

FILE NO. 160389

Petitions and Communications received from April 11, 2016, through April 18, 2016, for reference by the President to Committee considering related matters, or to be ordered filed by the Clerk on April 26, 2016.

**Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information will not be redacted.**

From the Office of the Controller, regarding its audit of Sankaku, Inc. Copy: Each Supervisor. (1)

From Planning Department, submitting Market and Octavia Plan Monitoring Report, 2010-2014. Copy: Each Supervisor. (2)

From Department of Human Resources, submitting Administrative Code Chapter 12B Waiver Request Form. Copy: Each Supervisor. (3)

From Office of the Treasurer & Tax Collector, submitting the CCSF Monthly Pooled Investment Report for March 2016. Copy: Each Supervisor. (4)

From West Area California Public Utilities Commission, regarding notification of filings for various Verizon Small Cell facilities. Copy: Each Supervisor. (5)

From California Fish and Game Commission, submitting Notice of Proposed Changes in Regulations relating to management of the California Spiny Lobster Fishery Management Plan Implementing Regulations. Copy: Each Supervisor. (6)

From concerned citizens, regarding proposed Formula Retail Ban on Polk Street. 11 letters. File No. 160102. Copy: Each Supervisor. (7)

From concerned citizens, submitting signatures for a titled "Diego Sanchez: Petition in Support of Whole Foods 365." File No. 160102. Copy: Each Supervisor. (8)

From concerned citizen, regarding commuter shuttle busses. File No. 160118. Copy: Each Supervisor. (9)

From concerned citizens, regarding 160 Folsom Street development. 3 letters. File No. 160150. Copy: Each Supervisor. (10)

From Donna Kelley, regarding proposed Homeless Encampment Relocation/Accommodation Policy Legislation. File No. 160278. Copy: Each Supervisor. (11)

From concerned organizations, regarding nomination of Suzy Loftus to Police Commission. 2 letters. File No. 160304. Copy: Each Supervisor. (12)

From Mark Rennie, regarding application for ABC Type 48 license at 177 Eddy. File No. 160356. (13)

From Real Estate Division, regarding payoff of loan to the San Francisco LGBT Community Center. Coy: Each Supervisor. (14)

From concerned citizens, submitting signatures for petition titled "Stop SFMTA (San Francisco Municipal Transportation Agency)." 4,203rd signer. Copy: Each Supervisor. (15)

From Library Users Association, regarding proposed fees at the Public Library. Copy: Each Supervisor. (16)

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**From:** Reports, Controller (CON)  
**Sent:** Wednesday, April 13, 2016 2:59 PM  
**To:** Calvillo, Angela (BOS); Gosiengfiao, Rachel (BOS); BOS-Supervisors; BOS-Legislative Aides; Kawa, Steve (MYR); Steeves, Asja (CON); Campbell, Severin (BUD); Newman, Debra (BUD); Rose, Harvey (BUD); SF Docs (LIB); CON-EVERYONE; John Martin (AIR); Jean Caramatti (AIR); Ivar Satero (AIR); Leo Fermin (AIR); Wallace Tang (AIR); Cheryl Nashir (AIR); Nanette Hendrickson (AIR); ema@mgocpa.com; sjohnson@mgocpa.com; jzaragoza@mgocpa.com; hirohattori@comcast.net  
**Subject:** Issued: Airport Commission: Sankaku Inc., Correctly Reported Its Revenue and Paid Its Rent for 2013 and 2014

The City and County of San Francisco's Airport Commission (Airport) coordinates with the Office of the Controller's City Services Auditor Division (CSA) to conduct periodic compliance audits of the Airport's tenants and airlines. CSA engaged Macias Gini & O'Connell LLP (MGO) to audit tenants and airlines at the Airport to determine whether they complied with the reporting, payment, and selected other provisions of their agreements with the Airport.

CSA presents the report of MGO's audit of Sankaku, Inc., operating as Wakaba. The audit found that Sankaku, Inc., correctly reported \$5,354,067 in gross revenues and correctly paid \$471,407 in rent due to the Airport.

To view the full report, please visit our website  
at: <http://openbook.sfgov.org/webreports/details3.aspx?id=2292>

This is a send-only e-mail address.

For questions about the report, please contact Director of City Audits Tonia Lediju at [Tonia.Lediju@sfgov.org](mailto:Tonia.Lediju@sfgov.org) or 415-554-5393 or the CSA Audits Unit at 415-554-7469.

Follow us on Twitter @SFController

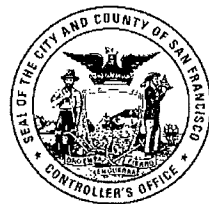


# City and County of San Francisco

Office of the Controller – City Services Auditor

## **AIRPORT COMMISSION:**

**Sankaku, Inc., Correctly  
Reported Its Revenues and  
Paid Rent for 2013 and 2014**



*April 13, 2016*



**OFFICE OF THE CONTROLLER  
CITY SERVICES AUDITOR**

The City Services Auditor (CSA) was created in the Office of the Controller through an amendment to the Charter of the City and County of San Francisco (City) that was approved by voters in November 2003. Charter Appendix F grants CSA broad authority to:

- Report on the level and effectiveness of San Francisco's public services and benchmark the City to other public agencies and jurisdictions.
- Conduct financial and performance audits of city departments, contractors, and functions to assess efficiency and effectiveness of processes and services.
- Operate a whistleblower hotline and website and investigate reports of waste, fraud, and abuse of city resources.
- Ensure the financial integrity and improve the overall performance and efficiency of city government.

CSA may conduct financial audits, attestation engagements, and performance audits. Financial audits address the financial integrity of both city departments and contractors and provide reasonable assurance about whether financial statements are presented fairly in all material aspects in conformity with generally accepted accounting principles. Attestation engagements examine, review, or perform procedures on a broad range of subjects such as internal controls; compliance with requirements of specified laws, regulations, rules, contracts, or grants; and the reliability of performance measures. Performance audits focus primarily on assessment of city services and processes, providing recommendations to improve department operations.

CSA conducts its audits in accordance with the Government Auditing Standards published by the U.S. Government Accountability Office (GAO). These standards require:

- Independence of audit staff and the audit organization.
- Objectivity of the auditors performing the work.
- Competent staff, including continuing professional education.
- Quality control procedures to provide reasonable assurance of compliance with the auditing standards.

For questions about the report, please contact Director of City Audits Tonia Lediju at [Tonia.Lediju@sfgov.org](mailto:Tonia.Lediju@sfgov.org) or 415-554-5393 or CSA at 415-554-7469.

CSA Audit Team: Winnie Woo, Associate Auditor

Audit Consultants: Macias Gini & O'Connell LLP (MGO)



**CITY AND COUNTY OF SAN FRANCISCO**  
**OFFICE OF THE CONTROLLER**

**Ben Rosenfield**  
**Controller**

**Todd Rydstrom**  
**Deputy Controller**

April 13, 2016

San Francisco Airport Commission  
San Francisco International Airport  
P.O. Box 8097  
San Francisco, CA 94128-8097

John L. Martin, Airport Director  
San Francisco International Airport  
P.O. Box 8097  
San Francisco, CA 94128-8097

Dear Commission President, Commissioners, and Mr. Martin:

The City and County of San Francisco's Airport Commission (Airport) coordinates with the Office of the Controller's City Services Auditor Division (CSA) to conduct periodic compliance audits of Airport tenants and airlines. CSA engaged Macias Gini & O'Connell LLP (MGO) to audit the Airport's tenants to determine whether they complied with the reporting, payment, and other selected provisions of their leases.

CSA presents the attached report for the compliance audit of Sankaku, Inc., operating as Wakaba, (Sankaku) prepared by MGO.

**Reporting Period:** January 1, 2013, through December 31, 2014

**Rent Paid:** \$471,407

**Results:**

Sankaku correctly reported \$5,354,067 in gross revenues and correctly paid rent due to the Airport.

The responses of the Airport and Sankaku are attached to this report.

CSA appreciates the assistance and cooperation of Airport and Sankaku staff during the audit. For questions about the report, please contact me at [Tonia.Lediju@sfgov.org](mailto:Tonia.Lediju@sfgov.org) or 415-554-5393 or CSA at 415-554-7469.

Respectfully,

Tonia Lediju  
Director of City Audits

Attachment

cc: Board of Supervisors  
Budget Analyst  
Citizens Audit Review Board  
City Attorney  
Civil Grand Jury  
Mayor  
Public Library

**CITY AND COUNTY OF SAN FRANCISCO  
OFFICE OF THE CONTROLLER**

**PERFORMANCE AUDIT REPORT**

Sankaku, Inc. operating as Wakaba

January 1, 2013 through December 31, 2014



Certified  
Public  
Accountants



## Performance Audit Report

Macias Gini & O'Connell LLP (MGO) presents its report concerning the performance audit of Sankaku, Inc operating as Wakaba (Tenant) as follows:

### *Background*

The Tenant has one lease agreement with the Airport Commission of the City and County of San Francisco (Commission) to operate one food and beverage facility in Terminal 2 at San Francisco International Airport (SFO). The agreement requires the Tenant to submit to the Airport Department (Airport) a monthly report showing its sales revenue and rent due.

For the period of our performance audit, January 1, 2013 through December 31, 2014, the lease required payment of the greater of monthly minimum rent or percentage rent thresholds as outlined below.

<b>Lease:</b>	<b>10-0033</b>
<b>Reporting periods:</b>	January 1, 2013 to December 31, 2014
<b>Lease Term:</b>	November 18, 2010 to April 30, 2023
<b>Percentage Rent:</b>	6% of Gross Revenue up to \$600,000, plus 8% of Gross Revenue from \$600,000.01 up to \$1,000,000, plus 10% of Gross Revenue over \$1,000,000

Minimum monthly rent is specified in the lease and has step increases stipulated by the lease.

<u>Period</u>	<u>10-0033</u>
Lease year ended December 2013	\$ 3,854.29
Lease year ended December 2014	4,013.71

The percentage rent owed each month in excess of the monthly minimum is due as additional rent to the Airport.

### *Objective and Scope*

The objective of this performance audit was to determine whether the Tenant was in substantial compliance with the reporting, payment, and other rent related provisions of its lease with the Commission. To meet the objective of our performance audit and based upon the provisions of the City and County of San Francisco contract number P-500 (5-10) dated March 1, 2013, between MGO and the City and County of San Francisco, and per Appendix A therein, we verified that revenues for the audit period were reported to the Airport in accordance with the lease provisions, and that such amounts agreed with the underlying accounting records; identified and reported the amount and cause of any significant error (over or under) in reporting together with the impact on rent payable to the Airport; and identified and reported any recommendations to improve record keeping and reporting processes of the Tenant relative to its ability to comply with lease provisions.

This audit and the resulting report relates only to the gross receipts and rents reported by the Tenant, and does not extend to any other performance or financial audits of either the Commission or the Tenant taken as a whole.

### *Methodology*

To meet the objectives of our performance audit, we performed the following procedures: reviewed the applicable terms of the lease and the adequacy of the Tenant procedures and internal controls for collecting, recording, summarizing and reporting its gross revenues and calculating its payments to the Airport; selected and tested 4 sample months for each contract year and 3 sample days for each sample months selected per guidelines provided by the City; recalculated monthly rent due; and verified the timeliness of reporting revenues and rent and submitting rent payments to the Airport.

We conducted this performance audit in accordance with *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain sufficient, appropriate evidence to provide a reasonable basis for our findings and recommendations based on our audit objective. We believe that the evidence obtained provides a reasonable basis for our audit results based on our audit objective.

### *Audit Results*

Based on the results of our performance audit for the period from January 1, 2013 through December 31, 2014, the Tenant correctly reported gross revenues of \$5,354,067 and paid percentage rent of \$471,407 to the Airport in accordance with its lease provisions. Those amounts agreed to the underlying records.

Gross revenues and percentage rent are defined in the lease between the Tenant and the City and County of San Francisco. The table below show Tenant reported total gross revenue and percentage rent paid to the Airport for the lease under audit.

### **Sales Revenues and Percentage Rent Paid January 1, 2013 through December 31, 2014**

#### **Lease No. 10-0033**

<b>Lease Period</b>	<b>Total Revenue Reported by Tenant</b>	<b>Calculated Percentage Rent Stipulated by Lease</b>	<b>Minimum Rent Stipulated by Lease</b>	<b>Additional Rent Due</b>	<b>Rent Paid per Airport Payment Records</b>	<b>Over (Under) Payment</b>
	A	B	C	D (B-C)	E	F (E-C-D)
January 1, 2013 through December 31, 2013	\$ 2,563,776	\$ 224,378	\$ 46,251	\$ 178,127	\$ 224,378	-
January 1, 2014 through December 31, 2014	2,790,291	247,029	48,165	198,864	247,029	-
<b>Total</b>	<b>\$ 5,354,067</b>	<b>\$ 471,407</b>	<b>\$ 94,416</b>	<b>\$ 376,991</b>	<b>\$ 471,407</b>	<b>\$ -</b>

### *Conclusion*

We conducted this performance audit in accordance with the provisions of our contract, as outlined in the objective and scope section above, and in accordance with generally accepted government auditing standards. Those standards require that we plan and perform the audit to obtain sufficient, appropriate evidence to provide a reasonable basis for our findings and conclusions based on our audit objectives. We believe that the evidence obtained provides a reasonable basis for our findings and conclusions based on our audit objectives section of this report.

This report is intended solely for the information and use of the Tenant, the Commission and the City and County of San Francisco, and is not intended to be and should not be used by anyone other than these specified parties.

*Macias Gini & O'Connell LLP*

Walnut Creek, California  
March 24 2016



San Francisco International Airport

March 21, 2016

Ms. Tonia Lediju  
Director of City Audits  
City Services Auditor Division  
Office of the Controller  
City and County of San Francisco  
1 Dr. Carlton B. Goodlett Place, Room 477  
San Francisco, CA 94102

Subject: Performance Audit-Sankaku, Inc.

Dear Ms. Lediju:

The Airport has received and reviewed MGO's Performance Audit Report of Sankaku, Inc., prepared and sent by Macias Gini and O'Connell, LLP via email on March 15, 2016. This letter is to confirm that, based upon the details provided, we agree with the audit results.

Should you have any questions regarding this matter, please contact me at 650-821-4500.

Sincerely,

A handwritten signature in black ink, appearing to read "Cheryl Nashir", is positioned above the printed name.

Cheryl Nashir  
Director  
Revenue Development and Management

cc: Scott Johnson, MGO  
Juan Zaragoza, MGO  
Winnie Woo, CSA  
Wallace Tang, SFO Controller  
Evelyn Reyes-Dizadji, SFO RDM

AIRPORT COMMISSION CITY AND COUNTY OF SAN FRANCISCO

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SANKAKU, INC.

JAPANESE RESTAURANT

March 24, 2016

Director of City Audits  
City Services Auditor Division  
Office of the Controller  
City and County of San Francisco

RE: Audit of Sankaku, Inc / Wakaba sushi & noodle SFO location

To whom it may concern:

This letter is to confirm that, based upon the details provided, we agree with the audit results of Sankaku, Inc. SFO location, which was performed by Macias Gini & O'Connell LLP (MGO).

If there are any question, please feel free to contact me.

Best regards,  
Hiroyuki Hattori

COO  
Sankaku, Inc  
Email:hirohattori@comcast.net  
Phone: 415-310-7711



# SAN FRANCISCO PLANNING DEPARTMENT

BOS-11, page

April 14, 2016

2016 APR 15 PM 4:06

Staff Contact: Audrey Harris

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CA 94103-2479

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Information:  
**415.558.6377**

BY BZ

## MEMORANDUM

The Planning Department is pleased to send you the recently published *Market and Octavia Plan Monitoring Report, 2010-2014*. Sections 341.2 and 341.3 of the *San Francisco Planning Code* require the Planning Department to prepare annual and five-year time series reports and to supply this information to the Planning Commission, the Citizens Advisory Committee and the Mayor. This *2010-2014 Monitoring Report* is the second in the time series and describes development trends in the Market and Octavia Plan area as mandated.

Highlights of the *Market and Octavia Plan Monitoring Report 2010-2014* include:

- **Residential Development:** New housing production in the five-year period totaled 977 units—roughly 12% of the Citywide total. About 2,140 more units are in the residential pipeline for the Market and Octavia Plan area.
- **Affordable Housing Stock:** About one-fifth of the new housing produced in the area – 398 units – is affordable. With 398 affordable units built between 2010 and 2014, about 85% are made affordable through public assistance for very low income and extremely low income households. Of that 85%, 65% of those publically assisted affordable units are located within the Central Freeway parcels.
- **Commercial Development:** Nearly 91,760 sq ft of commercial space has been added to the neighborhood's commercial stock between 2010 and 2014.
- A total of \$ 3.4 million in fees were collected from 11 housing development projects and a total of \$8.7 million has been collected as part of the Community Improvements Program during the reporting period. The Planning Department projects just over \$19 million in impact fee revenue over the next five years to complete the remaining plan implementation.

Limited copies of the *Market and Octavia Plan Monitoring Report 2010-2014* are available to the public at the San Francisco Planning Department, 1650 Mission Street, 4th Floor, San Francisco, CA 94103. It is also available for review at the San Francisco Main Public Library, Science and Government Documents Department. The *Market and Octavia Plan Monitoring Report 2010-2014* can also be downloaded from the Planning Department's website:

<http://sf-planning.org/citywide-policy-reports-and-publications>

Please contact Audrey Harris (415 575 9136 / [audrey.harris@sfgov.org](mailto:audrey.harris@sfgov.org)) if you have any questions.

# MARKET & OCTAVIA PLAN MONITORING REPORT 2010–2014





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1650 Mission Street, Suite 400  
San Francisco, CA 94103-3114  
[www.sfplanning.org](http://www.sfplanning.org)

**Front Cover:** Linden Alley looking towards Patricia's Green

# **MARKET & OCTAVIA PLAN MONITORING REPORT**

2010–2014

San Francisco Planning Department  
October 2015









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# **HIGHLIGHTS:** MARKET AND OCTAVIA PLAN MONITORING REPORT 2010–2014

## SUMMARY OF HIGHLIGHTS

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The 2010–2014 reporting period includes the impact of the 2008 global financial meltdown and ensuing recession as well as the subsequent recovery. The plan area has emerged from the depths of the crisis with new community improvements and growth in housing and commercial space.

### Commercial Space and Employment

The vitality and strength of Market & Octavia as a place is a result of residential neighborhoods with space for commerce and places to gather for socializing. The pattern for new development in the area is driven towards mixed use development. In fact, all but one project built since 2010 is residential with mixed uses on the ground floors. The SF Jazz Center, a performing arts venue for jazz and music education located at 205 Franklin Street, is the lone single-use project built during the reporting period.

### Housing

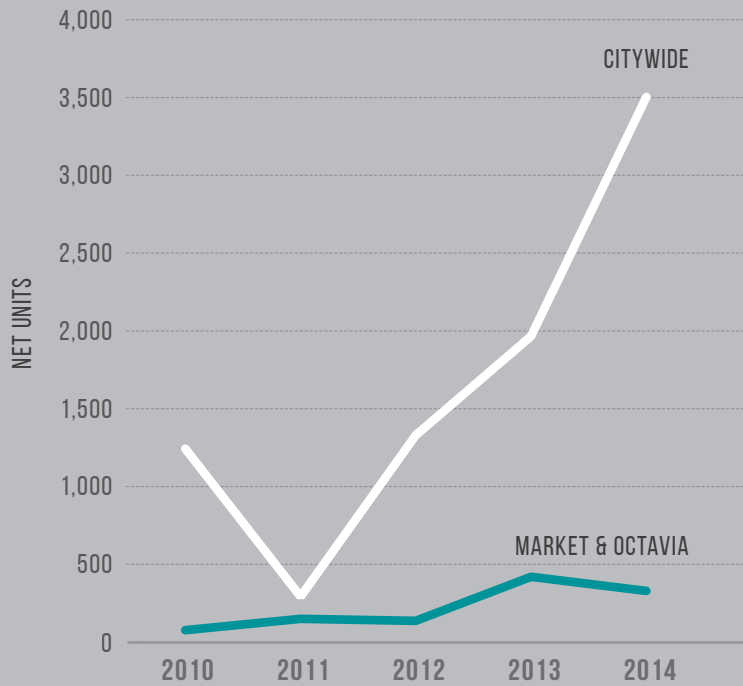
Housing production in Market & Octavia mirrored the City's as the effects of the recession caused many residential projects to be stalled or cancelled. When the City's net new housing production plummeted in 2011, nearly half were in the *Market & Octavia Plan* area. Since then housing production Citywide has rebounded, with Market & Octavia recovering and quickly catching up.

### Implementation of Proposed Programming

New parks were built and several more received improvements between 2010 and 2014. The McCoppin Hub and the SoMa West Skate Park and Dog Play Area have opened in a previously under-served area of Market & Octavia. Improvements to transportation, including the bus-only lane on Haight and the contra flow bike lane on Polk Street, have come about as development in the Plan area picked up. The Planning Department estimates that nearly \$19.5 million in impact fee revenue will come from the *Market & Octavia Plan* area over the next five years.

## HOUSING INVENTORY

### HOUSING PRODUCTION TRENDS, 2010–2014



### MARKET & OCTAVIA RECOVERY FROM RECESSION

**125** **305** **↑2X**

2011

2014

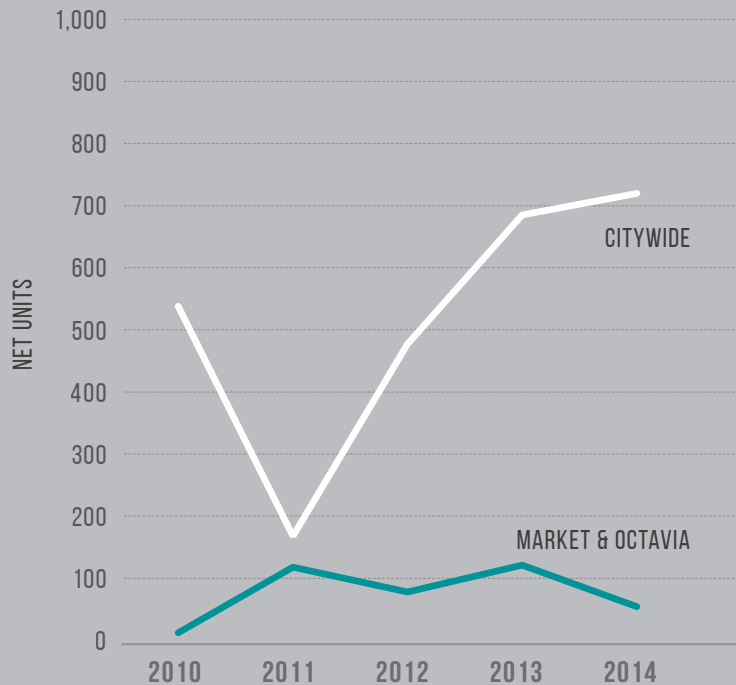
### CITYWIDE RECOVERY FROM RECESSION

**269** **3,514** **↑13X**

2011

2014

### AFFORDABLE HOUSING PRODUCTION TRENDS, 2010–2014



### MARKET & OCTAVIA RECOVERY FROM RECESSION

**120** **57** **↓0.5X**

2011

2014

### CITYWIDE RECOVERY FROM RECESSION

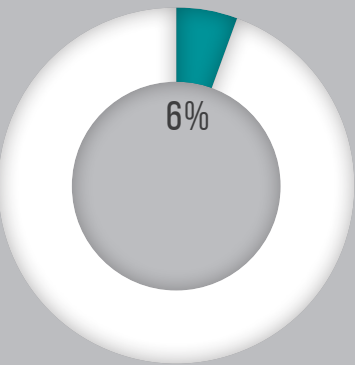
**171** **723** **↑4X**

2011

2014

# HOUSING PIPELINE

HOUSING PIPELINE, QUARTER 4 OF 2014

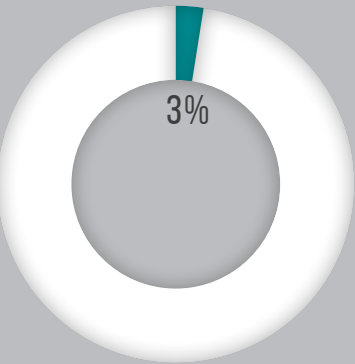


692

11,351

UNITS UNDER REVIEW

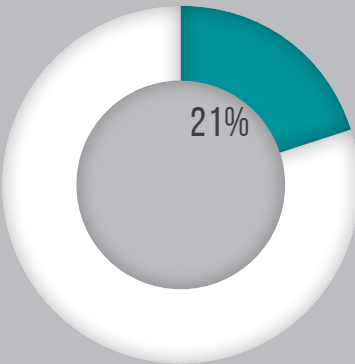
MARKET & OCTAVIA  
CITYWIDE



837

31,698

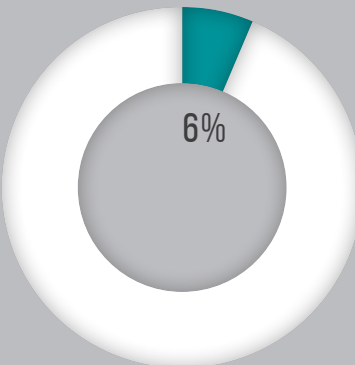
UNITS ENTITLED



1,620

7,883

UNDER CONSTRUCTION



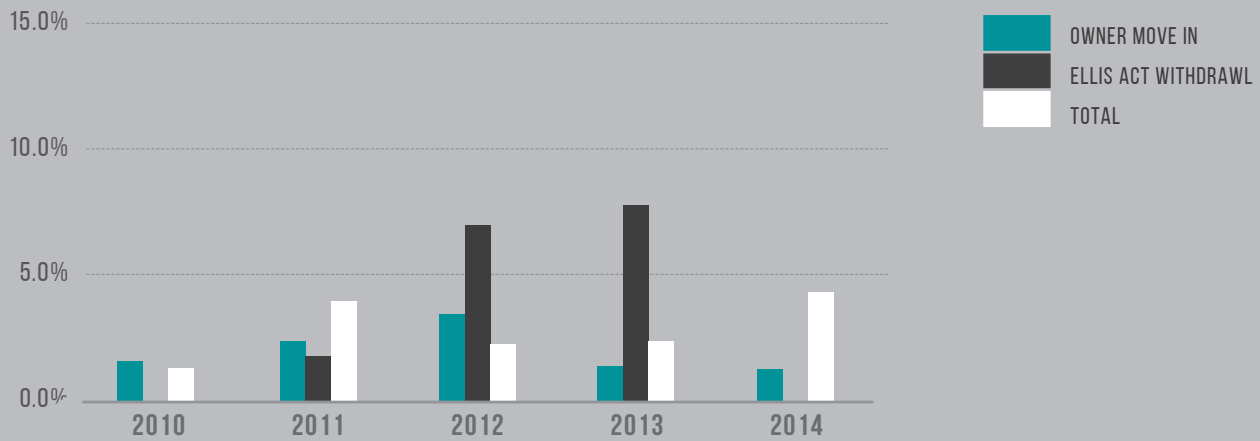
3,149

50,932

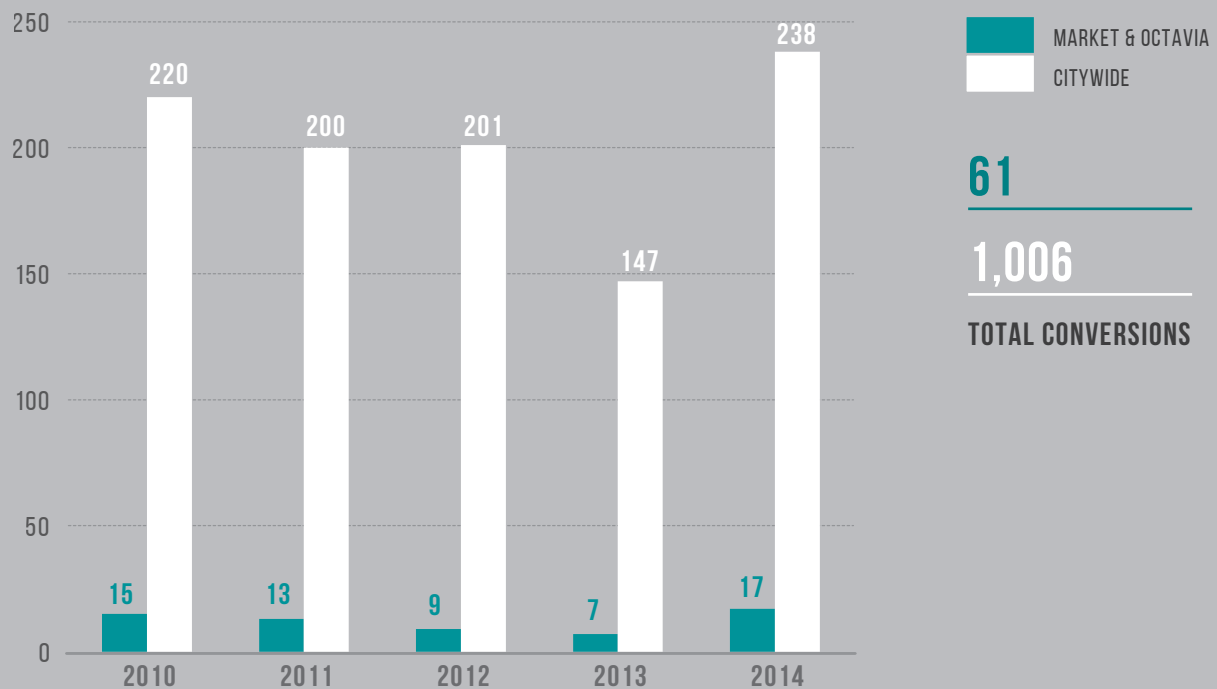
TOTAL UNITS IN PIPELINE

## OTHER CHANGES IN HOUSING CHARACTERISTICS

### EVICTIONS: MARKET & OCTAVIA AS A SHARE OF CITYWIDE TRENDS, 2010–2014

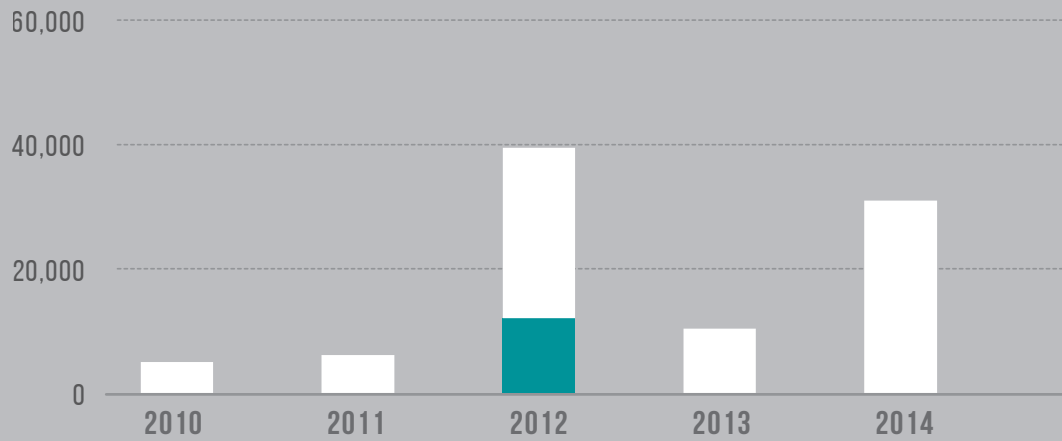
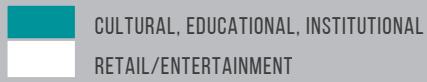


### CONDO CONVERSION TRENDS, 2010–2014



## COMMERCIAL SPACE

### COMMERCIAL DEVELOPMENT TRENDS IN MARKET & OCTAVIA, 2010–2014



## COMMERCIAL SPACE

### COMMERCIAL PROJECT PIPELINE IN NET SQUARE FEET, 2014



MARKET & OCTAVIA  
CITYWIDE

38,296

1,799,719

CULTURAL, EDUCATIONAL,  
INSTITUTIONAL

2%

OF CITYWIDE

0

1,775,383

MEDICAL

0%

OF CITYWIDE

-116,889

12,265,597

OFFICE

-1%

OF CITYWIDE

-76,037

-381,685

PDR/LIGHT INDUSTRIAL

20%

OF CITYWIDE

95,797

2,943,964

RETAIL/ENTERTAINMENT

3%

OF CITYWIDE

0

1,056,215

VISITOR/LODGING

0%

OF CITYWIDE

-61,263

19,459,193

TOTAL

0%

OF CITYWIDE

## EMPLOYMENT

### ESTABLISHMENTS



MARKET & OCTAVIA

CITYWIDE



\* TOTAL INCLUDES OTHER JOBS



## EMPLOYMENT

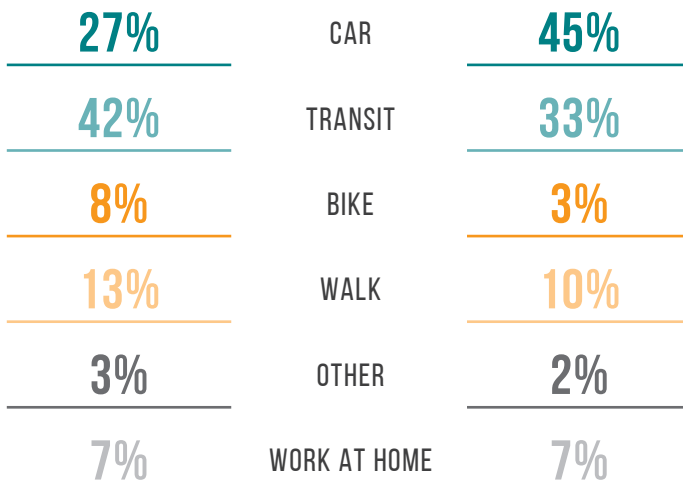
### JOBS



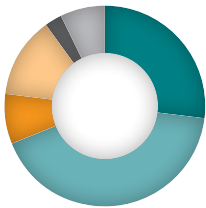
\* TOTAL INCLUDES OTHER JOBS

## INFRASTRUCTURE & FEES COLLECTED

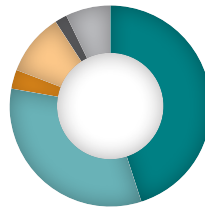
### TRANSPORTATION



#### MARKET & OCTAVIA



#### CITYWIDE



### MARKET & OCTAVIA AFFORDABLE HOUSING FEE AND UPPER MARKET NEIGHBORHOOD COMMERCIAL DISTRICT INCLUSIONARY HOUSING FEES COLLECTED FY 2010–2014

**\$3,418,890**

TOTAL

### MARKET & OCTAVIA COMMUNITY INFRASTRUCTURE IMPACT FEES COLLECTED FY 2010–2014

**\$8,772,120**

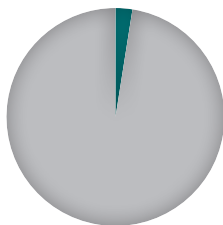
TOTAL

### PROJECTED FIVE-YEAR DEVELOPMENT IMPACT FEE REVENUE

**\$19,408,700**

TOTAL

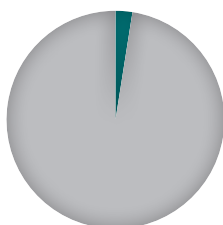
### FIRST SOURCE HIRING PROGRAM, MARKET & OCTAVIA, 2010–2015



**108**

**3,819**

TOTAL PUBLIC PROJECTS



**31**

**1,098**

TOTAL PRIVATE PROJECTS

## Introduction

The *Market & Octavia Plan* envisions a place that people of many different lifestyles and incomes, ages and ethnicities could call home. A product of a multi-year community planning process, the *Market & Octavia Plan* calls for a fine balance of housing, retail, open space, and transit. It seeks to meet San Francisco's twin challenges of housing and transportation by encouraging new housing near reliable transit lines; cars are accommodated but are no longer the main mode of transport. The Plan also improves the neighborhood with a full range of city services, safe and lively streets, gathering places, and an appreciation for its special character.

In response to the need for housing and to support transit-oriented development, the *Market & Octavia Plan* brought about new zoning rules for appropriate residential and commercial uses. To

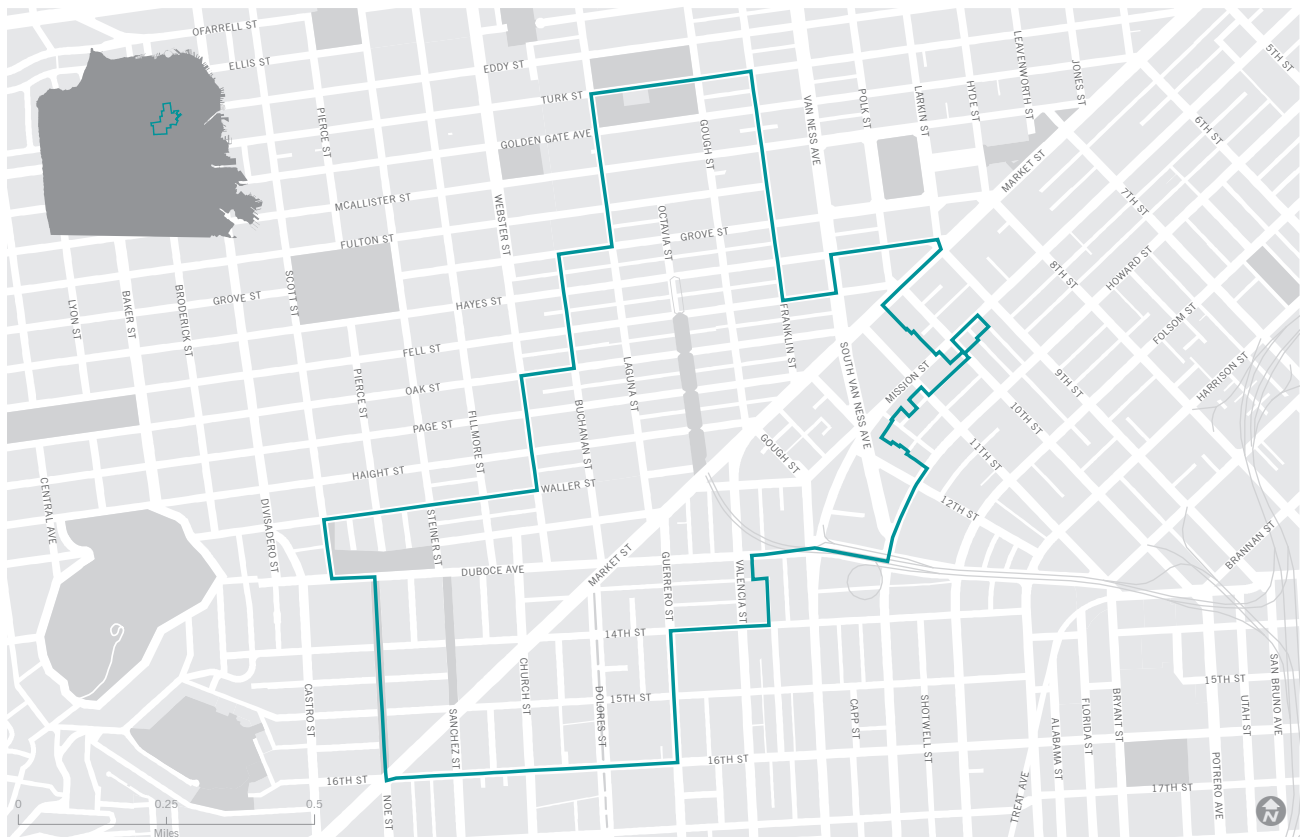
balance out the pressures of development and population growth encouraged by the plan, the *Market & Octavia Plan* places high-density land uses close to transit and prescribes a range of neighborhood enhancements including streetscape and open space improvements.

**Map 1** shows the *Market & Octavia Plan* area boundaries: Turk, between Franklin and Laguna to the north; Larkin along Hayes to Van Ness and 11th to Mission to the east, Noe from 16th to Duboce through Scott to Waller; Webster to Oak and Franklin to Grove to the west; and 16th between Noe and Guerrero, 14th between Guerrero and Valencia and Duboce/Division/13th Streets to the south.

Following the Plan's Environmental Impact Report's certification in April 2007, the San Francisco Planning Commission adopted the *Market & Octavia Plan* as part of the San Francisco General

### MAP 1

#### *Market & Octavia Plan* Area Boundaries



Plan in July 2007. On April 8, 2008, the Board of Supervisors approved the area plan and it was made effective on May 30, 2008.

Plan implementation includes application of new planning code controls on new development and rehabilitation projects, application of new general plan policies by all City agencies, and development of community improvements to support new and existing residents of the plan area. The Planning Department, along with other City agencies, private developers, existing and new residents, and the *Market & Octavia Plan* Community Advisory Committee (MOP-CAC), play a critical role in implementing the plan.

## Report Structure

This *Market & Octavia Plan Five-Year Monitoring Report* covers: office and retail development and employment trends; housing production and conversion trends; affordable housing; and project entitlement requirements and fees. In addition to these topics – all of which are required in the annual reporting – the five-year report will also describe existing and planned transit service and provide an accounting of transit impact fees related to the *Market & Octavia Plan* area. A parking inventory is also included in this report as well as an inventory of existing curb cuts in transit-preferential streets. The complete text of monitoring requirements under the ordinance can be found in Appendix A.

The Planning Department is issuing this second *Market & Octavia Five-Year Monitoring Report* in 2015 and will cover the period from January 1, 2010 through December 31, 2014. Although the ordinance directed the initial five year time series report due on July 15, 2008, the *Market & Octavia Plan* was not adopted and approved until late 2007. In effect, the first Monitoring Report, produced in 2011, covered the period three years preceding and two years following the plan's adoption. This is the second five-year monitoring report and will be covering development activities between 2010 and 2014. Subsequent time series monitoring reports will be released in years ending in 5 and 0.

## Data Sources

The time series report relies primarily on the Housing Inventory, the Commerce and Industry Inventory, and the Pipeline Quarterly Report, all of which are published by the Planning Department. Additional data sources include: the State Employment Development Department (EDD), the San Francisco Municipal Transportation Agency (SFMTA), Co-Star Realty information, Dun and Bradstreet business data, CBRE and NAI-BT Commercial real estate reports, and information gathered from the Department of Building Inspection, the offices of the Treasurer and Tax Collector, the Controller, the Assessor-Recorder, and Economic and Workforce Development.

Copies of this report can be downloaded from the Publications & Reports link at the Planning Department's web site at <http://www.sfplanning.org>.

A limited number of copies are available for purchase from the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103. Copies may also be reviewed at the Government Information Center on the fifth floor of the San Francisco Main Library.

Department Staff Contact for this report is Audrey Harris, (415) 575-9136, [audrey.harris@sfgov.org](mailto:audrey.harris@sfgov.org).



# 1 HOUSING

## Housing

Housing and the provision of adequate shelter, especially for those with low to moderate incomes, continue to be chronic issues in San Francisco. Fundamental principles of the *Market & Octavia Plan* call for ample and diverse housing opportunities which add to the vitality of the place, and the building of efficient, affordable housing that is consistent with the neighborhood character by reducing parking requirements. The *Market & Octavia Plan* also encourages housing in infill development, especially in scales and densities that reflect the area's fine-grained fabric.

The *Market & Octavia Plan* envisioned that as many as 6,000 additional housing units can be accommodated within the plan boundaries. About 900 of these new units will be built in 22 parcels totalling seven acres created from the removal of the Central Freeway in 2003.

The *Market & Octavia Plan* also recognizes the value of sound, existing housing stock and call for its preservation. Dwelling unit mergers are strongly discouraged and housing demolitions are allowed only on condition of adequate unit replacement.

## Housing Stock & New Housing Production

Based on the 2010 decennial US Census, there were just over 18,200 units in the *Market & Octavia Plan* boundaries – about 5% of the estimated Citywide total.

Some 980 net new units were added to the *Market & Octavia Plan* area's housing stock between 2010 and 2014 (see [Table 1.1](#)). Nearly all of these new units were entitled after the adoption of the *Market & Octavia Plan* and were subject to its controls. Of this total, 880 units resulted from new construction; 101 units were gained from additions to existing buildings; and four units were demolished in the five-year period. Eight new construction projects, with 358 units, were built on seven Central Freeway parcels. A separate subsection details development trends in the Central Freeway parcels.

[Table 1.2](#) shows the Citywide figures for comparison. About 12% of the net increase in the City's housing stock in the last five years was in the Market & Octavia area. [Map 2](#) shows the location of recent housing construction. Additional details about these new development projects can be found in Appendix B, [List BL-1](#).

