepared by Kimley-Horn analyzes 11 intersections, all within the City of Daly City. However, the report (figure 5) indicates that 15% of the project traffic will be coming through the Serramonte/Junipero Serra Intersection. This intersection must be considered in the study and analyze the level of service as well as queuing during peak hours. Colma General Plan policy 5.03.729 states the Town's policy to strive to maintain a level of service D for all intersections.

*Interstate 280 Onramps:* The traffic report only addresses the off-ramp from 280. The report should be expanded to consider the impacts and queuing for the on-ramp to 280 and on Serramonte Boulevard. Since the project assumes that 29% of the traffic for the project will be coming to the site from the north, it can be assumed that a similar percentage of vehicles will return using Interstate 280 and the corresponding on-ramps.

*Cumulative Impacts and Future Projects:* The traffic study only includes 3 potential projects all located on the Serramonte corridor, and all located in Daly City. This analysis should be expanded to include future project traffic from projects in Colma and South San Francisco. In addition, the development contemplated around the Colma Bart station in Daly City as well as any foreseeable future projects in Daly City may need to be included.

*Hickey Boulevard/Interstate 280 intersection:* The report assumes that a considerable amount of traffic (25%) will be coming to the site from the south, likely using the Hickey Boulevard/280 interchange. The report should analyze what percentage of traffic that



# Town of Colma

Public Works / Engineering Department

1188 El Camino Real, Colma, CA 94014-3212

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will utilize Junipero Serra corridor and its impact on the intersection of Junipero Serra and Serramonte.

We look forward to reviewing the information requested, and will do so expeditiously so as not to unduly delay the review of the project.

Please feel free to contact me at (650)757-8888 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Cyrus Kianpour", is written over a horizontal line.

Cyrus Kianpour, PE  
Acting City Engineer

CC: Michael Laughlin, Acting City Planner  
Brad Donohue, Acting Director of Public Works



# CITY OF DALY CITY

333-90TH STREET

DALY CITY, CA 94015-1895

PHONE: (650) 991-8000

September 19, 2012

Cyrus Kianpour, PE  
Acting City Engineer  
Town of Colma  
Public Works/Engineering Department  
1188 El Camino Real, Colma, CA 94014

**Re: Serramonte Shopping Center Master Sign Program Amendment and New Anchor Tenant Building—Comments on Traffic Study**

Dear Mr. Kianpour:

Thank you for taking the time to review the Initial Study and Notice of Intent to Adopt an Environmental Assessment and Mitigated Negative Declaration for the above referenced project. The following are responses to your comments dated September 13, 2012:

**Comment 1: Study Area:** The Traffic Impact Study prepared by Kimley-Horn analyzes 11 intersections, all within the City of Daly City. However, the report (figure 5) indicates that 15% of the project traffic will be coming through the Serramonte/Junipero Serra Intersection. This intersection must be considered in the study and analyze the level of service as well as queuing during peak hours. Colma General Plan policy 5.03.729 states the Town's policy to strive to maintain a level of service D for all intersections.

**Response 1:** As noted in Table 3 of the Traffic Impact Study (TIS), *Serramonte Center Expansion, Daly City, CA*, the project is expected to generate 93 new weekday PM peak hour trips and 268 new weekend midday peak hour trips. The TIS assumes a directional distribution pattern for the average vehicle trip ends as 45% entering (42 vehicular trips during the weekday PM peak and 121 vehicular trips during the weekend midday peak) and 55% exiting (51 vehicular trips during the weekday PM peak and 147 vehicular trips during the weekend midday peak). The TIS assumes 15% of the project's trips will utilize the intersection of Serramonte Blvd./Junipero Serra Blvd. and based on the trip distribution pattern assumption of a 45/55 split (EB/WB), 6 vehicles would be coming from the east (going westbound) and 8 vehicles would be coming from the west (going eastbound) during the PM peak period. During the weekend midday, there would be 18 vehicles coming from the east (going westbound) and 22 vehicles coming from the west (going eastbound).

Based on the City's Traffic Model, the intersection of Serramonte Blvd./Junipero Serra Blvd. is currently operating at LOS C during the PM peak. The intersection is not expected to degrade to a LOS D or worse with the additional 14 vehicular trips traveling through the intersection during the PM peak.

**Comment 2: *Interstate 280 Onramps:*** The traffic report only addresses the off-ramp from 280. The report should be expanded to consider the impacts and queuing for the on-ramp to 280 and on Serramonte Boulevard. Since the project assumes that 29% of the traffic for the project will be coming to the site from the north, it can be assumed that a similar percentage of vehicles will return using Interstate 280 and the corresponding on-ramps.

**Response 2:** The TIS assumes 29% of the project's trips will be coming to the site from the north, and returning to the north, utilizing the Serramonte Blvd./I-280 SB Off-Ramp and Serramonte Blvd./I-280 NB On-Ramp, respectively. The TIS assumes a directional distribution pattern for the average vehicle trip ends as 45% entering (42 vehicular trips) and 55% exiting (51 vehicular trips), resulting in 12 vehicles utilizing the Serramonte Blvd./I-280 SB Off-Ramp and 15 vehicles utilizing the Serramonte Blvd./I-280 NB On-Ramp during the PM peak period. During the weekend midday peak period, there would be 35 vehicles utilizing the Serramonte Blvd./I-280 SB Off-Ramp and 43 vehicles utilizing the Serramonte Blvd./I-280 NB On-Ramp. The Serramonte Blvd./I-280 NB On-ramp currently operates at LOS A in the PM peak hour.