**TABLE 1.1**

**New Housing Production Trends, Market & Octavia, 2010–2014**

Year	Units Completed from New Construction	Units Demolished	Net Units Gained or Lost from Alterations	Net Change in Number of Units
2010	53	0	-2	51
2011	121	0	4	125
2012	40	4	80	116
2013	371	0	9	380
2014	295	0	10	305
TOTAL	880	4	101	977

Source: San Francisco Planning



**TABLE 1.2**

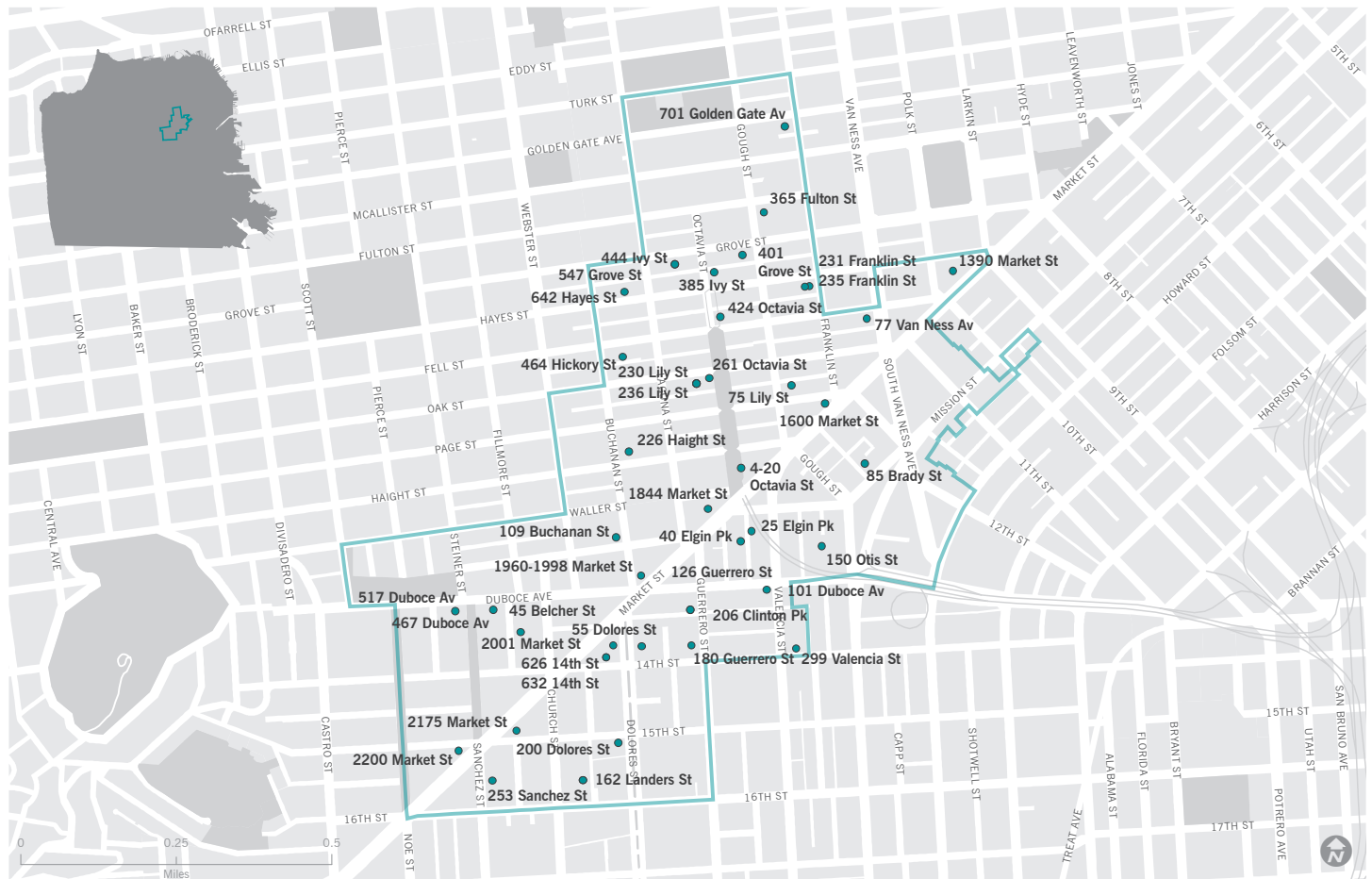
**New Housing Production, San Francisco, 2010–2014**

Year	Units Completed from New Construction	Units Demolished	Net Units Gained or Lost from Alterations	Net Change in Number of Units
2010	1,079	170	318	1,227
2011	348	84	5	269
2012	796	127	650	1,319
2013	2,330	429	59	1,960
2014	3,454	95	155	3,514
TOTAL	8,007	905	1,187	8,289

Source: San Francisco Planning

**MAP 2**

**New Housing Production, Market & Octavia, 2010–2014**





## Housing Development Pipeline

Table 1.3 shows that a total of about 3,149 units in some 42 projects are proposed to be built in the *Market & Octavia Plan* area. Map 4 shows the location of proposed housing projects in Market & Octavia by development status. List BL-3 in Appendix B provides a detailed list of these housing pipeline projects.

Table 1.3 shows that about 1,620 units – or 51% – are under construction and will likely be completed within the next two years. Another 837 units – about 27% – have received Planning Department entitlements and could see completion within the next two to seven years.

Nearly 22% of the units in the residential development pipeline are in the early stages of the process and are expected to be completed in the next five to ten years. Just the same, 22% of proposed units Citywide – over 11,350 units – are under review and have yet to receive entitlements. About 15% of the units in the housing pipeline citywide are under construction and while the remainder have been entitled and have filed for or have received building permits.

If completed in the next 10 years, the current residential pipeline within the Market & Octavia Area Plan boundaries would mean an increase of almost 17% in the area's housing stock. Successful accommodation of this significant infill growth, as envisioned in the Plan, would require infrastructure improvements that encourage transit use and enhance urban amenities in the neighborhood.

**TABLE 1.3**

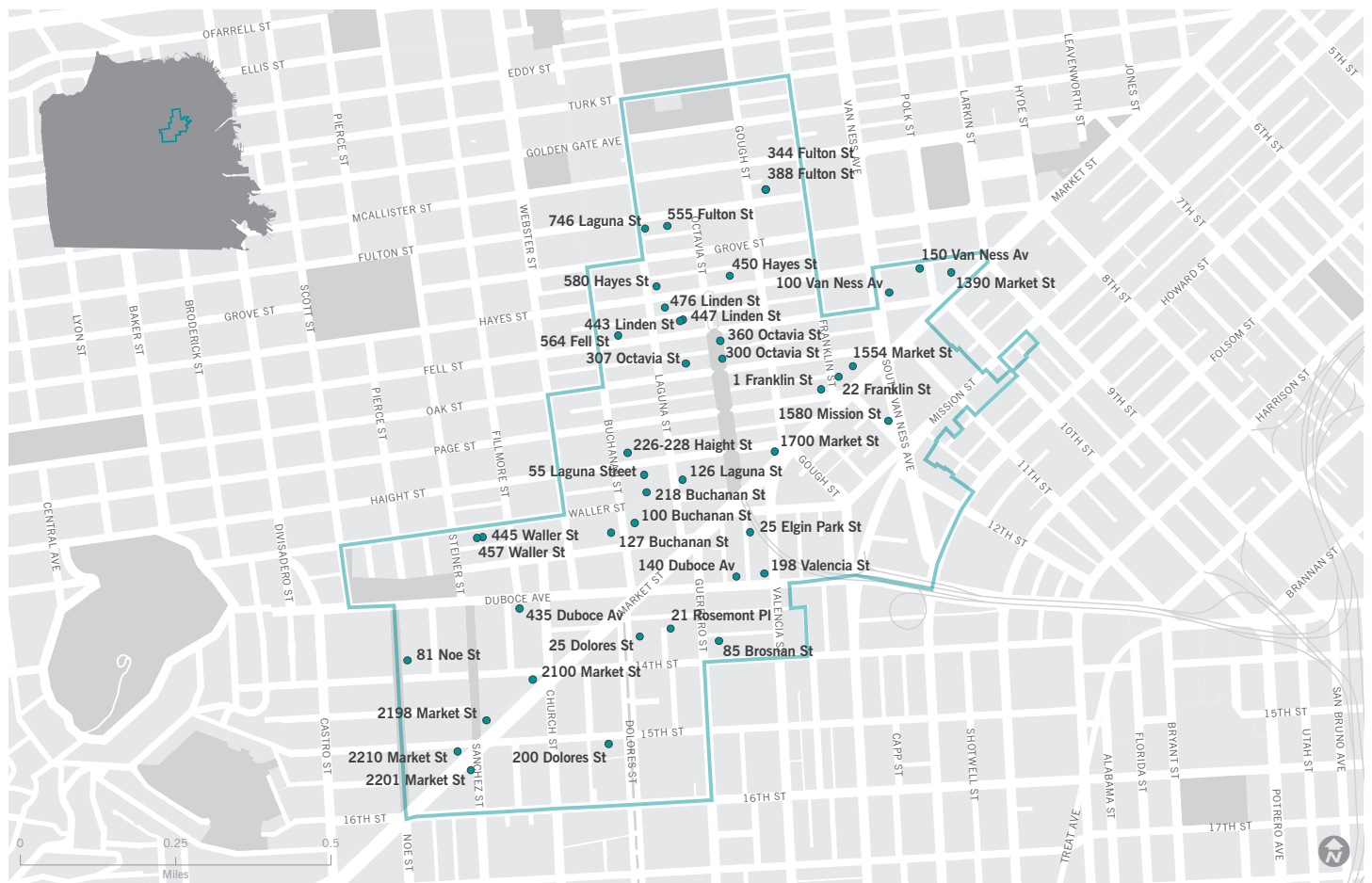
**Housing Development Pipeline, Market & Octavia and San Francisco, Q4 2014**

Non-Residential Land Uses	Market Octavia				San Francisco				Market Octavia as % of San Francisco	
	No. of Units	Unit %	No. of Projects	Project %	No. of Units	Unit %	No. of Projects	Project %	Units	Projects
Construction	1,620	51%	16	38%	7,883	15%	214	24%	21%	7%
Planning Entitled	837	27%	12	29%	31,698	62%	265	29%	3%	5%
Planning Approved	736	23%	6	14%	28,094	55%	69	8%	3%	9%
Building Permit Filed	13	0%	1	2%	1,079	2%	31	3%	1%	3%
Building Permit Approved/ Issued/ Reinstated	88	3%	5	12%	2,525	5%	165	18%	3%	3%
Under Review	692	22%	14	33%	11,351	22%	420	47%	6%	3%
Planning Filed	513	16%	6	14%	8,414	17%	104	12%	6%	6%
Building Permit Filed	179	6%	8	19%	2,937	6%	316	35%	6%	3%
<b>TOTAL</b>	<b>3,149</b>	<b>100%</b>	<b>42</b>	<b>100%</b>	<b>50,932</b>	<b>100%</b>	<b>899</b>	<b>100%</b>	<b>6%</b>	<b>5%</b>

Source: San Francisco Planning

### MAP 3

#### Housing Development Pipeline by Development Status, Market & Octavia, Q4 2014



## Affordable Housing in Market & Octavia

The *Market & Octavia Plan* recognizes that housing affordability, together with a mix of housing types, makes for a diverse population that in turn makes for a diverse and vibrant place. The *Market & Octavia Plan* relies on three mechanisms to provide affordable housing in the plan area:

- a.) The existing citywide inclusionary affordable housing requirement;
- b.) Additional fees for affordable housing in the *Market & Octavia Plan* area that requires projects in the neighborhood commercial areas and the Van Ness DTR Special Use district to contribute \$4 or \$8 per square foot of residential development towards affordable housing. Projects in the Van Ness DTR Special Use district can also choose to contribute to the Citywide affordable housing fund should they want to achieve increased FAR (above 6:1 to 9:1);
- c.) The San Francisco Redevelopment Agency has committed to funding about 450 affordable housing units on the former freeway parcels.

At the time of the *Market & Octavia Plan* adoption and approval, there were some 650 affordable units in nine publicly subsidized housing projects within the plan area boundaries; this represented under 4% of the citywide total of public housing. By 2004, a total of 38 inclusionary affordable units were in market-rate residential developments in the area, providing income-restricted housing affordable to households with low to moderate incomes. Overall, these income-restricted affordable housing unit types made up fewer than 13% of all housing in Market & Octavia; citywide, 18% of all housing are made affordable through public subsidies and/or income restrictions. In addition, the 20 single-room occupancy residential hotels (SROs) in Market & Octavia area provide a total of 500 units. SROs typically provide housing affordable to lower income, single-person households. These SROs units made up less than 3% of the citywide total of SROs.

## New Affordable Housing Production

Of the 977 net new units built in Market & Octavia between 2010 and 2014, 398 or 41% were affordable units (Table 1.4); for comparison, the citywide share of new affordable housing construction is 31% (Table 1.5). About 36% of the 11 housing projects with affordable housing were 100% affordable housing projects built between 2010 and 2014. The largest 100% affordable development was in the permanent supportive housing building for extremely low income and chronically homeless individuals at 365 Fulton Street, also identified as Parcel G of the 22 Central Freeway parcels. An additional 78 units were made affordable through the City's inclusionary affordable housing requirement.

**TABLE 1.4**

**Affordable Housing Unit Production, Market & Octavia, 2010–2014**

Year	Public Subsidy	Inclusionary	Total
2010	15	0	15
2011	121	0	121
2012	77	4	81
2013	101	23	124
2014	24	33	57
TOTAL	338	60	398

Source: San Francisco Planning

**TABLE 1.5**

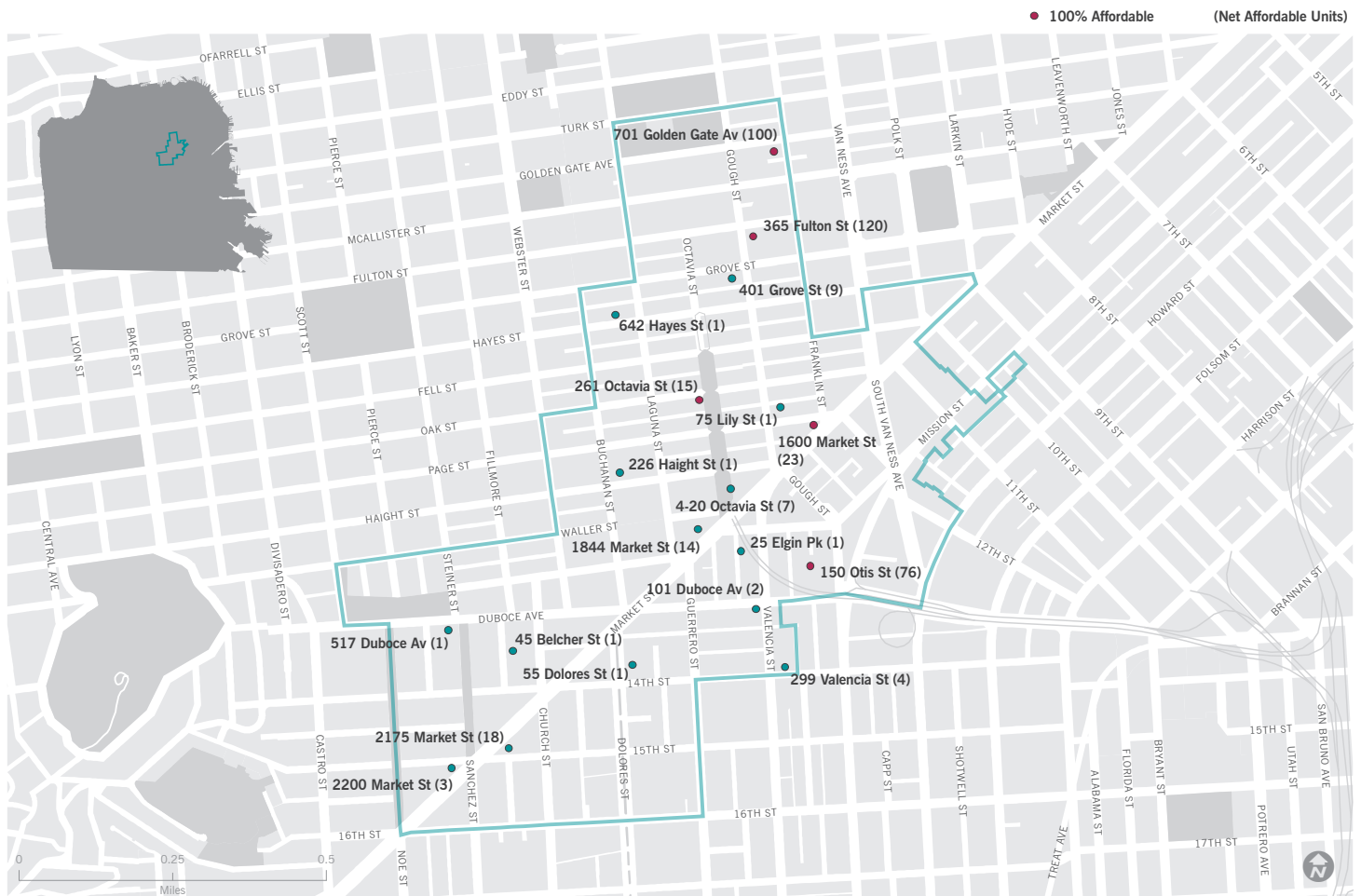
**Affordable Housing Unit Production, San Francisco, 2010–2014**

Year	Public Subsidy	Inclusionary	Total
2010	509	32	541
2011	167	4	171
2012	382	98	480
2013	472	216	688
2014	344	379	723
TOTAL	1,874	729	2,603

Source: San Francisco Planning

## MAP 4

### New Affordable Housing Production, Market & Octavia, 2010–2014



New affordable housing units comprised about 15% of the affordable units built in the City in the last five years. [Map 4](#) shows the location of inclusionary BMRs and 100% affordable housing units. Additional details about inclusionary units can be found in Appendix B, [List BL-1](#) and 100% affordable housing projects in Appendix B, [List BL-2](#).

### Housing Stock Preservation

The *Market & Octavia Plan* supports the preservation of the area's existing housing stock and prohibits the residential demolition unless these would result in sufficient replacement of housing units. Demolitions are also restricted to ensure the preservation of affordable housing and historic resources.

In the reporting period, four units in the *Market & Octavia Plan* area were demolished ([Table 1.6](#)). Citywide, the number of units lost through demolition totaled 905.

Housing units can also be lost through dwelling unit mergers. The *Market & Octavia Plan* discourages this practice to ensure diversity in housing unit type and size. [Table 1.6](#) below shows that three units were lost due to mergers into a larger units. [Table 1.7](#) shows citywide figures for comparison. Illegal units removed also result in loss of housing; corrections to official records, on the other hand, are just adjustments to the housing count.

**TABLE 1.6****Units Lost, Market & Octavia, 2010–2014**

Year	Units Lost Through Alterations by Type of Loss					Units Demolished	Total Units Lost
	<i>Illegal Units Removed</i>	<i>Units Merged into Larger Units</i>	<i>Correction to Official Records</i>	<i>Units Converted</i>	<i>Total Alterations</i>		
2010	–	3	–	–	3	–	3
2011	–	–	–	–	–	–	–
2012	–	–	–	–	–	4	4
2013	1	–	–	–	1	–	1
2014	–	–	–	–	–	–	–
TOTAL	1	3	–	–	4	4	8

Source: San Francisco Planning

**TABLE 1.7****Units Lost, San Francisco, 2010–2014**

Year	Units Lost Through Alterations by Type of Loss					Units Demolished	Total Units Lost
	<i>Illegal Units Removed</i>	<i>Units Merged into Larger Units</i>	<i>Correction to Official Records</i>	<i>Units Converted</i>	<i>Total Alterations</i>		
2010	5	22	1	10	38	170	208
2011	39	22	1	3	65	84	149
2012	2	23	1	1	27	127	154
2013	70	38	2	–	110	429	539
2014	24	20	1	–	45	95	140
TOTAL	140	125	6	14	285	905	1,190

Source: San Francisco Planning

## Other Changes in the Housing Stock

The type of housing opportunities determines the type of people who live in the neighborhood. For example, single-family homes tend to support families and/or larger households, which are typically homeowners, while flats or apartments tend to be occupied by a single-person or smaller households, which are largely renters; group housing and assisted living quarters are housing types available for the elderly and people who have disabilities.

In addition to tracking new housing development and demolitions, the *Market & Octavia Plan* specifies that the monitoring reports document other changes to the housing stock, including condo conversions.

Condo conversions increase San Francisco's homeownership rate, however, condo conversions have decreased – estimated to be at about 37% in 2013, down from 39% in 2008. In 2013, some 82% of households in the *Market & Octavia Plan* area – about eight out of every 10 – were renters. Almost 10% of San Francisco's rental units are in the *Market & Octavia Plan* area.

Table 1.8 shows that, in the last five years, some 61 units in the *Market & Octavia Plan* area were converted to condominiums. This represents almost 6% of all condo conversions citywide.

Another indicator of change in housing characteristic is the incidence of owner move-in and/or Ellis Out evictions. These evictions effectively remove units from the rental housing stock and are, in most cases, precursors to condo conversions. Between 2010 and 2014, there were owner move-in evictions in 18 units and 26 units were withdrawn from the rental stock under the Ellis Act; citywide totals are 924 and 527, respectively (see Table 1.9 and Table 1.10 below). Owner move-in and Ellis Act evictions in Market & Octavia constituted over 2% and about 5% of citywide totals. Other types of evictions, while noted in the table below, do not necessarily result in the rental units being converted to other tenure type.

**TABLE 1.8**

**Condo Conversion, Market & Octavia and San Francisco, 2010–2014**

Year	Market Octavia	San Francisco	Market Octavia as % of San Francisco
	<i>No. of Units</i>	<i>No. of Units</i>	<i>No. of Units</i>
2010	15	220	7%
2011	13	200	7%
2012	9	201	4%
2013	7	147	5%
2014	17	238	7%
TOTAL	61	1,006	6%

Source: San Francisco Public Works

**TABLE 1.9**

**Evictions, Market & Octavia, 2010–2014**

Year	Market Octavia		
	<i>Owner Move In</i>	<i>Ellis Act Withdrawal</i>	<i>Other</i>
2010	2	0	22
2011	3	1	78
2012	6	7	40
2013	4	18	41
2014	3	0	80
TOTAL	18	26	261

Source: San Francisco Rent Board

**TABLE 1.10**

**Evictions, San Francisco, 2010–2014**

Year	San Francisco		
	<i>Owner Move In</i>	<i>Ellis Act Withdrawal</i>	<i>Other</i>
2010	124	70	1,588
2011	123	54	1,851
2012	172	99	2,034
2013	275	229	2,076
2014	230	75	1,592
TOTAL	924	527	9,141

Source: San Francisco Rent Board





## Central Freeway Parcels

The removal of the Central Freeway and subsequent construction of Octavia Boulevard released for development approximately seven acres of land in some 22 publicly owned parcels (See Map 5). Over one-half of these parcels have already been earmarked for affordable housing, including a substantial amount of affordable senior housing. Commercial uses are also encouraged on the ground floor of new development on the freeway parcels and are required on those lots fronting Hayes Street and portions of Octavia Blvd.

In the last five years, eight projects with 358 units have been built on seven parcels. Four projects are a 100% affordable totaling 336 units, while the remaining four projects have a total of 159 units, including 22 inclusionary affordable units.

In addition, some 360 units in six projects are in various stages of the development pipeline. Of this pipeline, 30 units or approximately 8% of these will be affordable units. (See Table 1.11 for additional details on completed and pipeline projects in the Central Freeway parcels.)

The remaining undeveloped parcels are listed in Appendix B, List BL-4. All told, these parcels have the zoned capacity to accommodate up to 297 units.

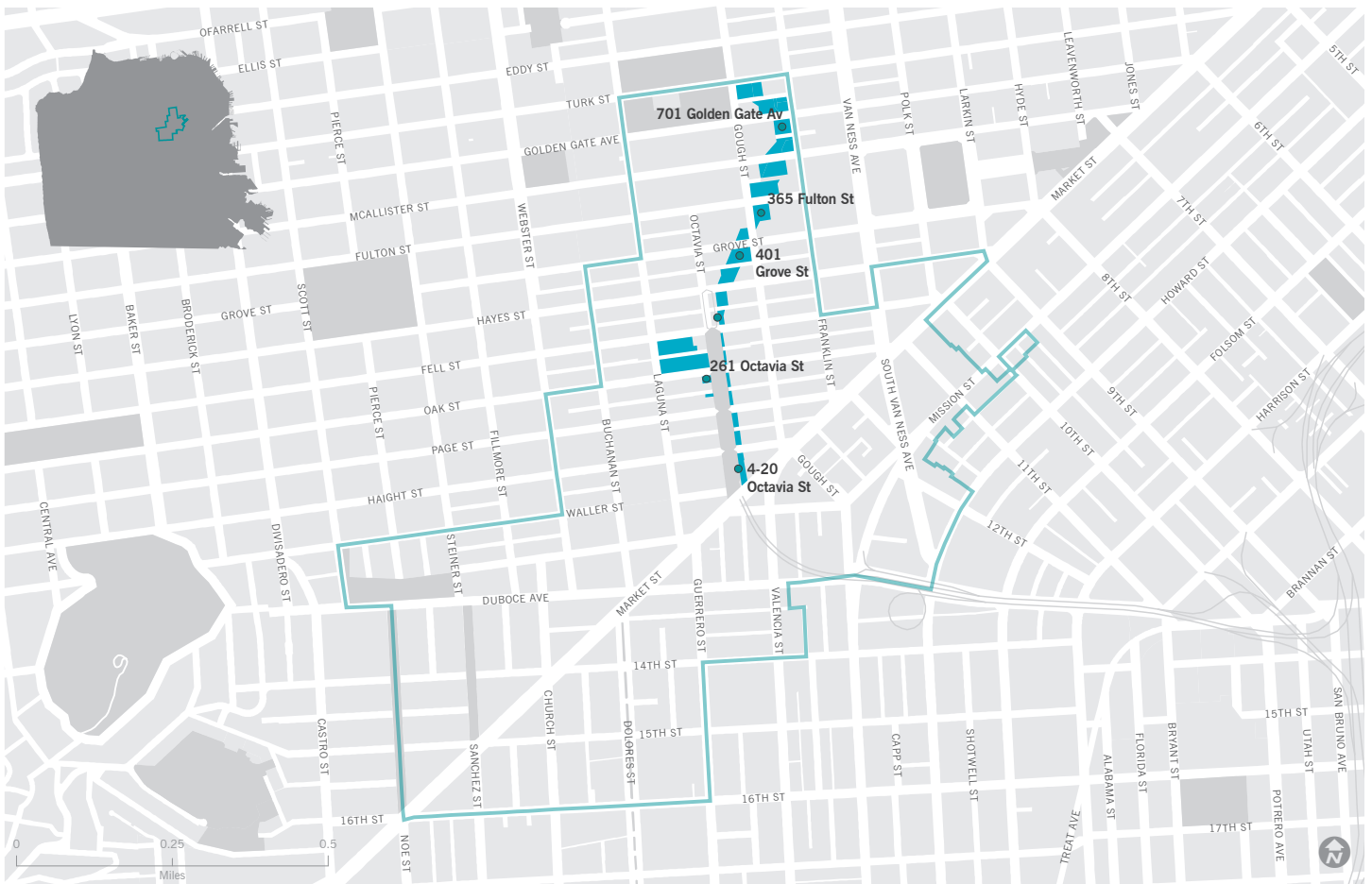
**TABLE 1.11**  
**Central Freeway Parcels**

	Parcel	Address	No. of Units	No. of Affordable Units	Development Status
Completed	A	881 Turk St	101	101	Completed
	A	368 Elm St	28	3	Completed
	C	701 Golden Gate Av	100	100	Completed
	G	365 Fulton St	120	120	Completed
	H	527 Gough St	21	3	Completed
	I	401 Grove St/ 300 Ivy	63	9	Completed
	Q	261 Octavia Blvd	15	15	Completed
	V	8 Octavia Blvd	47	7	Completed
Total Completed			495	358	72%
Pipeline	F	380 Fulton St	75	–	Under Construction
	J	450 Hayes St	41	–	Under Construction
	M	360 Octavia Blvd	16	–	Under Review
	N	300 Octavia Blvd	16	–	Under Review
	P	307 Octavia/ 400 Laguna	182	–	Under Construction
	U	102–04 Octavia Blvd	30	30	Under Review
Total Pipeline			360	30	8%
TOTALS			855	388	45%

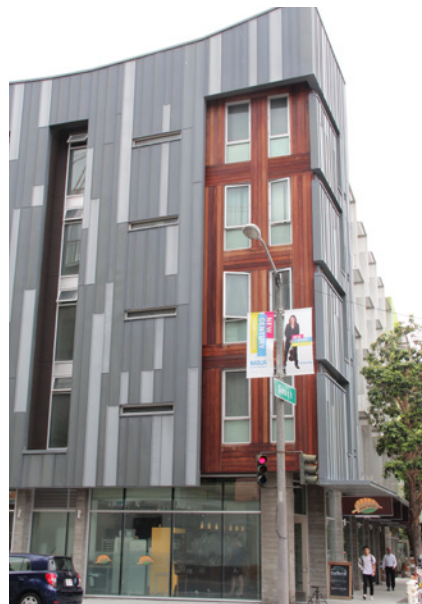
Source: San Francisco Planning



## MAP 5 Central Freeway Parcels



Parcel C. 701 Golden Gate Ave Street



Parcel G. 365 Fulton St



Parcel I. 500 Gough St

# 2 COMMERCIAL SPACE & EMPLOYMENT

## Commercial Space and Employment

The vitality and strength of Market & Octavia as a place requires appropriate spaces for a range of land uses. A variety of neighborhood characteristics are found within the plan boundaries; Market & Octavia is as much a place of work and commerce as it is a place of housing. Over half of the land area is dedicated to residential uses, including about 22% in housing mixed with commercial uses, typically on the ground floor. Commercial land uses take up almost 40%. Schools and cultural destinations comprise about 5% of the land use. (See Appendix B, [Table BT-1](#) for land use distribution tables for Market & Octavia and San Francisco.)

The *Market & Octavia Plan* calls for the reinforcement and improvement of existing land use patterns, employing infill development to repair the fabric rent by the Central Freeway. New mixed use development is especially encouraged in areas best served by transit or mostly accessible on foot. A full range of services and amenities in the area can thrive in the *Market & Octavia Plan* area because a critical mass of people and activities demand and can support them.

## Commercial Space Inventory

The *Market & Octavia Plan* supports continuous retail activities on Market, Church and Hayes Streets and on Van Ness Avenue – the area’s core transit and commercial corridors. Monitoring requirements call for an accounting of commercial and retail space in the *Market & Octavia Plan* area. [Table 2.1](#) below is an inventory of non-residential space in Market & Octavia as of 2014.

[Table 2.2](#) on the following page shows commercial and other non-residential development activity in the *Market & Octavia Plan* area between 2010 and 2014 while [Table 2.3](#) shows corresponding figures for San Francisco. Non-residential development in Market & Octavia made up almost 4% of the Citywide total commercial projects completed in the last five years.

Major non-residential projects recently completed in Market & Octavia during the reporting period include the construction of the SF Jazz Center, a performing arts venue for jazz and music education (205 Franklin Street) and a 100% affordable housing project with ground floor commercial uses at 1600 Market Street. These projects were both

**TABLE 2.1**

### Commercial and Other Non-Residential Building Space, Market & Octavia and San Francisco, 2014

Non-Residential Land Uses	Market Octavia		San Francisco		Market Octavia as % of San Francisco
	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)	
Cultural, Institutional, Educational	1,192,791	17%	29,661,536	13%	4.0%
Medical	417,668	6.1%	17,479,084	7%	2.4%
Office	3,228,857	46.8%	107,284,334	45.3%	3.0%
PDR/ Light Industrial	583,236	8%	36,222,872	15%	1.6%
Retail/ Entertainment	1,391,188	20%	42,052,196	18%	3.3%
Visitor/ Lodging	88,816	1.3%	4,041,521	1.7%	2.2%
TOTAL	6,902,556	100%	236,741,543	100%	2.9%

Source: San Francisco Planning

**TABLE 2.2****New Commercial and Other Non-Residential Development Trends, Market & Octavia, 2010–2014**

Year Completed	Cultural, Institutional, Educational	Medical	Office	PDR/ Light Industrial	Retail	Visitor	TOTAL
2010	–	–	–	–	4,980	–	4,980
2011	–	–	–	–	6,070	–	6,070
2012	12,000	–	–	–	27,440	–	39,440
2013	–	–	–	–	10,350	–	10,350
2014	–	–	–	–	30,916	–	30,916
TOTAL	12,000	–	–	–	79,756	–	91,756

Source: San Francisco Planning

**TABLE 2.3****New Commercial and Other Non-Residential Development Trends, San Francisco, 2010–2014**

Year Completed	Cultural, Institutional, Educational	Medical	Office	PDR/ Light Industrial	Retail	Visitor	TOTAL
2010	133,054	16,196	83,957	70,000	186,489	–	489,696
2011	50,307	–	278,214	1,000	6,070	–	335,591
2012	34,825	–	2,281	30,055	98,010	–	165,171
2013	325,621	–	252,500	–	43,818	–	621,939
2014	620	–	371,500	–	65,545	63,286	500,951
TOTAL	544,427	16,196	988,452	101,055	399,932	63,286	2,113,348

Source: San Francisco Planning

entitled after adoption of the *Market & Octavia Plan* and were thus subject to the new zoning requirements. [Map 6](#) shows the location of these non-residential developments. [Table BL-5](#) in Appendix B provides details on these recently completed commercial and other non-residential projects in Market & Octavia.

### Commercial Development Pipeline

At the end of the fourth quarter 2014, the development pipeline in *Market & Octavia Plan* area shows a net loss of nearly 61,300 commercial sq. ft., most in the 21 mixed residential/commercial projects (see [Table 2.4](#)). This loss is largely due to conversion of office use to housing; the largest project of this type is the transformation of the California State AAA offices at 100 Van Ness to luxury housing.

Of this commercial pipeline, about 46,760 of cultural, institutional and educational square footage

and about 37,250 of retail use square footage are under construction and will likely be completed in the next two years. A net gain of nearly 419,500 square feet of commercial space have received entitlements from the Planning Department but have yet to receive building permits. These projects are expected to be completed in the next five years. The net loss of 125,450 square feet of commercial space are under review and have filed applications with the Planning Department and/or the Department of Building Inspection. These projects are in the early stages of development and will likely be completed in the next five to seven years.

[Table 2.5](#) shows the commercial development pipeline for San Francisco for comparison. About 3% of the citywide retail pipeline is located within Market & Octavia. [Map 7](#) shows the locations of the proposed commercial developments in the plan area.

## MAP 6

## Commercial Development Trends, Market &amp; Octavia, 2010–2014

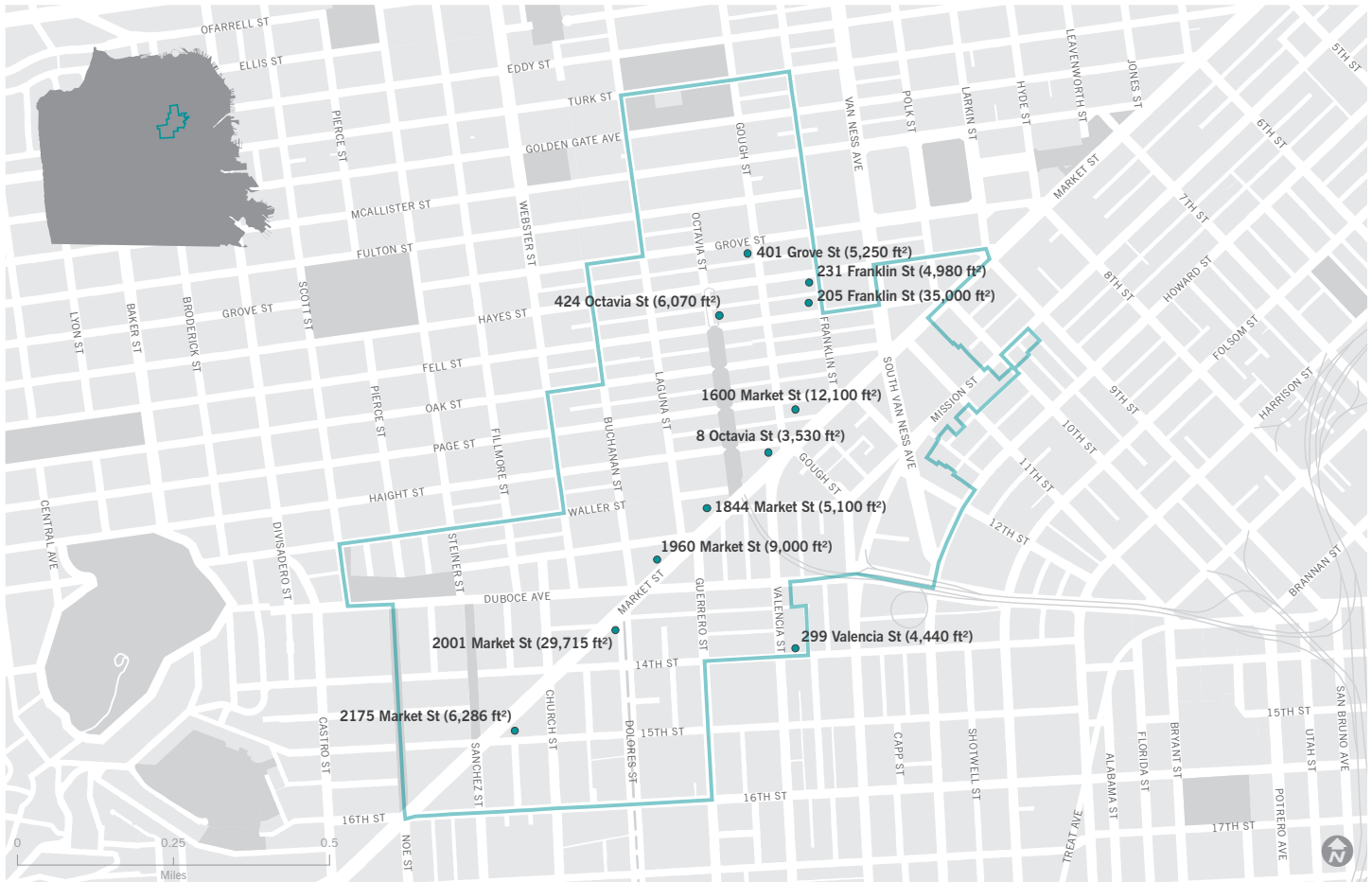


TABLE 2.4

## New Commercial and Other Non-Residential Development Pipeline, Market &amp; Octavia, Q4 2014

Development Status	Cultural, Institutional, Educational	Medical	Office	PDR/ Light Industrial	Retail	Visitor	Total Commercial Sq. Ft.
Construction	46,759	—	(420,270)	(19,037)	37,251	—	(355,297)
Planning Entitled	(8,463)	(9,500)	447,009	(57,000)	47,437	—	419,483
Planning Approved	0	(9,500)	447,009	(57,000)	43,053	—	423,562
Building Permit Filed	(8,463)	—	—	—	—	—	(8,463)
Building Permit Approved/ Issued/ Reinstated	—	—	—	—	4,384	—	4,384
Under Review	—	—	(136,558)	—	11,109	—	(125,449)
Planning Filed	—	—	(136,558)	—	10,109	—	(126,449)
Building Permit Filed	—	—	—	—	1,000	—	1,000
TOTAL	38,296	(9,500)	(109,819)	(76,037)	95,797	—	(61,263)

Source: San Francisco Planning

**TABLE 2.5**

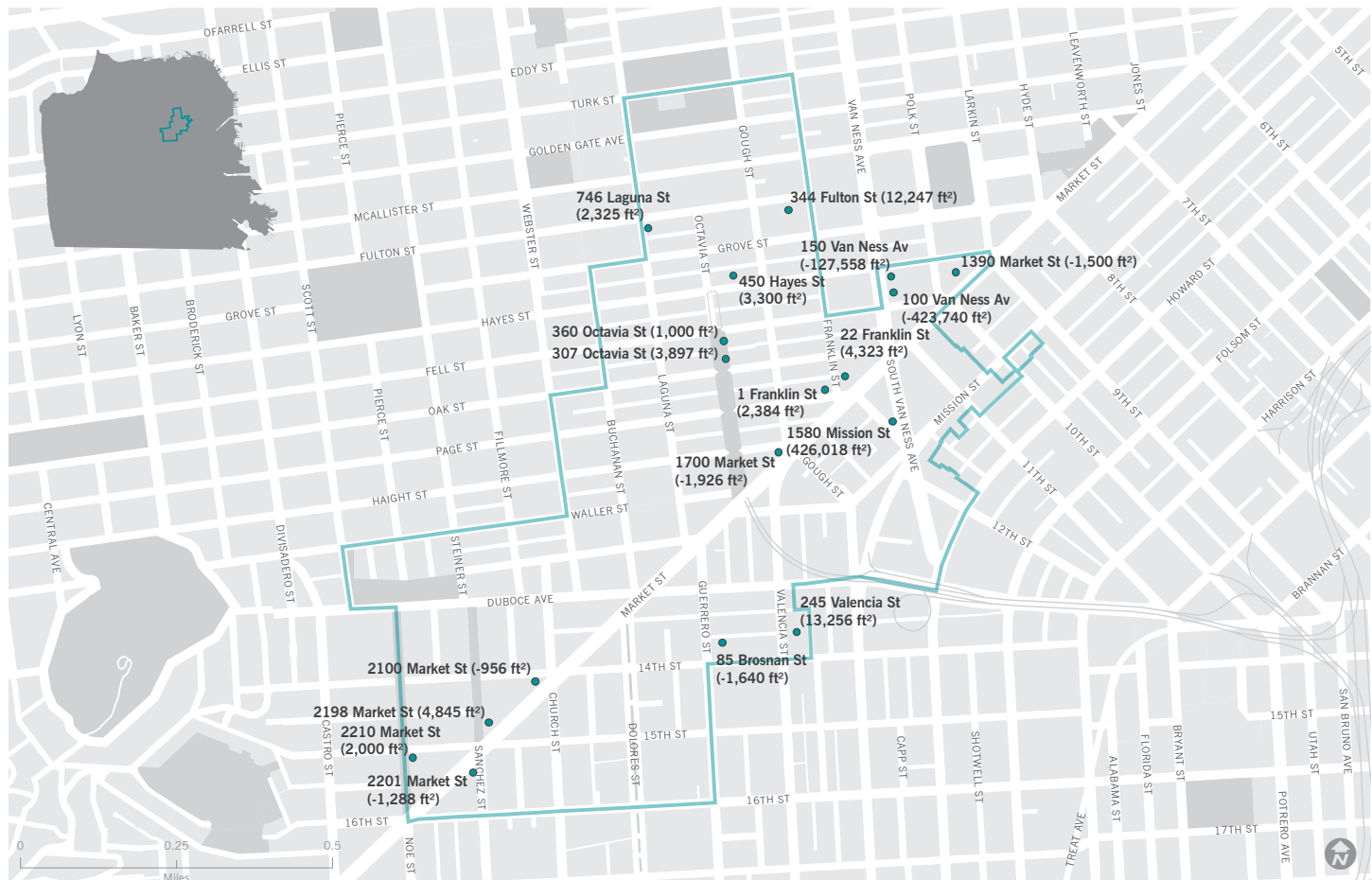
**New Commercial and Other Non-Residential Development Pipeline, San Francisco, Q4 2014**

Development Status	Cultural, Institutional, Educational	Medical	Office	PDR/ Light Industrial	Retail	Visitor	Total Commercial Sq. Ft.
Construction	588,740	1,775,383	3,687,256	(82,211)	552,857	75,445	6,597,470
Planning Entitled	531,533	–	4,315,802	164,769	1,687,609	218,393	6,918,106
Planning Approved	(194,996)	–	4,259,723	312,528	1,770,587	385,154	6,532,996
Building Permit Filed	727,525	–	(51,990)	(32,447)	(59,666)	(212,653)	370,769
Building Permit Approved/ Issued/ Reinstated	(996)	–	108,069	(115,312)	(23,312)	45,892	14,341
Under Review	679,446	–	4,262,539	(464,243)	703,498	762,377	5,943,617
Planning Filed	667,886	–	4,207,107	(423,235)	669,107	814,569	5,935,434
Building Permit Filed	11,560	–	55,432	(41,008)	34,391	(52,192)	8,183
<b>TOTAL</b>	<b>1,799,719</b>	<b>1,775,383</b>	<b>12,265,597</b>	<b>(381,685)</b>	<b>2,943,964</b>	<b>1,056,215</b>	<b>19,459,193</b>

Source: San Francisco Planning

**MAP 7**

**Commercial and Other Non-Residential Development Pipeline, Market & Octavia, Q4 2014**





## Employment

### Office Jobs

San Francisco is a regional employment hub, taking in the largest concentration of office jobs in the Bay Area including financial, legal, and other specialized business services. According to state Employment Development Department (EDD), there were about 272,200 office jobs in San Francisco at the end of the second quarter of 2014. Of these jobs, about 6,900 (or 3% of the citywide total) were in the *Market & Octavia Plan* area; there were approximately 520 establishments (or 3% of San Francisco establishments) with office employment (see [Table 2.6](#)).

### Retail Jobs

San Francisco is also a regional shopping destination and 20% of all city jobs are in retail (Table 1.6). There were about 4,045 retail jobs in the *Market & Octavia Plan* area, about 25% of total jobs in the area; this also represented almost 3% of all citywide retail jobs.

### Estimated New Jobs in Retail and Office Pipeline

As discussed in the previous section, almost 110,400 net sq ft of retail space and 116,890 net sq ft loss of office space are in the commercial development pipeline. Assuming an average employee density of 350 sq ft, these new commercial spaces can accommodate as many as 307 new retail jobs and a loss of 325 office jobs when completed. Majority of the loss of office jobs comes from the conversion of 100 Van Ness.

**TABLE 2.6**

**Employment, Market & Octavia and San Francisco, Q2 2014**

Non-Residential Land Uses	Market Octavia				San Francisco				Market Octavia as % of San Francisco	
	Establishments		Jobs		Establishments		Jobs			
	Number	%	Number	%	Number	%	Number	%	Est.	Jobs
Cultural, Educational, Institution	50	3%	1,613	10%	1,993	4%	71,835	11%	3%	2%
Medical	556	36%	1,409	9%	21,664	41%	58,434	9%	3%	2%
Office	522	34%	6,906	43%	15,322	29%	272,208	43%	3%	3%
PDR / Light Industrial	102	7%	1,846	12%	5,250	10%	84,142	13%	2%	2%
Retail/ Entertainment	289	19%	4,045	25%	8,087	15%	122,446	20%	4%	3%
Visitor / Lodging	11	1%	105	1%	314	1%	16,719	3%	4%	1%
Other	52	3%	84	1%	4,089	8%	4,756	1%	1%	2%
TOTAL	1,530	100%	15,924	100%	52,630	100%	625,784	100%	3%	2.5%

Source: San Francisco Planning, Economic Development Department Q2 2014

# 3

## TRANSPORTATION AND PARKING



## Transportation & Parking

The Market & Octavia neighborhood has long been a walkable place with good access to public transit. The *Market & Octavia Plan* seeks to strengthen the area's accessibility and prioritize movement by foot, bicycle and transit. The Plan also discourages new parking facilities as these generate traffic, use up space that could be devoted to other uses such as housing, and have an overall negative effect on the neighborhood.

### Commute Mode Split

Table 3.1 confirms the neighborhood's accessibility by modes other than the automobile. According to the Five-Year, 2013 American Community Survey, 42% of employed residents in the *Market & Octavia Plan* area took public transit, some 10% more than the Citywide figure. Another 13% walked to work, compared to about 10% citywide. About 8% biked to work; in comparison, only 3% biked to work citywide. As for automobile commuters, a little less than half of San Francisco workers drove or carpooled compared to a little under a third of *Market & Octavia Plan* area commuters.



**TABLE 3.1**

**Commute Mode Split, Market & Octavia and San Francisco, 2013**

Transport Mode	Market Octavia		San Francisco		Market Octavia as % of San Francisco
	No. of Commuters	%	No. of Commuters	%	
Car	9,064	27%	199,219	45%	5%
Drove Alone	7,546	23%	165,631	37%	5%
Carpooled	1,518	5%	33,588	8%	5%
Transit	13,946	42%	145,863	33%	10%
Bike	2,564	8%	15,631	3%	16%
Walk	4,212	13%	45,083	10%	9%
Other	1,109	3%	10,019	2%	11%
Worked at Home	2,454	7%	31,428	7%	8%
TOTAL	33,349	100%	447,243	100%	7%

Source: 2013 5-Year American Community Survey

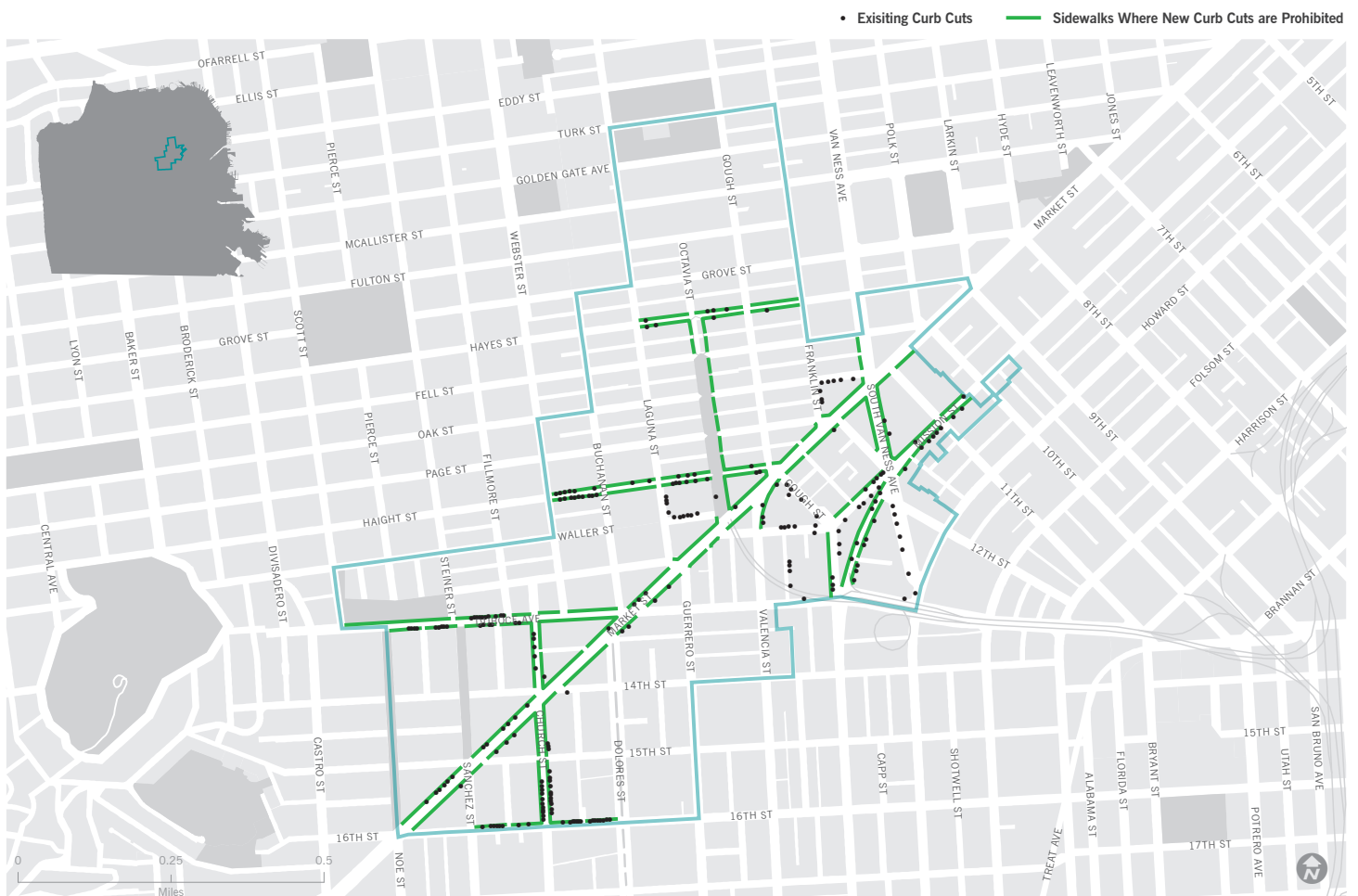
## Curb Cuts

The *Market & Octavia Plan* states that transit running time can be more efficient if the number of turning movements made by automobiles or other private vehicles on transit priority streets are kept to a minimum. This can be achieved by restricting the number of driveways and curb cuts on transit preferential streets. Off-street parking, especially for new development projects, are best accessed from side streets, back alleys or other adjacent streets without transit lines.

Under the *Market & Octavia Plan*, curb cuts are not permitted on specific street frontages. A survey of the area was conducted in May 2010 to set the baseline of existing curb cuts. [Map 8](#) below shows sidewalks where new curb cuts are not permitted as well as location of existing curb cuts. Subsequent monitoring will track changes in the area where new curb cuts are prohibited.

### MAP 8

#### Street Frontages and Curb Cuts in Market Octavia Where New Curb Cuts are Prohibited



## Parking Inventory

In April 2013, the San Francisco Metropolitan Transit Authority (SFMTA), through their SF Park program, released a comprehensive census of the City's on- and off-street parking supply. This survey showed a total of about 444,770 parking spaces in San Francisco and included all paid or free, publicly available parking spaces. It does not, however, include off-street residential parking spaces and other unmarked "private" parking. [Table 3.2](#) below shows that an estimated 248,700 spaces or approximately 56% of non-residential parking in San Francisco is free, unmetered on-street parking. There are also 26,750 parking meters citywide, and about 5,500 or over 20% are within the *Market & Octavia Plan* area. About 104,700 publicly accessible parking spaces – meaning parking lots and garages open to the public and priced with hourly, daily or monthly rates – are available citywide; about 2% or about 2,230 are in the Market & Octavia area. Additionally, customer parking and permit holder parking total about 29,670 off-street parking; about 680 or 2% are in the *Market & Octavia Plan* area. Exclusive of unmetered parking spaces,

the number of on- and off-street non-residential parking in Market & Octavia amount to about 5% of the citywide total. [Map 9](#) shows the location of on-street parking meters and off-street commercial and publicly-accessible parking within Market & Octavia.

### Off-Street Residential Parking

The *Market & Octavia Plan* seeks to develop and implement parking policies that encourage travel by public transit and alternative transport modes to reduce traffic congestion. Three new zoning districts have been crafted to reflect the area's historic and transit-intensive qualities: a) residential transit oriented (RTO); b) the neighborhood commercial transit oriented (NC-T); and c) the Van Ness and Market Downtown Residential Special Use District (VNMDR SUD). These new zoning districts do not require off-street residential parking, allowing instead for a maximum of three parking spaces for every four units (a 3:4 ratio), two parking spaces for every four units (2:4), or one space for every four units (1:4), respectively. Conditional use approvals could increase the allowable parking by one car per every four units (hence, 4:4 for RTO;

**TABLE 3.2**

**Parking Census, Market & Octavia and San Francisco, 2013**

Parking Type		Market Octavia	Citywide	Parking Type Description
On-Street	Metered	5,494	26,750	All metered parking, including parking managed by SFMTA and the Port of San Francisco. The city's 2,270 motorcycle spaces are counted as 450 metered automobile parking spaces as each motorcycle space uses about 1/5 of a regular metered car space.
	Unmetered	n/a	248,700	An estimate of non-metered on-street parking. A standard unmetered parking space is measured as 17 feet long for parallel spaces, 8.5 feet if perpendicular.
	Paid publicly available (PPA)	2,234	104,717	Parking lots and garages that are open to the public and priced (e.g., with hourly, daily, monthly rates). Market Octavia figure includes 10 motorcycle spaces. Citywide figure includes 184 motorcycle parking spaces.
Off-Street	Free publicly available (FPA)	0	7,525	Parking in City parks that does not have fees and daytime restrictions.
	Customer parking only (CPO)	679	29,668	Parking available to customers only; typically for businesses or religious institutions, for example.
	Permit holder only (PHO, CGO)	1,037	27,408	Parking requiring some form of permit (e.g., paid monthly permit and/or employee- or student-only parking lots). Also, includes Commercial/Government Only (CGO).
TOTALS		9,444	444,768	

Source: San Francisco Municipal Transportation Agency

## MAP 9

### Market & Octavia Parking Supply



3:4 for Market & Octavia Area Plan NCT, and 2:4 for VNMDR SUD). There are similar caps for the various non-residential uses in all districts.

Table 3.3 below shows the number of parking spaces associated with residential development entitled by the Planning Department in the Market Octavia Plan area between 2010 and 2014. In the last five years, some 245 net parking spaces in 14 proposed projects have received Planning approvals; roughly, this translates roughly to one parking space for every six units. These projects were entitled after the adoption of the *Market & Octavia Plan* and were subject to the new parking controls. About 50% of these projects received both a conditional use authorization and a variance. Projects that received a variance only made up 30% while projects that received conditional use authorizations only made up 20%.

**TABLE 3.3**

**Parking Spaces in Entitled Residential Developments, Market & Octavia, 2010–2014**

Year	No of Projects	No of Housing Units	No of Parking Spaces
2010	1	0	(3)
2011	1	182	91
2012	7	709	(58)
2013	2	226	112
2014	3	503	103
TOTALS	14	1,620	245

Source: San Francisco Planning







# 4 IMPLEMENTATION OF PROPOSED PROGRAMMING

## ***Market & Octavia Plan Community Advisory Committee***

The Market/Octavia Community Advisory Committee (MOP CAC), a nine-member body appointed by the Board of Supervisors and the Mayor, began meeting monthly in the spring of 2009. Planning Code Section 341 identifies the following tasks for the CAC:

1. Collaborate with the Planning Department and the Inter-Agency Plan Implementation Committee on prioritizing the community improvement projects and identifying implementation details as part of annual expenditure program that is adopted by the Board of Supervisors;
2. Provide an advisory a role in a report-back process from the Planning Department on enforcement of individual projects' compliance with the Market & Octavia Area Plan standards and specific conditions of project approvals, including the specific first-source hiring requirements for the Plan Area such that those agreements will be more effectively implemented;
3. Collaborate with the Planning Department in updating the community improvements program at a minimum of every fifth year in coordination with relevant City agencies; Providing input to Plan area monitoring efforts for required time-series reporting.

The MOP CAC has been meeting monthly since April 2009. Key accomplishments for this reporting period include: developing a mission statement, developing a community improvements prioritization process, finalizing a draft list of priority projects, and drafting a CAC-initiated monitoring report to complement this five year time series monitoring report. The MOP CAC has worked diligently to become familiar with proposed infrastructure projects, develop a project ranking methodology, and develop initial recommendations which have been routed to the IPIC. The CAC is also advisory to the Planning Commission and Board of Supervisors, and will provide their input on the priority projects at the relevant public hearings.

### ***Market & Octavia Plan CAC***

The Market/Octavia Community Advisory Committee (MOP CAC) is a representative body that provides advice to the Planning Director, the Interagency Plan Implementation Committee (IPIC), the Planning Commission, and the Board of Supervisors regarding implementation of the *Market & Octavia Plan* and the plan's community improvements. In consultation with the San Francisco Planning Department staff and other relevant professional staff, and informed by criteria established by the committee, the Market/Octavia CAC will prioritize projects in the Plan for community improvements funding.

The MOP CAC will also provide advice on the dispersal of project funding to ensure that it is consistent with those criteria. Projects eligible for funding must be ones that are identified in the *Market & Octavia Plan* that are consistent with the Plan's goals, objectives and philosophy, and that can be clearly evaluated. The CAC provides continuity over the life of the plan and long term oversight and guidance on developments in the plan area consistent with the *Market & Octavia Plan's* spirit and objectives.

## Infrastructure and Transportation Improvements

The Planning Department estimates nearly \$19.4 million in impact fee revenue in the *Market & Octavia Plan* area over the next five years to complete the remaining plan implementation. Given the limited revenue dedicated to plan implementation, careful capital planning is critical. The Inter-agency Plan Implementation Committee (IPIC), including representatives from key implementing agencies, developed a 10 year capital plan for the project area to ensure efficiency and effectiveness of capital fund expenditures. Capital Plans are constrained by projected revenue for each planning area. Key revenue sources include projected development impact fees and secured grants. The Planning Department projects development impact fee revenue based on known development projects and an assumed rate of planned growth in the next five years.

The IPIC Capital Plan for Market & Octavia has been incorporated into the City's 10-Year Capital Plan, starting with the FY 2008-2017 plan. The Planning Department chapter of the Capital Plan includes a 10-year projection of capital projects by implementing agency and revenue projections by plan area. Capital plans for each area plan will be updated annually. The Planning Department will update revenue projections based on projected growth. Specific capital projects may change based on recommendations of the IPIC and Citizens Advisory Committees (CACs). The Capital Plans integrate the recommendations of the Market & Octavia CAC (MOP CAC), incorporating projects that they prioritized through their scorecard ranking system.

Since plan adoption, progress has been made on the planning and development of a number of transportation projects and open space projects. Additionally the Market & Octavia CAC meets and works to further the implementation of the plan.

### *Completed Infrastructure Projects*

#### **FY 2011 Infrastructure Projects**

The list below highlights infrastructure projects that have been completed in 2011:

- » The Hayes and Fell Streets two way project, converted portions of each street between Van Ness and Gough to a two-way operation, as called for in the Market and Octavia plan and the Transit Effectiveness Project (TEP). This SFMTA and Planning project was fully implemented in Fall 2011, funded in part by Market and Octavia Impact Fees.
- » Octavia Boulevard and Patricia's Green, in Hayes Valley.
- » Some bicycle projects have been completed since the plan adoption, pursuant to the implementation of the San Francisco Bicycle Plan, adopted 2009, including:
  - » A bicycle lane on Otis Street between Van Ness and Gough Streets.





- » Green lane markings and sharrows on parts of 'the wiggle' bicycle route, including Duboce Street.
- » Bicycle improvements to Market Street, including green boxes, green lanes, and reconfiguration of bicycle and vehicle patterns between Van Ness and 8th Streets.
- » Enhancement of bicyclist protection on Market at Octavia Street.
- » Bicycle lanes on 17th Street.

### FY 2012 Infrastructure Projects

The list below highlights infrastructure projects that have been completed in 2012:

- » Improvements to Stevenson, McCoppin Street, and parts of Valencia Street and alley improvements to Pearl, Elgin, Stevenson and parts of Jessie Street - Construction was completed in Fall 2012.
- » In recent years, the City has made major capital improvements to the Hayes Valley Playground and Clubhouse, Duboce Park and the Harvey Milk Center for the Recreational Arts, and Koshland Park. Duboce Park also recently received a youth play area as part of the Community Opportunities program.
- » The SFCTA conducted the Central Freeway and Octavia Circulation Study, which is examined local and regional transportation issues and needs in the Market and Octavia neighborhood since the completion of the Octavia Boulevard project. The Study, which was approved by the SFCTA board in Fall 2012, developed a limited set of near-term priority projects, including pedestrian and traffic operations improvements and recommends a strategic framework for addressing circulation needs in the area, centered on managing travel demand, shifting trips to transit and non-motorized modes, and improving safety and livability.
- » A bicycle lane and greening improvements on McCoppin Street between Valencia and Otis.

### FY 2013 Infrastructure Projects

The list below highlights infrastructure projects that have been completed in 2013:

- » The MTA led a comprehensive transit and pedestrian project at the intersection of Church



and Duboce Streets. The project included re-railing, repaving, streetlight upgrades, pedestrian bulbouts at corners, expanded boarding islands, and some greening.

- » Bicycle improvements to Market Street and a turn box for cyclists turning left onto Valencia from Market Street.
- » A Bay Area Bike Share station at Market and South Van Ness and at 10th and Market.

### FY 2014 Infrastructure Projects

The list below highlights infrastructure projects that have been completed in 2014:

- » The Haight Street two-way project, which was supported in part by impact fees, returned buses to a dedicated transit lane on Haight Street between Octavia and Market, and added pedestrian amenities at the Market/ Haight/ Gough intersection.
- » The Polk Street contra flow lane, completed in spring 2014, provides a northbound bike facility on the one-way portion of Polk between Market and Grove. This project was funded in part by impact fees, which provided a local match for grant funds.
- » An in-kind agreement at Dolores and Market Street created traffic calming across Dolores Street, and a new public plaza at the southwest corner of the intersection.
- » An expanded bulbout at the southeast corner



of 14th and Market streets reduces the crossing distance across 14th Street and provides additional space for pedestrians.

- » At the intersection of Market and Octavia Streets, a right turn enforcement camera for eastbound traffic was installed to address bicycle safety. This was one of the short-term projects funded by the sale of the Central Freeway Parcels.
- » Bicycle improvements at the intersection of Buchanan and Market guide cyclists entering and exiting the wiggle through this complicated intersection. This was another short-term project funded by the sale of the Central Freeway Parcels.
- » In late 2013, the MTA launched the 5L Pilot, which provides limited stop bus service along the busy 5 Fulton corridor.
- » The McCoppin Hub Park, one of the Central Freeway Ancillary Projects, was constructed in the existing public right-of-way at the western end of McCoppin Street.
- » A new skatepark and dog play area, another of the Central Freeway Ancillary Projects, was constructed below a portion of the Central Freeway.



### Ongoing Planning Efforts

There are several ongoing planning projects that aim to refine ideas that were first proposed in the Market Octavia Plan. These planning efforts will translate broader Plan goals into implementable projects.

- » The Market Octavia Living Alleyway Program will explore the potential of alleys to serve



as an alternative transportation network and as places for public life. Through a CalTrans Community-Based Transportation Planning Grant, the Planning Department is leading a two-year community-based program to design and implement a network of Living Alleys in the Plan Area.

- » Building on community-vetted conceptual designs included in the Upper Market Community Plan, in 2013 the SFMTA conducted a study of Upper Market intersections that focused on feasibility and preliminary cost estimates for specific intersection improvements. Priority improvements have been identified for implementation. The Market Octavia Open Space Community Challenge Grant, proposed by the CAC, will encourage community members to propose improvements to open space in their neighborhood. A 2014 pilot program will build on the City Administrator's existing Community Challenge Grant program.

### *Ongoing Infrastructure Projects*

In addition to completed infrastructure, progress has been made on many more transportation and open space projects in the Plan Area. Many of these improvements were proposed by the Market Octavia Plan and are being further refined as City agencies perform additional study, develop project designs, secure funding, or conduct additional community outreach. Other new project ideas have been generated through the work of the IPIC and the CAC to help implement the Market Octavia Plan.

Many of the streetscape, transportation and open space projects will utilize impact fee revenue. However, the majority of funding for ongoing infrastructure projects relies heavily on other public funding sources.

### *Streetscape and Transportation*

The Market Octavia Plan envisions a neighborhood that supports multiple transportation modes, and places particular emphasis on creating streets that are comfortable for pedestrians and cyclists. Several capital projects, such as the various

improvements to Market Street intersections, seek to both make streets safer for pedestrians and create places for public life and activity.

### **Projects funded by impact fees**

Streetscape and Transportation projects supported in full or in part by impact fees include:

- » In 2015, the Planning Department will re-examine land use and street design in the Van Ness and Market SUD area to prepare for the large amount of expected development and make public realm recommendations to improve pedestrian safety and comfort.
- » Pedestrian safety improvements to Franklin and Gough Streets will add bulbouts along these streets in conjunction with their repaving.
- » The Market Octavia Sidewalk Greening Program will fund community maintained street trees and sidewalk gardens in the Plan Area.
- » The Streetscape Enhancement Fund will set aside funding to enhance street projects that may not otherwise include pedestrian safety or greening components.
- » Enhancements to Page Street, including landscaping and greening, will improve the bicycle and pedestrian infrastructure along this "Green Connection."
- » The Better Market Street project is a multi-agency effort that will improve mobility and the public realm along Market Street from the Embarcadero to Octavia Blvd. The project is currently undergoing environmental review.
- » Re-establishing the Octavia right-of-way from



Fulton Street to Golden Gate Avenue will reconnect the neighborhood street grid and increase access to the newly-renovated Hayward Park.

- » Pedestrian amenities at the Mission and Van Ness intersection will be implemented in conjunction with the Van Ness Bus Rapid Transit (BRT) project and Muni Forward, discussed in further detail below.

### Projects Funded by Sale of the Central Freeway Parcels

Projects funded in full or in part by the proceeds from the former Central Freeway Parcels (does not include the original Central Freeway ancillary projects):

- » Re-opening the closed crosswalk at the intersection of Fell and Gough Streets.
- » Pedestrian safety improvements to the intersection of Oak and Octavia.
- » Pedestrian safety spot improvements at various intersections within a one-block radius of Octavia Blvd.
- » Short-term bicycle improvements at the intersection of Page and Octavia.
- » A number of pedestrian and bicycle safety improvements at the intersection of Market and Octavia.



- » Pedestrian countdown signals at several intersections on Gough Street.
- » Muni Forward is an ongoing program that aims to improve transit service in key corridors. As part of this project, the MTA will implement various streetscape and bus stop improvements to improve safety, reliability, and travel time along the 5 Fulton and the 71 Haight corridors.

### Projects Funded Through Other Sources

Additional projects from other sources include:

- » As part of Vision Zero, the City's policy goal to eliminate traffic-related fatalities by 2014, the MTA has proposed a raised cycletrack pilot project on Market Street from Gough to 12th Street. Vision Zero projects also include a variety of spot improvements, such as daylighting, vehicle turn restrictions, and signal upgrades at Valencia and Duboce Streets.
- » The MTA's Wiggle Neighborhood Green Corridor project will add wayfinding, traffic calming, and green infrastructure along the wiggle bike route.
- » The SFCTA is leading the Van Ness Bus Rapid Transit (BRT) Project. The project includes a package of treatments that provide rapid, reliable transit, including dedicated bus lanes, transit signal priority, proof of payment, high-quality stations, and related pedestrian



amenities. The SFCTA has secured some funding and is working with SFMTA toward project completion in 2018.

- » In addition to the 5-Fulton and the 71-Haight, discussed above, the SFMTA has included the 14-Mission corridor in Muni's Rapid Network and has identified strategies to improve transit travel times and reliability along the Mission Street Corridor.
- » In 2012, the Planning Department received a CalTrans Environmental Justice Planning Grant to build on the TEP by working with the local community to create designs that will enhance neighborhood identity and improve pedestrian access on Mission Street.
- » A second phase of Bay Area Bike Share, which first launched in 2013, has been environmentally cleared and would expand the bike share program to include the Mission Dolores neighborhood and a portion of Hayes Valley.

## Open Space

There are six existing parks in the Plan Area, of which Hayward Park has the highest renovation and capital needs. One additional park, Brady Block Park, is proposed for construction by the Market and Octavia Plan. This park could be built in future years in coordination with redevelopment of the surrounding lots.

Open space projects supported in full or in part by impact fees include:

- » The Market Octavia Area Plan Community Challenge Grant, proposed by the CAC, encourages community members to propose improvements to open space in their neighborhood. A pilot program was launched in summer 2014.
- » Major renovations to Hayward Park in coordination with the most recent Park and Open Space bond.
- » A new park in Brady Block that will take advantage of underutilized parcels and a unique system of alleys.
- » The ongoing Rotating Art Project at the center of Patricia's Green.



## Fees Program and Collection

The Market and Octavia Affordable Housing Fee, which became effective in May 2008, requires new development projects in the Market Octavia Plan Area (which includes the Van Ness and Market Special Use District) and the Upper Market NCD subject to the Inclusionary Affordable Housing Program to pay an additional affordable housing fee per square foot of residential transit Oriented District (RTO). [Table 4.1](#) below shows that a total of \$ 3,418,894 in fees were collected from 11 housing development projects during the reporting period. (See also Appendix [Table BL-2](#) for details.) [Table 4.1](#) also shows that \$8,742,794 was collected as community infrastructure impact fees.

The Market & Octavia Community Improvements Neighborhood Program was established to fund community improvements specific to the plan area. An impact fee of \$10 per occupiable square foot would be levied on proposed residential projects or the residential component of mixed use projects. Projects that yield an addition of residential units or incremental addition that contributes to a 20% increase in residential space are also subject to this impact fee.

A \$4.00 per square foot fee would also be imposed on commercial developments or commercial components of mixed-use projects; similarly, net addition beyond 20% of non-residential uses would also be subject to the impact fee.

**TABLE 4.1****Market & Octavia Fees Program Collection, FY 09–10 to FY 13–14**

Fiscal Year	Affordable Housing Fee	Community Infrastructure Impact Fee
FY2009-2010	\$ –	\$78,808
FY2010-2011	\$ –	\$113,882
FY2011-2012	\$118,956	\$1,268,943
FY2012-2013	\$262,278	\$2,466,982
FY2013-2014	\$3,037,660	\$4,814,179
TOTALS	\$3,418,894	\$8,742,794

Source: SF Planning

**TABLE 4.2****Projected Five-Year Fee Revenue, Market & Octavia, FY 15–19**

Improvement Type	Revenue	% Revenue
Market and Octavia Development Impact Fees		
Transportation	\$5,821,000	26%
Open Space	\$4,115,600	18%
Greening	\$6,678,500	29%
Child Care	\$1,580,000	7%
Library	\$171,300	0.8%
Program Administration	\$1,042,300	5%
Total Revenue	\$19,408,700	85%
Non-Impact Fee Sources		
Central Freeway Parcel Sales - Ancillary Projects	\$3,383,000	15%
TOTALS	\$22,791,700	100%

Source: SF Planning, 2014 IPIC Annual Report

The Market & Octavia Community Improvements Program fees are collected prior to issuance of the construction permit from the Department of Building Inspection. Based upon projected growth in the plan area, the Market & Octavia Development impact fee is expected to generate nearly \$12 million in five years. [Table 4.2](#) below shows projected revenue over five years by expenditure category as defined in the *Market & Octavia Plan* fee ordinance (see [Appendix C](#) for complete text of ordinance).

## Historic Preservation

The San Francisco Planning Department conducts historic resource surveys that serve as a planning tool to gather data and to identify historic buildings, structures, sites, objects, and historic districts. Three surveys have been completed and endorsed by the Historic Preservation Commission since the adoption of the Market & Octavia Area Plan: 1) an area plan level survey; 2) an augmentation survey; and 3) the Mission Dolores Neighborhood Survey.

- » **Area Plan Level Survey:** Beginning in 2006, the Planning Department contracted with consultants Page & Turnbull to survey the Area Plan boundaries. These included portions of several neighborhoods, including Hayes Valley, the Mission, SoMa, Civic Center, Upper Market, Duboce Triangle and Duboce Park, Lower Haight, Castro and the Western Addition. A Historic Context Statement was prepared to document the history of the area and inform the survey findings. The survey focused on buildings constructed before 1962 which had not been previously surveyed. A total of 1,563 buildings were documented with DPR 523A forms. Individual evaluations for 155 buildings were also made using DPR 523B forms, and 736 buildings were evaluated as part of a group or district on DPR 523D forms. There were also 261 buildings with preexisting survey data, and 68 buildings previously surveyed

and reassessed by Page & Turnbull. The survey was adopted by the Landmarks Preservation Advisory Board and Planning Commission in February 2009.

- » **Augmentation Survey:** At the conclusion of the area plan survey, approximately 750 buildings were left without an assessment. The Planning Department responded to community requests to augment the plan-level survey, and commissioned the firm of Kelley and VerPlanck to assess an additional 200 properties on DPR 523B forms. Alongside that effort, Department staff analyzed the Hayes Valley Residential District and did extensive clean-up work to classify an additional 176 buildings within the boundaries of the survey where previous documentation was silent. The Historic Preservation Commission (HPC) adopted this survey at its July 21, 2010 meeting.



Representative photo of Market Street Masonry District  
**Credit:** Moses Corrette, SF Planning Department



Representative photo of Duboce Park District  
**Credit:** SF Planning Department



- » **Van Ness Automotive Support Structures Survey:** A study of automobile-related buildings between Larkin and Gough Streets from Pacific to the north and Mission Street to the south was completed by architectural historian William Kostura. There are 17 buildings within the Market & Octavia Area Plan boundaries that were assessed in this survey effort. The Historic Preservation Commission (HPC) adopted this survey in July 2010.
- » **Mission Dolores Neighborhood Survey:** The Mission Dolores Neighborhood Association (MDNA), a neighborhood group, commissioned Carey & Company to expand on the area plan level survey, both in depth of documentation and area, bringing a study beyond the boundary of the *Market & Octavia Plan* area. The survey found a National Register eligible district over a large area, partially within the *Market & Octavia Plan* area.

The Planning Department's survey activities are reported to the State Office of Historic Preservation (<http://ohp.parks.ca.gov>) through the Federal Certified Local Government Program, and conform to State and Federal standards. The survey uses the State's ranking system for historic resources called the California Historical Resource Status Code System (CHRSC). National Register and California Register criteria were utilized to make evaluations of the buildings in the survey. These Registers are lists of buildings, sites, structures, districts and objects important in history, and significant to San Francisco and its neighborhoods.

## Landmark Districts

### Market Street Masonry Landmark District

The Area Plan Level Survey identified an architecturally significant grouping of eight masonry buildings located along or adjacent to Market Street. Constructed between 1911 and 1925, these buildings are well-preserved examples that retain most or all of their character-defining features, including several unaltered historic storefronts. In April 2013 these buildings were designated as San Francisco's 12th Landmark District: the Market Street Masonry Landmark District.

### Duboce Park Landmark District

The Area Plan Level Survey also identified an architecturally significant grouping of buildings located along the northern boundary of Duboce Park. Planning Department staff conducted additional research and public outreach in support of designating the area as a landmark district. In June 2013, Mayor Ed Lee signed legislation designating the Duboce Park Landmark District, which includes 87 residential buildings constructed between 1899 and 1911.

### Jobs Housing Linkage Fee

Prompted by the Downtown Plan, the City determined that large office development, by increasing employment, attracts new residents and therefore increases demand for housing. In response, the Office Affordable Housing Production Program (OAHPP) was established in 1985 to require large office developments to contribute to a fund to increase the amount of affordable housing. In 2001, the OAHPP was re-named the Jobs-Housing Linkage Program (JHLP) and was revised to require all commercial projects with a net addition of 25,000 gross square feet or more to contribute to the fund. Fees collected are deposited into the Citywide Affordable Housing Fund, which also includes Inclusionary Housing Fees, to solely increase the supply of housing affordable to qualifying households.

Between fiscal years 2010 and 2014, about \$6.7 million was collected, all from completed projects citywide. There was no revenue collected from JHLP fees for Market & Octavia between 2010 and 2014. Since the program was established in 1985, a total of a little over \$12.8 million has been collected citywide.



## First Source Hiring Program

The City's First Source Hiring Program connects low-income San Francisco residents with entry-level jobs that are generated by the City's investment in contracts or public works; or by business activity that requires approval by the City's Planning Department or permits by the Department of Building Inspection. Project proposals with commercial components over 25,000 sq. ft. requiring discretionary action by the Planning Commission or building permit applications for residential projects with 10 units or more are subject to First Source Hiring compliance.

Proposed projects falling within the *Market & Octavia Plan* area boundaries, however, are subject to expanded requirements in that threshold for commercial development is pegged at 10,000 sq. ft. or more and developments with a residential

component, regardless of size, are subject to the first source hiring requirement. [Table 4.3](#) below shows about 140 job placements for *Market Octavia Plan* area residents during the reporting period. This represents 13% of all First Source Hiring Program placements Citywide.

**TABLE 4.3**

**Jobs Housing Linkage Fees Collected, Market & Octavia and San Francisco 2010–2014**

Fiscal Year	Revenue	
	<i>Market Octavia</i>	<i>San Francisco</i>
2010–11	–	–
2011–12	–	\$414,222.00
2012–13	–	\$3,022,903.97
2013–14	–	\$3,557,025.98
TOTAL	–	\$6,994,151.95

Source: San Francisco Planning, Office of the Controller

**TABLE 4.4**

**First Source Hiring Program, Market & Octavia, 2010–2015**

Fiscal Year	Entry-Level Job Placements					
	94102 Projects		94102 Resident Placements		Total Placements	
	<i>Public Projects</i>	<i>Private Projects</i>	<i>Public Projects</i>	<i>Private Projects</i>	<i>Public Projects</i>	<i>Private Projects</i>
2010–11	3	1	17	1	504	141
2011–12	4	0	10	4	469	132
2012–13	0	2	8	5	623	253
2013–14	6	2	33	9	1,152	225
2014–15	0	0	40	12	1,071	347
TOTAL	13	5	108	31	3,819	1,098

Source: Office of Economic Workforce and Development





# **APPENDIX A:** MARKET AND OCTAVIA PLAN MONITORING REQUIREMENTS ORDINANCE



## Annual Reporting

The Planning Department shall prepare an annual report detailing the housing supply and development, commercial activities, and transportation trends in the *Market & Octavia Plan Area*. The information shall be presented to the Board of Supervisors, Planning Commission, the Citizens Advisory Committee, and Mayor, and shall address: (1) the extent of development in the *Market & Octavia Plan Area*; (2) the consequences of that development; (3) the effectiveness of the policies set forth in the *Market & Octavia Area Plan* in maintaining San Francisco's environment and character; and (4) recommendations for measures deemed appropriate to deal with the impacts of neighborhood growth.

- (a) Time Period and Due Date. Reporting shall be presented by July 1st of each year, and shall address the immediately preceding calendar year.
- (b) Data Source. The Planning Department shall assemble data for the purpose of providing the reports. City records shall be used wherever possible. Outside sources shall be used when data from such sources are reliable, readily available and necessary in order to supplement City records. When data is not available for the exact boundaries of the Plan Area, a similar geography will be used and noted.
- (c) Categories of Information. The following categories of information shall be included: Commercial Space and Employment.
  - (1) The amount of office space "Completed," "Approved," and "Under Construction" during the preceding year, both within the Plan Area and elsewhere in the City. This inventory shall include the location and square footage (gross and net) of those projects, as well as an estimate of the dates when the space "Approved" and "Under Construction" will become available for occupancy.
  - (2) Plan Area and Citywide Employment trends. An estimate of additional employment, by occupation type, in the Plan Area and Citywide.
  - (3) Retail Space and Employment. An estimate of the net increment of retail space and of the additional retail employment relocation trends and patterns Plan Area and Citywide.
  - (4) Business Formation and Relocation. An estimate of the rate of the establishment of new businesses and business and employment relocation trends and patterns within the Plan Area and Citywide Housing.
  - (5) Housing Units Certified for Occupancy. An estimate of the number of housing units in the Plan Area and throughout the City newly constructed, demolished, or converted to other uses.
  - (6) Affordable Housing Production. An estimate of the number of new affordable housing units in the Plan Area and throughout the City, including information on affordability and funding sources.
  - (7) Unit size. An estimate of the mix of unit sizes in the Plan Area and throughout the City including new construction, unit mergers and unit subdivisions.
  - (8) Unit Conversion. An estimate of average number by unit type in the Plan Area and throughout the City, including condo conversion, and eviction cases.
  - (9) Enforcement of Project Entitlements. A summary of successful compliance with conditions and design standards for development projects approved in the Plan Area and any enforcement actions taken to ensure compliance or adjudicate complaints

## Transportation

- (10) Parking Inventory. An estimate of the net increment of off-street parking spaces in all Districts.
- (11) Transit Service. An estimate of transit capacity for peak periods.
- (12) Transit infrastructure and capacity improvements. A summary of new transit infrastructure and capacity improvements in the Plan Area and affecting the Plan Area as projected in the *Market & Octavia Plan*, including a comparison of that increased and improved transit service relative to the number of new housing units and office space approved during the same period.
- (13) Transit Impact Fee. A summary of the use of the transit impact development fee funds, identifying the number of vehicles, personnel and facilities acquired.
- (d) Report. The analysis of the factors under Commercial Space, Housing and Transportation will compare Plan Area trends to existing conditions, Citywide trends, and regional trends, when relevant. The comparisons will indicate the degree that the City is able to accommodate new development as projected within the Plan Area. Based on this data, the Department shall analyze the effectiveness of City policies governing Plan Area growth and shall recommend any additional measures deemed appropriate.

(Added by Ord. 72-08, File No. 071157, App. 4/3/2008)

## Time Series Report

By July 15, 2008, and every fifth year thereafter on July 15th, the report submitted shall address the preceding five calendar years and, in addition to the data described above, shall include a cordon count of the following key indicators:

(a) Implementation of Proposed Programming.

The area plan proposes the implementation of various programs including impact fees for development, parking and curb cuts, residential permit parking reform, shared parking programs, and historic preservation survey. Implementation of said programs shall report the following:

- (1) Fees. Monitor expenditure of all implemented fees. Report on studies and implementation strategies for additional fees and programming.
- (2) Parking Programs. Report on implementation strategies, including cooperation with relevant agencies, and success of program as implemented.
- (3) Historic Preservation Surveys. Report findings of survey. Detail further proceedings with regards to findings of survey work.

(b) Community Improvements. The Area Plan outlines major community improvements in the areas of open space, transportation, pedestrian realm, and community services. Implementation of improvements will be documented, including a focus on the following:

- (1) Transportation Infrastructure and Services. Successful implementation of the *Market & Octavia Plan* requires that transportation services keep pace with existing and new demands. Citywide efforts to improve transit services, including the Transit Effectiveness Project (TEP), must be implemented in order to provide adequate service to the area. The time series reports shall report on the City's coordination of transit services

with projected development, and provide recommendations for balancing transportation infrastructure with projected growth.

- (2) Affordable Housing. Development of subsidized housing, below market rate units, off-site inclusionary housing, affordable housing built with in-lieu fee payments, and other types of affordable housing

- (3) First Source Hiring. The Department shall cooperate with the First Source Hiring Administration and the CAC to report to the Board of Supervisors on the status of monitoring and enforcement of the First Source Hiring ordinance, Administrative Code Sections 83 et seq. in the Plan Area with the goal of increasing compliance with the First Source Hiring requirements. The Planning Department, First Source Hiring Administration, and CAC shall report to the Board on the compliance of ongoing commercial operations subject to the requirements of the First Source Hiring ordinance in addition to the compliance of the initial developer of the property.

- (c) Planning Code Performance. Better Neighborhoods plans aim to clarify development proceedings, thus reducing the number of variances, articulating conditional use processes, and facilitating the development process. The permit process in the Plan Area and Citywide will be evaluated.