Based on the City's Traffic Model, the intersection of Serramonte Blvd./I-280 NB On-ramp currently operates at LOS A during the PM peak. The intersection is not expected to degrade to LOS D or worse with the additional 15 vehicular trips accessing the on-ramp at the intersection to return north.

**Comment 3: *Cumulative Impacts and Future Projects:*** The traffic study only includes 3 potential projects all located on the Serramonte corridor, and all located in Daly City. This analysis should be expanded to include future project traffic from projects in Colma and South San Francisco. In addition, the development contemplated around the Colma BART station in Daly City as well as any foreseeable future projects in Daly City may need to be included.

**Response 3:** The three projects included in the Long-Term Traffic Conditions were the only approved and pending development projects in the nearby area. It is the City's opinion that including approved projects in South San Francisco would have negligible impact to the project's study intersections. Based on the City's Traffic Model, the principal intersections near the project site including the on-/off-ramps at Serramonte Blvd. and at Hickey Blvd. are expected to operate at LOS D or better under Cumulative plus Project conditions in the PM peak with the mitigations identified in the draft General Plan. City staff has not been made aware of any recently approved or pending approval projects in the Town of Colma or South San Francisco that would potentially impact the project area. Additionally, the City's Traffic Model used ABAG's Projections 2009 for jurisdictions outside of Daly City as a basis for determining the future cumulative conditions. For the intersections identified in your letter, the LOS does not degrade to below a D in the future scenarios.

**Comment 4: *Hickey Boulevard/Interstate 280 intersection:*** The report assumes that a considerable amount of traffic (25%) will be coming to the site from the south, likely using the Hickey Boulevard/280 interchange. The report should analyze what percentage of traffic that will utilize Junipero Serra corridor and its impact on the intersection of Junipero Serra and Serramonte.

**Response 4:** The TIS assumes 25% of the project's trips will be coming to the site from the south, and returning to the south, utilizing the Hickey Blvd./I-280 intersection. The TIS assumes a directional distribution pattern for the average vehicle trip ends as 45% entering (42 vehicular trips) and 55% exiting (51 vehicular trips), resulting in 11 vehicles traveling from the south (northbound) and 13 vehicles traveling from the site (north), going southbound during the PM peak period. During the weekend midday peak period, there would be 30 vehicles traveling northbound and 37 traveling southbound from the project site.

Based on the City's Traffic Model, the intersections of Hickey Blvd./I-280 NB On/Off-ramp and Hickey Blvd./I-280 SB On-ramp are currently operating at LOS B and LOS C during the PM peak, respectively. The additional 11 vehicular vehicles exiting the NB I-280 off-ramp at Hickey Blvd. is not expected to degrade the intersection's LOS to LOS D or worse. The additional 13 vehicles accessing the SB I-280 ramp at Hickey Blvd. is not expected to degrade the intersection's LOS to D or worse. Vehicles from the south traveling on NB I-280 are not expected to utilize Junipero Serra Blvd. to reach the project site as this is a much more circuitous route.

If you have any questions, require additional information, or would like to discuss the City's Traffic Model results as they pertain to the Town Of Colma please feel free to contact me at 650.991.8035.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeanne Naughton", written over a horizontal line.

Jeanne Naughton, AICP  
Associate Planner

ORDINANCE NO. 1363

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DALY CITY  
AMENDING CHAPTER 8.36 OF THE DALY CITY MUNICIPAL CODE  
RE: REGULATION OF SMOKING

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The City Council of the City of Daly City, County of San Mateo, State of California, ORDAINS as follows:

SECTION 1:            Findings.        The City Council of the City of Daly City hereby finds and declares as follows:

WHEREAS, tobacco use and exposure to secondhand smoke cause death and disease and impose great social and economic costs, as evidenced by the following:

- more than 440,000 people die in the United States from tobacco-related diseases every year, making it the nation's leading cause of preventable death;<sup>1</sup> and
- secondhand smoke is responsible for an estimated 38,000 deaths among non-smokers each year in the United States, which includes 3,000 lung cancer deaths and 35,000 deaths due to heart disease;<sup>2</sup> and
- secondhand smoke exposure adversely affects fetal growth with elevated risk of low birth weight and increased risk of Sudden Infant Death Syndrome (SIDS) in infants of mothers who smoke;<sup>3</sup> and
- secondhand smoke exposure causes as many as 300,000 children in the United States under the age of 18 months to suffer lower respiratory tract infections, such as pneumonia and bronchitis;<sup>4</sup> exacerbates childhood asthma; and increases the risk of acute, chronic, middle-ear infections in children;<sup>5</sup> and
- the medical and economic costs to nonsmokers suffering from lung cancer or heart disease caused by secondhand smoke are nearly \$6 billion per year in the US;<sup>6</sup> and

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<sup>1</sup> U.S. Department of Health and Human Services., Centers for Disease Control and Prevention, *Annual Smoking – Attributable Mortality, Years of Potential Life Lost, and Economic Costs – United States 1995-1999* MORBIDITY AND MORTALITY WEEKLY REPORT, 51(14), at 300-303 (2002), available at <http://www.cdc.gov/mmwr/PDF/wk/mm5114.pdf> (last accessed March 23, 2005).