(Added by Ord. 72-08, File No. 071157, App. 4/3/2008)

# APPENDIX B:

## LISTS AND TABLES



## LIST BL-1

### Major Market-Rate Residential Development Completed, Market & Octavia, 2010–2014

Year	Street Address/ Project Name	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales Price or Rental Price
2010	233 Franklin St/ Linden Hayes	32	0	One Bedroom: 16 Two Bedroom: 13 Four Bedroom: 4	Ownership	–
2011	–	–	–	–	–	–
2012	299 Valencia Street	40	4	One Bedroom: 12 Two Bedroom: 24	Rental/ Ownership	From \$2,600 From \$4,750 From \$400,000
2013	1844 Market Street / Venn Apartments	113	14	One Bedroom: Two Bedroom: Three Bedroom:	Rental	From \$3,035 From \$4,035 From \$4,985
	38 Dolores Street / 38 Dolores	81	In-Lieu	One Bedroom: Two Bedroom: Three Bedroom:	Rental	From \$2,950 From \$3,800 From \$8,100
	300 Ivy Street / 401 Grove Street / 300 Ivy	63	9	One Bedroom: 24 Two Bedroom: 34 Three Bedroom: 5	Ownership	From \$1.2M
2014	1998 Market St/ Linea	115	–	Studio: 2 One Bedroom: 59 Two Bedroom: 54	Ownership	From \$480K From \$615K –\$805K From \$830K– \$1.22M
	2175/ 2175 Market	88	18	One Bedroom: 53 Two Bedroom: 35	Rental	From \$3,428 –\$3,578 From \$3,999–\$4,881
	8 Octavia St/ 8 Octavia	49	7	One Bedroom: 7 Two Bedroom: 30 Three Bedroom: 3	Ownership	From \$1,385,000
	2210 (2220) Market St/ The Century	22	3	One Bedroom: 8 Two Bedroom: 14	Ownership	From \$795K –\$835K From \$1.13M–\$1.3M

Source: San Francisco Planning

**LIST BL-2****List of Affordable Housing, Housing Income Target & Funding Source, 2010–2014**

Year	Street Address	Total Units	Affordable Units	Household Income Target	Tenure Type	Funding Source/ Program
2010	261 Octavia Street	15	15	VLI	Rental	MOH
2011	365 Fulton Street	120	120	VLI	Rental	MOH/ SFRA
2012	150 Otis Street	76	76	EVLI	Rental	–
	299 Valencia	40	4	MOD	Ownership	Inclusionary
2013	401 Grove Street	63	9		Ownership	Inclusionary
	701 Golden Gate Ave	100	100	VLI	Rental	CTCAC, OCII, FHLB, NeighborWorks
	1844 Market Street	113	14	LI	Rental	Inclusionary
2014	8 Octavia Street	47	7	MOD	Ownership	Inclusionary
	1600 Market Street	24	23	MOD	Ownership	Inclusionary
	2175 Market Street	88	18	LI	Rental	Inclusionary
	2210 Market Street	22	3	MOD	Ownership	Inclusionary

Source: San Francisco Planning, Mayor's Office of Housing

**LIST BL-3****Residential Development Pipeline, Market & Octavia, Q4 2014**

Development Status	Address	No of Units	Mixed Use Project
CONSTRUCTION		1,620	
	100 Van Ness Ave	399	x
	218 Buchanan St	191	
	307 Octavia St	182	x
	555 Fulton St	139	
	746 Laguna St	136	x
	55 Laguna St	133	x
	100 Buchanan St	116	
	2198 Market St	87	x
	344 Fulton St	75	x
	388 Fulton St	75	x
	450 Hayes St	41	x
	25 Dolores St	37	x
	85 Brosnan St	3	x
	443 Linden St	2	
	447 Linden St	2	
	476 Linden St	2	

Development Status	Address	No of Units	Mixed Use Project
PLANNING ENTITLED		837	
Planning Approved		736	
	1580 Mission St	440	
	1390 Market St	230	x
	2100 Market St	60	x
	435 Duboce Ave	3	
	126 Laguna St	2	
	226 Haight St	1	
Building Permit Filed		13	
	200 Dolores St	13	x
Building Permit Approved/ Issued/ Reinstated		88	
	1 Franklin St	35	x
	580 Hayes St	29	
	2210 Market St	22	x
	81 Noe St	1	
	564 Fell St	1	
UNDER REVIEW		692	
Planning Filed		513	
	150 Van Ness Ave	429	x
	1700 Market St	42	x
	22 Franklin St	28	x
	2201 Market St	9	x
	140 Duboce Ave	2	
	21 Rosemont Pl	3	
Building Permit Filed		179	
	1554 Market St	110	
	198 Valencia St	28	
	300 Octavia St	16	
	360 Octavia St	16	x
	127 Buchanan St	4	
	25 Elgin Park	3	
	457 Waller St	1	
	445 Waller St	1	
TOTAL		3,149	

Source: San Francisco Planning, 2014 Q4 Pipeline

**LIST BL-4****Central Freeway Parcels, Zoning and Housing Development Capacity**

Parcel	Street Address	Area Sq Ft	Zoning	Height Limits	Potential Unit Capacity*
B	732 Golden Gate Ave	18,308	NCT-3	50-X	44
D	620 McAllister St	10937	NCT-3	50-X/85-X	32
E	627 McAllister	22,000	NCT-3	50-X	54
E-st	10 Ash St	n/a	NCT-3	50-X	14
K	350 Linden St**	19500	Hayes NCT	40-X/50-X	26
L	370 Fell St**	13,595	Hayes NCT	50-X	14
O	427 Fell St**	37426	RTO	40-X/50-X	81
R	279 Oak St	10497	Hayes NCT	50-X	8
S	180 Page St	10,500	Hayes NCT	50-X	8
T	140 Octavia Blvd	13211	Hayes NCT	50-X	16
TOTAL					297

\* Assumes ground floor retail on all except for O & P, 25% rear yards, 10' floors, 1000 sf units, & 80% efficiency

\*\* Temporary urban garden

Source: San Francisco Planning

**TABLE BT-1****Land Use Distribution, Market & Octavia and San Francisco, 2014**

Land Use	Market Octavia		San Francisco		Market Octavia as % of San Francisco
	Area	% Distribution	Area	% Distribution	
Mixed Residential	2,161,527	32%	37,799,256	16%	6%
Residential	1,479,559	22%	63,027,939	27%	2%
Office	1,015,829	15%	36,690,112	16%	3%
Mixed Uses	832,241	12%	43,289,714	19%	2%
PDR/Light Industrial	312,501	5%	12,143,575	5%	3%
Cultural, Educational, Institution	305,573	5%	12,254,454	5%	2%
Public/Open Spaces	297,296	4%	5,901,060	3%	5%
Retail/ Entertainment	282,195	4%	11,105,030	5%	3%
Visitor / Lodging	36,038	1%	3,663,013	2%	1%
Vacant Lot	13,654	0.2%	1,110,635	0%	1%
Medical	0	0%	5,081,391	2%	0%
Right of Way	0	0%	9,813	0.004%	0%
TOTAL	6,736,413	100%	232,075,992	100%	3%

Source: San Francisco Planning

## LIST BL-5

### Commercial Development Projects Completed, Market & Octavia, 2010–2014

Address	No of Units	Total Commercial Sq Ft	Cultural, Institutional, Educational	Medical	Office	PDR/Light Industrial	Retail	Visitor / Lodging
1600 Market Street	24	12,100	–	–	–	–	12,100	–
1844 Market Street	113	5,100	–	–	–	–	5,100	–
1960 Market St	115	9,000	–	–	–	–	9,000	–
205 Franklin Street	0	35,000	12,000	–	–	–	23,000	–
2175 Market Street	88	6,286	–	–	–	–	6,286	–
231 Franklin Street	33	4,980	–	–	–	–	4,980	–
299 Valencia Street	44	4,440	–	–	–	–	4,440	–
401 Grove Street	63	5,250	–	–	–	–	5,250	–
424 Octavia St	1	6,070	–	–	–	–	6,070	–
8 Octavia Street	49	3,530	–	–	–	–	3,530	–
TOTAL	530	91,756	12,000	–	–	–	79,756	–

Source: San Francisco Planning

## LIST BL-6

## Commercial Development Pipeline, Market &amp; Octavia, Q4 2014

Dev. Status	Address	No of Units	Total Comm. Sq Ft	Cult., Inst., Edu.	Medical	Office	PDR/Light Ind.	Retail	Visitor / Lodging
CONSTRUCTION		1,168	(355,297)	46,759	–	(420,270)	(19,037)	37,251	–
	100 Van Ness Ave	399	(423,740)	–	–	(421,005)	–	(2,735)	–
	307 Octavia St	182	3,897	–	–	–	–	3,897	–
	746 Laguna St	136	2,325	–	–	(19,620)	–	21,945	–
	55 Laguna St	133	3,500	–	–	–	–	3,500	–
	2198 Market St	87	4,845	–	–	1,145	–	3,700	–
	344 Fulton St	75	12,247	–	–	10,425	–	1,822	–
	388 Fulton St	75	45,750	33,503	–	10,425	–	1,822	–
	450 Hayes St	41	3,300	–	–	–	–	3,300	–
	25 Dolores St	37	(19,037)	–	–	–	(19,037)	–	–
	85 Brosnan St	3	(1,640)	–	–	–	–	–	–
	245 Valencia St	–	13,256	13,256	–	–	–	–	–
PLANNING ENTITLED		800	419,483	(8,463)	(9,500)	447,009	(57,000)	47,437	–
Planning Approved		730	423,562	–	(9,500)	447,009	(57,000)	43,053	–
	1580 Mission St	440	426,018	–	–	447,009	(57,000)	36,009	–
	1390 Market St	230	(1,500)	–	(9,500)	–	–	8,000	–
	2100 Market St	60	(956)	–	–	–	–	(956)	–
Building Permit Filed		13	(8,463)	(8,463)	–	–	–	–	–
	200 Dolores St	13	(8,463)	(8,463)	–	–	–	–	–
Building Permit Approved/ Issued/ Reinstated		57	4,384	–	–	–	–	4,384	–
	1 Franklin St	35	2,384	–	–	–	–	2,384	–
	2210 Market St	22	2,000	–	–	–	–	2,000	–
UNDER REVIEW		524	(125,449)	–	–	(136,558)	–	11,109	–
Planning Filed		508	(126,449)	–	–	(136,558)	–	10,109	–
	150 Van Ness Ave	429	(127,558)	–	–	(136,558)	–	9,000	–
	1700 Market St	42	(1,926)	–	–	–	–	(1,926)	–
	22 Franklin St	28	4,323	–	–	–	–	4,323	–
	2201 Market St	9	(1,288)	–	–	–	–	(1,288)	–
Building Permit Filed		16	1,000	–	–	–	–	1,000	–
	360 Octavia St	16	1,000	–	–	–	–	1,000	–
TOTAL		2,492	(61,263)	38,296	(9,500)	(109,819)	(76,037)	95,797	–

Source: SF Planning, 2014 Q4 Pipeline





# **APPENDIX C:** MARKET AND OCTAVIA COMMUNITY IMPROVEMENTS NEIGHBORHOOD PROGRAM

### Sec. 326.3. – Application.

- (a) Program Area. The Market & Octavia Community Improvements Neighborhood Program is hereby established and shall be implemented through district-specific community improvements funds which apply to the following areas:

The Program Area includes properties identified as part of the *Market & Octavia Plan Area* in Map 1 (Land Use Plan) of the Market & Octavia Area Plan of the San Francisco General Plan.

- (b) The sponsor shall pay to the Treasurer Market & Octavia Community Improvements Impact Fees of the following amounts:

- (1) Prior to the issuance by DBI of the first site or building permit for a residential development project, or residential component of a mixed use project within the Program Area, a \$10.00 Community Improvement Impact Fee in the *Market & Octavia Plan Area*, as described in (a) above, for the Market & Octavia Community Improvements Fund, for each net addition of occupiable square feet which results in an additional residential unit or contributes to a 20 percent increase of residential space from the time that this ordinance is adopted.
- (2) Prior to the issuance by DBI of the first site or building permit for a commercial development project, or commercial component of a mixed use project within the Program Area, a \$4.00 Community Improvement Impact Fee in the *Market & Octavia Plan Area*, as described in (a) above, for the Market & Octavia Community Improvements Fund for each net addition of occupiable square feet which results in an additional commercial capacity that is beyond 20 percent of the non-residential capacity at the time that this ordinance is adopted.

- (c) Upon request of the sponsor and upon payment of the Community Improvements Impact Fee in full to the Treasurer, the execution of a Waiver Agreement or In-Kind Agreement approved as described herein, the Treasurer shall issue a certification that the obligations of this section of the Planning Code have been met. The sponsor shall present such certification to the Planning Department and DBI prior to the issuance by DBI of the first site or building permit for the development project. DBI shall not issue the site or building permit without the Treasurer's certification. Any failure of the Treasurer, DBI, or the Planning Department to give any notice under this Section shall not relieve a sponsor from compliance with this Section. Where DBI inadvertently issues a site or building permit without payment of the fee, Planning and DBI shall not issue any further permits or a certificate of occupancy for the project without notification from the Treasurer that the fees required by this Section have been paid or otherwise satisfied. The procedure set forth in this Subsection is not intended to preclude enforcement of the provisions of this Section under any other section of this Code, or other authority under the laws of the State of California.

- (d) Fee Adjustments.

- (1) Inflation Adjustments. The Planning Commission may adjust the amount of the development impact fees set forth in the annual fee adjustments on an annual basis before the annual budget is approved. The Market & Octavia Community Improvements Impact Fee adjustments should be based on the following factors: (a) the percentage increase or decrease in the cost to acquire real property for public park and open space use in the area and (b) the percentage increase or decrease in the construction cost of providing these and other improvements listed in § 326.1(E)
  - (a). Fluctuations in the construction market can be gauged by indexes such as the Engineering News Record or a like index. Revision of the fee should be done

in coordination with revision to other like fees, such as those detailed in Sections 247, 313, 314, 315, 318, and 319 of the Planning Code. The Planning Department shall provide notice of any fee adjustment including the formula used to calculate the adjustment, on its website and to any interested party who has requested such notice at least 30 days prior to the adjustment taking effect.

- (2) Program Adjustments. Upon Planning Commission and Board approval adjustments may be made to the fee to reflect changes to (a) the list of planned community improvements listed in § 326.1(D); (b) re-evaluation of the nexus based on new conditions; or (c) further planning work which recommends a change in the scope of the community improvements program. Changes may not be made to mitigate temporary market conditions. Notwithstanding the foregoing, it is the intent of the Board of Supervisors that it is not committing to the implementation of any particular project at this time and changes to, additions, and substitutions of individual projects listed in the related program document can be made without adjustment to the fee rate or this ordinance as those individual projects are placeholders that require further public deliberation and environmental review.
- (3) Unless and until an adjustment has been made, the schedule set forth in this ordinance shall be deemed to be the current and appropriate schedule of development impact fees.
- (e) Option for In-Kind Provision of Community Improvements. The Planning Commission may reduce the Community Improvements Impact Fee described in (b) above for specific development proposals in cases where a project sponsor has entered into an In-Kind Agreement with the City to provide In-Kind improvements in the form of streetscaping, sidewalk widening, neighborhood open space, community center, and other improvements

that result in new public infrastructure and facilities described in Section 326.1(E)(a) or similar substitutes. For the purposes of calculating the total value of In-Kind community improvements, the project sponsor shall provide the Planning Department with a cost estimate for the proposed In-Kind community improvements from two independent contractors or, if relevant, real estate appraisers. If the City has completed a detailed site specific cost estimate for a planned community improvement this may serve as one of the cost estimates, required by this clause; if such an estimate is used it must be indexed to current cost of construction. Based on these estimates, the Director of Planning shall determine their appropriate value and the Planning Commission may reduce the Community Improvements Impact Fee assessed to that project proportionally. Approved In-Kind improvements should generally respond to priorities of the community, or fall within the guidelines of approved procedures for prioritizing projects in the Market & Octavia Community Improvements Program. Open space or streetscape improvements, including off-site improvements per the provisions of this Special Use District, proposed to satisfy the usable open space requirements of Section 135 and 138 are not eligible for credit toward the contribution as In-Kind improvements. No credit toward the contribution may be made for land value unless ownership of the land is transferred to the City or a permanent public easement is granted, the acceptance of which is at the sole discretion of the City. A permanent easement shall be valued at no more than 50% of appraised fee simple land value, and may be valued at a lower percentage as determined by the Director of Planning in its sole discretion. Any proposal for contribution of property for public open space use shall follow the procedures of Subsection (6)(D) below. The Planning Commission may reject In-Kind improvements if they do not fit with the priorities identified in the plan, by the Interagency Plan Implementation Committee (see Section 36 of the Administrative Code), the Market & Octavia Citizens Advisory Committee (Section

341.5) or other prioritization processes related to Market & Octavia Community Improvements Programming.

(f) Option for Provision of Community Improvements via a Community Facilities (Mello-Roos) District. The Planning Commission may waive the Community Improvements Impact Fee described in (326.3(b) above, either in whole or in part, for specific development proposals in cases where one or more project sponsors have entered into a Waiver Agreement with the City approved by the Board of Supervisors. Such waiver shall not exceed the value of the improvements to be provided through the Mello Roos district. In consideration of a Mello-Roos waiver agreement, the Board of Supervisors shall consider whether provision of Community Improvements through a Community Facilities (Mello-Roos) District will restrict funds in ways that will limit the City's ability to provide community amenities according to the established community priorities detailed in the Market & Octavia Area Plan, or to further amendments. The Board of Supervisors shall have the opportunity to comment on the structure of bonds issued for Mello Roos Districts. The Board of Supervisors may decline to enter into a Waiver Agreement if the establishment of a Mello Roos district does not serve the City or Area Plan's objectives related to Market & Octavia Community Improvements and general balance of revenue streams.

(g) Applicants who provide community improvements through a Community Facilities (Mello Roos) District or an In-Kind development will be responsible for all additional time and materials costs including, Planning Department staff, City Attorney time, and other costs necessary to administer the alternative to the direct payment of the fee. These costs shall be paid in addition to the community improvements obligation and billed no later than expenditure of bond funds on approved projects for Districts or promptly following satisfaction of the In-Kind Agreement. The Planning Department may designate a base fee for the establishment of a Mello Roos Dis-

trict, that project sponsors would be obliged to pay before the district is established. The base fee should cover basic costs associated with establishing a district but may not account for all expenses, a minimum estimate of the base fee will be published annually by the Planning Department.

(h) Waiver or Reduction:

(1) Waiver or Reduction Based on Absence of Reasonable Relationship.

(A) A project applicant of any project subject to the requirements in this Section may appeal to the Board of Supervisors for a reduction, adjustment, or waiver of the requirements based upon the absence of any reasonable relationship or nexus between the impact of development and the amount of the fee charged or for the reasons set forth in subsection (3) below, a project applicant may request a waiver from the Board of Supervisors.

(B) Any appeal of waiver requests under this clause shall be made in writing and filed with the Clerk of the Board no later than 15 days after the date the sponsor is required to pay to the Treasurer the fee as required in Section 326.3(b). The appeal shall set forth in detail the factual and legal basis for the claim of waiver, reduction, or adjustment. The Board of Supervisors shall consider the appeal at the hearing within 60 days after the filing of the appeal. The appellant shall bear the burden of presenting substantial evidence to support the appeal, including comparable technical information to support appellant's position. The decision of the Board shall be by a simple majority vote and shall be final. If a reduction, adjustment, or waiver is granted, any change of use or scope of the project shall invalidate the waiver, adjustment, or reduction of the fee. If the Board grants a reduction, adjustment or waiver, the Clerk of the Board shall promptly transmit the nature and extent of the reduction,

adjustment or waiver to the Treasurer and Planning Department.

- (2) Waiver or Reduction, Based on Housing Affordability or Duplication of Fees. This section details waivers and reductions available by right for project sponsors that fulfill the requirements below. The Planning Department shall publish an annual schedule of specific values for waivers and reductions available under this clause. Planning Department staff shall apply these waivers based on the most recent schedule published at the time that fee payment is made.
- (A) A project applicant subject to the requirements of this Section who has received an approved building permit, conditional use permit or similar discretionary approval and who submits a new or revised building permit, conditional use permit or similar discretionary approval for the same property shall be granted a reduction, adjustment or waiver of the requirements of Section 326 of the Planning Code with respect to the square footage of construction previously approved.
- (B) The Planning Commission shall give special consideration to offering reductions or waivers of the impact fee to housing projects on the grounds of affordability in cases in which the State of California, the Federal Government, the Mayor's Office of Housing, the San Francisco Redevelopment Agency, or other public subsidies target new housing for households at or below 50% of the Area Median Income as published by HUD. This waiver clause intends to provide a local 'match' for these deeply subsidized units and should be considered as such by relevant agencies. Specifically these units may be rental or ownership opportunities but they must be subsidized in a manner which maintains their affordability for a term no less than 55 years. Project sponsors must demonstrate to the Planning Department staff that a

governmental agency will be enforcing the term of affordability and reviewing performance and service plans as necessary, usually this takes the form of a deed restriction. Projects that meet the requirements of this clause are eligible for a 100 percent fee reduction until an alternative fee schedule is published by the Planning Department. Ideally some contribution will be made to the Market & Octavia Community Improvement Program, as these units will place an equal demand on community improvements infrastructure. This waiver clause shall not be applied to units built as part of a developer's efforts to meet the requirements of the Inclusionary Affordable Housing Program, and Section 315.

- (C) The City shall make every effort not to assess duplicative fees on new development. This section discusses the method to determine the appropriate reduction amount for known possible conflicts. In general project sponsors are only eligible for fee waivers under this clause if a contribution to another fee program would result in a duplication of charges for a particular type of community infrastructure. Therefore applicants may only receive a waiver for the portion of the Market & Octavia Community Improvements Fund that addresses that infrastructure type. Refer to Table 2 for fee composition by infrastructure type. The Planning Department shall publish a schedule annually of all known opportunities for waivers and reductions under this clause, including the specific rate. Requirements under Section 135 and 138 do not qualify for waiver or reductions. Should future fees pose a duplicative charge, such as a Citywide open space or childcare fee, the same methodology shall apply and the Planning Department shall update the schedule of waivers or reductions accordingly. Additionally the City should work to ensure that fees levied on development in the Plan Area through other fee programs should be targeted towards improvements identified through the *Market & Octavia*



*Plan*, especially fees that allow project sponsors to obtain a waiver from the Market & Octavia Community Improvement's Fund.

(i)

(ii) Applicants that are subject to the downtown parks fee, Section 139 can reduce their contribution to the Market & Octavia Community Improvements Fund by one dollar for every dollar that they contribute to the downtown parks fund, the total fee waiver or reduction granted through this clause shall not exceed 8.2 percent of calculated contribution for residential development or 13.8 percent for commercial development.

(Added by Ord. 72-08, File No. 071157, App. 4/3/2008)

# ACKNOWLEDGMENTS

## Mayor

Edwin M. Lee

## Board of Supervisors

London Breed, *President*  
 Eric Mar  
 Mark Farrel  
 Julie Christensen  
 Katy Tang  
 Jane Kim  
 Norman Yee  
 Scott Weiner  
 David Campos  
 Malia Cohen  
 John Avalos

## Planning Commission

Rodney Fong, *President*  
 Cindy Wu, *Vice-President*  
 Michael Antonini  
 Rich Hillis  
 Christine Johnson  
 Kathrin Moore  
 Dennis Richards

## Planning Department

John Rahaim, *Director of Planning*  
 Gil Kelley, *Director of Citywide Planning*  
 Teresa Ojeda, *Manager, Information and Analysis Group*  
 Audrey Harris, *Lead Planner*  
 Paula Chiu, *Planner*  
 Adrienne Hyder, *Graphic Designer*

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**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors; BOS-Legislative Aides  
**Subject:** FW: 12 B Waiver Request - H-30 Fire Captain  
**Attachments:** 201604111455.pdf

**From:** Zadlo, Erin (HRD)  
**Sent:** Monday, April 11, 2016 2:57 PM  
**To:** Winchester, Tamra (ADM) <tamra.winchester@sfgov.org>  
**Cc:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** 12 B Waiver Request - H-30 Fire Captain

Hi Tamra,

The attached document contains the 12B waiver request and supporting memo for the H-30 Fire Captain Exam scheduled to take place in July 2016. Please let me know if you require any additional information.

Best Regards,

Erin Zadlo  
Senior Personnel Analyst  
Public Safety Team  
Department of Human Resources  
City and County of San Francisco

Phone: 415-551-8947  
Fax: 415-557-4967



April 8, 2016

Tamra Winchester, Director  
General Services Agency - Contract Monitoring Division  
30 Van Ness Avenue, Suite 200  
San Francisco, CA 94102

Dear Ms. Winchester:

I respectfully request that the Human Rights Commission grant a waiver of Chapter 12B requirements (Equal Benefits Ordinance) to use the Holiday Inn Golden Gateway for the Fire Department's Captain promotional examination.

Examination ratings will be conducted over a 14-day period in July 2016 at the Department of Human Resources Testing Center. The raters will consist of 40 subject matter experts from fire department organizations who have been recruited nationwide to provide unbiased examination ratings. Lodging is required to provide accommodations for the experts during the ratings.

The Holiday Inn Golden Gateway best meets our requirements for this event because the only 12B compliant hotel, The Whitcomb, has a history of health and safety issues. The Holiday Inn Golden Gateway provides the most cost-effective accommodations, encourages rater participation, offers the most attractive alternative for important out-of-town guests and contributes to future rater recruitments. In addition, the Holiday Inn Golden Gateway has positive reviews and no reports regarding health and safety issues, e.g., pest infestations. This hotel has been attempting to become 12B compliant, but has thus far been unable to do so because of its corporate affiliation.

The waiver request form for the Holiday Inn Golden Gateway is enclosed. I appreciate your favorable consideration of this request. If you have any questions or require further information, please contact Erin Zadlo, Public Safety Team at (415) 551-8947.

Sincerely,

A handwritten signature in black ink, appearing to read "Micki Callahan", followed by a long horizontal line.

Micki Callahan  
Human Resources Director

Cc: Board of Supervisors



# CITY AND COUNTY OF SAN FRANCISCO CONTRACT MONITORING DIVISION

## S.F. ADMINISTRATIVE CODE CHAPTERS 12B and 14B WAIVER REQUEST FORM (CMD-201)

Send completed waiver requests to:  
cmd.waiverrequest@sfgov.org or  
CMD, 30 Van Ness Avenue, Suite 200, San Francisco, CA  
94102

FOR CMD USE ONLY

Request Number:

### ► Section 1. Department Information

Department Head Signature: [Signature]

Name of Department: Department of Human Resources

Department Address: One South Van Ness Ave., 4th floor

Contact Person: Erin Zadlo

Phone Number: (415) 551-8947 E-mail: erin.zadlo@sfgov.org

### ► Section 2. Contractor Information

Contractor Name: Holiday Inn Golden Gateway Vendor No.: \_\_\_\_\_

Contractor Address: 1500 Van Ness Ave

Contact Person: Ru Paster Contact Phone No.: (415) 447-3021

### ► Section 3. Transaction Information

Date Waiver Request Submitted: 4/8/2016 Type of Contract: \_\_\_\_\_

Contract Start Date: 7/10/2016 End Date: 7/24/2016 Dollar Amount of Contract: \$ \$ 74,220.00

### ► Section 4. Administrative Code Chapter to be Waived (please check all that apply)

☒ Chapter 12B

☐ Chapter 14B Note: Employment and LBE subcontracting requirements may still be in force even when a 14B waiver (type A or B) is granted.

### ► Section 5. Waiver Type (Letter of Justification *must* be attached, see Check List on back of page.)

☐ A. Sole Source

☐ B. Emergency (pursuant to Administrative Code §6.60 or 21.15)

☐ C. Public Entity

☒ D. No Potential Contractors Comply (Required) Copy of waiver request sent to Board of Supervisors on: 4/11/2016

☐ E. Government Bulk Purchasing Arrangement (Required) Copy of waiver request sent to Board of Supervisors on: \_\_\_\_\_

☐ F. Sham/Shell Entity (Required) Copy of waiver request sent to Board of Supervisors on: \_\_\_\_\_

☐ G. Subcontracting Goals

☐ H. Local Business Enterprise (LBE)

### CMD/HRC ACTION

12B Waiver Granted: \_\_\_\_\_

14B Waiver Granted: \_\_\_\_\_

12B Waiver Denied: \_\_\_\_\_

14B Waiver Denied: \_\_\_\_\_

Reason for Action: \_\_\_\_\_

CMD Staff: \_\_\_\_\_ Date: \_\_\_\_\_

CMD Director: \_\_\_\_\_ Date: \_\_\_\_\_

HRC Director (12B Only): \_\_\_\_\_ Date: \_\_\_\_\_



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**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors  
**Subject:** FW: CCSF Monthly Pooled Investment Report for March 2016  
**Attachments:** CCSF Monthly Pooled Investment Report for March 2016.pdf

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**From:** Dion, Ichieh (TTX)  
**Sent:** Friday, April 15, 2016 9:27 AM  
**Subject:** CCSF Monthly Pooled Investment Report for March 2016

Hello All -

Please find the CCSF Pooled Investment Report for the month of March attached for your use.

Thank you,

Ichieh Dion  
City and County of San Francisco  
1 Dr. Carlton B. Goodlett Place, Room 140  
San Francisco, CA 94102  
415-554-5433

**Office of the Treasurer & Tax Collector  
City and County of San Francisco**



Pauline Marx, Chief Assistant Treasurer  
Michelle Durgy, Chief Investment Officer

**José Cisneros, Treasurer**

Investment Report for the month of March 2016

April 15, 2016

**The Honorable Edwin M. Lee**  
**Mayor of San Francisco**  
**City Hall, Room 200**  
**1 Dr. Carlton B. Goodlett Place**  
**San Francisco, CA 94102-4638**

**The Honorable Board of Supervisors**  
**City and County of San Francisco**  
**City Hall, Room 244**  
**1 Dr. Carlton B. Goodlett Place**  
**San Francisco, CA 94102-4638**

Ladies and Gentlemen,

In accordance with the provisions of California State Government Code, Section 53646, we forward this report detailing the City's pooled fund portfolio as of March 31, 2016. These investments provide sufficient liquidity to meet expenditure requirements for the next six months and are in compliance with our statement of investment policy and California Code.

This correspondence and its attachments show the investment activity for the month of March 2016 for the portfolios under the Treasurer's management. All pricing and valuation data is obtained from Interactive Data Corporation.

**CCSF Pooled Fund Investment Earnings Statistics \***

		Current Month		Prior Month	
	(in \$ million)	Fiscal YTD	March 2016	Fiscal YTD	February 2016
Average Daily Balance		\$ 6,846	\$ 7,275	\$ 6,791	\$ 7,280
Net Earnings		33.41	4.51	28.90	4.29
Earned Income Yield		0.65%	0.73%	0.64%	0.74%

**CCSF Pooled Fund Statistics \***

(in \$ million)	% of	Book	Market	Wtd. Avg.	Wtd. Avg.	
Investment Type	Portfolio	Value	Value	Coupon	YTM	WAM
U.S. Treasuries	7.10%	\$ 523.2	\$ 526.0	0.85%	0.96%	383
Federal Agencies	54.82%	4,072.4	4,061.0	0.87%	0.68%	519
State & Local Government						
Agency Obligations	2.10%	155.0	155.4	1.53%	1.14%	582
Public Time Deposits	0.02%	1.4	1.4	0.73%	0.73%	160
Negotiable CDs	15.20%	1,125.1	1,125.7	0.84%	0.84%	236
Commercial Paper	5.06%	374.1	374.6	0.00%	0.66%	85
Medium Term Notes	9.77%	725.6	723.7	1.37%	0.67%	180
Money Market Funds	4.12%	305.3	305.3	0.26%	0.26%	1
Supranationals	1.82%	134.9	135.0	0.08%	0.21%	108
<b>Totals</b>	<b>100.0%</b>	<b>\$ 7,417.0</b>	<b>\$ 7,408.0</b>	<b>0.84%</b>	<b>0.71%</b>	<b>386</b>

In the remainder of this report, we provide additional information and analytics at the security-level and portfolio-level, as recommended by the California Debt and Investment Advisory Commission.

Very truly yours,

**José Cisneros**  
**Treasurer**

cc: Treasury Oversight Committee: Aimee Brown, Ron Gerhard, Reeta Madhavan, Charles Perl  
Ben Rosenfield, Controller, Office of the Controller  
Tonia Lediju, Internal Audit, Office of the Controller  
Cynthia Fong, Deputy Director for Finance & Administration, San Francisco County Transportation Authority  
Carol Lu, Budget Analyst  
San Francisco Public Library

\* Please see last page of this report for non-pooled funds holdings and statistics.

## Portfolio Summary

### Pooled Fund

As of March 31, 2016

<i>(in \$ million)</i>							
<b>Security Type</b>	<b>Par Value</b>	<b>Book Value</b>	<b>Market Value</b>	<b>Market/Book Price</b>	<b>Current % Allocation</b>	<b>Max. Policy Allocation</b>	<b>Compliant?</b>
U.S. Treasuries	\$ 525.0	\$ 523.2	\$ 526.0	100.52	7.10%	100%	Yes
Federal Agencies	4,057.5	4,072.4	4,061.0	99.72	54.82%	100%	Yes
State & Local Government							
Agency Obligations	152.9	155.0	155.4	100.23	2.10%	20%	Yes
Public Time Deposits	1.4	1.4	1.4	99.89	0.02%	100%	Yes
Negotiable CDs	1,125.0	1,125.1	1,125.7	100.06	15.20%	30%	Yes
Bankers Acceptances	-	-	-	-	0.00%	40%	Yes
Commercial Paper	375.0	374.1	374.6	100.13	5.06%	25%	Yes
Medium Term Notes	722.4	725.6	723.7	99.73	9.77%	25%	Yes
Repurchase Agreements	-	-	-	-	0.00%	10%	Yes
Reverse Repurchase/ Securities Lending Agreements	-	-	-	-	0.00%	\$75mm	Yes
Money Market Funds	305.3	305.3	305.3	100.00	4.12%	10%	Yes
LAIF	-	-	-	-	0.00%	\$50mm	Yes
Supranationals	135.0	134.9	135.0	100.09	1.82%	5%	Yes
<b>TOTAL</b>	<b>\$ 7,399.5</b>	<b>\$ 7,417.0</b>	<b>\$ 7,408.0</b>	<b>99.88</b>	<b>100.00%</b>	<b>-</b>	<b>Yes</b>

The City and County of San Francisco uses the following methodology to determine compliance: Compliance is pre-trade and calculated on both a par and market value basis, using the result with the lowest percentage of the overall portfolio value. Cash balances are included in the City's compliance calculations.

Please note the information in this report does not include cash balances. Due to fluctuations in the market value of the securities held in the Pooled Fund and changes in the City's cash position, the allocation limits may be exceeded on a post-trade compliance basis. In these instances, no compliance violation has occurred, as the policy limits were not exceeded prior to trade execution.

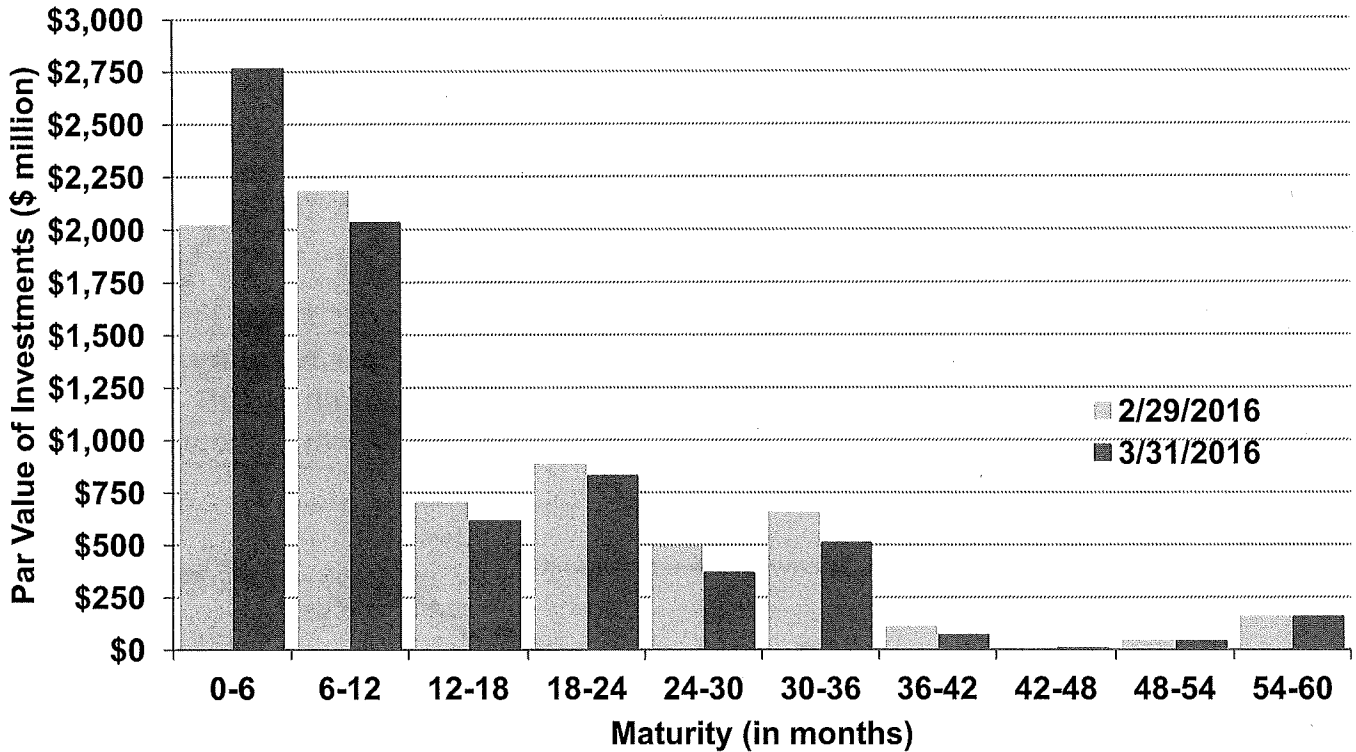
The full Investment Policy can be found at <http://www.sftreasurer.org/>, in the Reports & Plans section of the About menu.

Totals may not add due to rounding.

# Portfolio Analysis

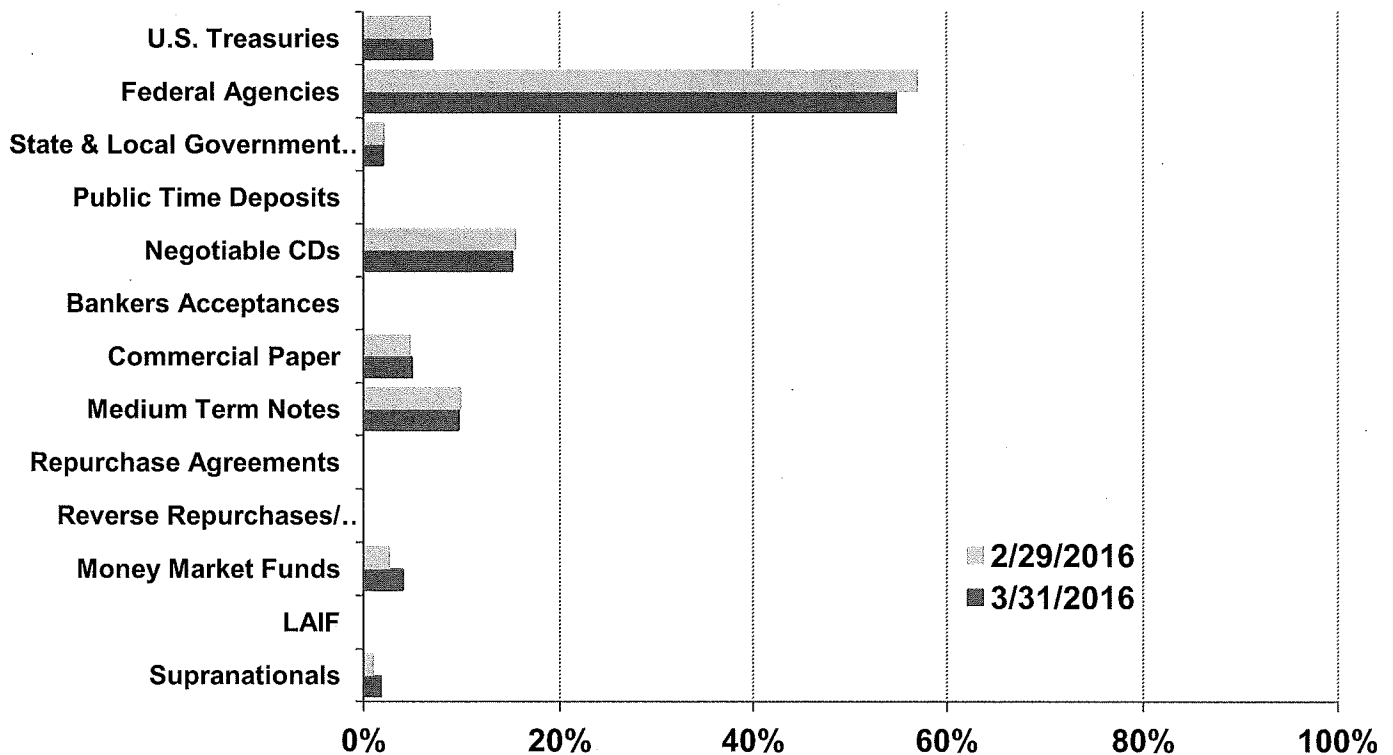
## Pooled Fund

### Par Value of Investments by Maturity

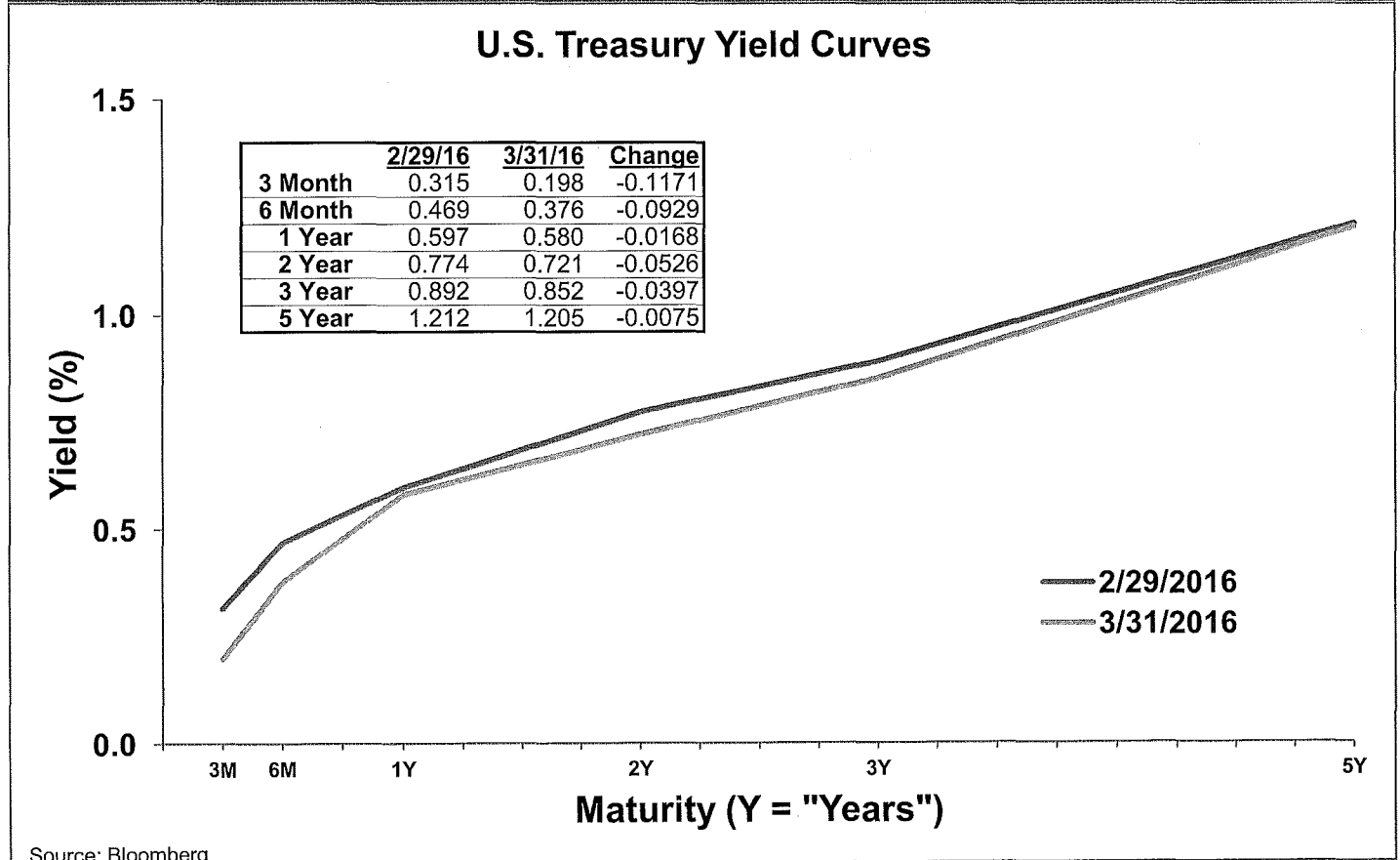
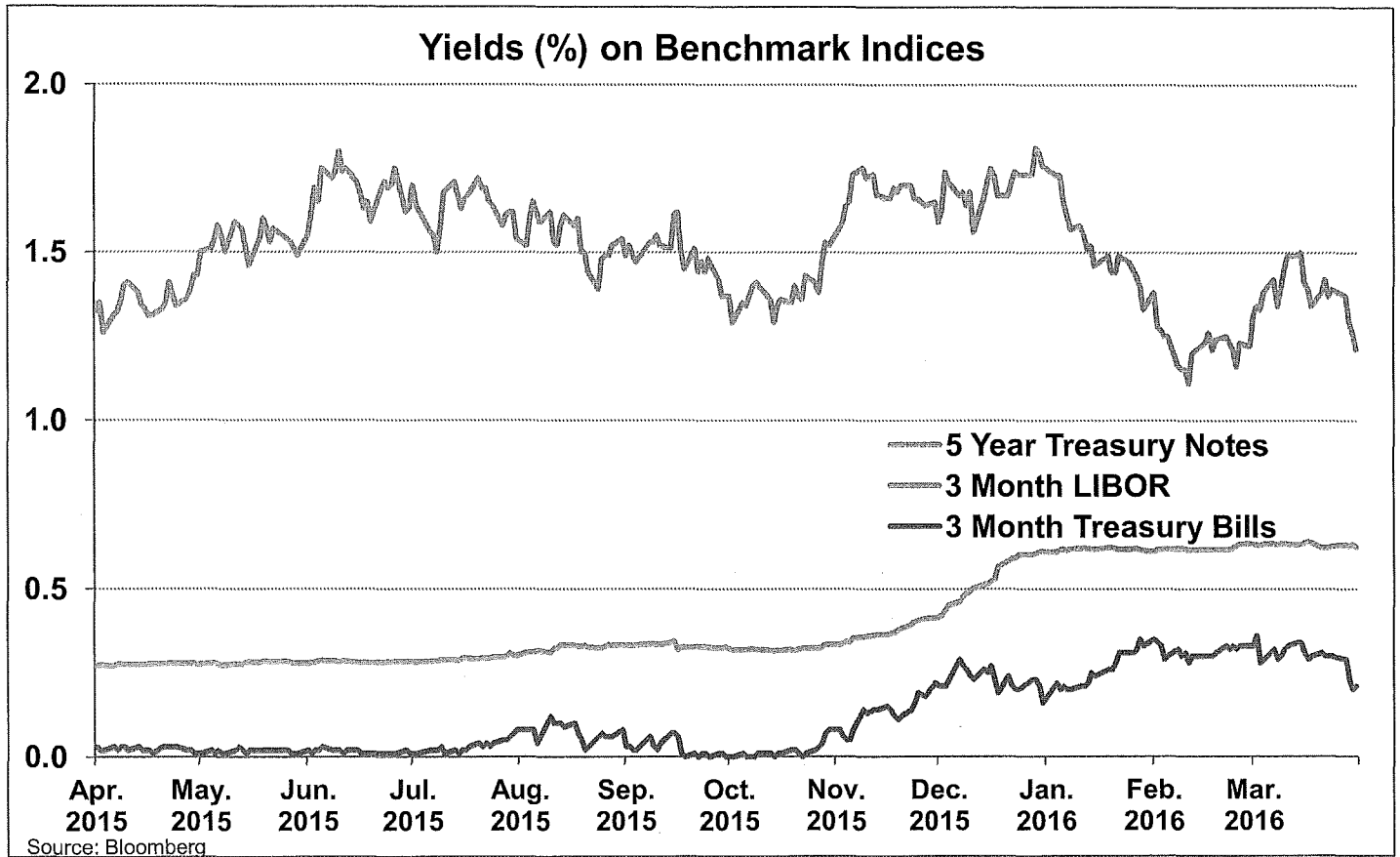


Callable bonds shown at maturity date.

### Asset Allocation by Market Value



# Yield Curves





# Investment Inventory

## Pooled Fund

As of March 31, 2016

Type of Investment	CUSIP	Issuer Name	Settle	Maturity	Duration	Coupon	Par Value	Book Value	Amortized	
			Date	Date					Book Value	Market Value
U.S. Treasuries	912828WQ9	US TSY NT	3/15/2016	6/30/2016	0.25	0.50	\$ 25,000,000	\$ 25,033,568	\$ 25,006,571	\$ 25,011,750
U.S. Treasuries	912828RJ1	US TSY NT	10/11/2011	9/30/2016	0.50	1.00	75,000,000	74,830,078	74,982,970	75,210,750
U.S. Treasuries	912828RM4	US TSY NT	12/26/2013	10/31/2016	0.58	1.00	25,000,000	25,183,594	25,037,601	25,075,250
U.S. Treasuries	912828RX0	US TSY NT	2/25/2014	12/31/2016	0.75	0.88	25,000,000	25,145,508	25,038,336	25,053,750
U.S. Treasuries	912828SJ0	US TSY NT	3/21/2012	2/28/2017	0.91	0.88	25,000,000	24,599,609	24,926,133	25,053,750
U.S. Treasuries	912828SJ0	US TSY NT	3/21/2012	2/28/2017	0.91	0.88	25,000,000	24,599,609	24,926,133	25,053,750
U.S. Treasuries	912828SJ0	US TSY NT	3/14/2012	2/28/2017	0.91	0.88	75,000,000	74,771,484	74,958,005	75,161,250
U.S. Treasuries	912828SM3	US TSY NT	4/4/2012	3/31/2017	1.00	1.00	50,000,000	49,835,938	49,967,224	50,183,500
U.S. Treasuries	912828TM2	US TSY NT	12/15/2015	8/31/2017	1.41	0.63	100,000,000	99,433,594	99,531,469	99,922,000
U.S. Treasuries	912828M72	US TSY NT	12/17/2015	11/30/2017	1.65	0.88	50,000,000	49,903,134	49,900,210	50,123,000
U.S. Treasuries	912828M72	US TSY NT	12/17/2015	11/30/2017	1.65	0.88	50,000,000	49,899,227	49,896,884	50,123,000
<b>Subtotals</b>					<b>1.04</b>	<b>0.85</b>	<b>\$ 525,000,000</b>	<b>\$ 523,235,343</b>	<b>\$ 524,171,535</b>	<b>\$ 525,971,750</b>
Federal Agencies	31315PTF6	FARMER MAC	4/1/2013	4/1/2016	0.00	0.44	\$ 50,000,000	\$ 50,000,000	\$ 50,000,000	\$ 50,000,000
Federal Agencies	313396VG5	FREDDIE MAC DISCOUNT NT	12/11/2015	4/7/2016	0.00	0.00	25,000,000	24,960,667	24,960,667	24,999,250
Federal Agencies	3133792Z1	FEDERAL HOME LOAN BANK	4/18/2012	4/18/2016	0.05	0.81	20,000,000	19,992,200	19,999,909	20,006,400
Federal Agencies	3137EAAD1	FREDDIE MAC	2/18/2016	4/18/2016	0.05	5.25	11,250,000	11,538,582	11,275,984	11,275,763
Federal Agencies	3133ECWT7	FEDERAL FARM CREDIT BANK	11/20/2013	5/9/2016	0.11	0.65	22,650,000	22,746,489	22,654,069	22,662,005
Federal Agencies	3130A5VB2	FEDERAL HOME LOAN BANK	2/1/2016	6/1/2016	0.17	0.34	2,000,000	2,000,373	1,999,617	2,000,220
Federal Agencies	3133EDB35	FEDERAL FARM CREDIT BANK	1/15/2014	6/2/2016	0.01	0.47	50,000,000	49,991,681	49,999,407	50,003,000
Federal Agencies	313384XR5	FED HOME LN DISCOUNT NT	3/7/2016	6/3/2016	0.18	0.00	14,000,000	13,986,482	13,986,482	13,993,385
Federal Agencies	313384XR5	FED HOME LN DISCOUNT NT	3/7/2016	6/3/2016	0.18	0.00	15,000,000	14,985,700	14,985,700	14,992,913
Federal Agencies	31315PB73	FARMER MAC	2/9/2012	6/9/2016	0.19	0.90	10,000,000	10,000,000	10,000,000	10,011,000
Federal Agencies	313373SZ6	FEDERAL HOME LOAN BANK	10/23/2014	6/10/2016	0.19	2.13	28,000,000	28,790,468	28,092,840	28,089,880
Federal Agencies	313771AA5	FEDERAL HOME LOAN BK IL	12/11/2015	6/13/2016	0.20	5.63	4,200,000	4,304,160	4,241,101	4,242,546
Federal Agencies	313771AA5	FEDERAL HOME LOAN BK IL	9/4/2014	6/13/2016	0.20	5.63	8,620,000	9,380,715	8,705,698	8,707,321
Federal Agencies	313771AA5	FEDERAL HOME LOAN BK IL	5/30/2013	6/13/2016	0.20	5.63	14,195,000	16,259,095	14,330,747	14,338,795
Federal Agencies	313771AA5	FEDERAL HOME LOAN BK IL	5/20/2013	6/13/2016	0.20	5.63	16,925,000	19,472,890	17,091,068	17,096,450
Federal Agencies	313771AA5	FEDERAL HOME LOAN BK IL	8/31/2015	6/13/2016	0.20	5.63	71,000,000	73,835,669	71,721,268	71,719,230
Federal Agencies	313384YD5	FED HOME LN DISCOUNT NT	3/1/2016	6/15/2016	0.21	0.00	25,000,000	24,971,292	24,971,292	24,985,938
Federal Agencies	313384YD5	FED HOME LN DISCOUNT NT	3/15/2016	6/15/2016	0.21	0.00	25,000,000	24,975,403	24,975,403	24,985,938
Federal Agencies	313384YD5	FED HOME LN DISCOUNT NT	3/15/2016	6/15/2016	0.21	0.00	25,000,000	24,975,403	24,975,403	24,985,938
Federal Agencies	313384YD5	FED HOME LN DISCOUNT NT	3/17/2016	6/15/2016	0.21	0.00	25,000,000	24,979,375	24,979,375	24,985,938
Federal Agencies	313384YD5	FED HOME LN DISCOUNT NT	3/9/2016	6/15/2016	0.21	0.00	40,000,000	39,958,622	39,958,622	39,977,500
Federal Agencies	313384YF0	FED HOME LN DISCOUNT NT	3/18/2016	6/17/2016	0.21	0.00	25,000,000	24,976,618	24,976,618	24,985,563
Federal Agencies	313384YF0	FED HOME LN DISCOUNT NT	3/18/2016	6/17/2016	0.21	0.00	25,000,000	24,976,618	24,976,618	24,985,563
Federal Agencies	3133EDDP4	FEDERAL FARM CREDIT BANK	2/11/2014	6/17/2016	0.21	0.52	50,000,000	50,062,000	50,005,571	50,036,000
Federal Agencies	3130A1BK3	FEDERAL HOME LOAN BANK	3/24/2014	6/24/2016	0.23	0.50	25,000,000	25,000,000	25,000,000	25,011,750
Federal Agencies	313384YN3	FED HOME LN DISCOUNT NT	3/28/2016	6/24/2016	0.23	0.00	25,000,000	24,978,000	24,978,000	24,984,250
Federal Agencies	313384YS2	FED HOME LN DISCOUNT NT	3/15/2016	6/28/2016	0.24	0.00	17,500,000	17,480,094	17,480,094	17,488,450
Federal Agencies	3134G32M1	FREDDIE MAC	12/28/2012	6/28/2016	0.24	1.00	50,000,000	50,000,000	50,000,000	50,023,500
Federal Agencies	313384YU7	FED HOME LN DISCOUNT NT	3/28/2016	6/30/2016	0.25	0.00	50,000,000	49,953,000	49,953,000	49,958,750
Federal Agencies	313384YU7	FED HOME LN DISCOUNT NT	3/28/2016	6/30/2016	0.25	0.00	50,000,000	49,953,000	49,953,000	49,958,750
Federal Agencies	313588YV1	FANNIE DISCOUNT NOTE	2/19/2016	7/1/2016	0.25	0.00	22,009,000	21,977,289	21,977,289	21,988,972
Federal Agencies	3135G0XP3	FANNIE MAE	3/25/2014	7/5/2016	0.26	0.38	50,000,000	49,753,100	49,971,842	49,987,000
Federal Agencies	31315PA25	FARMER MAC	3/26/2013	7/27/2016	0.32	2.00	11,900,000	12,440,498	11,951,877	11,966,878
Federal Agencies	31315PA25	FARMER MAC	3/26/2013	7/27/2016	0.32	2.00	14,100,000	14,735,205	14,160,967	14,179,242
Federal Agencies	31315PA25	FARMER MAC	7/27/2011	7/27/2016	0.32	2.00	15,000,000	14,934,750	14,995,821	15,084,300
Federal Agencies	31315PA25	FARMER MAC	3/26/2014	7/27/2016	0.32	2.00	20,000,000	20,643,350	20,088,141	20,112,400

# Investment Inventory

## Pooled Fund

Type of Investment	CUSIP	Issuer Name	Settle Date	Maturity Date	Duration	Coupon	Par Value	Book Value	Amortized Book Value	Market Value
Federal Agencies	3137EACW7	FREDDIE MAC	12/3/2015	8/25/2016	0.40	2.00	7,369,000	7,443,280	7,409,770	7,412,698
Federal Agencies	3135GOYE7	FANNIE MAE	3/17/2014	8/26/2016	0.41	0.63	50,000,000	50,124,765	50,020,538	50,032,500
Federal Agencies	31315PQB8	FARMER MAC	10/29/2013	9/1/2016	0.42	1.50	7,000,000	7,156,240	7,023,030	7,029,680
Federal Agencies	313370TW8	FEDERAL HOME LOAN BANK	10/11/2011	9/9/2016	0.44	2.00	25,000,000	25,727,400	25,065,243	25,171,250
Federal Agencies	313370TW8	FEDERAL HOME LOAN BANK	11/5/2014	9/9/2016	0.44	2.00	25,000,000	25,662,125	25,158,163	25,171,250
Federal Agencies	3133EDH21	FEDERAL FARM CREDIT BANK	3/14/2014	9/14/2016	0.04	0.46	50,000,000	49,993,612	49,998,841	49,987,500
Federal Agencies	3134G4XW3	FREDDIE MAC	3/26/2014	9/26/2016	0.49	0.60	25,000,000	25,000,000	25,000,000	25,021,000
Federal Agencies	313378UB5	FEDERAL HOME LOAN BANK	10/23/2014	10/11/2016	0.53	1.13	5,000,000	5,060,200	5,016,159	5,018,450
Federal Agencies	3133EDJA1	FEDERAL FARM CREDIT BANK	4/11/2014	10/11/2016	0.03	0.46	25,000,000	24,993,750	24,998,680	24,999,500
Federal Agencies	3130A3CE2	FEDERAL HOME LOAN BANK	11/3/2014	10/14/2016	0.54	0.63	40,000,000	40,032,000	40,008,821	40,027,600
Federal Agencies	3137EADS5	FREDDIE MAC	3/3/2014	10/14/2016	0.53	0.88	25,000,000	25,200,250	25,041,055	25,060,500
Federal Agencies	3130A6PZ4	FEDERAL HOME LOAN BANK	1/7/2016	10/28/2016	0.57	0.40	5,950,000	5,937,307	5,937,717	5,946,252
Federal Agencies	3134G5LS2	FREDDIE MAC	11/17/2014	11/17/2016	0.63	0.60	25,000,000	25,000,000	25,000,000	24,989,250
Federal Agencies	3130A3J70	FEDERAL HOME LOAN BANK	11/18/2015	11/23/2016	0.64	0.63	7,015,000	7,012,545	7,013,438	7,018,297
Federal Agencies	3130A3J70	FEDERAL HOME LOAN BANK	11/17/2014	11/23/2016	0.64	0.63	25,000,000	24,990,000	24,996,798	25,011,750
Federal Agencies	313381GA7	FEDERAL HOME LOAN BANK	11/30/2012	11/30/2016	0.67	0.57	23,100,000	23,104,389	23,100,730	23,116,170
Federal Agencies	313371PV2	FEDERAL HOME LOAN BANK	11/6/2014	12/9/2016	0.69	1.63	25,000,000	25,513,000	25,169,209	25,171,500
Federal Agencies	313371PV2	FEDERAL HOME LOAN BANK	12/4/2014	12/9/2016	0.69	1.63	25,000,000	25,486,750	25,166,659	25,171,500
Federal Agencies	313371PV2	FEDERAL HOME LOAN BANK	12/12/2014	12/9/2016	0.69	1.63	25,000,000	25,447,500	25,154,904	25,171,500
Federal Agencies	3130A12F4	FEDERAL HOME LOAN BANK	3/19/2014	12/19/2016	0.72	0.70	20,500,000	20,497,950	20,499,466	20,510,250
Federal Agencies	3134G5VG7	FREDDIE MAC	12/29/2014	12/29/2016	0.74	0.78	50,000,000	50,000,000	50,000,000	49,992,000
Federal Agencies	3134G33C2	FREDDIE MAC	1/3/2013	1/3/2017	0.75	0.60	50,000,000	50,000,000	50,000,000	50,053,000
Federal Agencies	3133ECB37	FEDERAL FARM CREDIT BANK	12/20/2012	1/12/2017	0.78	0.58	14,000,000	14,000,000	14,000,000	14,015,680
Federal Agencies	31315PWW5	FARMER MAC	5/4/2012	1/17/2017	0.79	1.01	49,500,000	49,475,250	49,495,810	49,711,860
Federal Agencies	3133EDRD6	FEDERAL FARM CREDIT BANK	12/12/2014	1/30/2017	0.08	0.46	50,000,000	49,981,400	49,992,751	49,940,000
Federal Agencies	3133786Q9	FEDERAL HOME LOAN BANK	1/10/2013	2/13/2017	0.86	1.00	67,780,000	68,546,456	67,943,032	67,977,240
Federal Agencies	3133EDFW7	FEDERAL FARM CREDIT BANK	2/27/2014	2/27/2017	0.07	0.49	50,000,000	50,000,000	50,000,000	49,993,000
Federal Agencies	3133782N0	FEDERAL HOME LOAN BANK	12/29/2015	3/10/2017	0.94	0.88	15,000,000	14,990,850	14,992,818	15,031,050
Federal Agencies	3133782N0	FEDERAL HOME LOAN BANK	12/15/2014	3/10/2017	0.94	0.88	50,000,000	50,058,500	50,024,590	50,103,500
Federal Agencies	3133EDP30	FEDERAL FARM CREDIT BANK	10/3/2014	3/24/2017	0.07	0.47	26,000,000	26,009,347	26,003,695	25,990,380
Federal Agencies	3133EDZW5	FEDERAL FARM CREDIT BANK	10/29/2014	3/29/2017	0.08	0.45	25,000,000	24,999,750	24,999,897	24,985,250
Federal Agencies	31315PTQ2	FARMER MAC	4/10/2012	4/10/2017	1.02	1.26	12,500,000	12,439,250	12,487,557	12,558,875
Federal Agencies	3133ECLL6	FEDERAL FARM CREDIT BANK	4/17/2013	4/17/2017	1.04	0.60	10,000,000	10,000,000	10,000,000	9,990,400
Federal Agencies	31315PUQ0	FARMER MAC	4/26/2012	4/26/2017	1.06	1.13	10,500,000	10,500,000	10,500,000	10,551,345
Federal Agencies	3137EADF3	FREDDIE MAC	5/14/2012	5/12/2017	1.11	1.25	25,000,000	25,133,000	25,029,604	25,153,750
Federal Agencies	31315PZQ5	FARMER MAC	12/28/2012	6/5/2017	1.17	1.11	9,000,000	9,122,130	9,032,417	9,025,110
Federal Agencies	31379FW4	FEDERAL HOME LOAN BANK	12/19/2014	6/9/2017	1.18	1.00	12,000,000	12,020,760	12,009,978	12,045,000
Federal Agencies	31379FW4	FEDERAL HOME LOAN BANK	12/29/2015	6/9/2017	1.18	1.00	20,600,000	20,605,470	20,595,090	20,677,250
Federal Agencies	3130A3SL9	FEDERAL HOME LOAN BANK	12/30/2014	6/15/2017	1.20	0.95	25,000,000	24,959,750	24,980,278	25,109,250
Federal Agencies	3133EAUW6	FEDERAL FARM CREDIT BANK	6/19/2012	6/19/2017	0.22	0.59	50,000,000	50,000,000	50,000,000	50,024,500
Federal Agencies	3133EEGH7	FEDERAL FARM CREDIT BANK	12/26/2014	6/26/2017	1.23	0.93	8,400,000	8,397,312	8,398,672	8,425,788
Federal Agencies	3137EADH9	FREDDIE MAC	3/25/2014	6/29/2017	1.24	1.00	25,000,000	24,920,625	24,969,768	25,074,500
Federal Agencies	3134G5W50	FREDDIE MAC	12/30/2014	6/30/2017	1.24	1.00	50,000,000	50,000,000	50,000,000	50,202,500
Federal Agencies	3133ECV92	FEDERAL FARM CREDIT BANK	7/24/2013	7/24/2017	0.07	0.47	50,000,000	50,000,000	50,000,000	49,944,000
Federal Agencies	3133ECVG6	FEDERAL FARM CREDIT BANK	8/5/2013	7/26/2017	0.07	0.62	23,520,000	23,520,000	23,520,000	23,530,349
Federal Agencies	3135G0F24	FANNIE MAE	9/16/2015	8/16/2017	0.04	0.45	25,000,000	24,995,153	24,996,524	24,955,500
Federal Agencies	3133EEFX3	FEDERAL FARM CREDIT BANK	12/23/2014	8/23/2017	0.06	0.48	50,000,000	50,000,000	50,000,000	49,939,500
Federal Agencies	3137EADL0	FREDDIE MAC	3/25/2014	9/29/2017	1.49	1.00	25,000,000	24,808,175	24,918,430	25,091,000
Federal Agencies	3135G0F57	FANNIE MAE	10/5/2015	10/5/2017	0.01	0.45	25,000,000	24,992,356	24,994,227	24,936,000
Federal Agencies	3134G7M81	FREDDIE MAC	2/3/2016	10/6/2017	1.50	0.88	36,010,000	36,094,398	35,993,704	35,998,477

# Investment Inventory

## Pooled Fund

Type of Investment	CUSIP	Issuer Name	Settle	Maturity	Duration	Coupon	Par Value	Book Value	Amortized	
			Date	Date					Book Value	Market Value
Federal Agencies	3133EETS9	FEDERAL FARM CREDIT BANK	9/25/2015	10/19/2017	0.05	0.46	30,000,000	30,000,600	30,000,450	29,943,300
Federal Agencies	3133EEBR0	FEDERAL FARM CREDIT BANK	11/18/2014	11/13/2017	0.04	0.47	25,000,000	24,988,794	24,993,929	24,949,500
Federal Agencies	3133EEJ76	FEDERAL FARM CREDIT BANK	8/20/2015	11/13/2017	0.12	0.54	25,000,000	24,991,500	24,993,844	24,939,750
Federal Agencies	3134G44F2	FREDDIE MAC	5/21/2013	11/21/2017	1.63	0.80	50,000,000	50,000,000	50,000,000	49,987,500
Federal Agencies	3130A3HF4	FEDERAL HOME LOAN BANK	12/22/2014	12/8/2017	1.67	1.13	25,000,000	24,955,500	24,974,665	25,142,500
Federal Agencies	3137EADX4	FREDDIE MAC	12/11/2015	12/15/2017	1.69	1.00	25,000,000	24,969,000	24,973,724	25,098,000
Federal Agencies	3133EEFE5	FEDERAL FARM CREDIT BANK	12/19/2014	12/18/2017	1.70	1.13	50,000,000	49,914,500	49,951,121	50,295,000
Federal Agencies	3133EEMH0	FEDERAL FARM CREDIT BANK	5/27/2015	2/2/2018	0.01	0.49	4,000,000	3,999,480	3,999,644	3,991,640
Federal Agencies	3133EEMH0	FEDERAL FARM CREDIT BANK	2/2/2015	2/2/2018	0.01	0.49	35,000,000	34,978,893	34,987,058	34,926,850
Federal Agencies	3133EEAN0	FEDERAL FARM CREDIT BANK	11/5/2014	2/5/2018	0.01	0.48	25,000,000	25,000,000	25,000,000	24,943,000
Federal Agencies	3133EEAN0	FEDERAL FARM CREDIT BANK	11/5/2014	2/5/2018	0.01	0.48	25,000,000	24,991,750	24,995,313	24,943,000
Federal Agencies	3133EEAN0	FEDERAL FARM CREDIT BANK	11/5/2014	2/5/2018	0.01	0.48	50,000,000	49,983,560	49,990,659	49,886,000
Federal Agencies	3133EFNK9	FEDERAL FARM CREDIT BANK	11/9/2015	2/9/2018	0.02	0.52	25,000,000	24,994,315	24,995,310	24,960,750
Federal Agencies	3135GOUN1	FANNIE MAE	2/26/2014	2/28/2018	1.90	1.15	8,770,000	8,713,434	8,743,012	8,773,508
Federal Agencies	3135GOUN1	FANNIE MAE	2/26/2014	2/28/2018	1.90	1.15	19,000,000	18,877,450	18,941,531	19,007,600
Federal Agencies	3133EEN71	FEDERAL FARM CREDIT BANK	5/22/2015	3/22/2018	0.06	0.46	50,000,000	49,992,500	49,994,783	49,868,000
Federal Agencies	3133EEQ86	FEDERAL FARM CREDIT BANK	5/27/2015	3/26/2018	0.24	0.47	50,000,000	49,978,500	49,984,946	49,852,000
Federal Agencies	3133EEQ86	FEDERAL FARM CREDIT BANK	5/29/2015	3/26/2018	0.24	0.47	50,000,000	49,978,500	49,984,917	49,852,000
Federal Agencies	3133EFWG8	FEDERAL FARM CREDIT BANK	1/26/2016	3/26/2018	0.07	0.59	25,000,000	24,997,200	24,997,434	24,995,000
Federal Agencies	3133EEZC7	FEDERAL FARM CREDIT BANK	4/16/2015	4/16/2018	0.04	0.49	50,000,000	49,992,422	49,994,849	49,858,000
Federal Agencies	31331KJB7	FEDERAL FARM CREDIT BANK	2/2/2016	4/25/2018	2.00	3.00	14,230,000	14,991,210	14,829,290	14,847,013
Federal Agencies	3130A6Z42	FEDERAL HOME LOAN BANK	1/27/2016	4/27/2018	2.04	1.25	9,100,000	9,100,000	9,100,000	9,123,387
Federal Agencies	3133EEU40	FEDERAL FARM CREDIT BANK	6/3/2015	5/3/2018	0.01	0.48	69,000,000	68,994,894	68,996,347	68,785,410
Federal Agencies	3135GOWJ8	FANNIE MAE	5/23/2013	5/21/2018	2.12	0.88	25,000,000	24,786,500	24,908,701	25,030,750
Federal Agencies	3133EFCT2	FEDERAL FARM CREDIT BANK	9/8/2015	6/8/2018	0.02	0.49	25,000,000	25,000,000	25,000,000	24,921,250
Federal Agencies	3133EFCT2	FEDERAL FARM CREDIT BANK	9/8/2015	6/8/2018	0.02	0.49	50,000,000	50,000,000	50,000,000	49,842,500
Federal Agencies	3133EEW48	FEDERAL FARM CREDIT BANK	6/11/2015	6/11/2018	0.03	0.48	50,000,000	49,996,000	49,997,077	49,831,000
Federal Agencies	3133EFSH1	FEDERAL FARM CREDIT BANK	12/18/2015	6/14/2018	2.17	1.17	25,000,000	24,955,500	24,957,766	25,092,250
Federal Agencies	3136G2NZ6	FANNIE MAE	9/30/2015	9/28/2018	2.48	0.75	25,000,000	25,000,000	25,000,000	25,021,250
Federal Agencies	3136G2NZ6	FANNIE MAE	9/30/2015	9/28/2018	2.48	0.75	25,000,000	25,000,000	25,000,000	25,021,250
Federal Agencies	3134G73D1	FREDDIE MAC	10/29/2015	10/29/2018	2.56	0.63	50,000,000	50,000,000	50,000,000	50,004,500
Federal Agencies	3135G0G80	FANNIE MAE	2/12/2016	11/13/2018	2.60	0.50	25,000,000	25,028,403	24,997,622	24,999,500
Federal Agencies	3134G82T5	FREDDIE MAC	11/16/2015	11/16/2018	2.59	0.88	25,000,000	25,000,000	25,000,000	24,965,075
Federal Agencies	3134G82B4	FREDDIE MAC	11/23/2015	11/23/2018	2.62	0.75	25,000,000	25,000,000	25,000,000	25,007,075
Federal Agencies	3134G85M7	FREDDIE MAC	11/27/2015	11/26/2018	2.63	0.75	22,000,000	21,986,800	21,988,319	22,010,670
Federal Agencies	3134G85Z8	FREDDIE MAC	12/4/2015	12/4/2018	2.65	0.88	75,000,000	75,000,000	75,000,000	75,057,000
Federal Agencies	3134G8AT6	FREDDIE MAC	12/11/2015	12/11/2018	2.66	1.00	25,000,000	25,000,000	25,000,000	25,024,250
Federal Agencies	3134G8CS6	FREDDIE MAC	12/28/2015	12/28/2018	2.72	0.63	25,000,000	25,000,000	25,000,000	25,011,250
Federal Agencies	3136G2C39	FANNIE MAE	12/30/2014	12/28/2018	2.68	1.63	15,000,000	15,000,000	15,000,000	15,101,550
Federal Agencies	3132X0EK3	FARMER MAC	1/25/2016	1/25/2019	0.07	0.72	25,000,000	25,000,000	25,000,000	25,001,000
Federal Agencies	3134G8GD5	FREDDIE MAC	1/29/2016	1/29/2019	2.79	1.00	25,000,000	25,000,000	25,000,000	25,045,750
Federal Agencies	3134G8H69	FREDDIE MAC	1/29/2016	1/29/2019	2.79	1.00	19,000,000	18,996,200	18,996,418	19,014,630
Federal Agencies	3134G8K81	FREDDIE MAC	2/26/2016	2/26/2019	2.87	1.00	5,500,000	5,500,000	5,500,000	5,502,365
Federal Agencies	3134G8K81	FREDDIE MAC	2/26/2016	2/26/2019	2.87	1.00	12,500,000	12,500,000	12,500,000	12,505,375
Federal Agencies	3134G8LN7	FREDDIE MAC	2/26/2016	2/26/2019	2.88	0.50	25,000,000	25,000,000	25,000,000	24,989,000
Federal Agencies	3136G2XK8	FANNIE MAE	2/26/2016	2/26/2019	2.88	0.75	25,000,000	25,000,000	25,000,000	25,010,250
Federal Agencies	3136G2Y68	FANNIE MAE	2/26/2016	2/26/2019	2.87	0.75	15,935,000	15,927,033	15,927,287	15,929,901
Federal Agencies	3132X0ED9	FARMER MAC	1/19/2016	3/19/2019	0.22	0.69	40,000,000	40,000,000	40,000,000	39,998,000
Federal Agencies	3136G3FC4	FANNIE MAE	3/29/2016	3/29/2019	2.96	1.00	6,250,000	6,250,000	6,250,000	6,254,681
Federal Agencies	3134G8G94	FREDDIE MAC	1/25/2016	7/25/2019	3.25	1.25	50,000,000	50,000,000	50,000,000	50,024,500

# Investment Inventory

## Pooled Fund

Type of Investment	CUSIP	Issuer Name	Settle	Maturity	Duration	Coupon	Par Value	Book Value	Amortized	
			Date	Date					Book Value	Market Value
Federal Agencies	3132X0AT8	FARMER MAC	6/5/2015	6/2/2020	0.01	0.58	41,000,000	41,000,000	41,000,000	40,764,250
Federal Agencies	3134G7U33	FREDDIE MAC	10/29/2015	10/29/2020	4.41	1.50	8,000,000	8,000,000	8,000,000	8,006,720
Federal Agencies	3134G7U90	FREDDIE MAC	10/29/2015	10/29/2020	4.41	1.55	10,000,000	10,000,000	10,000,000	10,008,400
Federal Agencies	3136G2QT7	FANNIE MAE	10/29/2015	10/29/2020	4.41	1.50	25,000,000	25,000,000	25,000,000	25,004,250
Federal Agencies	3133EFTX5	FEDERAL FARM CREDIT BANK	12/24/2015	12/24/2020	0.07	0.76	100,000,000	100,000,000	100,000,000	100,023,000
Federal Agencies	3134G8JE0	FREDDIE MAC	2/26/2016	2/26/2021	4.71	1.75	14,150,000	14,150,000	14,150,000	14,161,886
<b>Subtotals</b>					<b>0.79</b>	<b>0.87</b>	<b>\$ 4,057,528,000</b>	<b>\$ 4,072,382,217</b>	<b>\$ 4,059,627,568</b>	<b>\$ 4,061,029,009</b>
State/Local Agencies	91412GUT0	UNIV OF CALIFORNIA CA REVENUE	4/10/2014	5/15/2016	0.12	0.63	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,250
State/Local Agencies	612574DR1	MONTEREY PENINSULA CA CMNTY	5/7/2013	8/1/2016	0.34	0.98	2,670,000	2,670,000	2,670,000	2,673,791
State/Local Agencies	13063CPM6	CALIFORNIA ST	12/9/2014	11/1/2016	0.58	0.75	44,000,000	44,046,200	44,014,267	44,051,920
State/Local Agencies	91412GUU7	UNIV OF CALIFORNIA CA REVENUE	4/10/2014	5/15/2017	1.11	1.22	3,250,000	3,250,000	3,250,000	3,272,360
State/Local Agencies	13063CFC9	CALIFORNIA ST	11/5/2013	11/1/2017	1.56	1.75	16,500,000	16,558,905	16,523,408	16,756,410
State/Local Agencies	13063CPN4	CALIFORNIA ST	12/22/2014	11/1/2017	1.57	1.25	5,000,000	5,004,550	5,002,521	5,041,050
State/Local Agencies	13063CPN4	CALIFORNIA ST	11/25/2014	11/1/2017	1.57	1.25	50,000,000	50,121,500	50,065,624	50,410,500
State/Local Agencies	91412GSB2	UNIV OF CALIFORNIA CA REVENUE	10/5/2015	7/1/2019	3.16	1.80	4,180,000	4,214,443	4,209,926	4,245,793
State/Local Agencies	91412GSB2	UNIV OF CALIFORNIA CA REVENUE	10/2/2015	7/1/2019	3.16	1.80	16,325,000	16,461,640	16,443,462	16,581,956
State/Local Agencies	6055804W6	MISSISSIPPI ST	4/23/2015	10/1/2019	3.15	6.09	8,500,000	10,217,510	9,853,254	9,871,390
<b>Subtotals</b>					<b>1.55</b>	<b>1.53</b>	<b>\$ 152,925,000</b>	<b>\$ 155,044,748</b>	<b>\$ 154,532,461</b>	<b>\$ 155,405,420</b>
Public Time Deposits	PPRNET9Q5	BANK OF SAN FRANCISCO	4/9/2015	4/11/2016	0.03	0.56	\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000
Public Time Deposits	PP9302V13	PREFERRED BANK LA CALIF	5/15/2015	5/16/2016	0.13	0.59	240,000	240,000	240,000	240,000
Public Time Deposits	PP00BERR6	UMPQUA BANK	6/29/2015	6/29/2016	0.25	0.60	240,000	240,000	240,000	240,000
Public Time Deposits	PP6J1O5Z6	IND & COMM BK OF CHINA	8/10/2015	8/10/2016	0.36	0.72	240,000	240,000	240,000	240,000
Public Time Deposits	PP5Z1EJS4	MISSION NATIONAL BK SF	2/19/2016	2/21/2017	0.13	0.86	240,000	240,000	240,000	240,000
Public Time Deposits	PP600XGA1	TRANS-PAC NATIONAL BK	3/21/2016	3/21/2017	0.97	1.05	240,000	240,000	240,000	240,000
<b>Subtotals</b>					<b>0.31</b>	<b>0.73</b>	<b>\$ 1,440,000</b>	<b>\$ 1,440,000</b>	<b>\$ 1,440,000</b>	<b>\$ 1,440,000</b>
Negotiable CDs	78009NTW6	ROYAL BANK OF CANADA NY	4/8/2015	4/8/2016	0.02	0.56	\$ 50,000,000	\$ 50,000,000	\$ 50,000,000	\$ 50,003,199
Negotiable CDs	96121TWJ3	WESTPAC BANKING CORP NY	4/24/2014	4/25/2016	0.07	0.77	25,000,000	25,000,000	25,000,000	25,008,648
Negotiable CDs	96121WK0	WESTPAC BANKING CORP NY	4/24/2014	4/25/2016	0.07	0.65	50,000,000	50,000,000	50,000,000	50,013,243
Negotiable CDs	06417HKT2	BANK OF NOVA SCOTIA HOUS	5/9/2014	5/9/2016	0.11	0.81	25,000,000	24,989,525	24,999,455	25,014,604
Negotiable CDs	78009NVT0	ROYAL BANK OF CANADA NY	8/7/2015	8/8/2016	0.02	0.67	25,000,000	25,000,000	25,000,000	25,021,465
Negotiable CDs	06366CWA2	BANK OF MONTREAL CHICAGO	2/12/2015	8/12/2016	0.03	0.68	25,000,000	25,000,000	25,000,000	25,023,064
Negotiable CDs	06366CA32	BANK OF MONTREAL CHICAGO	3/31/2015	9/23/2016	0.07	0.69	25,000,000	25,000,000	25,000,000	25,031,957
Negotiable CDs	06366CA32	BANK OF MONTREAL CHICAGO	3/31/2015	9/23/2016	0.07	0.69	50,000,000	50,000,000	50,000,000	50,063,915
Negotiable CDs	06417HUW4	BANK OF NOVA SCOTIA HOUS	9/25/2014	9/23/2016	0.23	0.82	50,000,000	50,000,000	50,000,000	50,096,297
Negotiable CDs	06366CC48	BANK OF MONTREAL CHICAGO	4/7/2015	10/7/2016	0.02	0.70	50,000,000	50,000,000	50,000,000	50,010,663
Negotiable CDs	06417HVR4	BANK OF NOVA SCOTIA HOUS	10/7/2014	10/7/2016	0.02	0.82	50,000,000	50,000,000	50,000,000	50,041,339
Negotiable CDs	89113EE69	TORONTO DOMINION BANK NY	10/16/2015	10/17/2016	0.05	0.87	25,000,000	25,000,000	25,000,000	25,029,021
Negotiable CDs	89113EL79	TORONTO DOMINION BANK NY	2/12/2016	11/8/2016	0.61	1.00	25,000,000	25,069,012	25,004,193	25,051,810
Negotiable CDs	78009NXP6	ROYAL BANK OF CANADA NY	12/3/2015	12/2/2016	0.17	0.96	50,000,000	50,000,000	50,000,000	50,103,202
Negotiable CDs	89113EU20	TORONTO DOMINION BANK NY	12/7/2015	12/7/2016	0.19	0.97	50,000,000	50,000,000	50,000,000	50,106,168
Negotiable CDs	78009NSX5	ROYAL BANK OF CANADA NY	12/15/2014	12/15/2016	0.21	0.81	100,000,000	100,000,000	100,000,000	100,110,286
Negotiable CDs	96121TH27	WESTPAC BANKING CORP NY	12/22/2015	12/28/2016	0.08	0.90	50,000,000	50,000,000	50,000,000	50,038,779
Negotiable CDs	96121TH27	WESTPAC BANKING CORP NY	12/22/2015	12/28/2016	0.08	0.90	50,000,000	50,000,000	50,000,000	50,038,779
Negotiable CDs	78009NZD1	ROYAL BANK OF CANADA NY	1/25/2016	1/25/2017	0.07	0.94	25,000,000	25,000,000	25,000,000	25,029,682
Negotiable CDs	89113E2G0	TORONTO DOMINION BANK NY	1/11/2016	2/1/2017	0.00	0.94	50,000,000	50,000,000	50,000,000	50,058,833
Negotiable CDs	96121TK64	WESTPAC BANKING CORP NY	2/4/2016	2/3/2017	0.85	1.02	50,000,000	50,000,000	50,000,000	50,093,232
Negotiable CDs	06417HE36	BANK OF NOVA SCOTIA HOUS	2/23/2015	2/23/2017	0.15	0.90	25,000,000	25,000,000	25,000,000	25,022,306

# Investment Inventory

## Pooled Fund

Type of Investment	CUSIP	Issuer Name	Settle	Maturity	Duration	Coupon	Par Value	Book Value	Amortized	
			Date	Date					Book Value	Market Value
Negotiable CDs	06417HE36	BANK OF NOVA SCOTIA HOUS	2/23/2015	2/23/2017	0.15	0.90	25,000,000	25,000,000	25,000,000	25,022,306
Negotiable CDs	78009NZW9	ROYAL BANK OF CANADA NY	3/10/2016	3/10/2017	0.03	0.95	50,000,000	50,000,000	50,000,000	50,072,243
Negotiable CDs	06427EDJ7	BANK OF MONTREAL CHICAGO	9/17/2015	3/17/2017	0.05	0.84	25,000,000	25,000,000	25,000,000	25,010,009
Negotiable CDs	89113EC79	TORONTO DOMINION BANK NY	10/2/2015	3/28/2017	0.25	0.88	50,000,000	50,000,000	50,000,000	49,965,059
Negotiable CDs	06417HUR5	BANK OF NOVA SCOTIA HOUS	9/25/2014	9/25/2017	0.24	0.90	50,000,000	50,000,000	50,000,000	49,625,000
<b>Subtotals</b>					<b>0.15</b>	<b>0.84</b>	<b>\$ 1,125,000,000</b>	<b>\$ 1,125,058,537</b>	<b>\$ 1,125,003,649</b>	<b>\$ 1,125,705,108</b>
Commercial Paper	06538BD42	BANK OF TOKYO-MIT UFJ NY	3/7/2016	4/4/2016	0.00	0.00	\$ 50,000,000	\$ 49,983,278	\$ 49,983,278	\$ 49,998,333
Commercial Paper	06538BE25	BANK TOKYO-MIT UFJ NY	3/31/2016	5/2/2016	0.09	0.00	25,000,000	24,990,444	24,990,444	24,991,389
Commercial Paper	06538BFF5	BANK TOKYO-MIT UFJ NY	3/29/2016	6/15/2016	0.21	0.00	25,000,000	24,969,667	24,969,667	24,977,604
Commercial Paper	89233GFF8	TOYOTA MOTOR CREDIT CORP	3/29/2016	6/15/2016	0.21	0.00	25,000,000	24,974,542	24,974,542	24,977,604
Commercial Paper	89233GFF8	TOYOTA MOTOR CREDIT CORP	3/30/2016	6/15/2016	0.21	0.00	25,000,000	24,975,403	24,975,403	24,977,604
Commercial Paper	06538BG15	BANK TOKYO-MIT UFJ NY	3/1/2016	7/1/2016	0.25	0.00	25,000,000	24,939,847	24,939,847	24,969,667
Commercial Paper	06538BG15	BANK TOKYO-MIT UFJ NY	2/29/2016	7/1/2016	0.25	0.00	50,000,000	49,878,708	49,878,708	49,939,333
Commercial Paper	06538BGR8	BANK TOKYO-MIT UFJ NY	1/28/2016	7/25/2016	0.32	0.00	50,000,000	49,793,653	49,793,653	49,923,333
Commercial Paper	06538BGV9	BANK TOKYO-MIT UFJ NY	1/29/2016	7/29/2016	0.33	0.00	50,000,000	49,787,667	49,787,667	49,920,667
Commercial Paper	06538BH89	BANK TOKYO-MIT UFJ NY	2/8/2016	8/8/2016	0.36	0.00	50,000,000	49,787,667	49,787,667	49,899,667
<b>Subtotals</b>					<b>0.23</b>	<b>0.00</b>	<b>\$ 375,000,000</b>	<b>\$ 374,080,875</b>	<b>\$ 374,080,875</b>	<b>\$ 374,575,201</b>
Medium Term Notes	36962G5C4	GENERAL ELECTRIC CO	12/18/2015	5/9/2016	0.11	2.95	\$ 3,000,000	\$ 3,034,008	\$ 3,006,489	\$ 3,007,800
Medium Term Notes	36962G5C4	GENERAL ELECTRIC CO	12/17/2015	5/9/2016	0.11	2.95	4,948,000	5,005,960	4,959,229	4,960,865
Medium Term Notes	36962G2V5	GENERAL ELECTRIC CO	5/19/2014	5/11/2016	0.11	0.82	17,689,000	17,703,328	17,689,793	17,693,599
Medium Term Notes	46625HJA9	JPMORGAN CHASE & CO	11/24/2015	7/5/2016	0.26	3.15	1,755,000	1,780,290	1,765,725	1,766,039
Medium Term Notes	46625HJA9	JPMORGAN CHASE & CO	11/27/2015	7/5/2016	0.26	3.15	4,513,000	4,576,633	4,540,354	4,541,387
Medium Term Notes	46625HJA9	JPMORGAN CHASE & CO	11/3/2015	7/5/2016	0.26	3.15	11,400,000	11,585,592	11,471,964	11,471,706
Medium Term Notes	46625HJA9	JPMORGAN CHASE & CO	10/30/2015	7/5/2016	0.26	3.15	22,203,000	22,568,239	22,342,348	22,342,657
Medium Term Notes	46625HJA9	JPMORGAN CHASE & CO	12/1/2015	7/5/2016	0.26	3.15	33,893,000	34,359,707	34,097,319	34,106,187
Medium Term Notes	46625HJA9	JPMORGAN CHASE & CO	12/14/2015	7/5/2016	0.26	3.15	50,000,000	50,621,000	50,289,191	50,314,500
Medium Term Notes	36962G6Z2	GENERAL ELECTRIC CO	7/22/2015	7/12/2016	0.28	1.50	30,740,000	30,992,683	30,812,398	30,822,998
Medium Term Notes	36962G7A6	GENERAL ELECTRIC CO	4/1/2015	7/12/2016	0.03	1.27	18,194,000	18,324,486	18,222,439	18,226,203
Medium Term Notes	36962G7A6	GENERAL ELECTRIC CO	3/23/2015	7/12/2016	0.03	1.27	27,651,000	27,853,609	27,694,325	27,699,942
Medium Term Notes	06366RPR0	BANK OF MONTREAL	12/18/2015	7/15/2016	0.29	1.30	5,760,000	5,775,437	5,767,718	5,769,965
Medium Term Notes	06366RPS8	BANK OF MONTREAL	7/31/2015	7/15/2016	0.04	1.14	35,000,000	35,127,050	35,038,115	35,037,800
Medium Term Notes	064159CQ7	BANK OF NOVA SCOTIA	2/13/2015	7/15/2016	0.29	1.38	16,483,000	16,621,787	16,511,132	16,514,153
Medium Term Notes	742718DV8	PROCTER & GAMBLE CO	11/9/2015	8/15/2016	0.38	1.45	9,785,000	9,859,268	9,821,073	9,818,367
Medium Term Notes	89114QAL2	TORONTO-DOMINION BANK	12/15/2014	9/9/2016	0.19	1.10	18,930,000	19,016,132	18,951,873	18,958,206
Medium Term Notes	89114QAL2	TORONTO-DOMINION BANK	3/2/2015	9/9/2016	0.19	1.10	24,000,000	24,103,620	24,029,951	24,035,760
Medium Term Notes	89236TBU8	TOYOTA MOTOR CREDIT CORP	12/9/2014	9/23/2016	0.23	0.72	14,150,000	14,145,331	14,148,751	14,147,878
Medium Term Notes	89236TBU8	TOYOTA MOTOR CREDIT CORP	2/11/2015	9/23/2016	0.23	0.72	28,150,000	28,142,963	28,147,913	28,145,778
Medium Term Notes	89236TBU8	TOYOTA MOTOR CREDIT CORP	9/23/2014	9/23/2016	0.23	0.72	50,000,000	50,000,000	50,000,000	49,992,500
Medium Term Notes	89236TBV6	TOYOTA MOTOR CREDIT CORP	9/25/2014	9/23/2016	0.23	0.62	47,500,000	47,500,000	47,500,000	47,443,950
Medium Term Notes	9612E0DB0	WESTPAC BANKING CORP	10/10/2014	10/7/2016	0.02	0.69	50,000,000	50,000,000	50,000,000	49,999,500
Medium Term Notes	89236TCL7	TOYOTA MOTOR CREDIT CORP	4/14/2015	10/14/2016	0.04	0.72	50,000,000	50,000,000	50,000,000	49,958,000
Medium Term Notes	073928S46	BEAR STEARNS COS LLC	2/10/2016	11/21/2016	0.15	1.01	6,450,000	6,439,745	6,441,580	6,447,420
Medium Term Notes	36967FAB7	GENERAL ELECTRIC CO	1/9/2015	1/9/2017	0.03	0.90	20,000,000	20,000,000	20,000,000	20,035,000
Medium Term Notes	064159AM8	BANK OF NOVA SCOTIA	10/20/2015	1/12/2017	0.77	2.55	10,000,000	10,185,500	10,117,896	10,120,300
Medium Term Notes	90331HMC4	US BANK NA CINCINNATI	2/11/2016	1/30/2017	0.83	1.10	1,500,000	1,502,567	1,501,771	1,503,330
Medium Term Notes	90331HMC4	US BANK NA CINCINNATI	2/12/2016	1/30/2017	0.83	1.10	8,515,000	8,526,297	8,522,040	8,533,903
Medium Term Notes	36962G2F0	GENERAL ELECTRIC CO	4/8/2015	2/15/2017	0.13	0.79	3,791,000	3,789,138	3,790,122	3,787,891
Medium Term Notes	36962G2F0	GENERAL ELECTRIC CO	4/1/2015	2/15/2017	0.13	0.79	4,948,000	4,942,755	4,945,553	4,943,943