<sup>2</sup> Nat'l Cancer Inst., *NCI Health Information Tip Sheet for Writers: Secondhand smoke*, available at <http://www.cancer.gov/newscenter/tip-sheet-secondhand-smoke> (last accessed February 28, 2005).

<sup>3</sup> Cal. Env'tl. Prot. Agency, Office of Env'tl Health Hazard Assessment, *Health Effects of Exposure to Environmental Tobacco Smoke, Final Report ES-5* (1997), available at <http://www.oehha.org/pdf/chapter4.pdf> (last accessed December 21, 2006).

<sup>4</sup> U.S. Dep't of Health and Human Servs., Centers for Disease Control and Prevention, *Targeting Tobacco Use: The Nation's Leading Cause of Death 2002*, at 2 (2004), available at [http://www.cdc.gov/nccdphp/aag/aag\\_osh.htm](http://www.cdc.gov/nccdphp/aag/aag_osh.htm) (last accessed October 18, 2006).

<sup>5</sup> U.S. Dep't of Health and Human Servs., Centers for Disease Control and Prevention, *Exposure to Environmental Tobacco Smoke and Cotinine Levels — Fact Sheet* (2004), available at [http://www.cdc.gov/tobacco/research\\_data/environmental/factsheet\\_ets.htm](http://www.cdc.gov/tobacco/research_data/environmental/factsheet_ets.htm) (last accessed October 18, 2006).

<sup>6</sup> American Academy of Actuaries, *Costs Associated with Secondhand Smoke*, October, 2006, available at [http://www.actuary.org/pdf/health/smoking\\_oct06.pdf](http://www.actuary.org/pdf/health/smoking_oct06.pdf) (last accessed October 11, 2006).



- the total annual cost of smoking in California was estimated at \$475 per resident or \$3,331 per smoker per year, for a total of nearly \$15.8 billion in smoking-related costs in 1999 alone;<sup>7</sup> and

WHEREAS, secondhand smoke is consistently identified as an extremely dangerous substance, as evidenced by the following:

- the United States Environmental Protection Agency has classified secondhand smoke as a group A carcinogen, the most dangerous class of carcinogen;<sup>8</sup> and
- the U.S. Surgeon General has concluded that there is no risk-free level of exposure to secondhand smoke;<sup>9</sup> and
- the California Air Resources Board has put secondhand smoke in the same category as the most toxic automotive and industrial air pollutants by categorizing it as a toxic air contaminant for which there is no safe level of exposure;<sup>10</sup> and
- the California Environmental Protection Agency has included secondhand smoke on the Proposition 65 list of chemicals known to the state of California to cause cancer, birth defects, and other reproductive harm;<sup>11</sup> and
- only 5 minutes of exposure to secondhand smoke causes the main artery carrying blood from the heart to the body, the aorta, to stiffen as much as if the person had actually smoked a cigarette, thereby causing the heart to work harder to pump blood;<sup>12</sup> and
- 30 minutes of exposure to secondhand smoke reduces the arterial function of a nonsmoker's circulatory system to that of an active smoker's, increasing the nonsmoker's risk of heart disease;<sup>13</sup> and

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<sup>7</sup> Wendy Max, Dorothy P. Rice, Xiulan Zhang, Hai-Yen Sung, Leonard Miller, Cal. Dept. of Health Servs., *The Cost of Smoking in California, 1999*, at 76 (2002), available at <http://www.dhs.ca.gov/tobacco/documents/pubs/CostOfSmoking1999.pdf> (last accessed October 18, 2006).

<sup>8</sup> U.S. Dep't of Health and Human Servs., Centers for Disease Control and Prevention, *Exposure to Environmental Tobacco Smoke and Cotinine Levels — Fact Sheet* (2004), available at [http://www.cdc.gov/tobacco/research\\_data/environmental/factsheet\\_ets.htm](http://www.cdc.gov/tobacco/research_data/environmental/factsheet_ets.htm) (last accessed October 18, 2006).

<sup>9</sup> U.S. Dep't of Health and Human Servs., Centers for Disease Control and Prevention, *The Health Consequences of Involuntary Exposure to Tobacco Smoke: A Report of the Surgeon General* 11 (2006), available at <http://www.surgeongeneral.gov/library/secondhandsmoke/report/chapter1.pdf> (last accessed Sept. 19, 2006).

<sup>10</sup> Cal. Air Resources Bd., Resolution 06-01, at 5 (Jan. 26, 2006), available at <http://www.arb.ca.gov/regact/ets2006/res0601.pdf> (last accessed Oct. 6, 2006).

<sup>11</sup> Cal. Env'tl. Prot. Agency, Office of Env'tl. Health Hazard Assessment, *Chemicals Known to the State to Cause Cancer or Reproductive Toxicity*, at 8 and 17 (Aug. 11, 2006), available at [http://www.oehha.ca.gov/prop65/prop65\\_list/files/P65single081106.pdf](http://www.oehha.ca.gov/prop65/prop65_list/files/P65single081106.pdf) (last accessed Oct. 6, 2006).

<sup>12</sup> C. Stefanadis et al., *Unfavorable Effects of Passive Smoking on Aortic Function in Men*, ANNALS OF INTERNAL MEDICINE 128(6), 426-34 (Mar. 15, 1998).