# Investment Inventory

## Pooled Fund

Type of Investment	CUSIP	Issuer Name	Settle Date	Maturity Date	Duration	Coupon	Par Value	Book Value	Amortized Book Value	Market Value
Medium Term Notes	89236TCC7	TOYOTA MOTOR CREDIT CORP	4/14/2015	2/16/2017	0.13	0.81	10,000,000	10,006,300	10,003,000	9,991,900
Medium Term Notes	89236TCC7	TOYOTA MOTOR CREDIT CORP	2/20/2015	2/16/2017	0.13	0.81	50,000,000	50,000,000	50,000,000	49,959,500
Medium Term Notes	91159HHD5	US BANCORP	2/3/2016	5/15/2017	1.11	1.65	3,090,000	3,122,955	3,109,187	3,106,223
Medium Term Notes	459200JD4	IBM CORP	2/19/2016	8/18/2017	0.13	1.07	25,000,000	25,000,000	25,000,000	25,053,750
Medium Term Notes	459200GJ4	IBM CORP	3/22/2016	9/14/2017	1.41	5.70	1,325,000	1,417,057	1,413,708	1,414,742
Medium Term Notes	911312AP1	UNITED PARCEL SERVICE	1/28/2016	10/1/2017	1.49	1.13	2,000,000	2,011,093	2,003,385	2,006,000
<b>Subtotals</b>					<b>0.19</b>	<b>1.37</b>	<b>\$ 722,363,000</b>	<b>\$ 725,640,525</b>	<b>\$ 723,656,343</b>	<b>\$ 723,679,640</b>
Money Market Funds	09248U718	BLACKROCK LIQUIDITY FUNDS T-FI	3/31/2016	4/1/2016	0.00	0.18	\$ 5,003,277	\$ 5,003,277	\$ 5,003,277	\$ 5,003,277
Money Market Funds	31607A703	FIDELITY INSTITUTIONAL MONEY M	3/31/2016	4/1/2016	0.00	0.26	200,074,897	200,074,897	200,074,897	200,074,897
Money Market Funds	61747C707	MORGAN STANLEY INSTITUTIONAL	3/31/2016	4/1/2016	0.00	0.25	100,174,018	100,174,018	100,174,018	100,174,018
<b>Subtotals</b>					<b>0.00</b>	<b>0.26</b>	<b>\$ 305,252,192</b>	<b>\$ 305,252,192</b>	<b>\$ 305,252,192</b>	<b>\$ 305,252,192</b>
Supranationals	459052YN0	INTL BK RECON & DEVELOP	3/29/2016	6/24/2016	0.23	0.00	\$ 10,000,000	\$ 9,990,092	\$ 9,990,092	\$ 9,992,800
Supranationals	45818KYV8	INTER-AMERICAN DEVELOPMENT E	3/29/2016	7/1/2016	0.25	0.00	50,000,000	49,954,306	49,954,306	49,954,500
Supranationals	45818KYV8	INTER-AMERICAN DEVELOPMENT E	3/31/2016	7/1/2016	0.25	0.00	50,000,000	49,959,111	49,959,111	49,954,500
Supranationals	459058ER0	INTL BK RECON & DEVELOP	10/7/2015	10/5/2018	2.47	1.00	25,000,000	24,957,500	24,964,376	25,079,250
<b>Subtotals</b>					<b>0.66</b>	<b>0.19</b>	<b>\$ 135,000,000</b>	<b>\$ 134,861,008</b>	<b>\$ 134,867,884</b>	<b>\$ 134,981,050</b>
<b>Grand Totals</b>					<b>0.61</b>	<b>0.84</b>	<b>\$ 7,399,508,192</b>	<b>\$ 7,416,995,445</b>	<b>\$ 7,402,632,507</b>	<b>\$ 7,408,039,372</b>



# Monthly Investment Earnings

## Pooled Fund

For month ended March 31, 2016

Type of Investment	CUSIP	Issuer Name	Par Value	Coupon	YTM <sup>1</sup>	Settle Date	Maturity Date	Earned Interest	Amort. Expense	Realized Gain/(Loss)	Earned Income /Net Earnings
U.S. Treasuries	912828WQ9	US TSY NT	\$ 25,000,000	0.50	0.39	3/15/16	6/30/16	\$ 5,838	\$ (1,241)	\$ -	\$ 4,597
U.S. Treasuries	912828RJ1	US TSY NT	75,000,000	1.00	1.05	10/11/11	9/30/16	63,525	2,901	-	66,425
U.S. Treasuries	912828RM4	US TSY NT	25,000,000	1.00	0.74	12/26/13	10/31/16	21,291	(5,473)	-	15,819
U.S. Treasuries	912828RX0	US TSY NT	25,000,000	0.88	0.67	2/25/14	12/31/16	18,630	(4,337)	-	14,293
U.S. Treasuries	912828SJ0	US TSY NT	25,000,000	0.88	1.21	3/21/12	2/28/17	18,427	6,877	-	25,304
U.S. Treasuries	912828SJ0	US TSY NT	25,000,000	0.88	1.21	3/21/12	2/28/17	18,427	6,877	-	25,304
U.S. Treasuries	912828SJ0	US TSY NT	75,000,000	0.88	0.94	3/14/12	2/28/17	55,282	3,909	-	59,191
U.S. Treasuries	912828SM3	US TSY NT	50,000,000	1.00	1.07	4/4/12	3/31/17	42,350	2,791	-	45,141
U.S. Treasuries	912828TM2	US TSY NT	100,000,000	0.63	0.96	12/15/15	8/31/17	52,649	28,094	-	80,743
U.S. Treasuries	912828M72	US TSY NT	50,000,000	0.88	1.00	12/17/15	11/30/17	37,056	5,088	-	42,144
U.S. Treasuries	912828M72	US TSY NT	50,000,000	0.88	1.00	12/17/15	11/30/17	37,056	5,258	-	42,314
<b>Subtotals</b>			<b>\$ 525,000,000</b>					<b>\$ 370,531</b>	<b>\$ 50,743</b>	<b>\$ -</b>	<b>\$ 421,274</b>
Federal Agencies	313384TZ2	FED HOME LN DISCOUNT NT	\$ -	0.00	0.28	2/17/16	3/7/16	\$ 1,167	\$ -	\$ -	\$ 1,167
Federal Agencies	313384UB3	FED HOME LN DISCOUNT NT	-	0.00	0.48	12/9/15	3/9/16	5,973	-	-	5,973
Federal Agencies	313375RN9	FEDERAL HOME LOAN BANK	-	1.00	0.82	4/13/12	3/11/16	6,167	(1,104)	-	5,063
Federal Agencies	3133XXP43	FEDERAL HOME LOAN BANK	-	3.13	0.41	12/12/13	3/11/16	12,153	(10,346)	-	1,806
Federal Agencies	3133XXP43	FEDERAL HOME LOAN BANK	-	3.13	0.30	9/21/15	3/11/16	2,708	(2,413)	-	296
Federal Agencies	31315KUH1	FARMER MAC DISCOUNT NOTE	-	0.00	0.52	12/9/15	3/15/16	10,111	-	-	10,111
Federal Agencies	313384UH0	FED HOME LN DISCOUNT NT	-	0.00	0.48	12/10/15	3/15/16	9,333	-	-	9,333
Federal Agencies	3133EAJU3	FEDERAL FARM CREDIT BANK	-	1.05	0.82	4/12/12	3/28/16	19,688	(4,122)	-	15,566
Federal Agencies	3135G0VA8	FANNIE MAE	-	0.50	0.46	12/13/13	3/30/16	10,069	(770)	-	9,299
Federal Agencies	3135G0VA8	FANNIE MAE	-	0.50	0.29	9/21/15	3/30/16	2,480	(1,019)	-	1,461
Federal Agencies	31315PTF6	FARMER MAC	50,000,000	0.44	0.44	4/1/13	4/1/16	18,880	-	-	18,880
Federal Agencies	313396VG5	FREDDIE MAC DISCOUNT NT	25,000,000	0.00	0.48	12/11/15	4/7/16	10,333	-	-	10,333
Federal Agencies	3137EAAD1	FREDDIE MAC	11,250,000	5.25	0.35	2/18/16	4/18/16	49,219	(47,382)	-	1,837
Federal Agencies	313379Z21	FEDERAL HOME LOAN BANK	20,000,000	0.81	0.82	4/18/12	4/18/16	13,500	166	-	13,666
Federal Agencies	3133ECWT7	FEDERAL FARM CREDIT BANK	22,650,000	0.65	0.48	11/20/13	5/9/16	12,269	(3,320)	-	8,949
Federal Agencies	3130A5VB2	FEDERAL HOME LOAN BANK	2,000,000	0.34	0.45	2/1/16	6/1/16	567	195	-	761
Federal Agencies	3133EDB35	FEDERAL FARM CREDIT BANK	50,000,000	0.47	0.54	1/15/14	6/2/16	20,236	297	-	20,533
Federal Agencies	313384XR5	FED HOME LN DISCOUNT NT	14,000,000	0.00	0.40	3/7/16	6/3/16	3,840	-	-	3,840
Federal Agencies	313384XR5	FED HOME LN DISCOUNT NT	15,000,000	0.00	0.39	3/7/16	6/3/16	4,063	-	-	4,063
Federal Agencies	31315PB73	FARMER MAC	10,000,000	0.90	0.90	2/9/12	6/9/16	7,500	-	-	7,500
Federal Agencies	313373SZ6	FEDERAL HOME LOAN BANK	28,000,000	2.13	0.39	10/23/14	6/10/16	49,583	(41,115)	-	8,468
Federal Agencies	313771AA5	FEDERAL HOME LOAN BK IL	4,200,000	5.63	0.70	12/11/15	6/13/16	19,688	(17,454)	-	2,234
Federal Agencies	313771AA5	FEDERAL HOME LOAN BK IL	8,620,000	5.63	0.62	9/4/14	6/13/16	40,406	(36,392)	-	4,014
Federal Agencies	313771AA5	FEDERAL HOME LOAN BK IL	14,195,000	5.63	0.77	5/30/13	6/13/16	66,539	(57,646)	-	8,893
Federal Agencies	313771AA5	FEDERAL HOME LOAN BK IL	16,925,000	5.63	0.65	5/20/13	6/13/16	79,336	(70,522)	-	8,814
Federal Agencies	313771AA5	FEDERAL HOME LOAN BK IL	71,000,000	5.63	0.51	8/31/15	6/13/16	332,813	(306,292)	-	26,521
Federal Agencies	313384YD5	FED HOME LN DISCOUNT NT	25,000,000	0.00	0.39	3/1/16	6/15/16	8,396	-	-	8,396
Federal Agencies	313384YD5	FED HOME LN DISCOUNT NT	25,000,000	0.00	0.39	3/15/16	6/15/16	4,545	-	-	4,545
Federal Agencies	313384YD5	FED HOME LN DISCOUNT NT	25,000,000	0.00	0.39	3/15/16	6/15/16	4,545	-	-	4,545
Federal Agencies	313384YD5	FED HOME LN DISCOUNT NT	25,000,000	0.00	0.33	3/17/16	6/15/16	3,438	-	-	3,438
Federal Agencies	313384YD5	FED HOME LN DISCOUNT NT	40,000,000	0.00	0.38	3/9/16	6/15/16	9,711	-	-	9,711
Federal Agencies	313384YF0	FED HOME LN DISCOUNT NT	25,000,000	0.00	0.37	3/18/16	6/17/16	3,597	-	-	3,597
Federal Agencies	313384YF0	FED HOME LN DISCOUNT NT	25,000,000	0.00	0.37	3/18/16	6/17/16	3,597	-	-	3,597
Federal Agencies	3133EDDP4	FEDERAL FARM CREDIT BANK	50,000,000	0.52	0.44	2/11/14	6/17/16	21,667	(2,243)	-	19,424
Federal Agencies	3130A1BK3	FEDERAL HOME LOAN BANK	25,000,000	0.50	0.50	3/24/14	6/24/16	10,417	-	-	10,417
Federal Agencies	313384YN3	FED HOME LN DISCOUNT NT	25,000,000	0.00	0.36	3/28/16	6/24/16	1,000	-	-	1,000
Federal Agencies	313384YS2	FED HOME LN DISCOUNT NT	17,500,000	0.00	0.39	3/15/16	6/28/16	3,223	-	-	3,223

# Monthly Investment Earnings

## Pooled Fund

Type of Investment	CUSIP	Issuer Name	Par Value	Coupon	YTM <sup>1</sup>	Settle Date	Maturity Date	Earned Interest	Amort. Expense	Realized Gain/(Loss)	Earned Income /Net Earnings
Federal Agencies	3134G32M1	FREDDIE MAC	50,000,000	1.00	1.00	12/28/12	6/28/16	41,667	-	-	41,667
Federal Agencies	313384YU7	FED HOME LN DISCOUNT NT	50,000,000	0.00	0.36	3/28/16	6/30/16	2,000	-	-	2,000
Federal Agencies	313384YU7	FED HOME LN DISCOUNT NT	50,000,000	0.00	0.36	3/28/16	6/30/16	2,000	-	-	2,000
Federal Agencies	313588YV1	FANNIE DISCOUNT NOTE	22,009,000	0.00	0.39	2/19/16	7/1/16	7,391	-	-	7,391
Federal Agencies	3135G0XP3	FANNIE MAE	50,000,000	0.38	0.59	3/25/14	7/5/16	15,625	9,188	-	24,813
Federal Agencies	31315PA25	FARMER MAC	11,900,000	2.00	0.62	3/26/13	7/27/16	19,833	(13,745)	-	6,088
Federal Agencies	31315PA25	FARMER MAC	14,100,000	2.00	0.63	3/26/13	7/27/16	23,500	(16,154)	-	7,346
Federal Agencies	31315PA25	FARMER MAC	15,000,000	2.00	2.09	7/27/11	7/27/16	25,000	1,107	-	26,107
Federal Agencies	31315PA25	FARMER MAC	20,000,000	2.00	0.61	3/26/14	7/27/16	33,333	(23,353)	-	9,980
Federal Agencies	3137EACW7	FREDDIE MAC	7,369,000	2.00	0.61	12/3/15	8/25/16	12,282	(8,657)	-	3,625
Federal Agencies	3135G0YE7	FANNIE MAE	50,000,000	0.63	0.52	3/17/14	8/26/16	26,042	(4,331)	-	21,711
Federal Agencies	31315PQB8	FARMER MAC	7,000,000	1.50	0.70	10/29/13	9/1/16	8,750	(4,666)	-	4,084
Federal Agencies	313370TW8	FEDERAL HOME LOAN BANK	25,000,000	2.00	1.39	10/11/11	9/9/16	41,667	(12,562)	-	29,104
Federal Agencies	313370TW8	FEDERAL HOME LOAN BANK	25,000,000	2.00	0.55	11/5/14	9/9/16	41,667	(30,454)	-	11,213
Federal Agencies	3133EDH21	FEDERAL FARM CREDIT BANK	50,000,000	0.46	0.48	3/14/14	9/14/16	19,523	216	-	19,740
Federal Agencies	3134G4XW3	FREDDIE MAC	25,000,000	0.60	0.60	3/26/14	9/26/16	12,500	-	-	12,500
Federal Agencies	313378UB5	FEDERAL HOME LOAN BANK	5,000,000	1.13	0.51	10/23/14	10/11/16	4,708	(2,596)	-	2,113
Federal Agencies	3133EDJA1	FEDERAL FARM CREDIT BANK	25,000,000	0.46	0.50	4/11/14	10/11/16	9,794	212	-	10,006
Federal Agencies	3137EADS5	FREDDIE MAC	25,000,000	0.88	0.57	3/3/14	10/14/16	18,229	(6,493)	-	11,736
Federal Agencies	3130A3CE2	FEDERAL HOME LOAN BANK	40,000,000	0.63	0.58	11/3/14	10/14/16	20,833	(1,395)	-	19,438
Federal Agencies	3130A6PZ4	FEDERAL HOME LOAN BANK	5,950,000	0.40	0.76	1/7/16	10/28/16	1,983	1,813	-	3,797
Federal Agencies	3134G5LS2	FREDDIE MAC	25,000,000	0.60	0.60	11/17/14	11/17/16	12,500	-	-	12,500
Federal Agencies	3130A3J70	FEDERAL HOME LOAN BANK	7,015,000	0.63	0.66	11/18/15	11/23/16	3,654	205	-	3,859
Federal Agencies	3130A3J70	FEDERAL HOME LOAN BANK	25,000,000	0.63	0.64	11/17/14	11/23/16	13,021	421	-	13,441
Federal Agencies	313381GA7	FEDERAL HOME LOAN BANK	23,100,000	0.57	0.57	11/30/12	11/30/16	10,973	(93)	-	10,879
Federal Agencies	313371PV2	FEDERAL HOME LOAN BANK	25,000,000	1.63	0.64	11/6/14	12/9/16	33,854	(20,815)	-	13,039
Federal Agencies	313371PV2	FEDERAL HOME LOAN BANK	25,000,000	1.63	0.65	12/4/14	12/9/16	33,854	(20,502)	-	13,352
Federal Agencies	313371PV2	FEDERAL HOME LOAN BANK	25,000,000	1.63	0.72	12/12/14	12/9/16	33,854	(19,056)	-	14,799
Federal Agencies	3130A12F4	FEDERAL HOME LOAN BANK	20,500,000	0.70	0.70	3/19/14	12/19/16	11,958	63	-	12,022
Federal Agencies	3134G5V67	FREDDIE MAC	50,000,000	0.78	0.78	12/29/14	12/29/16	32,500	-	-	32,500
Federal Agencies	3134G33C2	FREDDIE MAC	50,000,000	0.60	0.60	1/3/13	1/3/17	25,000	-	-	25,000
Federal Agencies	3133ECB37	FEDERAL FARM CREDIT BANK	14,000,000	0.58	0.58	12/20/12	1/12/17	6,767	-	-	6,767
Federal Agencies	31315PWW5	FARMER MAC	49,500,000	1.01	1.02	5/4/12	1/17/17	41,663	446	-	42,109
Federal Agencies	3133EDRD6	FEDERAL FARM CREDIT BANK	50,000,000	0.46	0.50	12/12/14	1/30/17	19,549	739	-	20,288
Federal Agencies	3133786Q9	FEDERAL HOME LOAN BANK	67,780,000	1.00	0.72	1/10/13	2/13/17	56,483	(15,893)	-	40,590
Federal Agencies	3133EDFW7	FEDERAL FARM CREDIT BANK	50,000,000	0.49	0.49	2/27/14	2/27/17	21,210	-	-	21,210
Federal Agencies	3133782N0	FEDERAL HOME LOAN BANK	15,000,000	0.88	0.93	12/29/15	3/10/17	10,938	649	-	11,587
Federal Agencies	3133782N0	FEDERAL HOME LOAN BANK	50,000,000	0.88	0.82	12/15/14	3/10/17	36,458	(2,222)	-	34,236
Federal Agencies	3133EDP30	FEDERAL FARM CREDIT BANK	26,000,000	0.47	0.44	10/3/14	3/24/17	10,590	(321)	-	10,269
Federal Agencies	3134G4XM5	FREDDIE MAC	-	0.78	0.78	3/28/14	3/28/17	14,625	-	-	14,625
Federal Agencies	3133EDZW5	FEDERAL FARM CREDIT BANK	25,000,000	0.45	0.45	10/29/14	3/29/17	9,859	9	-	9,868
Federal Agencies	31315PTQ2	FARMER MAC	12,500,000	1.26	1.36	4/10/12	4/10/17	13,125	1,031	-	14,156
Federal Agencies	3133ECLL6	FEDERAL FARM CREDIT BANK	10,000,000	0.60	0.60	4/17/13	4/17/17	5,000	-	-	5,000
Federal Agencies	31315PUQ0	FARMER MAC	10,500,000	1.13	1.13	4/26/12	4/26/17	9,844	-	-	9,844
Federal Agencies	3137EADF3	FREDDIE MAC	25,000,000	1.25	1.14	5/14/12	5/12/17	26,042	(2,260)	-	23,781
Federal Agencies	31315PZQ5	FARMER MAC	9,000,000	1.11	0.80	12/28/12	6/5/17	8,325	(2,337)	-	5,988
Federal Agencies	313379FW4	FEDERAL HOME LOAN BANK	12,000,000	1.00	0.93	12/19/14	6/9/17	10,000	(713)	-	9,287
Federal Agencies	313379FW4	FEDERAL HOME LOAN BANK	20,600,000	1.00	1.02	12/29/15	6/9/17	17,167	351	-	17,517
Federal Agencies	3130A3SL9	FEDERAL HOME LOAN BANK	25,000,000	0.95	1.02	12/30/14	6/15/17	19,792	1,389	-	21,181
Federal Agencies	3133EAUW6	FEDERAL FARM CREDIT BANK	50,000,000	0.59	0.59	6/19/12	6/19/17	24,841	-	-	24,841
Federal Agencies	3133EEGH7	FEDERAL FARM CREDIT BANK	8,400,000	0.93	0.94	12/26/14	6/26/17	6,510	91	-	6,601

# Monthly Investment Earnings

## Pooled Fund

Type of Investment	CUSIP	Issuer Name	Par Value	Coupon	YTM <sup>1</sup>	Settle Date	Maturity Date	Earned Interest	Amort. Expense	Realized Gain/(Loss)	Earned Income /Net Earnings
Federal Agencies	3137EADH9	FREDDIE MAC	25,000,000	1.00	1.10	3/25/14	6/29/17	20,833	2,064	-	22,898
Federal Agencies	3134G5W50	FREDDIE MAC	50,000,000	1.00	1.00	12/30/14	6/30/17	41,667	-	-	41,667
Federal Agencies	3133ECV92	FEDERAL FARM CREDIT BANK	50,000,000	0.47	0.47	7/24/13	7/24/17	20,365	-	-	20,365
Federal Agencies	3133ECVG6	FEDERAL FARM CREDIT BANK	23,520,000	0.62	0.62	8/5/13	7/26/17	12,539	-	-	12,539
Federal Agencies	3135G0F24	FANNIE MAE	25,000,000	0.45	0.47	9/16/15	8/16/17	9,603	215	-	9,818
Federal Agencies	3133EEFX3	FEDERAL FARM CREDIT BANK	50,000,000	0.48	0.48	12/23/14	8/23/17	20,796	-	-	20,796
Federal Agencies	3137EADL0	FREDDIE MAC	25,000,000	1.00	1.22	3/25/14	9/29/17	20,833	4,631	-	25,465
Federal Agencies	3135G0F57	FANNIE MAE	25,000,000	0.45	0.47	10/5/15	10/5/17	9,665	324	-	9,989
Federal Agencies	3134G7M81	FREDDIE MAC	36,010,000	0.88	0.91	2/3/16	10/6/17	26,257	914	-	27,171
Federal Agencies	3133EETS9	FEDERAL FARM CREDIT BANK	30,000,000	0.46	0.46	9/25/15	10/19/17	11,907	(25)	-	11,882
Federal Agencies	3133EEBR0	FEDERAL FARM CREDIT BANK	25,000,000	0.47	0.50	11/18/14	11/13/17	9,985	318	-	10,303
Federal Agencies	3133EEJ76	FEDERAL FARM CREDIT BANK	25,000,000	0.54	0.56	8/20/15	11/13/17	11,672	323	-	11,995
Federal Agencies	3134G44F2	FREDDIE MAC	50,000,000	0.80	0.80	5/21/13	11/21/17	33,333	-	-	33,333
Federal Agencies	3130A3HF4	FEDERAL HOME LOAN BANK	25,000,000	1.13	1.19	12/22/14	12/8/17	23,438	1,275	-	24,712
Federal Agencies	3137EADX4	FREDDIE MAC	25,000,000	1.00	1.06	12/11/15	12/15/17	20,833	1,307	-	22,141
Federal Agencies	3133EEF50	FEDERAL FARM CREDIT BANK	50,000,000	1.13	1.18	12/19/14	12/18/17	46,875	2,421	-	49,296
Federal Agencies	3133EEMH0	FEDERAL FARM CREDIT BANK	4,000,000	0.49	0.50	5/27/15	2/2/18	1,688	16	-	1,704
Federal Agencies	3133EEMH0	FEDERAL FARM CREDIT BANK	35,000,000	0.49	0.52	2/2/15	2/2/18	14,768	597	-	15,365
Federal Agencies	3133EEAN0	FEDERAL FARM CREDIT BANK	25,000,000	0.48	0.48	11/5/14	2/5/18	10,311	-	-	10,311
Federal Agencies	3133EEAN0	FEDERAL FARM CREDIT BANK	25,000,000	0.48	0.50	11/5/14	2/5/18	10,311	215	-	10,526
Federal Agencies	3133EEAN0	FEDERAL FARM CREDIT BANK	50,000,000	0.48	0.50	11/5/14	2/5/18	20,622	429	-	21,051
Federal Agencies	3133EFNK9	FEDERAL FARM CREDIT BANK	25,000,000	0.52	0.53	11/9/15	2/9/18	11,141	214	-	11,355
Federal Agencies	3135G0UN1	FANNIE MAE	8,770,000	1.15	1.32	2/26/14	2/28/18	8,405	1,199	-	9,603
Federal Agencies	3135G0UN1	FANNIE MAE	19,000,000	1.15	1.32	2/26/14	2/28/18	18,208	2,597	-	20,805
Federal Agencies	3133EEN71	FEDERAL FARM CREDIT BANK	50,000,000	0.46	0.47	5/22/15	3/22/18	20,056	225	-	20,280
Federal Agencies	3133EFWG8	FEDERAL FARM CREDIT BANK	25,000,000	0.59	0.60	1/26/16	3/26/18	12,780	110	-	12,890
Federal Agencies	3133EEQ86	FEDERAL FARM CREDIT BANK	50,000,000	0.47	0.49	5/27/15	3/26/18	19,077	645	-	19,721
Federal Agencies	3133EEQ86	FEDERAL FARM CREDIT BANK	50,000,000	0.47	0.49	5/29/15	3/26/18	19,077	646	-	19,723
Federal Agencies	3133EEZC7	FEDERAL FARM CREDIT BANK	50,000,000	0.49	0.50	4/16/15	4/16/18	20,928	214	-	21,143
Federal Agencies	31331KJB7	FEDERAL FARM CREDIT BANK	14,230,000	3.00	0.94	2/2/16	4/25/18	35,575	(24,639)	-	10,936
Federal Agencies	3130A6Z42	FEDERAL HOME LOAN BANK	9,100,000	1.25	1.25	1/27/16	4/27/18	9,479	-	-	9,479
Federal Agencies	3133EEU40	FEDERAL FARM CREDIT BANK	69,000,000	0.48	0.48	6/3/15	5/3/18	28,206	149	-	28,355
Federal Agencies	3135G0WJ8	FANNIE MAE	25,000,000	0.88	1.05	5/23/13	5/21/18	18,229	3,629	-	21,858
Federal Agencies	3133EFCT2	FEDERAL FARM CREDIT BANK	25,000,000	0.49	0.49	9/8/15	6/8/18	10,563	-	-	10,563
Federal Agencies	3133EFCT2	FEDERAL FARM CREDIT BANK	50,000,000	0.49	0.49	9/8/15	6/8/18	21,126	-	-	21,126
Federal Agencies	3133EEW48	FEDERAL FARM CREDIT BANK	50,000,000	0.48	0.49	6/11/15	6/11/18	20,664	113	-	20,777
Federal Agencies	3133EFSH1	FEDERAL FARM CREDIT BANK	25,000,000	1.17	1.25	12/18/15	6/14/18	24,375	1,628	-	26,003
Federal Agencies	3130A4GL0	FEDERAL HOME LOAN BANK	-	1.33	1.33	3/18/15	9/18/18	9,421	-	-	9,421
Federal Agencies	3134G7WW7	FREDDIE MAC	-	0.75	0.75	9/28/15	9/28/18	14,063	-	-	14,063
Federal Agencies	3136G2NZ6	FANNIE MAE	25,000,000	0.75	0.75	9/30/15	9/28/18	10,938	-	-	10,938
Federal Agencies	3136G2NZ6	FANNIE MAE	25,000,000	0.75	0.75	9/30/15	9/28/18	10,938	-	-	10,938
Federal Agencies	3134G73D1	FREDDIE MAC	50,000,000	0.63	0.63	10/29/15	10/29/18	26,042	-	-	26,042
Federal Agencies	3135G0G80	FANNIE MAE	25,000,000	0.50	0.50	2/12/16	11/13/18	10,417	77	-	10,494
Federal Agencies	3134G82T5	FREDDIE MAC	25,000,000	0.88	0.88	11/16/15	11/16/18	18,229	-	-	18,229
Federal Agencies	3134G82B4	FREDDIE MAC	25,000,000	0.75	0.75	11/23/15	11/23/18	15,625	-	-	15,625
Federal Agencies	3134G85M7	FREDDIE MAC	22,000,000	0.75	0.77	11/27/15	11/26/18	13,750	374	-	14,124
Federal Agencies	3134G85Z8	FREDDIE MAC	75,000,000	0.88	0.88	12/4/15	12/4/18	53,906	-	-	53,906
Federal Agencies	3134G8AT6	FREDDIE MAC	25,000,000	1.00	1.00	12/11/15	12/11/18	20,833	-	-	20,833
Federal Agencies	3134G87D5	FREDDIE MAC	-	0.75	0.75	12/14/15	12/14/18	6,771	-	-	6,771
Federal Agencies	3134G8DH9	FREDDIE MAC	-	0.75	0.75	12/28/15	12/28/18	14,063	-	-	14,063
Federal Agencies	3134G8EH8	FREDDIE MAC	-	0.75	0.75	12/28/15	12/28/18	28,125	-	-	28,125

# Monthly Investment Earnings

## Pooled Fund

Type of Investment	CUSIP	Issuer Name	Par Value	Coupon	YTM <sup>1</sup>	Settle Date	Maturity Date	Earned Interest	Amort. Expense	Realized Gain/(Loss)	Earned Income /Net Earnings
Federal Agencies	3136G2C39	FANNIE MAE	15,000,000	1.63	1.63	12/30/14	12/28/18	20,313	-	-	20,313
Federal Agencies	3134G8CS6	FREDDIE MAC	25,000,000	0.63	0.63	12/28/15	12/28/18	13,021	-	-	13,021
Federal Agencies	3132X0EK3	FARMER MAC	25,000,000	0.72	0.72	1/25/16	1/25/19	15,470	-	-	15,470
Federal Agencies	3134G8H69	FREDDIE MAC	19,000,000	1.00	1.01	1/29/16	1/29/19	15,833	107	-	15,941
Federal Agencies	3134G8GD5	FREDDIE MAC	25,000,000	1.00	1.00	1/29/16	1/29/19	20,833	-	-	20,833
Federal Agencies	3134G8K81	FREDDIE MAC	5,500,000	1.00	1.00	2/26/16	2/26/19	4,583	-	-	4,583
Federal Agencies	3134G8K81	FREDDIE MAC	12,500,000	1.00	1.00	2/26/16	2/26/19	10,417	-	-	10,417
Federal Agencies	3136G2Y68	FANNIE MAE	15,935,000	0.75	0.77	2/26/16	2/26/19	9,959	225	-	10,185
Federal Agencies	3136G2XK8	FANNIE MAE	25,000,000	0.75	0.75	2/26/16	2/26/19	15,625	-	-	15,625
Federal Agencies	3134G8LN7	FREDDIE MAC	25,000,000	0.50	0.50	2/26/16	2/26/19	10,417	-	-	10,417
Federal Agencies	3132X0ED9	FARMER MAC	40,000,000	0.69	0.69	1/19/16	3/19/19	21,682	-	-	21,682
Federal Agencies	3136G3FC4	FANNIE MAE	6,250,000	1.00	1.00	3/29/16	3/29/19	347	-	-	347
Federal Agencies	3134G8G94	FREDDIE MAC	50,000,000	1.25	1.25	1/25/16	7/25/19	52,083	-	-	52,083
Federal Agencies	3132X0AT8	FARMER MAC	41,000,000	0.58	0.58	6/5/15	6/2/20	20,477	-	-	20,477
Federal Agencies	3134G7U33	FREDDIE MAC	8,000,000	1.50	1.50	10/29/15	10/29/20	10,000	-	-	10,000
Federal Agencies	3134G7U90	FREDDIE MAC	10,000,000	1.55	1.55	10/29/15	10/29/20	12,917	-	-	12,917
Federal Agencies	3136G2QT7	FANNIE MAE	25,000,000	1.50	1.50	10/29/15	10/29/20	31,250	-	-	31,250
Federal Agencies	3133EFTX5	FEDERAL FARM CREDIT BANK	100,000,000	0.76	0.76	12/24/15	12/24/20	65,701	-	-	65,701
Federal Agencies	3134G8JE0	FREDDIE MAC	14,150,000	1.75	1.75	2/26/16	2/26/21	20,635	-	-	20,635
<b>Subtotals</b>			<b>\$4,057,528,000</b>					<b>\$3,171,907</b>	<b>\$ (789,631)</b>	<b>\$ -</b>	<b>\$ 2,382,276</b>
State/Local Agencies	91412GUT0	UNIV OF CALIFORNIA CA REVENUE	\$ 2,500,000	0.63	0.63	4/10/14	5/15/16	1,321	\$ -	\$ -	\$ 1,321
State/Local Agencies	612574DR1	MONTEREY PENINSULA CA CMNTY	2,670,000	0.98	0.98	5/7/13	8/1/16	2,185	-	-	2,185
State/Local Agencies	13063CPM6	CALIFORNIA ST	44,000,000	0.75	0.69	12/9/14	11/1/16	27,500	(2,067)	-	25,433
State/Local Agencies	91412GUU7	UNIV OF CALIFORNIA CA REVENUE	3,250,000	1.22	1.22	4/10/14	5/15/17	3,310	-	-	3,310
State/Local Agencies	13063CPN4	CALIFORNIA ST	5,000,000	1.25	1.22	12/22/14	11/1/17	5,208	(135)	-	5,073
State/Local Agencies	13063CFC9	CALIFORNIA ST	16,500,000	1.75	1.66	11/5/13	11/1/17	24,063	(1,253)	-	22,809
State/Local Agencies	13063CPN4	CALIFORNIA ST	50,000,000	1.25	1.17	11/25/14	11/1/17	52,083	(3,514)	-	48,570
State/Local Agencies	91412GSB2	UNIV OF CALIFORNIA CA REVENUE	4,180,000	1.80	1.57	10/5/15	7/1/19	6,256	(782)	-	5,474
State/Local Agencies	91412GSB2	UNIV OF CALIFORNIA CA REVENUE	16,325,000	1.80	1.56	10/2/15	7/1/19	24,433	(3,096)	-	21,337
State/Local Agencies	6055804W6	MISSISSIPPI ST	8,500,000	6.09	1.38	4/23/15	10/1/19	43,130	(32,825)	-	10,305
<b>Subtotals</b>			<b>\$ 152,925,000</b>					<b>\$ 189,489</b>	<b>\$ (43,672)</b>	<b>\$ -</b>	<b>\$ 145,817</b>
Public Time Deposits	PP7QLOE87	TRANS-PAC NATIONAL BK	\$ -	0.59	0.59	3/20/15	3/21/16	77	\$ -	\$ -	\$ 77
Public Time Deposits	PPRNET9Q5	BANK OF SAN FRANCISCO	240,000	0.56	0.56	4/9/15	4/11/16	116	-	-	116
Public Time Deposits	PP9302V13	PREFERRED BANK LA CALIF	240,000	0.59	0.59	5/15/15	5/16/16	122	-	-	122
Public Time Deposits	PP00BERR6	UMPQUA BANK	240,000	0.60	0.60	6/29/15	6/29/16	122	-	-	122
Public Time Deposits	PP6J105Z6	IND & COMM BK OF CHINA	240,000	0.72	0.72	8/10/15	8/10/16	146	-	-	146
Public Time Deposits	PP5Z1EJS4	MISSION NATIONAL BK SF	240,000	0.86	0.86	2/19/16	2/21/17	175	-	-	175
Public Time Deposits	PP600XGA1	TRANS-PAC NATIONAL BK	240,000	1.05	1.05	3/21/16	3/21/17	76	-	-	76
<b>Subtotals</b>			<b>\$ 1,440,000</b>					<b>\$ 834</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 834</b>
Negotiable CDs	78009NTW6	ROYAL BANK OF CANADA NY	\$ 50,000,000	0.56	0.56	4/8/15	4/8/16	30,800	\$ -	\$ 2,335	\$ 33,134
Negotiable CDs	96121TWJ3	WESTPAC BANKING CORP NY	25,000,000	0.77	0.77	4/24/14	4/25/16	16,546	-	-	16,546
Negotiable CDs	96121TWK0	WESTPAC BANKING CORP NY	50,000,000	0.65	0.65	4/24/14	4/25/16	28,115	-	-	28,115
Negotiable CDs	06417HKT2	BANK OF NOVA SCOTIA HOUS	25,000,000	0.81	0.98	5/9/14	5/9/16	17,431	444	-	17,875
Negotiable CDs	78009NVT0	ROYAL BANK OF CANADA NY	25,000,000	0.67	0.67	8/7/15	8/8/16	14,330	-	-	14,330
Negotiable CDs	06366CWA2	BANK OF MONTREAL CHICAGO	25,000,000	0.68	0.68	2/12/15	8/12/16	14,493	-	-	14,493
Negotiable CDs	06366CA32	BANK OF MONTREAL CHICAGO	25,000,000	0.69	0.69	3/31/15	9/23/16	14,919	-	-	14,919
Negotiable CDs	06417HUW4	BANK OF NOVA SCOTIA HOUS	50,000,000	0.82	0.82	9/25/14	9/23/16	34,541	-	-	34,541
Negotiable CDs	06366CA32	BANK OF MONTREAL CHICAGO	50,000,000	0.69	0.69	3/31/15	9/23/16	29,838	-	-	29,838

# Monthly Investment Earnings

## Pooled Fund

Type of Investment	CUSIP	Issuer Name	Par Value	Coupon	YTM <sup>1</sup>	Settle Date	Maturity Date	Earned Interest	Amort. Expense	Realized Gain/(Loss)	Earned Income /Net Earnings
Negotiable CDs	06417HVR4	BANK OF NOVA SCOTIA HOUS	50,000,000	0.82	0.82	10/7/14	10/7/16	35,181	-	-	35,181
Negotiable CDs	06366CC48	BANK OF MONTREAL CHICAGO	50,000,000	0.70	0.70	4/7/15	10/7/16	30,054	-	-	30,054
Negotiable CDs	89113EE69	TORONTO DOMINION BANK NY	25,000,000	0.87	0.87	10/16/15	10/17/16	18,721	-	-	18,721
Negotiable CDs	89113EL79	TORONTO DOMINION BANK NY	25,000,000	1.00	0.97	2/12/16	11/8/16	21,528	(588)	-	20,940
Negotiable CDs	78009NXP6	ROYAL BANK OF CANADA NY	50,000,000	0.96	0.96	12/3/15	12/2/16	41,174	-	-	41,174
Negotiable CDs	89113EU20	TORONTO DOMINION BANK NY	50,000,000	0.97	0.97	12/7/15	12/7/16	40,044	-	-	40,044
Negotiable CDs	78009NSX5	ROYAL BANK OF CANADA NY	100,000,000	0.81	0.81	12/15/14	12/15/16	65,343	-	-	65,343
Negotiable CDs	96121TH27	WESTPAC BANKING CORP NY	50,000,000	0.90	0.90	12/22/15	12/28/16	39,093	-	-	39,093
Negotiable CDs	96121TH27	WESTPAC BANKING CORP NY	50,000,000	0.90	0.90	12/22/15	12/28/16	39,093	-	-	39,093
Negotiable CDs	78009NZD1	ROYAL BANK OF CANADA NY	25,000,000	0.94	0.94	1/25/16	1/25/17	20,355	-	-	20,355
Negotiable CDs	89113E2G0	TORONTO DOMINION BANK NY	50,000,000	0.94	0.94	1/11/16	2/1/17	40,408	-	-	40,408
Negotiable CDs	96121TK64	WESTPAC BANKING CORP NY	50,000,000	1.02	1.02	2/4/16	2/3/17	43,917	-	-	43,917
Negotiable CDs	06417HE36	BANK OF NOVA SCOTIA HOUS	25,000,000	0.90	0.90	2/23/15	2/23/17	19,336	-	-	19,336
Negotiable CDs	06417HE36	BANK OF NOVA SCOTIA HOUS	25,000,000	0.90	0.90	2/23/15	2/23/17	19,336	-	-	19,336
Negotiable CDs	78009NZW9	ROYAL BANK OF CANADA NY	50,000,000	0.95	0.95	3/10/16	3/10/17	29,084	-	-	29,084
Negotiable CDs	06427EDJ7	BANK OF MONTREAL CHICAGO	25,000,000	0.84	0.84	9/17/15	3/17/17	17,977	-	-	17,977
Negotiable CDs	89113EC79	TORONTO DOMINION BANK NY	50,000,000	0.88	0.88	10/2/15	3/28/17	36,843	-	-	36,843
Negotiable CDs	06417HUR5	BANK OF NOVA SCOTIA HOUS	50,000,000	0.90	0.90	9/25/14	9/25/17	37,704	-	-	37,704
<b>Subtotals</b>			<b>\$1,125,000,000</b>					<b>\$ 796,204</b>	<b>\$ (144)</b>	<b>\$ 2,335</b>	<b>\$ 798,395</b>
Commercial Paper	06538BC76	BANK TOKYO-MIT UFJ NY	\$ -	0.00	0.47	1/20/16	3/7/16	\$ 3,917	\$ -	\$ -	\$ 3,917
Commercial Paper	45920FCM8	IBM CORP	-	0.00	0.42	12/30/15	3/21/16	11,667	-	-	11,667
Commercial Paper	89233GCN4	TOYOTA MOTOR CREDIT CORP	-	0.00	0.35	3/21/16	3/22/16	243	-	-	243
Commercial Paper	89233GCP9	TOYOTA MOTOR CREDIT CORP	-	0.00	0.35	3/22/16	3/23/16	243	-	-	243
Commercial Paper	89233GCV6	TOYOTA MOTOR CREDIT CORP	-	0.00	0.35	3/28/16	3/29/16	243	-	-	243
Commercial Paper	62478XCW8	MUFG UNION BANK NA	-	0.00	0.32	3/29/16	3/30/16	89	-	-	89
Commercial Paper	45920FCX4	IBM CORP	-	0.00	0.45	1/20/16	3/31/16	18,750	-	-	18,750
Commercial Paper	06538BD42	BANK OF TOKYO-MIT UFJ NY	50,000,000	0.00	0.43	3/7/16	4/4/16	14,931	-	-	14,931
Commercial Paper	06538BE25	BANK TOKYO-MIT UFJ NY	25,000,000	0.00	0.43	3/31/16	5/2/16	299	-	-	299
Commercial Paper	89233GFF8	TOYOTA MOTOR CREDIT CORP	25,000,000	0.00	0.47	3/29/16	6/15/16	979	-	-	979
Commercial Paper	06538BFF5	BANK TOKYO-MIT UFJ NY	25,000,000	0.00	0.56	3/29/16	6/15/16	1,167	-	-	1,167
Commercial Paper	89233GFF8	TOYOTA MOTOR CREDIT CORP	25,000,000	0.00	0.46	3/30/16	6/15/16	639	-	-	639
Commercial Paper	06538BG15	BANK TOKYO-MIT UFJ NY	25,000,000	0.00	0.71	3/1/16	7/1/16	15,285	-	-	15,285
Commercial Paper	06538BG15	BANK TOKYO-MIT UFJ NY	50,000,000	0.00	0.71	2/29/16	7/1/16	30,569	-	-	30,569
Commercial Paper	06538BGR8	BANK TOKYO-MIT UFJ NY	50,000,000	0.00	0.83	1/28/16	7/25/16	35,736	-	-	35,736
Commercial Paper	06538BGV9	BANK TOKYO-MIT UFJ NY	50,000,000	0.00	0.84	1/29/16	7/29/16	36,167	-	-	36,167
Commercial Paper	06538BH89	BANK TOKYO-MIT UFJ NY	50,000,000	0.00	0.84	2/8/16	8/8/16	36,167	-	-	36,167
<b>Subtotals</b>			<b>\$ 375,000,000</b>					<b>\$ 207,089</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 207,089</b>
Medium Term Notes	36962G5C4	GENERAL ELECTRIC CO	\$ 3,000,000	2.95	0.86	12/18/15	5/9/16	\$ 7,375	\$ (5,294)	\$ -	\$ 2,081
Medium Term Notes	36962G5C4	GENERAL ELECTRIC CO	4,948,000	2.95	0.76	12/17/15	5/9/16	12,164	(9,161)	-	3,003
Medium Term Notes	36962G2V5	GENERAL ELECTRIC CO	17,689,000	0.82	0.50	5/19/14	5/11/16	12,498	(614)	-	11,884
Medium Term Notes	46625HJA9	JPMORGAN CHASE & CO	1,755,000	3.15	0.79	11/24/15	7/5/16	4,607	(3,500)	-	1,107
Medium Term Notes	46625HJA9	JPMORGAN CHASE & CO	4,513,000	3.15	0.81	11/27/15	7/5/16	11,847	(8,926)	-	2,921
Medium Term Notes	46625HJA9	JPMORGAN CHASE & CO	11,400,000	3.15	0.72	11/3/15	7/5/16	29,925	(23,483)	-	6,442
Medium Term Notes	46625HJA9	JPMORGAN CHASE & CO	22,203,000	3.15	0.72	10/30/15	7/5/16	58,283	(45,472)	-	12,811
Medium Term Notes	46625HJA9	JPMORGAN CHASE & CO	33,893,000	3.15	0.82	12/1/15	7/5/16	88,969	(66,672)	-	22,297
Medium Term Notes	46625HJA9	JPMORGAN CHASE & CO	50,000,000	3.15	0.91	12/14/15	7/5/16	131,250	(94,368)	-	36,882
Medium Term Notes	36962G7A6	GENERAL ELECTRIC CO	18,194,000	1.27	-0.15	4/1/15	7/12/16	19,914	(8,643)	-	11,271
Medium Term Notes	36962G7A6	GENERAL ELECTRIC CO	27,651,000	1.27	-0.19	3/23/15	7/12/16	30,266	(13,167)	-	17,098
Medium Term Notes	36962G6Z2	GENERAL ELECTRIC CO	30,740,000	1.50	0.65	7/22/15	7/12/16	38,425	(22,003)	-	16,422

# Monthly Investment Earnings

## Pooled Fund

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Medium Term Notes	06366RPR0	BANK OF MONTREAL	5,760,000	1.30	0.83	12/18/15	7/15/16	6,240	(2,279)	-	3,961
Medium Term Notes	064159CQ7	BANK OF NOVA SCOTIA	16,483,000	1.38	0.78	2/13/15	7/15/16	18,887	(8,306)	-	10,581
Medium Term Notes	06366RPS8	BANK OF MONTREAL	35,000,000	1.14	0.42	7/31/15	7/15/16	34,419	(11,253)	-	23,166
Medium Term Notes	742718DV8	PROCTER & GAMBLE CO	9,785,000	1.45	0.46	11/9/15	8/15/16	11,824	(8,223)	-	3,601
Medium Term Notes	89114QAL2	TORONTO-DOMINION BANK	18,930,000	1.10	0.20	12/15/14	9/9/16	17,198	(4,211)	-	12,987
Medium Term Notes	89114QAL2	TORONTO-DOMINION BANK	24,000,000	1.10	0.24	3/2/15	9/9/16	21,804	(5,767)	-	16,037
Medium Term Notes	89236TBUS	TOYOTA MOTOR CREDIT CORP	14,150,000	0.72	0.79	12/9/14	9/23/16	8,557	221	-	8,778
Medium Term Notes	89236TBUS	TOYOTA MOTOR CREDIT CORP	28,150,000	0.72	0.77	2/11/15	9/23/16	17,023	370	-	17,392
Medium Term Notes	89236TBV6	TOYOTA MOTOR CREDIT CORP	47,500,000	0.62	0.62	9/25/14	9/23/16	25,116	-	-	25,116
Medium Term Notes	89236TBUS	TOYOTA MOTOR CREDIT CORP	50,000,000	0.72	0.72	9/23/14	9/23/16	30,236	-	-	30,236
Medium Term Notes	9612E0DB0	WESTPAC BANKING CORP	50,000,000	0.69	0.69	10/10/14	10/7/16	29,623	-	-	29,623
Medium Term Notes	89236TCL7	TOYOTA MOTOR CREDIT CORP	50,000,000	0.72	0.72	4/14/15	10/14/16	31,155	-	-	31,155
Medium Term Notes	073928S46	BEAR STEARNS COS LLC	6,450,000	1.01	1.22	2/10/16	11/21/16	5,600	1,116	-	6,715
Medium Term Notes	36967FAB7	GENERAL ELECTRIC CO	20,000,000	0.90	0.90	1/9/15	1/9/17	15,446	-	-	15,446
Medium Term Notes	064159AM8	BANK OF NOVA SCOTIA	10,000,000	2.55	1.03	10/20/15	1/12/17	21,250	(12,779)	-	8,471
Medium Term Notes	90331HMC4	US BANK NA CINCINNATI	1,500,000	1.10	0.96	2/11/16	1/30/17	1,375	(181)	-	1,194
Medium Term Notes	90331HMC4	US BANK NA CINCINNATI	8,515,000	1.10	1.00	2/12/16	1/30/17	7,805	(718)	-	7,088
Medium Term Notes	36962G2F0	GENERAL ELECTRIC CO	3,791,000	0.79	0.84	4/8/15	2/15/17	2,573	85	-	2,658
Medium Term Notes	36962G2F0	GENERAL ELECTRIC CO	4,948,000	0.79	0.90	4/1/15	2/15/17	3,358	237	-	3,595
Medium Term Notes	89236TCC7	TOYOTA MOTOR CREDIT CORP	10,000,000	0.81	0.74	4/14/15	2/16/17	6,960	(290)	-	6,670
Medium Term Notes	89236TCC7	TOYOTA MOTOR CREDIT CORP	50,000,000	0.81	0.81	2/20/15	2/16/17	34,798	-	-	34,798
Medium Term Notes	91159HHD5	US BANCORP	3,090,000	1.65	1.09	2/3/16	5/15/17	4,249	(1,454)	-	2,794
Medium Term Notes	459200JD4	IBM CORP	25,000,000	1.07	1.07	2/19/16	8/18/17	23,022	-	-	23,022
Medium Term Notes	459200GJ4	IBM CORP	1,325,000	5.70	1.04	3/22/16	9/14/17	1,888	(1,671)	-	218
Medium Term Notes	911312AP1	UNITED PARCEL SERVICE	2,000,000	1.13	1.01	1/28/16	10/1/17	1,875	(191)	-	1,684
<b>Subtotals</b>			<b>\$ 722,363,000</b>					<b>\$ 827,801</b>	<b>\$ (356,597)</b>	<b>\$ -</b>	<b>\$ 471,204</b>
Money Market Funds	09248U718	BLACKROCK LIQUIDITY FUNDS T-F	\$ 5,003,277	0.18	0.18	3/31/16	4/1/16	\$ 770	\$ -	\$ -	\$ 770
Money Market Funds	61747C707	MORGAN STANLEY INSTITUTIONAL	100,174,018	0.25	0.25	3/31/16	4/1/16	11,171	-	-	11,171
Money Market Funds	31607A703	FIDELITY INSTITUTIONAL MONEY F	200,074,897	0.26	0.26	3/31/16	4/1/16	30,618	-	-	30,618
<b>Subtotals</b>			<b>\$ 305,252,192</b>					<b>\$ 42,559</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 42,559</b>
Supranationals	459052UP9	INTL BK RECON & DEVELOP	\$ -	0.00	0.35	2/1/16	3/21/16	\$ 4,862	\$ -	\$ -	\$ 4,862
Supranationals	459052UW4	IBRD DISCOUNT NOTE	-	0.00	0.50	12/11/15	3/28/16	9,375	-	-	9,375
Supranationals	459052YN0	INTL BK RECON & DEVELOP	10,000,000	0.00	0.41	3/29/16	6/24/16	342	-	-	342
Supranationals	45818KYV8	INTER-AMERICAN DEVELOPMENT	50,000,000	0.00	0.35	3/29/16	7/1/16	1,458	-	-	1,458
Supranationals	45818KYV8	INTER-AMERICAN DEVELOPMENT	50,000,000	0.00	0.32	3/31/16	7/1/16	444	-	-	444
Supranationals	459058ER0	INTL BK RECON & DEVELOP	25,000,000	1.00	1.06	10/7/15	10/5/18	20,833	1,204	-	22,038
<b>Subtotals</b>			<b>\$ 135,000,000</b>					<b>\$ 37,314</b>	<b>\$ 1,204</b>	<b>\$ -</b>	<b>\$ 38,519</b>
<b>Grand Totals</b>			<b>\$7,399,508,192</b>					<b>\$5,643,728</b>	<b>\$ (1,138,097)</b>	<b>\$ 2,335</b>	<b>\$ 4,507,965</b>

<sup>1</sup> Yield to maturity is calculated at purchase



# Investment Transactions

## Pooled Fund

For month ended March 31, 2016

Transaction	Settle	Maturity	Type of Investment	Issuer Name	CUSIP	Par Value	Coupon	YTM	Price	Interest	Transaction
Purchase	3/1/2016	7/1/2016	Commercial Paper	BANK TOKYO-MIT UFJ NY	06538BG15	\$ 25,000,000	0.00	0.71	\$ 99.76	\$ -	\$ 24,939,847
Purchase	3/1/2016	4/1/2016	Money Market Funds	BLACKROCK LIQUIDITY FUND	09248U718	651	0.16	0.16	100.00	-	651
Purchase	3/1/2016	6/15/2016	Federal Agencies	FED HOME LN DISCOUNT NT	313384YD5	25,000,000	0.00	0.39	99.89	-	24,971,292
Purchase	3/7/2016	4/4/2016	Commercial Paper	BANK OF TOKYO-MIT UFJ NY	06538BD42	50,000,000	0.00	0.43	99.97	-	49,983,278
Purchase	3/7/2016	6/3/2016	Federal Agencies	FED HOME LN DISCOUNT NT	313384XR5	14,000,000	0.00	0.40	99.90	-	13,986,482
Purchase	3/7/2016	6/3/2016	Federal Agencies	FED HOME LN DISCOUNT NT	313384XR5	15,000,000	0.00	0.39	99.90	-	14,985,700
Purchase	3/9/2016	6/15/2016	Federal Agencies	FED HOME LN DISCOUNT NT	313384YD5	40,000,000	0.00	0.38	99.90	-	39,958,622
Purchase	3/10/2016	3/10/2017	Negotiable CDs	ROYAL BANK OF CANADA NY	78009NZW9	50,000,000	0.95	0.95	100.00	-	50,000,000
Purchase	3/15/2016	6/15/2016	Federal Agencies	FED HOME LN DISCOUNT NT	313384YD5	25,000,000	0.00	0.39	99.90	-	24,975,403
Purchase	3/15/2016	6/15/2016	Federal Agencies	FED HOME LN DISCOUNT NT	313384YD5	25,000,000	0.00	0.39	99.90	-	24,975,403
Purchase	3/15/2016	6/28/2016	Federal Agencies	FED HOME LN DISCOUNT NT	313384YS2	17,500,000	0.00	0.39	99.89	-	17,480,094
Purchase	3/15/2016	6/30/2016	U.S. Treasuries	US TSY NT	912828WQ9	25,000,000	0.50	0.39	100.03	25,755	25,033,568
Purchase	3/17/2016	6/15/2016	Federal Agencies	FED HOME LN DISCOUNT NT	313384YD5	25,000,000	0.00	0.33	99.92	-	24,979,375
Purchase	3/18/2016	6/17/2016	Federal Agencies	FED HOME LN DISCOUNT NT	313384YF0	25,000,000	0.00	0.37	99.91	-	24,976,618
Purchase	3/18/2016	6/17/2016	Federal Agencies	FED HOME LN DISCOUNT NT	313384YF0	25,000,000	0.00	0.37	99.91	-	24,976,618
Purchase	3/21/2016	3/22/2016	Commercial Paper	TOYOTA MOTOR CREDIT CORP	89233GCN4	25,000,000	0.00	0.35	100.00	-	24,999,757
Purchase	3/21/2016	3/21/2017	Public Time Deposits	TRANS-PAC NATIONAL BK	PP600XGA1	240,000	1.05	1.05	100.00	-	240,000
Purchase	3/22/2016	9/14/2017	Medium Term Notes	IBM CORP	459200GJ4	1,325,000	5.70	1.04	106.82	1,678	1,417,057
Purchase	3/22/2016	3/23/2016	Commercial Paper	TOYOTA MOTOR CREDIT CORP	89233GCP9	25,000,000	0.00	0.35	100.00	-	24,999,757
Purchase	3/28/2016	6/24/2016	Federal Agencies	FED HOME LN DISCOUNT NT	313384YN3	25,000,000	0.00	0.36	99.91	-	24,978,000
Purchase	3/28/2016	6/30/2016	Federal Agencies	FED HOME LN DISCOUNT NT	313384YU7	50,000,000	0.00	0.36	99.91	-	49,953,000
Purchase	3/28/2016	6/30/2016	Federal Agencies	FED HOME LN DISCOUNT NT	313384YU7	50,000,000	0.00	0.36	99.91	-	49,953,000
Purchase	3/28/2016	4/1/2016	Money Market Funds	FIDELITY INSTITUTIONAL M	31607A703	60,000,000	0.26	0.26	100.00	-	60,000,000
Purchase	3/28/2016	3/29/2016	Commercial Paper	TOYOTA MOTOR CREDIT CORP	89233GCN6	25,000,000	0.00	0.35	100.00	-	24,999,757
Purchase	3/29/2016	6/15/2016	Commercial Paper	BANK TOKYO-MIT UFJ NY	06538BFF5	25,000,000	0.00	0.56	99.88	-	24,969,667
Purchase	3/29/2016	3/29/2019	Federal Agencies	FANNIE MAE	3136G3FC4	6,250,000	1.00	1.00	100.00	-	6,250,000
Purchase	3/29/2016	7/1/2016	Supranationals	INTER-AMERICAN DEVELOPME	45818KYV8	50,000,000	0.00	0.35	99.91	-	49,954,306
Purchase	3/29/2016	6/24/2016	Supranationals	INTL BK RECON & DEVELOP	459052YN0	10,000,000	0.00	0.41	99.90	-	9,990,092
Purchase	3/29/2016	3/30/2016	Commercial Paper	MUFG UNION BANK NA	62478XCW8	10,000,000	0.00	0.32	100.00	-	9,999,911
Purchase	3/29/2016	6/15/2016	Commercial Paper	TOYOTA MOTOR CREDIT CORP	89233GFF8	25,000,000	0.00	0.47	99.90	-	24,974,542
Purchase	3/30/2016	4/1/2016	Money Market Funds	FIDELITY INSTITUTIONAL M	31607A703	50,000,000	0.26	0.26	100.00	-	50,000,000
Purchase	3/30/2016	4/1/2016	Money Market Funds	MORGAN STANLEY INSTITUTI	61747C707	50,000,000	0.25	0.25	100.00	-	50,000,000
Purchase	3/30/2016	6/15/2016	Commercial Paper	TOYOTA MOTOR CREDIT CORP	89233GFF8	25,000,000	0.00	0.46	99.90	-	24,975,403
Purchase	3/31/2016	5/2/2016	Commercial Paper	BANK TOKYO-MIT UFJ NY	06538BE25	25,000,000	0.00	0.43	99.96	-	24,990,444
Purchase	3/31/2016	4/1/2016	Money Market Funds	FIDELITY INSTITUTIONAL M	31607A703	30,618	0.26	0.26	100.00	-	30,618
Purchase	3/31/2016	7/1/2016	Supranationals	INTER-AMERICAN DEVELOPME	45818KYV8	50,000,000	0.00	0.32	99.92	-	49,959,111
Purchase	3/31/2016	4/1/2016	Money Market Funds	MORGAN STANLEY INSTITUTI	61747C707	11,171	0.25	0.25	100.00	-	11,171
<b>Subtotals</b>						<b>\$ 974,357,439</b>	<b>0.12</b>	<b>0.41</b>	<b>\$ 99.95</b>	<b>\$ 27,434</b>	<b>\$ 973,868,541</b>
Sale	3/10/2016	4/8/2016	Negotiable CDs	ROYAL BANK OF CANADA NY	78009NTW6	\$ 50,000,000	0.56	0.56	\$ 100.00	\$ 1,550	\$ 50,003,885
Sale	3/23/2016	4/1/2016	Money Market Funds	FIDELITY INSTITUTIONAL M	31607A703	50,000,000	0.26	0.26	100.00	-	50,000,000
<b>Subtotals</b>						<b>\$ 100,000,000</b>	<b>0.41</b>	<b>0.41</b>	<b>\$ 100.00</b>	<b>\$ 1,550</b>	<b>\$ 100,003,885</b>
Call	3/14/2016	12/14/2018	Federal Agencies	FREDDIE MAC	3134G87D5	\$ 25,000,000	0.75	0.75	\$ 100.00	\$ 46,875	\$ 25,046,875
Call	3/18/2016	9/18/2018	Federal Agencies	FEDERAL HOME LOAN BANK	3130A4GL0	15,000,000	1.33	1.33	100.00	-	15,000,000
Call	3/28/2016	3/28/2017	Federal Agencies	FREDDIE MAC	3134G4XM5	25,000,000	0.78	0.78	100.00	-	25,000,000
Call	3/28/2016	9/28/2018	Federal Agencies	FREDDIE MAC	3134G7WW7	25,000,000	0.75	0.75	100.00	-	25,000,000
Call	3/28/2016	12/28/2018	Federal Agencies	FREDDIE MAC	3134G8DH9	25,000,000	0.75	0.75	100.00	-	25,000,000
Call	3/28/2016	12/28/2018	Federal Agencies	FREDDIE MAC	3134G8EH8	50,000,000	0.75	0.75	100.00	-	50,000,000
<b>Subtotals</b>						<b>\$ 165,000,000</b>	<b>0.81</b>	<b>0.81</b>	<b>\$ 100.00</b>	<b>\$ 46,875</b>	<b>\$ 165,046,875</b>

# Investment Transactions

## Pooled Fund

Transaction	Settle	Maturity	Type of Investment	Issuer Name	CUSIP	Par Value	Coupon	YTM	Price	Interest	Transaction
Maturity	3/7/2016	3/7/2016	Commercial Paper	BANK TOKYO-MIT UFJ NY	06538BC76	\$ 50,000,000	0.00	0.47	\$ 100.00		\$ 50,000,000
Maturity	3/7/2016	3/7/2016	Federal Agencies	FED HOME LN DISCOUNT NT	313384TZ2	25,000,000	0.00	0.28	100.00		25,000,000
Maturity	3/9/2016	3/9/2016	Federal Agencies	FED HOME LN DISCOUNT NT	313384UB3	56,000,000	0.00	0.48	100.00		56,000,000
Maturity	3/11/2016	3/11/2016	Federal Agencies	FEDERAL HOME LOAN BANK	313375RN9	22,200,000	1.00	0.82	100.00	111,000	22,311,000
Maturity	3/11/2016	3/11/2016	Federal Agencies	FEDERAL HOME LOAN BANK	3133XXP43	3,120,000	3.13	0.30	100.00	48,750	3,168,750
Maturity	3/11/2016	3/11/2016	Federal Agencies	FEDERAL HOME LOAN BANK	3133XXP43	14,000,000	3.13	0.41	100.00	218,750	14,218,750
Maturity	3/15/2016	3/15/2016	Federal Agencies	FARMER MAC DISCOUNT NOTE	31315KUH1	50,000,000	0.00	0.52	100.00		50,000,000
Maturity	3/15/2016	3/15/2016	Federal Agencies	FED HOME LN DISCOUNT NT	313384UH0	50,000,000	0.00	0.48	100.00		50,000,000
Maturity	3/21/2016	3/21/2016	Supranationals	INTL BK RECON & DEVELOP	459052UP9	25,000,000	0.00	0.35	100.00		25,000,000
Maturity	3/21/2016	3/21/2016	Commercial Paper	IBM CORP	45920FCM8	50,000,000	0.00	0.42	100.00		50,000,000
Maturity	3/21/2016	3/21/2016	Public Time Deposits	TRANS-PAC NATIONAL BK	PP7QLOE87	240,000	0.59	0.59	100.00	351	240,351
Maturity	3/22/2016	3/22/2016	Commercial Paper	TOYOTA MOTOR CREDIT CORP	89233GCM4	25,000,000	0.00	0.35	100.00		25,000,000
Maturity	3/23/2016	3/23/2016	Commercial Paper	TOYOTA MOTOR CREDIT CORP	89233GCP9	25,000,000	0.00	0.35	100.00		25,000,000
Maturity	3/28/2016	3/28/2016	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EAJU3	25,000,000	1.05	0.82	100.00	131,250	25,131,250
Maturity	3/28/2016	3/28/2016	Supranationals	IBRD DISCOUNT NOTE	459052UW4	25,000,000	0.00	0.50	100.00		25,000,000
Maturity	3/29/2016	3/29/2016	Commercial Paper	TOYOTA MOTOR CREDIT CORP	89233GCV6	25,000,000	0.00	0.35	100.00		25,000,000
Maturity	3/30/2016	3/30/2016	Federal Agencies	FANNIE MAE	3135G0VA8	6,157,000	0.50	0.29	100.00	15,393	6,172,393
Maturity	3/30/2016	3/30/2016	Federal Agencies	FANNIE MAE	3135G0VA8	25,000,000	0.50	0.46	100.00	62,500	25,062,500
Maturity	3/30/2016	3/30/2016	Commercial Paper	MUFG UNION BANK NA	62478XCW8	10,000,000	0.00	0.32	100.00		10,000,000
Maturity	3/31/2016	3/31/2016	Commercial Paper	IBM CORP	45920FCX4	50,000,000	0.00	0.45	100.00		50,000,000
<b>Subtotals</b>						<b>\$ 561,717,000</b>	<b>0.21</b>	<b>0.46</b>	<b>\$ 100.00</b>	<b>\$ 587,993</b>	<b>\$ 562,304,993</b>

# Investment Transactions

## Pooled Fund

Transaction	Settle	Maturity	Type of Investment	Issuer Name	CUSIP	Par Value	Coupon	YTM	Price	Interest	Transaction
Interest	3/1/2016	9/1/2016	Federal Agencies	FARMER MAC	31315PQB8	\$ 7,000,000	1.50	0.70	\$ -	\$ -	\$ 52,500
Interest	3/1/2016	4/1/2016	Federal Agencies	FARMER MAC	31315PTF6	50,000,000	0.43	0.43	-	-	17,166
Interest	3/1/2016	2/1/2017	Negotiable CDs	TORONTO DOMINION BANK NY	89113E2G0	50,000,000	0.93	0.93	-	-	37,305
Interest	3/2/2016	6/2/2020	Federal Agencies	FARMER MAC	3132XOAT8	41,000,000	0.57	0.57	-	-	18,661
Interest	3/2/2016	6/2/2016	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EDB35	50,000,000	0.46	0.51	-	-	18,326
Interest	3/2/2016	2/2/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EEMH0	4,000,000	0.48	0.48	-	-	1,531
Interest	3/2/2016	2/2/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EEMH0	35,000,000	0.48	0.51	-	-	13,392
Interest	3/2/2016	12/2/2016	Negotiable CDs	ROYAL BANK OF CANADA NY	78009NXP6	50,000,000	0.75	0.75	-	-	94,025
Interest	3/3/2016	5/3/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EEU40	69,000,000	0.47	0.47	-	-	25,957
Interest	3/4/2016	12/4/2018	Federal Agencies	FREDDIE MAC	3134G85Z8	75,000,000	0.75	0.75	-	-	140,625
Interest	3/5/2016	2/5/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EEAN0	25,000,000	0.47	0.47	-	-	9,435
Interest	3/5/2016	2/5/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EEAN0	25,000,000	0.47	0.49	-	-	9,435
Interest	3/5/2016	2/5/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EEAN0	50,000,000	0.47	0.49	-	-	18,870
Interest	3/5/2016	10/5/2017	Federal Agencies	FANNIE MAE	3135G0F57	25,000,000	0.44	0.46	-	-	8,831
Interest	3/7/2016	10/7/2016	Negotiable CDs	BANK OF MONTREAL CHICAGO	06366CC48	50,000,000	0.69	0.69	-	-	26,744
Interest	3/7/2016	12/7/2016	Negotiable CDs	TORONTO DOMINION BANK NY	89113EU20	50,000,000	0.78	0.78	-	-	98,836
Interest	3/7/2016	10/7/2016	Medium Term Notes	WESTPAC BANKING CORP	9612E0DB0	50,000,000	0.68	0.68	-	-	26,355
Interest	3/8/2016	6/8/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EFCT2	25,000,000	0.48	0.48	-	-	9,721
Interest	3/8/2016	6/8/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EFCT2	50,000,000	0.48	0.48	-	-	19,442
Interest	3/8/2016	4/8/2016	Negotiable CDs	ROYAL BANK OF CANADA NY	78009NTW6	100,000,000	0.55	0.55	-	-	44,120
Interest	3/8/2016	8/8/2016	Negotiable CDs	ROYAL BANK OF CANADA NY	78009NVT0	25,000,000	0.66	0.66	-	-	13,245
Interest	3/9/2016	9/9/2016	Federal Agencies	FEDERAL HOME LOAN BANK	313370TW8	25,000,000	2.00	1.39	-	-	250,000
Interest	3/9/2016	9/9/2016	Federal Agencies	FEDERAL HOME LOAN BANK	313370TW8	25,000,000	2.00	0.55	-	-	250,000
Interest	3/9/2016	2/9/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EFNK9	25,000,000	0.51	0.52	-	-	10,249
Interest	3/9/2016	9/9/2016	Medium Term Notes	TORONTO DOMINION BANK	89114QAL2	18,930,000	0.94	0.33	-	-	44,836
Interest	3/9/2016	9/9/2016	Medium Term Notes	TORONTO DOMINION BANK	89114QAL2	24,000,000	0.94	0.36	-	-	56,845
Interest	3/10/2016	3/10/2017	Federal Agencies	FEDERAL HOME LOAN BANK	3133782N0	15,000,000	0.88	0.93	-	-	65,625
Interest	3/10/2016	3/10/2017	Federal Agencies	FEDERAL HOME LOAN BANK	3133782N0	50,000,000	0.88	0.82	-	-	218,750
Interest	3/11/2016	10/11/2016	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EDJA1	25,000,000	0.45	0.49	-	-	9,032
Interest	3/11/2016	6/11/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EEW48	50,000,000	0.47	0.48	-	-	19,072
Interest	3/13/2016	11/13/2017	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EEBR0	25,000,000	0.46	0.48	-	-	9,203
Interest	3/14/2016	8/12/2016	Negotiable CDs	BANK OF MONTREAL CHICAGO	06366CWA2	25,000,000	0.67	0.67	-	-	14,348
Interest	3/14/2016	9/14/2016	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EDH21	50,000,000	0.45	0.47	-	-	18,004
Interest	3/15/2016	12/15/2016	Negotiable CDs	ROYAL BANK OF CANADA NY	78009NSX5	100,000,000	0.69	0.69	-	-	174,922
Interest	3/16/2016	4/16/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EEZC7	50,000,000	0.48	0.49	-	-	19,353
Interest	3/16/2016	8/16/2017	Federal Agencies	FANNIE MAE	3135G0F24	25,000,000	0.44	0.45	-	-	8,871
Interest	3/17/2016	3/17/2017	Negotiable CDs	BANK OF MONTREAL CHICAGO	06427EDJ7	25,000,000	0.83	0.83	-	-	16,700
Interest	3/18/2016	9/18/2018	Federal Agencies	FEDERAL HOME LOAN BANK	3130A4GL0	15,000,000	1.33	1.33	-	-	99,750
Interest	3/19/2016	3/19/2019	Federal Agencies	FARMER MAC	3132X0ED9	40,000,000	0.58	0.58	-	-	38,887
Interest	3/19/2016	6/19/2017	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EAUW6	50,000,000	0.57	0.57	-	-	73,014
Interest	3/19/2016	10/19/2017	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EETS9	30,000,000	0.46	0.46	-	-	11,118
Interest	3/22/2016	3/22/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EEN71	50,000,000	0.47	0.47	-	-	18,810
Interest	3/23/2016	9/23/2016	Negotiable CDs	BANK OF MONTREAL CHICAGO	06366CA32	25,000,000	0.69	0.69	-	-	13,966

# Investment Transactions

## Pooled Fund

Transaction	Settle	Maturity	Type of Investment	Issuer Name	CUSIP	Par Value	Coupon	YTM	Price	Interest	Transaction
Interest	3/23/2016	9/23/2016	Negotiable CDs	BANK OF MONTREAL CHICAGO	06366CA32	50,000,000	0.69	0.69	-	-	27,933
Interest	3/23/2016	9/23/2016	Negotiable CDs	BANK OF NOVA SCOTIA HOUS	06417HUV4	50,000,000	0.79	0.79	-	-	100,239
Interest	3/23/2016	8/23/2017	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EEFX3	50,000,000	0.48	0.48	-	-	19,474
Interest	3/23/2016	9/23/2016	Medium Term Notes	TOYOTA MOTOR CREDIT CORP	89236TBU8	14,150,000	0.69	0.74	-	-	24,791
Interest	3/23/2016	9/23/2016	Medium Term Notes	TOYOTA MOTOR CREDIT CORP	89236TBU8	28,150,000	0.69	0.73	-	-	49,319
Interest	3/23/2016	9/23/2016	Medium Term Notes	TOYOTA MOTOR CREDIT CORP	89236TBU8	50,000,000	0.69	0.69	-	-	87,600
Interest	3/23/2016	9/23/2016	Medium Term Notes	TOYOTA MOTOR CREDIT CORP	89236TBV6	47,500,000	0.61	0.61	-	-	73,849
Interest	3/24/2016	6/24/2016	Federal Agencies	FEDERAL HOME LOAN BANK	3130A1BK3	25,000,000	0.50	0.50	-	-	62,500
Interest	3/24/2016	7/24/2017	Federal Agencies	FEDERAL FARM CREDIT BANK	3133ECV92	50,000,000	0.47	0.47	-	-	19,072
Interest	3/24/2016	3/24/2017	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EDP30	26,000,000	0.47	0.44	-	-	9,917
Interest	3/24/2016	12/24/2020	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EFTX5	100,000,000	0.76	0.76	-	-	61,504
Interest	3/24/2016	4/25/2016	Negotiable CDs	WESTPAC BANKING CORP NY	96121TWW0	50,000,000	0.65	0.65	-	-	26,322
Interest	3/26/2016	3/26/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EEQ86	50,000,000	0.44	0.46	-	-	57,944
Interest	3/26/2016	3/26/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EEQ86	50,000,000	0.44	0.46	-	-	57,944
Interest	3/26/2016	3/26/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EFWG8	25,000,000	0.59	0.60	-	-	11,958
Interest	3/26/2016	9/26/2016	Federal Agencies	FREDDIE MAC	3134G4XW3	25,000,000	0.60	0.60	-	-	75,000
Interest	3/27/2016	2/27/2017	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EDFW7	50,000,000	0.49	0.49	-	-	19,877
Interest	3/28/2016	3/28/2017	Federal Agencies	FREDDIE MAC	3134G4XM5	25,000,000	0.78	0.78	-	-	97,500
Interest	3/28/2016	9/28/2018	Federal Agencies	FREDDIE MAC	3134G7WW7	25,000,000	0.75	0.75	-	-	93,750
Interest	3/28/2016	12/28/2018	Federal Agencies	FREDDIE MAC	3134G8DH9	25,000,000	0.75	0.75	-	-	46,875
Interest	3/28/2016	12/28/2018	Federal Agencies	FREDDIE MAC	3134G8EH8	50,000,000	0.75	0.75	-	-	93,750
Interest	3/28/2016	9/28/2018	Federal Agencies	FANNIE MAE	3136G2NZ6	25,000,000	0.50	0.50	-	-	61,806
Interest	3/28/2016	9/28/2018	Federal Agencies	FANNIE MAE	3136G2NZ6	25,000,000	0.50	0.50	-	-	61,806
Interest	3/29/2016	9/25/2017	Negotiable CDs	BANK OF NOVA SCOTIA HOUS	06417HUR5	50,000,000	0.87	0.87	-	-	110,350
Interest	3/29/2016	3/29/2017	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EDZW5	25,000,000	0.46	0.46	-	-	9,234
Interest	3/29/2016	9/29/2017	Federal Agencies	FREDDIE MAC	3137EADL0	25,000,000	1.00	1.22	-	-	125,000
Interest	3/29/2016	1/25/2017	Negotiable CDs	ROYAL BANK OF CANADA NY	78009NZD1	25,000,000	0.95	0.95	-	-	21,675
Interest	3/29/2016	3/28/2017	Negotiable CDs	TORONTO DOMINION BANK NY	89113EC79	50,000,000	0.85	0.85	-	-	107,822
Interest	3/29/2016	12/28/2016	Negotiable CDs	WESTPAC BANKING CORP NY	96121TH27	50,000,000	0.91	0.91	-	-	36,592
Interest	3/29/2016	12/28/2016	Negotiable CDs	WESTPAC BANKING CORP NY	96121TH27	50,000,000	0.91	0.91	-	-	36,592
Interest	3/31/2016	4/1/2016	Money Market Funds	BLACKROCK LIQUIDITY FUND	09248U718	5,004,047	0.18	0.18	-	-	770
Interest	3/31/2016	4/1/2016	Money Market Funds	FIDELITY INSTITUTIONAL M	31607A703	200,074,897	0.26	0.26	-	-	30,618
Interest	3/31/2016	4/1/2016	Money Market Funds	MORGAN STANLEY INSTITUTI	61747C707	100,174,018	0.25	0.25	-	-	11,171
Interest	3/31/2016	9/30/2016	U.S. Treasuries	US TSY NT	912828RJ1	75,000,000	1.00	1.05	-	-	375,000
Interest	3/31/2016	3/31/2017	U.S. Treasuries	US TSY NT	912828SM3	50,000,000	1.00	1.07	-	-	250,000
Interest	3/31/2016	6/29/2016	Public Time Deposits	UMPQUA BANK	PP00BERR6	240,000	0.60	0.60	-	-	359
<b>Subtotals</b>						<b>\$3,295,222,962</b>	<b>0.64</b>	<b>0.62</b>	<b>\$</b>	<b>-</b>	<b>\$ 4,501,793</b>

<b>Grand Totals</b>	<b>37</b>	<b>Purchases</b>	
	<b>(2)</b>	<b>Sales</b>	
	<b>(26)</b>	<b>Maturities / Calls</b>	
	<b>9</b>	<b>Change in number of positions</b>	

# Non-Pooled Investments

As of March 31, 2016

Type of Investment	CUSIP	Issue Name	Settle	Maturity	Duration	Coupon		Par Value	Book Value	Amortized	
			Date	Date						Book Value	Market Value
State/Local Agencies	797712AD8	SFRDA SOUTH BEACH HARBOR	1/20/12	12/1/16	0.66	3.50	\$	1,340,000	\$ 1,340,000	\$ 1,340,000	\$ 1,340,000
<b>Subtotals</b>					<b>0.66</b>	<b>3.50</b>	<b>\$</b>	<b>1,340,000</b>	<b>\$ 1,340,000</b>	<b>\$ 1,340,000</b>	<b>\$ 1,340,000</b>
<b>Grand Totals</b>					<b>0.66</b>	<b>3.50</b>	<b>\$</b>	<b>1,340,000</b>	<b>\$ 1,340,000</b>	<b>\$ 1,340,000</b>	<b>\$ 1,340,000</b>

## NON-POOLED FUNDS PORTFOLIO STATISTICS

	Current Month		Prior Month	
	Fiscal YTD	March 2016	Fiscal YTD	February 2016
Average Daily Balance	\$ 1,704,418	\$ 1,340,000	\$ 1,750,717	\$ 1,340,000
Net Earnings	\$ 44,727	\$ 3,908	\$ 40,819	\$ 3,908
Earned Income Yield	3.48%	3.43%	3.49%	3.67%

Note: All non-pooled securities were inherited by the City and County of San Francisco as successor agency to the San Francisco Redevelopment Agency. Book value and amortized book value are derived from limited information received from the SFRDA and are subject to verification.

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**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors  
**Subject:** FW: CPUC Notification - Verizon Wireless - Golden Gate & Larkin SC1  
**Attachments:** CPUC Notification - Verizon - Golden Gate & Larkin SC1.pdf

**From:** West Area CPUC [mailto:WestAreaCPUC@VerizonWireless.com]

**Sent:** Friday, April 15, 2016 10:22 AM

**To:** Masry, Omar (CPC) <omar.masry@sfgov.org>; Administrator, City (ADM) <city.administrator@sfgov.org>; Board of Supervisors; (BOS) <board.of.supervisors@sfgov.org>

**Cc:** West Area CPUC <WestAreaCPUC@VerizonWireless.com>

**Subject:** CPUC Notification - Verizon Wireless - Golden Gate & Larkin SC1

This is to provide your agency with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC"). This notice is being provided pursuant to Section IV.C.2.

If you prefer to receive these notices by US Mail, please reply to this email stating your jurisdiction's preference.

Thank You





April 14, 2016

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for Golden Gate & Larkin SC1  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

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This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Melinda Salem  
Engr IV Spec-RE/Regulatory  
15505 Sand Canyon Avenue, Irvine, CA 92618  
[WestAreaCPUC@VerizonWireless.com](mailto:WestAreaCPUC@VerizonWireless.com)

# CPUC Attachment A

<b>Site Name</b>	291720 Golden Gate & Larkin			<b>Site Coordinates</b>  <table style="margin-left: auto; margin-right: auto;"> <tr> <td></td> <td style="text-align: center;">Degrees</td> <td style="text-align: center;">Minutes</td> <td style="text-align: center;">Seconds</td> </tr> <tr> <td>Latitude</td> <td style="text-align: center;">37</td> <td style="text-align: center;">46</td> <td style="text-align: center;">50.39</td> </tr> <tr> <td>Longitude</td> <td style="text-align: center;">122</td> <td style="text-align: center;">24</td> <td style="text-align: center;">59.7</td> </tr> <tr> <td colspan="4" style="text-align: center;">NAD 83</td> </tr> </table>		Degrees	Minutes	Seconds	Latitude	37	46	50.39	Longitude	122	24	59.7	NAD 83			
	Degrees	Minutes	Seconds																	
Latitude	37	46	50.39																	
Longitude	122	24	59.7																	
NAD 83																				
<b>Legal Entity</b>	SAN FRANCISCO																			
<b>Type of Project</b>	Initial Build (new presence for VZW)																			
<b>Street Address of Site</b>	270 McALLISTER STREET																			
<b>Site Location City</b>	SAN FRANCISCO																			
<b>Site Location Zip Code</b>	94102																			
<b>Site Location County</b>	SAN FRANCISCO																			
<b>Site Location APN Number</b>	0347-007																			
<b>Brief Description of Project</b>	INSTALL NEW TELECOMMUNICATIONS FACILITY ON AN EXISTING BUILDING ROOFTOP CONSISTING OF (1) SMALL CELL EQUIPMENT CABINET MOUNTED TO A NEW RAISED CONCRETE SLAB ON GRADE, (1) GPS ANTENNA, (1) CYLINDRICAL ANTENNA CONCEALED WITHIN A 10' HIGH FRP RADOME, (4) RRUS MOUNTED ON A NEW H-FRAME.																			
<b>Number &amp; type of Antennas / Dishes</b>	1 Cylinder antenna																			
<b>Tower Design</b>	Building Roof																			
<b>Tower Appearance</b>	FAUX VENT																			
<b>Tower Height (in feet)</b>	75'																			
<b>Size of Building or NA</b>																				
<b>Planning Director (or equivalent)</b>	Wireless Planner																			
<b>Contact 1 Email Address</b>	omar.masry@sfgov.org																			
<b>Contact 1 Agency Name</b>	City of San Francisco																			
<b>Contact 1 Street Address</b>	1650 Mission St #400																			
<b>Contact 1 City, State ZIP</b>	San Francisco, CA 94103																			
<b>City Manager (or equivalent)</b>	City Administrator																			
<b>Contact 2 Email Address</b>	city.administrator@sfgov.org																			
<b>Contact 2 Agency Name</b>	City of San Francisco																			
<b>Contact 2 Street Address</b>	1 Dr. Carlton B. Goodlett Place Room 362																			
<b>Contact 2 City, State ZIP</b>	San Francisco, CA 94102-4678																			
<b>City Clerk (or equivalent)</b>	Clerk of the Board																			
<b>Contact 3 Email Address</b>	Board.of.Supervisors@sfgov.org																			
<b>Contact 3 Agency Name</b>	City of San Francisco																			
<b>Contact 3 Street Address</b>	1 Dr. Carlton B. Goodlett Place Room 168																			
<b>Contact 3 City, State ZIP</b>	San Francisco, CA 94102-4678																			
<b>Director of School Board (or equivalent)</b>	N/A																			
<b>Contact 4 Email Address</b>																				
<b>Contact 4 Agency Name</b>																				
<b>Contact 4 Street Address</b>																				
<b>Contact 4 City, State ZIP</b>																				

**LAND USE OR BUILDING APPROVALS**  

Type of Approval Issued	Building Permit
Issue Date of Approval	9/25/2015
Effective Date of Approval	
Agency Name	City of San Francisco
Approval Permit Number	2015.0313.0879
Resolution Number	

Type of Approval Issued (2)	
Issue Date of Approval (2)	
Effective Date of Approval (2)	
Agency Name (2)	
Approval Permit Number (2)	
Resolution Number (2)	

**Notes/Comments:**

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**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors  
**Subject:** FW: CPUC Notification - Verizon Wireless - Various Sites 4/14/16  
**Attachments:** CPUC Notification - Verizon - SF Crown Bulk 4-14-2016.pdf; CPUC Notification - Verizon Wireless - Small Cells 4/14/16

**From:** West Area CPUC [mailto:WestAreaCPUC@VerizonWireless.com]

**Sent:** Friday, April 15, 2016 10:31 AM

**To:** Masry, Omar (CPC) <omar.masry@sfgov.org>; Administrator, City (ADM) <city.administrator@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>

**Cc:** West Area CPUC <WestAreaCPUC@VerizonWireless.com>

**Subject:** CPUC Notification - Verizon Wireless - Various Sites 4/14/16

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If you prefer to receive these notices by US Mail, please reply to this email stating your jurisdiction's preference.

Thank You



April 14, 2016

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for Various Sites in San Francisco  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the projects described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Melinda Salem  
Engr IV Spec-RE/Regulatory  
15505 Sand Canyon Avenue, Irvine, CA 92618  
[WestAreaCPUC@VerizonWireless.com](mailto:WestAreaCPUC@VerizonWireless.com)

JURISDICTION	PLANNING DIRECTOR	CITY ADMINISTRATOR	CLERK OF THE BOARD	COUNTY
County of San Francisco 115 Market St, 3rd Floor San Francisco, CA 94103	<a href="mailto:omar.masry@sfgov.org">omar.masry@sfgov.org</a>	<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>	<a href="mailto:Board.of.Supervisors@sfgov.org">Board.of.Supervisors@sfgov.org</a>	San Francisco

## CPUC Attachment A

Initial Build (new presence for Verizon Wir

Site Address	Site APN	Site Coordinates (NAD 83)	Project Description	Number & type of Antennas	Tower Design	Tower Appearance	Tower Height (in feet)	Size of Building or NA	Type of Approval	Approval Issue Date	Approval Effective Date	F
842 37th Avenue	N/A - public right-of-way	37.773066 N, -122.497069 W	INSTALLATION CONSISTS OF (1) AMPHENOL ANTENNA, (1) ELECTRICAL METER, (1) RF RADIO ENCLOSURE WITH 2 IONS, (1) LOW VOLTAGE CONVERSION BOX, (1) BBU, (1) BUS BAR AND (1) DISCONNECT SWITCH.	1 cylindrical antenna	PGE Brown pole with light	PGE Brown pole with light	50' 10"	N/A	Wireless Box Permit	8/5/2015	8/5/2015	1
31 43rd Avenue	N/A - public right-of-way	37.773368 N, -122.503688 W	INSTALLATION CONSISTS OF (1) AMPHENOL ANTENNA, (1) ELECTRICAL METER, (1) RF RADIO ENCLOSURE WITH 2 IONS, (1) LOW VOLTAGE CONVERSION BOX, (1) BBU, (1) BUS BAR AND (1) DISCONNECT SWITCH.	1 cylindrical antenna	PGE Brown pole with light	PGE Brown pole with light	39' 7"	N/A	Wireless Box Permit	7/28/2015	7/28/2015	1
loraga St and 33rd Avenue	N/A - public right-of-way	37.75484 N -122.49148 W	Install EQUIPMENT BOXES ON EXISTING WOODEN POLES ON GO95 COMPLIANT STANDOFF BRACKET. INSTALLATION CONSISTS OF (1) AMPHENOL ANTENNA, (1) ELECTRICAL METER, (1) RF RADIO ENCLOSURE WITH 2 IONS, (1) LOW VOLTAGE CONVERSION BOX,(1) BBU, (1) BUS BAR, AND (1) DISCONNECT SWITCH.	1 cylindrical antenna	PGE Brown pole with light	PGE Brown pole with light	40' 2"	N/A	Wireless Box Permit	8/7/2015	8/7/2015	1
1734 46th Avenue	N/A - public right-of-way	37.754180 N, -122.505430 W	EQUIPMENT BOXES ON EXISTING WOODEN POLES ON GO95 COMPLIANT STANDOFF BRACKET. INSTALLATION CONSISTS OF (1) AMPHENOL ANTENNA, (1) ELECTRICAL METER, (1) RF RADIO ENCLOSURE WITH 2 IONS, (1) LOW VOLTAGE CONVERSION BOX,(1) BBU, (1) BUS BAR, AND (1) DISCONNECT SWITCH.	1 cylindrical antenna	PGE Brown pole with light	PGE Brown pole with light	40' 2"	N/A	Wireless Box Permit	8/5/2015	8/5/2015	1

Site Address	Site APN	Site Coordinates (NAD 83)	Project Description	Number & type of Antennas	Tower Design	Tower Appearance	Tower Height (in feet)	Size of Building or NA	Type of Approval	Approval Issue Date	Approval Effective Date	F
1319 30th Avenue	N/A - public right-of-way	37.762738 N -122.488981 W	EQUIPMENT BOXES ON EXISTING WOODEN POLES ON GO95 COMPLIANT STANDOFF BRACKET. INSTALLATION CONSISTS OF (1) AMPHENOL ANTENNA, (1) ELECTRICAL METER, (1) RF RADIO ENCLOSURE WITH 2 IONS, (1) LOW VOLTAGE CONVERSION BOX,(1) BBU, (1) BUS BAR, AND (1) DISCONNECT SWITCH.	1 cylindrical antenna	PGE Brown pole with light	PGE Brown pole with light	40' 3"	N/A	Wireless Box Permit	7/28/2015	7/28/2015	1
100 Lawton St	N/A - public right-of-way	37.757665 N, -122.485655 W	Install EQUIPMENT BOXES ON EXISTING WOODEN POLES ON GO95 COMPLIANT STANDOFF BRACKET. INSTALLATION CONSISTS OF (1) AMPHENOL ANTENNA, (1) ELECTRICAL METER, (1) RF RADIO ENCLOSURE WITH 2 IONS, (1) LOW VOLTAGE CONVERSION BOX,(1) BBU, (1) BUS BAR, AND (1) DISCONNECT SWITCH.	1 cylindrical antenna	PGE Brown pole with light	PGE Brown pole with light	46' 9"	N/A	Wireless Box Permit	8/5/2015	8/5/2015	1



2016 APR 11 PM 3:03

# **TITLE 14. Fish and Game Commission Notice of Proposed Changes in Regulations**

**NOTICE IS HEREBY GIVEN** that the Fish and Game Commission (Commission), pursuant to the authority vested by Sections 200, 202, 205, 215, 219, 220, 713, 1050, 2365, 7071, 7072, 7075, 7078, 7082, 8254, and 8259, of the Fish and Game Code and to implement, interpret or make specific Sections 200, 202, 205, 207, 215, 220, 1050, 2365, 7050, 7055, 7056, 7071, 7075, 7078, 7852.2, 8043, 8046, 8250, 8250.5, 8254, 9002, 9002.5, 9005, 9006, and 9010 of said Code, proposes to amend Subsections (b) and (g) of Section 29.80, Amend Subsections (a) and (c) and Add Subsection (f) of Section 29.90, Amend Sections 121, 121.5, 122, and 705, Add Article 5, Sections 54.00, 54.01, 54.02, and 54.03, And Add Sections 122.1, and 122.2, Title 14, California Code of Regulations, Title 14, California Code of Regulations, relating to California Spiny Lobster Fishery Management Plan Implementing Regulations

## **Informative Digest/Policy Statement Overview**

Under current regulations, the management of the California spiny lobster fishery is contained under multiple sections (sections 29.80, 29.90, 29.91, 121, 121.5 and 122) of Title 14 of the California Code of Regulations (CCR). Section 29.80 provides general gear restrictions for the recreational take of crustaceans. Section 29.90 provides recreational fishery regulations specific to spiny lobster with report card requirements for the recreational fishery found in Section 29.91. Section 121 regulates the possession of spiny lobster during the closed season. Section 121.5 regulates the processing of spiny lobster. Section 122 provides regulations for the commercial fishery, including permit requirements, gear provisions, trap servicing requirements, restricted fishing areas, permit transfers, and logbook requirements.