<sup>13</sup> Terry F. Pechacek & Stephen Babb, *How Acute and Reversible are the Cardiovascular Risks of Secondhand Smoke?*, BRITISH MEDICAL JOURNAL (April 24, 2004), available at <http://www.bmj.com/cgi/content/full/328/7446/980#REF21>. Ryo Otsuka, MD et al., *Acute Effects of Passive Smoking on the Coronary Circulation in Healthy Young Adults*, JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION 284 (4), 436-441 (July 25, 2001), available at [http://jama.ama-assn.org/cgi/content/abstract/286/4/436?ijkey=bb98316bf9d977d6204b0330f4ecc2f8cae6ac6e&keytype=tf\\_ipsecs](http://jama.ama-assn.org/cgi/content/abstract/286/4/436?ijkey=bb98316bf9d977d6204b0330f4ecc2f8cae6ac6e&keytype=tf_ipsecs)

- Exposure to outdoor secondhand smoke may present a hazard under certain conditions of wind and smoker proximity.<sup>14</sup>

WHEREAS, state law prohibits smoking in virtually all indoor places of employment reflecting the state policy to protect against the dangers of exposure to secondhand smoke;<sup>15</sup> and

WHEREAS, conventional air cleaning systems can remove large particles, but not the smaller particles or the gases found in secondhand smoke; and<sup>16</sup>

WHEREAS, state law prohibits smoking in playgrounds and tot lots and within 20 feet of the main entrances and exits of public buildings while expressly authorizing local communities to enact additional restrictions;<sup>17</sup> and

WHEREAS, cigarette butts pose a health threat to young children, as evidenced by the following:

- in 2004, American poison control centers received nearly 8,000 reports of children poisoned by the ingestion of cigarette butts;<sup>18</sup> and
- children who ingest cigarette butts can experience vomiting, nausea, lethargy, and gagging;<sup>19</sup> and

WHEREAS, cigarette butts are a major and persistent source of litter, as evidenced by the following:

- it is estimated that over two billion cigarette butts are discarded every day worldwide, and that Americans alone discard more than 175 million pounds of cigarette butts every year;<sup>20</sup> and

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[ha](#)

<sup>14</sup> Neil E. Klepeis, Wayne R. Ott, and Paul Switzer, *Real-Time Measurement of Outdoor Tobacco Smoke Particles*, AIR & WASTE MANAGEMENT ASSOCIATION, VOLUME 57 (May 1, 2007)

<sup>15</sup> Cal. Lab. Code § 6404.5 (West 2003).

<sup>16</sup> U.S. Department of Health and Human Services. *The Health Consequences of Involuntary Exposure to Tobacco Smoke: A Report of the Surgeon General*. Atlanta, Georgia: U.S. Department of Health and Human Services, Centers for Disease Control and Prevention, Coordinating Center for Health Promotion, National Center for Chronic Disease Prevention and Health Promotion, Office on Smoking and Health, 2006. Available at [http://www.cdc.gov/tobacco/sgr/sgr\\_2006/index.htm](http://www.cdc.gov/tobacco/sgr/sgr_2006/index.htm)

<sup>17</sup> Cal. Health & Safety Code § 104495 (West 2003) and Cal. Gov't Code § 7596 (West 2004).

<sup>18</sup> Am. Ass'n of Poison Control Ctr. *Annual Report of the Toxic Exposure Surveillance System* at 645 (2004), available at <http://www.aapcc.org/Annual%20Reports/04report/AJEM%20-%20AAPCC%20Annual%20Report%202004.pdf> (last accessed October 23, 2006).

<sup>19</sup> U.S. Dep't of Health and Human Servs., Center for Disease Control and Prevention, *Ingestion of Cigarettes and Cigarette Butts by Children – Rhode Island, January 1994-July 1996*, MORBIDITY AND MORTALITY WEEKLY REPORT at 125-128 (1997), available at <http://www.cdc.gov/mmwr/preview/mmwrhtml/00046181.htm> (last accessed October 18, 2006).

<sup>20</sup> Surfrider Foundation, San Diego Chapter, *Hold on to Your Butt!: Our Beaches and Streets are Not Your Ashtray*, at <http://www.surfridersd.org/hotyb.php> (last accessed October 18, 2006).

- cigarette butts are often cast onto sidewalk and streets, and frequently end up in storm drains that flow into streams, rivers, bays, lagoons and ultimately the ocean;<sup>21</sup> and
- cigarette butts, made of plastic cellulose acetate, take approximately 15 years to decompose;<sup>22</sup> and

WHEREAS, creating smokefree areas helps protect the 86% of Californians who are non-smokers;<sup>23</sup> and

WHEREAS, a majority of Californians favor limitations on smoking in multi-unit residences, as evidenced by the following:

- 67% of apartment renters, apartment owners, and managers favor limiting smoking in outdoor common areas of apartment buildings;<sup>24</sup> and
- 69% of apartment renters approve of apartment complexes offering non-smoking sections;<sup>25</sup> and
- 57% of apartment owners and managers favor a law mandating non-smoking units in every building;<sup>26</sup> and
- 46% of apartment renters have experienced secondhand smoke drifting into their units;<sup>27</sup> and

WHEREAS, a local ordinance that authorizes residential rental agreements to include a prohibition on smoking of tobacco products within rental units is not prohibited by state law;<sup>28</sup> and

WHEREAS, the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE), the preeminent U.S. standard-setting body on ventilations issues, has concluded that ventilation systems cannot remove secondhand smoke from indoor environments;<sup>29</sup>

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<sup>21</sup> Surfrider Foundation, San Diego Chapter, *Hold on to Your Butt!: Our Beaches and Streets are Not Your Ashtray*, at <http://www.surfridersd.org/hotyb.php> (last accessed October 18, 2006).

<sup>22</sup> Surfrider Foundation, San Diego Chapter, *Hold on to Your Butt!: Our Beaches and Streets are Not Your Ashtray*, at <http://www.surfridersd.org/hotyb.php> (last accessed October 18, 2006).

<sup>23</sup> Tobacco Control Section, Cal. Dep't of Health Servs., *Adult Smoking Prevalence*, at 1, available at <http://www.dhs.ca.gov/tobacco/documents/pubs/AdultSmoking06.pdf> (last accessed October 18, 2006).

<sup>24</sup> Ctr. For Tobacco Policy and Org., Am. Lung Ass'n of Cal., *Statewide Tobacco Renter Study* (2004), available at [http://www.californialung.org/thecenter/community/documents/SFH-Survey-Data\\_001.doc](http://www.californialung.org/thecenter/community/documents/SFH-Survey-Data_001.doc) (last accessed March 4, 2005).

<sup>25</sup> Tobacco Control Section, Cal. Dep't of Health Servs., *2004 Field Research Poll Results* at 16 (2004), available at <http://www.dhs.ca.gov/tobacco/documents/2004TCSupdate.pdf> (last accessed March 4, 2005).

<sup>26</sup> Ctr. For Tobacco Policy and Org., Am. Lung Ass'n of Cal., *Statewide Survey of California Apartment Owners and Managers* (2005), available at <http://www.californialung.org/thecenter/documents/CenterSmokefreeApartmentsOwnersSurveyJune2005.doc> (last accessed December 21, 2006).

<sup>27</sup> Ctr. For Tobacco Policy and Org., Am. Lung Ass'n of Cal., *Statewide Tobacco Renter Study* (2004), available at [http://www.californialung.org/thecenter/community/documents/SFH-Survey-Data\\_001.doc](http://www.californialung.org/thecenter/community/documents/SFH-Survey-Data_001.doc) (last accessed March 4, 2005).

<sup>28</sup> Cal. Legislative Counsel Op., 21547, *Secondhand Smoke in Multi-Unit Housing (Apartments & Condos) Smoking Bans: Residential Rental Property*, (September 23, 1999).

<sup>29</sup> American Society of Heating, Refrigerating and Air-Conditioning Engineers. *Environmental Tobacco*

WHEREAS, lighted tobacco products caused an estimated 14,450 residential fires in the United States in 2002 resulting in 520 deaths, 1,330 injuries, and \$371 million in residential property damage;<sup>30</sup> and

WHEREAS, California law declares that anything which is injurious to health or obstructs the free use of property, so as to interfere with the comfortable enjoyment of life or property, is a nuisance;<sup>31</sup> and

WHEREAS, local governments have broad latitude to declare nuisances and are not constrained by prior definitions of nuisance;<sup>32</sup> and

WHEREAS, there is no Constitutional right to smoke;<sup>33</sup> and

NOW THEREFORE, it is the intent of the City Council, in enacting this ordinance, to provide for the public health, safety, and welfare by discouraging the inherently dangerous behavior of smoking around non-smoking individuals, especially children; by protecting the public from nonconsensual exposure to secondhand smoke where they live, work, and play; by lessening tobacco-related litter; by reducing the potential for children to wrongly associate smoking and tobacco with a healthy lifestyle; and by affirming and promoting the family atmosphere of the City's public places.

SECTION 2:                    Chapter 8.36 of Title 8 of the Municipal Code is hereafter amended to read as follows:

## **REGULATION OF SMOKING**

- 8.36.010 Definitions**
- 8.36.020 Secondhand Smoke Generally**
- 8.36.030 Smoking Prohibitions**
- 8.36.040 Phase-In Period for Non-Smoking Units in Multi-Unit Residences**
- 8.36.050 Required Lease Terms**
- 8.36.060 Reasonable Smoking Distance Required – 20 Feet**
- 8.36.070 Prohibitions and Duties Generally**
- 8.36.080 Medical Marijuana**
- 8.36.090 Penalties and Enforcement**

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*Smoke: Position Document.* Atlanta, Georgia: American Society of Heating, Refrigerating and Air-Conditioning Engineers, 2005.

<sup>30</sup> U.S. FIRE ADMINISTRATION/NATIONAL FIRE DATA CENTER, U.S. DEPT. OF HOMELAND SECURITY, RESIDENTIAL SMOKING FIRES AND CASUALTIES, TOPICAL FIRE RESEARCH SERIES, VOLUME 5 – ISSUE 5, at 1 (June 2005), available at <http://www.usfa.dhs.gov/downloads/pdf/tfrs/v5i5.pdf> (last accessed Jan. 30, 2007).

<sup>31</sup> Cal. Civil Code § 3479 (Deerings 2005).

<sup>32</sup> *In Re Jones*, 56 Cal.App.2d 658, 663 (1943). See also, Cal. Const., art. XI, § 7 and Cal. Gov. Code § 38771 (Deerings 2005).

<sup>33</sup> Technical Assistance Legal Ctr., Pub. Health Inst., *There Is No Constitutional Right to Smoke* (2004), available at [http://talc.phlaw.org/pdf\\_files/0051.pdf](http://talc.phlaw.org/pdf_files/0051.pdf) (last accessed April 8, 2005).

## **8.36.010 Definitions**

The following words and phrases, whenever used in this chapter, shall have the meanings defined in this section unless the context clearly requires otherwise:

(a) “Business” means any sole proprietorship, partnership, joint venture, corporation, association, or other entity formed for profit-making purposes or that has an Employee, as defined in this section.

(b) A “Common Interest Development” means a development as defined in California Civil Code Section 1351(c), which includes condominium projects (including projects commonly known as townhomes or townhouses), community apartment projects, a planned development, or a stock cooperative.

(c) “Employee” means any person who is employed; retained as an independent contractor by any Employer, as defined in this section; or any person who volunteers his or her services for an Employer, association, nonprofit, or volunteer entity.

(d) “Employer” means any person, partnership, corporation, association, nonprofit or other entity who employs or retains the service of one or more persons, or supervises volunteers.

(e) “Landlord” means any Person who owns real property leased as residential property, any Person who lets residential property, or any Person who manages such property, except that “Landlord” does not include sublessors.

(f) “Multi-Unit Residence” means a building or portion thereof that contains more than one dwelling Unit including but not limited to apartments, Common Interest Development, senior citizen housing, nursing homes, and single room occupancy hotels.

(g) “Multi-Unit Residence Common Area” means any indoor or outdoor area of a Multi-Unit Residence accessible to and usable by residents of different Units, including but not limited to halls and stairwells, paths, lobbies, laundry rooms, common cooking areas, outdoor eating areas, play areas, swimming pools, and parking areas.

(h) “Nonprofit Entity” means any entity that meets the requirements of California Corporations Code section 5003 as well as any corporation, unincorporated association or other entity created for charitable, religious, philanthropic, educational, political, social or similar purposes, the net proceeds of which are committed to the promotion of the objectives or purposes of the entity and not to private gain. A public agency is not a nonprofit entity within the meaning of this section.

(i) “Person” means any natural person, partnership, cooperative association, corporation, personal representative, receiver, trustee, assignee, or any other legal entity except the City of Daly City.

(j) “Place of Employment” means any area under the legal or de facto control of an Employer, Business or Nonprofit Entity that an Employee or the general public may have cause to enter in the normal course of operations, but regardless of the hours of operation, including,

but not limited to: construction sites, taxis, employee lounges and breakrooms, conference and banquet rooms, bingo and gaming facilities, long-term health facilities, warehouses, retail and wholesale tobacco shops, and private residences that are used as child care or health care facilities subject to licensing requirements.

(k) “Public Place” means any place, public or private, open to members of the general public regardless of any fee or age requirement, including, for example, plazas, parking lots, malls, stadiums, parks, playgrounds, farmers markets, fairs, and taxis.

(l) “Service Area” means any area designed to be or regularly used by one or more persons to receive or wait to receive a service, enter a public place, or make a transaction whether or not such service includes the exchange of money, including but not limited to ATMs, bank teller windows, telephones, ticket lines, bus stops, and cab stands.

(m) “Significant Tobacco Retailer” means any tobacco retailer that derives seventy-five percent (75%) or more of gross sales receipts from the sale or exchange of Tobacco Products and Tobacco paraphernalia.

(n) “Smoking” or to “Smoke” means possessing a lighted tobacco product, lighted tobacco paraphernalia, or any other lighted weed or plant (including but not limited to, a lighted pipe, lighted hookah pipe, lighted cigar, or lighted cigarette of any kind), or the lighting of a tobacco product, tobacco paraphernalia, or any other weed or plant (including but not limited to, a pipe, a hookah pipe, cigar, or cigarette of any kind).

(o) “Tobacco Product” means any substance containing tobacco leaf, including but not limited to cigarettes, cigars, pipe tobacco, hookah tobacco, snuff, chewing tobacco, dipping tobacco, snus, bidis, or any other preparation of tobacco; and any product or formulation of matter containing biologically active amounts of nicotine that is manufactured, sold, offered for sale, or otherwise distributed with the expectation that the product or matter will be introduced into the human body, but does not include any cessation product specifically approved by the United States Food and Drug Administration for use in treating nicotine or tobacco dependence.

(p) “Unit” means: (1) a dwelling space consisting of essentially complete independent living facilities for one or more persons, including, for example, permanent provisions for living and sleeping, and any private outdoor spaces such as balconies, decks, and patios; and (2) senior citizen housing and single room occupancy hotels, as defined in California Health and Safety Code section 50519(b)(1), even where lacking private cooking facilities or private plumbing facilities. “Unit” does not include lodging in a hotel or motel that meets the requirements set forth in California Civil Code section 1940(b)(2).

#### **8.36.020 Secondhand Smoke Generally**

For all purposes within the City of Daly City, nonconsensual exposure to secondhand smoke is a nuisance, and the uninvited presence of secondhand smoke on property is a nuisance and a trespass.

#### **8.36.030 Smoking Prohibitions**

(a) Smoking shall be prohibited in the following indoor and outdoor places within the City of Daly City, except in places listed in subsection (b) below:

- (1) Public Places;
- (2) Places of Employment; and
- (3) Multi-Unit Residence Common Areas; except that a Landlord or Common Interest Development may designate a portion of the outdoor area a Smoking area. A designated Smoking area:
  - (i) must be located at least 20 feet from any operable window or door used by the public of an indoor area of a Multi-Unit Residence where Smoking is prohibited;
  - (ii) must not include, and must be at least 20 feet from, outdoor areas primarily used by children including, but not limited to, areas improved or designated for play or swimming;
  - (iii) must be no more than twenty-five percent (25%) of the total outdoor area of the premises for which it is designated;
  - (iv) must have a clearly marked perimeter;
  - (v) must be identified by conspicuous signs; and
  - (vi) must not overlap with any area in which Smoking is otherwise prohibited by this chapter or other provisions of this Code, state law, or federal law.
- (4) Individual Units of Multi-Unit Residences, if such Units share at least one common floor or ceiling with another such Unit.
- (5) Service Areas;

(b) Unless otherwise prohibited by law, Smoking is not restricted by this chapter in the following places:

- (1) By performers during theatrical productions, if smoking is an integral part of the story in the theatrical production;
- (2) Detached single-family homes and the lots they are sited on, except those used as a child care or health care facility subject to licensing requirements;
- (3) Up to ten percent (10%) of hotel and motel guest rooms, if the hotel or motel permanently designates particular guest rooms as nonsmoking rooms such that ninety percent (90%) or more of its guest rooms are nonsmoking and ashtrays and matches are permanently removed from such nonsmoking rooms. Permanent “no smoking” signage shall be posted in nonsmoking rooms;
- (4) Significant tobacco retailers, if at all times minors are prohibited from entering the store;



- (5) Individual Units of Multi-Unit Residences which do not share any common floors or ceilings with any other such Unit;
- (6) Any City-designated outdoor Smoking areas;
- (7) Automobiles;
- (8) On streets and sidewalks, unless being used as outdoor workplaces or at City-sponsored events such as parades and fairs.

(c) Nothing in this chapter shall be construed to prohibit Smoking in any area in which such Smoking is already prohibited by state or federal law unless the applicable state or federal law does not preempt additional local regulation.

#### **8.36.040 Phase-In Period for Non-Smoking Units in Multi-Unit Residences**

A Unit shall not be subject to the Smoking restrictions in Section 3(a)(4) until fourteen (14) months after the effective date of this chapter, or until the legal occupants on the effective date of this chapter vacate the Unit, whichever occurs first.

#### **8.36.050 Required Lease Terms**

(a) For legal occupants on the effective date of this chapter, lease or rental agreement renewals for the occupancy of a Unit in a Multi-Unit Residence in which smoking is prohibited shall include:

- (1) a clause stating that Smoking is prohibited in the Unit if the Unit has been designated as a non-smoking Unit ;
- (2) a clause stating that it is a material breach of the lease or agreement to (i) violate any law regulating Smoking while on the premises; (ii) Smoke in violation of a non-smoking lease term, such as smoking in a non-smoking Unit; or (iii) Smoke in any Multi-Unit Residence Common Area in which Smoking is prohibited by the Landlord; and
- (3) a clause stating that all lawful occupants of the Multi-Unit Residence are express third-party beneficiaries of the above required clauses.
- (4) a clause stating that terms 1 – 3 become effective fourteen (14) months after the effective date of this chapter, unless the Landlord specifies an earlier effective date;

(b) For new tenants not in occupancy on the effective date of this chapter, every lease or other rental agreement for the occupancy of a Unit in a Multi-Unit Residence in which smoking is prohibited shall include:

- (1) a clause stating that Smoking is prohibited in the Unit if the Unit has been designated as a non-smoking Unit;

(2) a clause stating that it is a material breach of the lease or agreement to (i) violate any law regulating Smoking while on the premises; (ii) Smoke in violation of a non-smoking lease term, such as smoking in a non-smoking Unit; or (iii) Smoke in any Multi-Unit Residence Common Area in which Smoking is prohibited by the Landlord; and

(3) a clause stating that all lawful occupants of the Multi-Unit Residence are express third-party beneficiaries of the above required clauses.

(c) The lease or agreement terms required by subsection (a) or (b) are hereby incorporated by force of law into any lease or other agreement for the occupancy of a Unit in a Multi-Unit Residence made on or after the effective date of the ordinance which adopted this section and which does not fully comply with subsection (a) or (b).

(d) A tenant who breaches the Smoking regulations of a lease or knowingly allows another person to do so shall be liable to: (i) the Landlord; and (ii) to any lawful occupant of the Multi-Unit Residence who is exposed to secondhand smoke as a result of that breach. A Landlord shall not be liable to any person for a tenant's breach of Smoking regulations if the Landlord has fully complied with subsection (a).

(e) Failure to enforce any Smoking regulation of a lease or agreement on one or more occasions shall not constitute a waiver of the lease or agreement provisions required by this ordinance and shall not prevent future enforcement of any such Smoking regulation on another occasion.

#### **8.36.060 Reasonable Smoking Distance Required – 20 Feet**

(a) Smoking in outdoor areas shall be prohibited within 20 feet of an entrance or exit used by the public, or operable window of an indoor area in which smoking is prohibited, except while actively passing on the way to another destination and so long as smoke does not enter any indoor area in which smoking is prohibited.

(b) Smoking in outdoor areas shall be prohibited within 20 feet from any outdoor area in which smoking is prohibited by this chapter except while actively passing on the way to another destination.

#### **8.36.070 Prohibitions and Duties Generally**

(a) No Person, Employer, Business, Nonprofit Entity, Landlord, or Common Interest Development shall knowingly permit the Smoking of Tobacco Products in an area which is under the legal or de facto control of the Person, Employer, Business, Nonprofit Entity, Landlord, or Common Interest Development and in which Smoking is prohibited by law and the Person, Employer, Business, Nonprofit Entity, Landlord, or Common Interest Development is not otherwise compelled to act under state or federal law.

(b) No Person, Employer, Business, Nonprofit Entity, Landlord, or Common Interest Development shall knowingly or intentionally permit the presence or placement of ash receptacles, such as, for example, ash trays or ash cans, within an area which is under the legal or de facto control of the Person, Employer, Business, Nonprofit Entity, Landlord, or Common Interest Development and in which Smoking is prohibited, including, without limitation, inside

the perimeter of any Reasonable Distance required by this chapter.

(c) Notwithstanding any other provision of this chapter, any owner, Employer, Business, Nonprofit Entity, Landlord, Common Interest Development or other Person who controls any property, establishment, Place of Employment, Public Place, or Multi-Unit Residence regulated by this chapter may declare any part of such area in which Smoking would otherwise be permitted to be a nonsmoking area.

(d) “No Smoking” signs, with letters of no less than one inch in height or the international “No Smoking” symbol (consisting of a pictorial representation of a burning cigarette enclosed in a red circle crossed by a red bar) shall be clearly, sufficiently, and conspicuously posted in every indoor and outdoor place in which Smoking is prohibited by this chapter, by the Person, Employer, Business, Nonprofit Entity, Landlord, or Common Interest Development that has legal or de facto control of such place. At least one sign with the City of Daly City phone number where complaints can be directed must be conspicuously posted in every place in which Smoking is prohibited. For purposes of this chapter, the City Manager or designee shall be responsible for the posting of signs in regulated facilities owned or leased in part by the City of Daly City. Notwithstanding this provision, the presence or absence of signs shall not be a defense to the violation of any other provision of this chapter.

#### **8.36.080 Medical Marijuana**

Notwithstanding any other provision of this chapter, smoking marijuana for medical purposes as permitted by California Health and Safety Code sections 11362.7 *et seq.* in any Unit of a Multi-Unit Residence is not prohibited by this chapter. Notwithstanding the forgoing, such use of marijuana may be prohibited by other provisions of this Code, state law, or federal law.

#### **8.36.090 Penalties and Enforcement**

(a) The remedies provided by this chapter are cumulative and in addition to any other remedies available at law or in equity.

(b) Each violation of this chapter by a Person because of the Person’s Smoking is an infraction subject to a one hundred dollar (\$100) fine. Other violations of this chapter constitute misdemeanors punishable as provided in Section 1-8 of the Daly City Municipal Code or may, in the discretion of the City Attorney, be prosecuted as infractions if the interests of justice so require. Any peace officer or code enforcement official may enforce this chapter.

(c) Violations of this chapter are subject to a civil action brought by the City, punishable by a civil fine not less than two hundred fifty dollars (\$250) and not exceeding one thousand dollars (\$1,000) per violation.

(d) No Person shall intimidate, harass, or otherwise retaliate against any Person who seeks to attain compliance with this chapter. Moreover, no Person shall intentionally or recklessly expose another Person to secondhand smoke in response to that Person’s effort to achieve compliance with this chapter. Violation of this subsection shall constitute a misdemeanor.

(e) Causing, permitting, aiding, abetting, or concealing a violation of any provision of this chapter shall also constitute a violation of this chapter.

(f) Any violation of this chapter is hereby declared to be a nuisance.

(g) In addition to other remedies provided by this chapter or by other law, any violation of this chapter may be remedied by a civil action brought by the City Attorney, including, but not limited to, administrative or judicial nuisance abatement proceedings, civil or criminal code enforcement proceedings, and suits for injunctive relief.

SECTION 3: Statutory Construction; Severability It is the intent of the City Council of the City of Daly City to supplement applicable state and federal law and not to duplicate or contradict such law and this ordinance shall be construed consistently with that intention. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this ordinance, or its application to any other person or circumstance. The City Council of the City of Daly City hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

SECTION 4: The City Council finds, pursuant to Title 14 of the California Code of Regulations, Section 153078, 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, and that is also exempt under Section 15308 – *Actions of Regulatory Agencies for the Protection of the Environment*.

SECTION 5: 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 Councilmembers 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  
AMENDING CHAPTER 8.36 OF THE DALY CITY MUNICIPAL CODE  
RE: REGULATION OF SMOKING

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Introduced this \_\_\_\_\_ 10<sup>th</sup> day of \_\_\_\_\_ September \_\_\_\_\_ 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 \_\_\_\_\_

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NOES, Councilmembers \_\_\_\_\_

Absent, Councilmembers: \_\_\_\_\_

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CITY CLERK OF THE CITY OF DALY CITY

APPROVED:

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MAYOR OF THE CITY OF DALY CITY