In accordance with the Marine Life Management Act (MLMA) of 1999 (Fish and Game Code (FGC) Sections 7050-7090), regulations are proposed to implement a California Spiny Lobster Fishery Management Plan (FMP) and to amend existing recreational and commercial spiny lobster fishing regulations to manage the spiny lobster resource at a sustainable level and support orderly fisheries. It is the policy of the State to ensure the conservation, sustainable use, and, where feasible, restoration of California's marine living resources for the benefit of all the citizens of the State (FGC Section 7050(b)). The MLMA contemplates the management of state fishery resources through FMPs developed by the Department of Fish and Wildlife (Department) and adopted by the Fish and Game Commission (Commission) (FGC sections 7072, 7075 and 7078).

FGC subsection 7071(b) provides authority for the Commission to adopt regulations that implement a fishery management plan or plan amendment and make inoperative any fishery management statute that applies to that fishery. To implement the conservation and management measurements identified in the California Spiny Lobster FMP, including a proposed trap limit program, the implementing regulations of this FMP will render the following sections of the FGC inoperative once they are adopted:

- 1) FGC sections 8251, 8252, and 8258. These sections prescribe the commercial season length, size limit, and list the Districts where commercial lobster traps may be used. The FMP contemplates changes to season length, minimum size and district closures as possible future conservation and management measures. The commercial season length and size limit will be moved into Title 14, CCR, reflecting the Commission's authority to make future adjustments.

- 2) FGC sections 7857(e), 7857(j), 8102, 8103, and 8254(c). These sections state the conditions for issuing and transferring commercial fishing permits and lobster operator permit fees. Each will be made inoperative as they apply to the spiny lobster fishery to be consistent with the commercial spiny lobster limited entry fishery permit program described in the FMP and proposed trap limit program.
- 3) FGC Section 9004: This section requires commercial fishermen to service any deployed trap every 96 hours. The proposed trap servicing regulation in new Section 122.2 will extend the servicing requirement to every 168 hours. As such, this section will be rendered inoperative as applied to the spiny lobster fishery.

Upon adoption by the Commission, the California Spiny Lobster FMP will establish a management program for the spiny lobster recreational and commercial fisheries and detail the procedures by which the spiny lobster resource will be managed by the Department. The proposed regulations would implement the FMP in accordance with the policy goals enumerated in the MLMA. The proposed implementing regulations are divided into three parts: 1) new regulations to implement the FMP, 2) amendments and additions to the recreational fishing regulations, and 3) amendments and additions to the commercial fishing regulations. The following is a summary of the proposed changes to Title 14, CCR:

- 1) Establish a new Article in Chapter 5.5, Subdivision 1, Division 1, Title 14, CCR, and add new sections 54.00, 54.01, 54.02, and 54.03. The proposed new sections will:
  - a. describe the purpose and scope of the California Spiny Lobster FMP;
  - b. provide relevant definitions used in the California Spiny Lobster FMP;
  - c. describe management processes and timing; and
  - d. describe the harvest control rule (HCR) as the management basis for the California Spiny Lobster FMP.
- 2) Amendments are proposed to existing recreational lobster fishery regulations in subsections (b) and (g) of Section 29.80 and subsections (a), (c), and (f) of Section 29.90. If adopted, the proposed amendments will:
  - a. Provide an option to require hole-punching or fin-clipping of recreationally caught lobsters, with commercial market restrictions, to distinguish recreational catch from commercial catch for enforcement purposes.
  - b. Delay the start of the recreational season six hours from the current start time of 12:01 a.m. to 6:00 a.m. for safety purposes.
  - c. Require buoy marking of hoop nets used south of Point Arguello for identification and enforcement purposes.
  - d. Clarify existing language on the possession of a hooked device while taking lobster. This regulatory change will provide clarification for both recreational divers and enforcement.
  - e. Clarify measuring requirements in order to allow for measuring lobster aboard a boat. The proposed change will allow hoop netters to bring spiny lobster aboard a vessel where they can be measured safely.
  - f. Make editorial changes to improve clarity of existing regulations.
- 3) Amendments to the commercial fishing are proposed to sections 121, 121.5, 122, and 705 as well as the addition of new sections 122.1 and 122.2. If adopted, the proposed amendments will:

- a. Implement a new trap limit program, effective October 2017, to specify 300 traps per lobster operator permit, establish lobster trap tags, new buoy marking requirements, and lost trap replacement (i.e., "catastrophic trap tag loss") measures. The establishment of a trap limit program will optimize and create a more orderly commercial fishery as well as provide improved understanding of the amount gear used in the fishery.
- b. Allow permittees to possess up to two lobster operator permits. The possession of two lobster operator permits will allow a commercial fisherman to deploy a maximum of 600 traps in accordance with the proposed trap limit program.
- c. Allow permittees to retrieve up to six (6) traps of another lobster operator permit holder that were lost, or damaged lobster traps per fishing trip to help reduce potential impact of fishing gear on living marine resources and underwater habitat.
- d. Require Department approval of a waiver request for one lobster operator permit holder to service the trap of another. The proposed regulation will provide clear rules for requesting a waiver and improve regulatory enforcement.
- e. Require each fisherman who holds a lobster operator permit to submit an end of the season trap loss affidavit for each permit they hold at the end of each season to estimate gear loss in the fishery.
- f. Extend the maximum trap service requirement from four (4) to seven (7) days to provide fishermen more flexibility to service their gear and for safety purposes.
- g. Extend the pre- and post-season gear deployment periods from six (6) to nine (9) days for safety purposes.
- h. Extend the lobster operator permit holder death provision from one (1) to two (2) years to provide more time to transfer the lobster operator permit.
- i. Update permit renewal and transfer regulations for clarity and consistency with the proposed trap limit program.
- j. Update description of restricted fishing areas with latitude and longitude coordinates for clarification purpose.
- k. Provide clarification for identifying abandoned traps in state waters.
- l. Provide modifications to the existing fishing logbook format to improve data collection.
- m. Provide an option that would prohibit the sale of hole-punched or tail-clipped lobster in the markets for enforcement purposes.
- n. Establish fees for lobster operator permit and trap tags. Currently, lobster operator permit fees are located in FGC Section 8254(c), however, this code section will be rendered inoperative as part of the CA Lobster FMP implementing regulations as needed to implement the trap limit and trap tag program for the 2017-2018 lobster season.
- o. Clarify that all lobster operator permit holder fishing jointly on one vessel will be liable for any violation from that vessel.
- p. Clarify existing language on the use and possession of SCUBA gear in the commercial fishery.
- q. Make editorial changes to improve clarity of existing regulations.

The proposed regulations were drafted to serve the sustainability and social policy objectives enumerated in FGC Sections 7050, 7055, and 7056. The Commission evaluated whether there were any other regulations on this area and has found that these are the only regulations

concerning the California Spiny Lobster Fishery Management Plan. Therefore, the proposed regulations are not inconsistent or incompatible with existing state regulations.

**NOTICE IS GIVEN** that any person interested may present statements, orally or in writing, relevant to this action at a hearing to be held in the Flamingo Conference Resort and Spa, 2777 Fourth Street, Santa Rosa, California, on Wednesday, April 13, 2016, at 8:00 a.m., or as soon thereafter as the matter may be heard.

**NOTICE IS ALSO GIVEN** that any person interested may present statements, orally or in writing, relevant to this action at a hearing to be held in Bakersfield, California, on Wednesday, June 22, 2016, at 8:00 a.m., or as soon thereafter as the matter may be heard. The exact location of this meeting has not yet been determined. As soon as this information is available but not less than thirty days before the hearing, a continuation notice will be sent to interested and affected parties providing the exact location. The continuation notice will also be published in the California Regulatory Notice Register and published on the Commission's website. It is requested, but not required, that written comments be submitted on or before June 9, 2016, at the address given below, or by email to [FGC@fgc.ca.gov](mailto:FGC@fgc.ca.gov). **Written comments mailed or emailed to the Commission office must be received before 12:00 noon on June 17, 2016.** Written and oral comments may be received at the **June 22, 2016** hearing. No comments will be received after the hearing. If you would like copies of any modifications to this proposal, please include your name and mailing address.

The regulations as proposed in strikeout-underline format, as well as an initial statement of reasons, including environmental considerations and all information upon which the proposal is based (rulemaking file), are on file and available for public review from the agency representative, Michael Yaun, Acting Executive Director, Fish and Game Commission, 1416 Ninth Street, Box 944209, Sacramento, California 94244-2090, phone (916) 653-4899. Please direct requests for the above mentioned documents and inquiries concerning the regulatory process to Michael Yaun or Sheri Tiemann at the preceding address or phone number. **Tom Mason, Senior Environmental Scientist, Department of Fish and Wildlife, [(562) 342-7107 or [Tom.Mason@wildlife.ca.gov](mailto:Tom.Mason@wildlife.ca.gov)], has been designated to respond to questions on the substance of the proposed regulations.** Copies of the Initial Statement of Reasons, the proposed regulatory language, the notice, and other information concerning the proposed regulation, may be obtained from the address above and will also be posted on the Fish and Game Commission website at <http://www.fgc.ca.gov>.

#### Availability of Modified Text

If the regulations adopted by the Commission differ from but are sufficiently related to the action proposed, they will be available to the public for at least 15 days prior to the date of adoption. Circumstances beyond the control of the Commission (e.g., timing of Federal regulation adoption, timing of resource data collection, timelines do not allow, etc.) or changes made to be responsive to public recommendation and comments during the regulatory process may preclude full compliance with the 15-day comment period, and the Commission will exercise its powers under Section 202 of the Fish and Game Code. Regulations adopted pursuant to this section are not subject to the time periods for adoption, amendment or repeal of regulations prescribed in Sections 11343.4, 11346.4 and 11346.8 of the Government Code. Any person interested may obtain a copy of said regulations prior to the date of adoption by contacting the agency representative named herein.

If the regulatory proposal is adopted, the final statement of reasons may be obtained from the address above when it has been received from the agency program staff.

**Impact of Regulatory Action/Results of the Economic Impact Analysis**

The potential for significant statewide adverse economic impacts that might result from the proposed regulatory action has been assessed, and the following initial determinations relative to the required statutory categories have been made:

- (a) Significant Statewide Adverse Economic Impact Directly Affecting Business, Including the Ability of California Businesses to Compete with Businesses in Other States:

The proposed action will not have a significant statewide adverse economic impact directly affecting business, including the ability of California businesses to compete with businesses in other states because the regulatory action will not substantially increase compliance costs, is not anticipated to impact harvest quantities, and only applies to a fishery that is unique to the state of California. The commercial spiny lobster fishery extends from Point Conception in Santa Barbara County to the U.S./Mexico border. The recreational spiny lobster fishery covers the same range but also extends further north into San Luis Obispo County.

- (b) Impact on the Creation or Elimination of Jobs Within the State, the Creation of New Businesses or the Elimination of Existing Businesses, or the Expansion of Businesses in California; Benefits of the Regulation to the Health and Welfare of California Residents, Worker Safety, and the State's Environment:

The Commission anticipates no negative impacts on the creation or elimination of jobs within the state, the creation of new businesses or the elimination of existing businesses because the proposed action will not significantly increase costs or reduce harvest quotas. These actions are intended to promote orderly commercial and recreational fisheries while ensuring the long-term sustainability of the fisheries and spiny lobster resource.

- (c) Cost Impacts on a Representative Private Person or Business:

The Commission anticipates an increase in the commercial lobster operator permit fee due to the proposed trap tag program to be approximately \$395 per permit. Permit holders may have the potential for a substantial gain from expanded permit transfer options and potential fuel savings with the increase in time for the maximum trap servicing requirement. The Commission is not aware of any cost impacts in the recreational lobster fishery, that a representative private person or business would necessarily incur in reasonable compliance with the proposed action.

- (d) Costs or Savings to State Agencies or Costs/Savings in Federal Funding to the State: None.

- (e) Nondiscretionary Costs/Savings to Local Agencies: None.

- (f) Programs Mandated on Local Agencies or School Districts: None.

(g) Costs Imposed on any Local Agency or School District that is Required to be Reimbursed Under Part 7 (commencing with Section 17500) of Division 4, Government Code: None.

(h) Effect on Housing Costs: None.

Effect on Small Business

It has been determined that the adoption of these regulations may affect small business. The Commission has drafted the regulations in Plain English pursuant to Government Code Sections 11342.580 and 11346.2(a)(1).

Consideration of Alternatives

The Commission must determine that no reasonable alternative considered by the Commission, or that has otherwise been identified and brought to the attention of the Commission, would be more effective in carrying out the purpose for which the action is proposed, would be as effective and less burdensome to affected private persons than the proposed action, or would be more cost effective to affected private persons and equally effective in implementing the statutory policy or other provision of law.

FISH AND GAME COMMISSION

Dated: March 28, 2016

Michael Yaun  
Acting Executive Director



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**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors; Ausberry, Andrea  
**Subject:** File 160102 FW: Formula Retail Ban on Polk Street – Proposed 365 by Whole Foods Market

**From:** Matheidesz, Dora [mailto:dmatheidesz@gmail.com]  
**Sent:** Sunday, April 17, 2016 6:22 PM  
**To:** Sanchez, Diego (CPC) <diego.sanchez@sfgov.org>  
**Cc:** Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** Formula Retail Ban on Polk Street – Proposed 365 by Whole Foods Market

Hello --

as a resident of the area, I'd like to express my support for the new Whole Foods on Polk. Lombardi's has been empty for about a year -- as a matter of fact there a ton of empty store fronts on Polk that could use new retailers moving in.

I'm excited about having another grocery store walking distance - the neighborhood really needs this.

Thank you,

Dora Matheidesz

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**From:** Board of Supervisors, (BOS)  
**To:** Ausberry, Andrea  
**Subject:** FW: CHNA Support Letter FR Leg Polk NCD File No 160102  
**Attachments:** CHNA Support Letter for FR Leg Polk NCD File No 160102.pdf

**From:** moe@middlepolk.org [mailto:moe@middlepolk.org]

**Sent:** Friday, April 15, 2016 10:53 PM

**To:** Avalos, John (BOS) <john.avalos@sfgov.org>; Breed, London (BOS) <london.breed@sfgov.org>; Campos, David (BOS) <david.campos@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Farrell, Mark (BOS) <mark.farrell@sfgov.org>; Kim, Jane (BOS) <jane.kim@sfgov.org>; Mar, Eric (BOS) <eric.mar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Wiener, Scott <scott.wiener@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>

**Cc:** suzanne@middlepolk.org

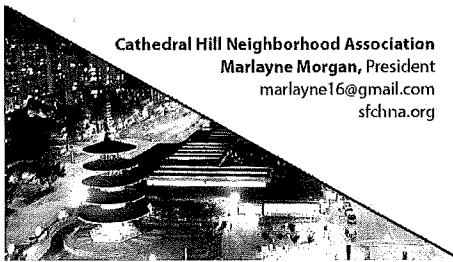
**Subject:** CHNA Support Letter FR Leg Polk NCD File No 160102

Dear Honorable Members of the Board of Supervisors,

We are happy to share the attached letter from Cathedral Hill Neighborhood Association in support of legislation to restrict formula retail along the Polk Street Neighborhood Commercial District Corridor.

Kind regards,

Moe Jamil  
Chair, Middle Polk Neighborhood Association (MPNA)



Cathedral Hill Neighborhood Association  
Marlayne Morgan, President  
marlayne16@gmail.com  
sfchna.org

April 13, 2016

To: President London Breed, Members of the SF Board of Supervisors

From: Marlayne Morgan, President Cathedral Hill Neighborhood Association

**Re: CHNA Support for Planning Code Amendments to Prohibit Formula Retail in the Polk Street NCD (File No. 160102)**

The Cathedral Hill neighborhood, bounded by Sutter and Eddy on the north and south, and Fillmore and Van Ness Avenue on the west and east, was designed and constructed in the 1960s and 1970's as a project of the SF Redevelopment Agency. Consisting primarily of low rise to high rise residential units, this densely populated area is home to over 12,000 San Franciscans, with a large percentage of senior residents who rely on walking and transit for their personal needs.

Cathedral Hill does not have a retail corridor, with the exception of the Japantown Malls and Japanese specialty businesses and restaurants on Post and Sutter Streets. Our residents now rely on both the Fillmore and Polk Street commercial corridors for local shopping and services; but in the past, many of our residents would not patronize Polk Street. That has changed, and much of the credit for the positive image of Polk Street today is due to the activism of their neighborhood and merchant associations.

Ten years ago, **CHNA** began supporting the efforts of both **Middle Polk Neighborhood Association** and **Lower Polk Neighbors** to rebuild Polk Street as a destination corridor for locally owned shops and quality entertainment venues. We have testified at the ABC, Board of Appeals, Planning, SFMTA and Board of Supervisor's hearings in support of limiting liquor licenses, enforcing hours of operations of bars and restaurants, opposing chain stores and other retail related issues.

It has taken a lot of years and ongoing efforts to design and maintain a destination commercial corridor on Polk that also supports local use. Additional chain stores would wipe out many small specialty businesses on Polk including bakeries, coffee shops, small restaurants and a diverse range of other local retail. Stronger formula controls would allow a creative safe space for new local business to flourish as has been the case in Hayes Valley. Additionally, bringing in formula retailers, with pricing power not only impacts existing business with competing products, but also has the unintended consequence of raising the commercial rents for other small businesses that are already struggling to survive. This is one small step that the City can take to protect a historic neighborhood corridor and its local businesses while preserving opportunities for new local businesses to come.

Therefore, we urge Board of Supervisors to support this legislation to prohibit new formula retail in the Polk Street NCD, and to encourage the continuing vitality of the dozens of locally owned businesses on these blocks of Polk Street.

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**From:** Board of Supervisors, (BOS)  
**To:** Ausberry, Andrea  
**Subject:** File 160102 FW: Coalition of SF Neighborhoods resolution supports restriction of formula retail along Polk Street NCD  
**Attachments:** polkncdsupport\_BoS.pdf

**From:** suzanne@middlepolk.org [mailto:suzanne@middlepolk.org]

**Sent:** Wednesday, April 13, 2016 10:03 AM

**To:** Avalos, John (BOS) <john.avalos@sfgov.org>; Breed, London (BOS) <london.breed@sfgov.org>; Campos, David (BOS) <david.campos@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Farrell, Mark (BOS) <mark.farrell@sfgov.org>; Kim, Jane (BOS) <jane.kim@sfgov.org>; Mar, Eric (BOS) <eric.mar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Katy Tang <kay.tang@sfgov.org>; Wiener, Scott <scott.wiener@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>

**Cc:** moe@middlepolk.org

**Subject:** Coalition of SF Neighborhoods resolution supports restriction of formula retail along Polk Street NCD

Dear Board of Supervisors,

We are happy to share the resolution issued by the Coalition of San Francisco Neighborhoods in support of legislation to restrict formula retail along the Polk Street Neighborhood Commercial District Corridor. The resolution was passed at the 15 March 2016 meeting of CSFN.

Kind regards,

Suzanne Markel-Fox

[suzanne@middlepolk.org](mailto:suzanne@middlepolk.org)

Vice-Chair, Middle Polk Neighborhood Association



**March 15, 2016**

**To: San Francisco Board of Supervisors**

**From: George Wooding, President, Coalition for San Francisco Neighborhoods**

**Re: CSFN Resolution in Support of Polk Street NCD**

Whereas, the Polk Neighborhood Commercial District (NCD) which includes Polk Street from Filbert Street to Post Street, parts of California Street and Larkin Street, is home to numerous local independent and legacy businesses along with a handful of formula retail outlets;

Whereas, merchants and neighbors in and around the Polk are bracing for significant disruption to daily life and commerce due to the City simultaneously undertaking 3 years of infrastructure improvements to Polk Street and Van Ness Ave, known as the Polk Street Sewer Replacement and Streetscape Improvement Project and the Van Ness Avenue Bus Rapid Transit (BRT) project;

Whereas, the Polk NCD has been facing 2 years of threats by various big-box formula retailers threatening gobble up the few precious sites to build housing in neighborhoods badly impacted by San Francisco's housing and eviction crisis;

Whereas, Supervisor Aaron Peskin has introduced legislation to amend the San Francisco Planning Code to restrict new formula retail uses from setting up within the Polk NCD while not disturbing new formula retail uses from setting up on nearby Van Ness Avenue;

Now be it RESOLVED, that the Coalition of San Francisco Neighborhoods (CSFN), endorses this legislation as necessary and desirable for the Polk NCD and shall communicate said endorsement to the Small Business Commission, the Planning Commission and the Board of Supervisors.

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**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors; Ausberry, Andrea  
**Subject:** File 160102 FW: Formula Retail Ban on Polk Street - Proposed 365 by Whole Foods Market

-----Original Message-----

From: joel camarda [mailto:joelcamarda@yahoo.com]  
Sent: Monday, April 11, 2016 1:48 PM  
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Sanchez, Diego (CPC) <diego.sanchez@sfgov.org>  
Cc: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
Subject: Formula Retail Ban on Polk Street - Proposed 365 by Whole Foods Market

Dear Mr. Peskin , Mr. Sanchez, Members of the Board of Supervisors

Please be advised of a poll conducted in this neighborhood via Nextdoor Now: Broadway Tunnelers + Nearby Neighborhoods. With over 400 respondents, the sentiment is 85% in favor of the 365 market. I would hope that our district is accurately represented on this issue.

Yours truly,

Joel Camarda  
Broadway  
San Francisco



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**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors; Ausberry, Andrea  
**Subject:** File 160102 FW: Formula Retail Ban on Polk Street – Proposed 365 by Whole Foods Market

**From:** Lindy Luoma [mailto:lindyluoma@gmail.com]  
**Sent:** Tuesday, April 12, 2016 9:53 PM  
**To:** Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Sanchez, Diego (CPC) <diego.sanchez@sfgov.org>  
**Cc:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** Formula Retail Ban on Polk Street – Proposed 365 by Whole Foods Market

Hello Supervisor Peskin and Mr. Sanchez,

I am writing this letter to voice my support for a Whole Foods 365 Market on Polk and Jackson in the old Lombardi sporting goods store.

We don't have enough grocery stores on Nob/Russian Hills and a store at Jackson & Van Ness would be an asset.

Many of us District 3 folks do support independent and family run businesses, but Polk Street is struggling and an anchor tenant like WF365 would bring a lot more people to Polk Street who would also support the other small stores.

Thank you.

Lindy Luoma  
1520 Taylor, #601  
SF, CA 94133

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**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors; Ausberry, Andrea  
**Subject:** File 160102 FW: Formula Retail Ban on Polk Street – Proposed 365 by Whole Foods Market

**From:** Allison Carpio [mailto:allisoncarpio@gmail.com]  
**Sent:** Tuesday, April 12, 2016 4:33 PM  
**To:** Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>  
**Cc:** Sanchez, Diego (CPC) <diego.sanchez@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** Formula Retail Ban on Polk Street – Proposed 365 by Whole Foods Market

Hi Aaron,

I'm writing to show my support in favor of placing the 365 by Whole Foods store on 1591 Jackson.

I'm currently a Russian Hill resident who goes grocery shopping every week. The closest store to me is Real Foods, which has an *unreasonably* high markup on every food item (\$8 for a bottle of sriracha, \$4 for one avocado). Beyond that, they only have 20% of what's on my grocery list. There's no reason for me--or anyone in the area, according to a couple threads on NextDoor--to shop at Real Foods.

Which is why I walk all the way to Trader Joe's and Whole Foods on California Street-- a total of 1 mile each way. I don't have a car, so I walk there and back.

And because these are the only grocery stores in the area, on any given day the lines stretch all the way to the back of the store. Often times, they run out of produce or meats that I need.

If we allow the 365 by Whole Foods to occupy the old Lombardi's Sports building, it would be a huge win for *everyone*:

- Russian Hill and Nob Hill residents would have multiple affordable choices for fresh groceries
- The lines in every grocery store will be shorter, and the grocery store employees will be less slammed
- More jobs would open up

Did I mention 95% of the people on NextDoor support the 365 store? I would post a screenshot of the thread, but I don't want this email to go into your spam folder.

If you're worried about the Cheese Plus, Belcampo, and Jug Shop--those stores serve different people. People who shop at these stores do so for special occasions or for very certain types of cheese, meat, or liquor. Whereas, the Whole Foods shopper gets their everyday groceries.

And because 365 is the more affordable (read, lesser quality) choice, the craft and quality between 365 and its neighbors cannot be compared. People who want high quality cheese will continue to go to Cheese Plus. People who want everyday cheese will go to Trader Joe's.

Please make the entire community happy and don't let the ban on chain stores pass! It's what the people want.

-Allison Carpio, Resident at Polk & Filbert

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**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors; Ausberry, Andrea  
**Subject:** File 160102 FW: Formula Retail Ban on Polk Street – Proposed 365 by Whole Foods Market

**From:** STEPHEN W PAWLEY [mailto:swpaws@mac.com]  
**Sent:** Monday, April 11, 2016 1:53 PM  
**To:** Sanchez, Diego (CPC) <diego.sanchez@sfgov.org>  
**Cc:** Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** Formula Retail Ban on Polk Street – Proposed 365 by Whole Foods Market

Mr. Sanchez

Having been a resident of the Lower Nob Hill/Polk Gulch neighborhood for the past 25 years, I support the Whole Foods 365 Market concept at the old Lombardi's location at Polk & Jackson. Population density in this neighborhood has increased leaving residents with packed, upscale markets and no general supermarket. While this would not resolve that major issue, it would relieve some of the stress on the already packed Trader Joes and Whole Foods on California.

I am also a firm opponent of the formula retail ban on Polk Street. I have worked in the North Beach neighborhood and have watched as vacant storefronts simply stay vacant storefronts due to a similar ban. The local Walgreens in Chinatown has been unable to relocate to a larger location - one that the neighborhood desperately needs - due to a similar ban. We're grown up enough to take these issues on one at a time, not with a formula retail ban which will only hurt the majority of residents in this neighborhood.

Stephen Pawley

415-948-6938

[swpaws@mac.com](mailto:swpaws@mac.com)

Western Principal Councillor - Actors Equity Association

AEA - Standing Up For Its Members

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**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors; Ausberry, Andrea  
**Subject:** File 160102 FW: Formula Retail Ban on Polk Street – Proposed 365 by Whole Foods Market

**From:** Nancy Faass [mailto:nancyfaass@gmail.com]  
**Sent:** Monday, April 11, 2016 8:16 PM  
**To:** Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>  
**Cc:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Sanchez, Diego (CPC) <diego.sanchez@sfgov.org>  
**Subject:** Formula Retail Ban on Polk Street – Proposed 365 by Whole Foods Market

Dear Supervisor Peskin,

Your support of a ban on formula and big-box retail on Polk Street makes perfect sense, and is essential to preserve some of the unique ambiance that once characterized Polk Street.

However, I am one of the residents who favors an exception for the proposed Whole Foods Market at Polk and Washington, for a number of reasons:

- Whole Foods supports food quality, essential to good health
- Real Foods has been Real Expensive for a long time
- The Trader Joe's is now frequently crowded, with long lines at times on the weekends, suggesting that there might be room for two stores on this side of Van Ness.

Sincere thanks for all you do, and have done, to bring quality of life to our city.

~

Warmly,

Nancy Faass, MSW, MPH

*The Writers' Group*

1575 Sacramento Street, #6

San Francisco, CA 94109

415.922.6234

~

[info@HealthWritersGroup.com](mailto:info@HealthWritersGroup.com)

*American Society of Journalists and Authors*

*Association of Health Care Journalists*

---

**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors; Ausberry, Andrea  
**Subject:** File 160102 FW: SUPPORT for Proposed 365 by Whole Foods Market

**From:** Carolyn.Matrixx [mailto:carolyn.matrixx@gmail.com]  
**Sent:** Monday, April 11, 2016 3:24 PM  
**To:** Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>  
**Cc:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; 'diego.sanchez@sfgov.org.'  
**Subject:** SUPPORT for Proposed 365 by Whole Foods Market

I SUPPORT Whole Foods 365 on Polk Street

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***Carolyn McGee*** | 1142 Jackson St #2, San Francisco, CA 94133 | **571.244.0835** | [Carolyn.Matrixx@gmail.com](mailto:Carolyn.Matrixx@gmail.com)

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**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors; Ausberry, Andrea  
**Subject:** File 160102 FW: Formula Retail Ban on Polk Street – Proposed 365 by Whole Foods Market.

**From:** EPaste1979@comcast.net [mailto:EPaste1979@comcast.net]  
**Sent:** Monday, April 11, 2016 4:08 PM  
**To:** Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>  
**Cc:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Sanchez, Diego (CPC) <diego.sanchez@sfgov.org>  
**Subject:** Formula Retail Ban on Polk Street – Proposed 365 by Whole Foods Market.

I am a resident of Nob Hill and I am completely in support of the proposed Whole Foods 365 store. I completely disagree with Supervisor Peskin's desire to ban formula retail projects such as this. It a misguided attempt to save small businesses when in fact it is doing the opposite by leaving buildings vacant, increasing vandalism, and reducing foot traffic which is vital for all businesses.

Sincerely,  
Emmy Pasternak



---

**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors; Ausberry, Andrea  
**Subject:** File 160102 FW: Formula Retail Ban on Polk Street – Proposed 365 by Whole Foods Market

**From:** MC [mailto:mychen10@yahoo.com]  
**Sent:** Friday, April 15, 2016 7:04 AM  
**To:** Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>  
**Cc:** Sanchez, Diego (CPC) <diego.sanchez@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** Formula Retail Ban on Polk Street – Proposed 365 by Whole Foods Market

Dear Supervisor Peskin,

I am writing in support of the proposed Whole Foods 365 store at the former Lombardi Sports store at Polk and Jackson streets. I live a few blocks away without a car. The closest grocery, the Real Foods Store near Polk and Vallejo, is not sufficient for me. After that, other groceries are more than a mile away from me and inconvenient to walk to: the Safeway in the Marina, the Trader Joe's in North Beach, and the Trader Joe's in Nob Hill on California and Hyde.

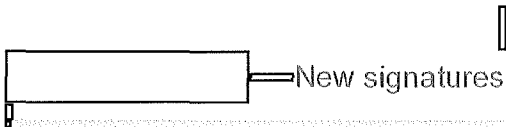
Please reconsider the formula retail ban on this street. I feel there is a need for a grocery and I hope that it goes in.

Thank you,  
Michael Chen  
2563 Polk St  
San Francisco CA 94109  
(District 2)

File 160102

**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors  
**Subject:** FW: 10 more people signed "Diego Sanchez: Petition in Support of Whole Foods 365"

**From:** mail@changemail.org [mailto:mail@changemail.org]  
**Sent:** Sunday, April 17, 2016 8:57 PM  
**To:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** 10 more people signed "Diego Sanchez: Petition in Support of Whole Foods 365"



**Board of Supervisors** – This petition addressed to you on Change.org has new activity. See progress and respond to the campaign's supporters.


**Diego Sanchez: Petition in Support of Whole Foods 365**  
Petition by Mindy Bokser · 10 supporters



**10 more people signed  
in the last 2 days**

[View petition activity](#)

RECENT SUPPORTERS

 **Dora Matheidesz**  
San Francisco, CA · Apr 18, 2016

Lombardi's has been sitting empty for like a year! Need more grocery options around the neighborhood.

8

 **Tiffany Miller**  
San Francisco, CA · Apr 16, 2016

More affordable grocery options!

 **Michael Corbett**  
San Francisco, CA · Apr 16, 2016

I live up the street and like Whole Foods

 **Denis Bogan**  
San Francisco, CA · Apr 16, 2016

Those who make a commitment and put up their money to run a business should be allowed to try. Those who don't have no right to stop them.

 **John Gardner**  
San Francisco, CA · Apr 18, 2016

[View all 10 supporters](#)

CHANGE.ORG FOR DECISION MAKERS

On Change.org, decision makers like you connect directly with people around the world to resolve issues. Respond to let the people petitioning you know you're listening, say whether you agree with their call to action, or ask them for more information. [Learn more.](#)

This notification was sent to Board.of.Supervisors@sfgov.org, the address listed as the decision maker contact by the petition starter. If this is incorrect, please [post a response](#) to let the petition starter know.

Change.org · 548 Market St #29993, San Francisco, CA 94104-5401, USA

---

**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors; Ausberry, Andrea  
**Subject:** File 160118FW: NO COMMUTER BUS ON OAK & STEINER!!!!!!!

**From:** M B [mailto:coscollicci@yahoo.com]  
**Sent:** Sunday, April 17, 2016 2:25 PM  
**To:** Johnston, Conor (BOS) <conor.johnston@sfgov.org>; BreedStaff, (BOS) <breedstaff@sfgov.org>; Paine, Carli (MTA) <carli.paine@sfmta.com>; Jonlin, Alexander (MTA) <alexander.jonlin@sfmta.com>; kevin.shue@sfmta.com; leahtracyrealtor@gmail.com; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** NO COMMUTER BUS ON OAK & STEINER!!!!!!!

Whose bright idea was this??? What are you thinking???

Besides, the increase in evictions, displacement, rent, and slum lord activity that always comes with these commuter stops...besides the fact that this was supposed to be temporary, yet you all keep pushing the agenda...besides no proper CEQA (which will eventually end up in court without the environmental review), this is the worst location you could possibly choose. We give you an inch and you just take take take.

1) During commute times, Oak St. is already a parking lot. Where will 50 buses a day fit??? I live on Oak St. (across the street from this proposed stop) I can't even make a right off of Oak St. during that time. I am forced to circle the block, which I don't mind, but there is limited mobility already.

2) It's already dangerous as is and in the exact location of a fatal accident. Cars speed to the top of the hill traveling well over the speed limit. Those buses are not pillars of safety and will make it even more dangerous.

3) The longtime locals already hate everything this represents. Google glass didn't last long. A google bus will be the center of drama. I can imagine what a protest and disruption would look like. Many neighbors are already talking about shutting it down and some renegades are mentioning very aggressive and even illegal/dangerous tactics. I would hate for this neighborhood to become a "war zone." Imagine what a protest at that hour would do to traffic. Its crazy to think about.

4) Why are we going to disrupt the neighborhood for the benefit of a few, because those few don't want to walk two blocks to the existing stop or down the street to Safeway. Those buses are never full. Why are we going to cause such a disruption so "some" people can be more comfortable. Why are you not creating programs that help ridership on the city's public transportation system? Commuters have many viable options in the area and those are not at full capacity. Stop catering to the elite at the expense of longtime residents and minority communities. You propose just for morning commute, but we all know that is a lie. This will be all day.

This will be a disaster. I will definitely see you all on Tuesday.

-An concerned longtime resident

File 160150

**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors  
**Subject:** FW: 160 Folsom Street development

**From:** Margaret Gunn [mailto:mgunn415@yahoo.com]  
**Sent:** Monday, April 11, 2016 6:45 PM  
**To:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Cc:** alycedes@gmail.com  
**Subject:** 160 Folsom Street development

To: The Board of Supervisors of San Francisco  
From: Margaret Gunn  
(Homeowner, Harbor Lofts)  
400 Spear Street, #219  
San Francisco, CA 94105

I am writing to voice my concerns regarding the increase in the height of the 160 Folsom building development that has been approved by the Planning Dept.

I believe that the increase of 100' to this building comes at a great cost to the neighborhood. I have lived in South Beach since 1995 and have seen the changes first hand. Of course, as the land is developed in the area for more housing, we can expect that the buildings will begin to be built next door or very near existing buildings-which is too be expected. And that there will be some very tall buildings that will be appropriate for certain lots on South Beach-set back further from the Waterfront.

I believe there are many considerations regarding a 100' increase to an already 300' tall design that are more than troublesome:

1) Is there an Environmental Impact Report that is more recent? The 2006 EIR is outdated and cannot adequately examine the current density of buildings/people as well as take into account the 160 Folsom's impact on traffic, wind and noise. This neighborhood has gone through a tremendous change with at least 7-8 new buildings completed in the last 2 years. A 2006 EIR certainly does not seem adequate to properly study the impact of a 400' building so close to the Waterfront.

2) The addition of 44 more BMR units is a worthy endeavor, however, the cost of the land of \$19.2 million (a financial arrangement between the city and the developer) where a similar piece of land 3 blocks away was leased for \$43 million, It is questionable why the City should subsidize the land of this project when the developer is required to offer BMR units anyway. And, can the BMR units be built elsewhere in the City?

3) Approving a 100' height increase sets a precedent for other developers to request a height increase and 160 Folsom is just two blocks from the Embarcadero and Rincon Park. A 300' building is a similar height to those buildings next to it- and would be more acceptable to the area. But a 400' height that close to the Embarcadero will impact the immediate area with shading of open spaces as well as how the park and Embarcadero can be enjoyed by all the residents of South Beach as well as visitors to the neighborhood.

4) The 100' increase to 160 Folsom is a very bad idea that should be not be approved. It is not in the best interest of the immediate area to have that building be that much higher than the neighboring buildings when it is so close to the Embarcadero.

I am opposed to the increase and the new design as it is currently proposed and ask respectfully that the Board of Supervisors defeat this newest design. At the very least, I would like to see a new EIR and an economic analysis done to study the impact this arrangement has on the City.

Margaret Gunn

---

**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors; BOS Legislation (BOS)  
**Subject:** FW: Oppose to height increase at 160 Folsom/ File NO.160150

**From:** jenny wong [mailto:jennyw986@gmail.com]  
**Sent:** Monday, April 18, 2016 12:51 AM  
**To:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** Oppose to height increase at 160 Folsom/ File NO.160150

Dear Supervisors,  
I am a concerned resident of the city of San Francisco. I oppose to height increase at 160 Folsom (file numbers: 160215 & 160150).

I ask that the city supervisors to vote NO on the height increase of the 160 Folsom project. for the following reasons:

1. It is a **bad deal for the city**. The land was under sold for over 30 million. . OCII and the city are giving away valuable land to the developer at a price far below the true value. OCII values the land at \$19.2 million, and it is giving the land to Tischman-Speyer at no charge. In exchange the developer is supposed to make 20% of the units below market rate (BMR). In addition, the developer is adding another 20% with its own resources. However, the land is worth far more than \$19.2 million. The Board of Supervisors approved the sale of Transbay Block 9 at the corner of Folsom and First for \$43.6 million or \$1,380 per square foot. Block 1 (160 Folsom) and Block 9 are approximately the same size: 31,564 square feet for the parcel at Folsom and First and 33,762 for the lot at 160 Folsom. However, the lot at 160 Folsom is much closer to the Bay and will have much better views. Clearly, Block 1 is worth much more than Block 9, but it is selling for less than half the price. The Board of Supervisors is supposed to make sure the city gets a fair deal. In this case, it's a terrible deal for the city. In my view, Block 1 is worth much more than \$19.2 million---probably around \$55 million, using Block 9 as a comparable. If my estimate is correct, the city is losing \$35 million dollars by giving a gift to the developer.
2. It is a bad deal for San Francisco families who are in need of affordable housing units. If it was sold at the true market value (which the people of San Francisco have the right to ask), the money can be used to build many more affordable housing units to house many more families
3. It is a bad deal for the local residents and businesses near the 160 Folsom area as it will worsen the already overly congested traffic conditions. This is not just a quality of life issue it is a safety issue. We are at the earthquake zone and the area is landfilled.
4. It is a bad deal for the under developed areas in the city. If the land was sold at the true value. The profit from the sale can be used to build a few more mid rise affordable housing units in the area that can also boost the local economy.
5. Spot re-zoning is bad public policy and would conflict with the design guidelines for the Transbay Redevelopment Project that state, "No variations shall be given for the maximum height and bulk regulations..."



6. The developer and OCII are trying to use a 12-year old Environmental Impact Report (EIR) in an area (South-of-Market) that has changed radically from an area with mostly warehouses and industrial use to one that is predominantly residential.
7. A 426-foot tower would overwhelm the waterfront. The city plan is to have buildings taper toward the Bay with lower buildings on the waterfront. A 426-foot tower a block away from the waterfront does not meet the intent of the plan.
8. For this kind of transaction, the city is supposed to do an economic study called a 33433 report. However, OCII has not done the required report.
9. The 426-foot tower will cast shadows on both Rincon Park and the temporary transit terminal on Main Street that will later be developed into a park. These are small parks that the city created for the citizens to enjoy. It is where the local residents take their children and dogs to. These parks are very small; therefore any amount of shadow will have significant negative impacts. Adding another 100 feet to the 160 Folsom project will erode the values of the parks.

Thank you for your attention,  
Sincerely,  
Jenny Chen  
San Francisco resident

---

**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors; BOS Legislation (BOS)  
**Subject:** File 160150 FW: 160 Folsom height increase-oppose

**From:** Yahoo [mailto:ms2726@yahoo.com]  
**Sent:** Monday, April 18, 2016 2:38 PM  
**To:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** 160 Folsom height increase-oppose

**Date 4/18/2016**

**Dear Supervisors,**

**I am a concerned resident of the city of San Francisco. I oppose to height increase at 160 Folsom (file numbers: 160215& 160150). I understand the importance of making the city affordable to live in, but believe that it needs to be done responsibly and with long term vision so the city can be enjoyed by all citizens for many generations to come.**

**I ask that the city supervisors to vote NO on the height increase of the 160 Folsom project for the following reasons:**

**1. It is a bad deal for the city. The land was under sold for over 30 million. . OCII and the city are giving away valuable land to the developer at a price far below the true value. OCII values the land at \$19.2 million, and it is giving the land to Tischman-Speyer at no charge. In exchange the developer is supposed to make 20% of the units below market rate (BMR). In addition, the developer is adding another 20% with its own resources. However, the land is worth far more than \$19.2 million. The Board of Supervisors approved the sale of Transbay Block 9 at the corner of Folsom and First for \$43.6 million or \$1,380 per square foot. Block 1 (160 Folsom) and Block 9 are approximately the same size: 31,564 square feet for the parcel at Folsom and First and 33,762 for the lot at 160 Folsom. However, the lot at 160 Folsom is much closer to the Bay and will have much better views. Clearly, Block 1 is worth much more than Block 9, but it is selling for less than half the price. The Board of Supervisors is supposed to make sure the city gets a fair deal. In this case, it's a terrible deal for the city. In my view, Block 1 is worth much more than \$19.2 million---probably around \$55 million, using Block 9 as a comparable. If my estimate is correct, the city is losing \$35 million dollars by giving a gift to the developer.**

**2. It is a bad deal for San Francisco families who are in need of affordable housing units. If it was sold at the true market value (which the people of San Francisco have the right to ask), the money can be used to build many more affordable housing units to house many more families**

**3. It is a bad deal for the local residents and businesses near the 160 Folsom area as it will worsen the already overly congested traffic conditions. This is not just a quality of life issue it is a safety issue. We are at the earthquake zone and the area is land filled.**

**4. It is a bad deal for the under developed areas in the city. If the land was sold at the true value, the profit from the sale can be used to build a few more mid rise affordable housing units in the area that can also boost the local economy.**

**5. Spot re-zoning is bad public policy and would conflict with the design guidelines for the Transbay Redevelopment Project that state, "No variations shall be given for the maximum height and bulk regulations..."**

**6. The developer and OCII are trying to use a 12-year old Environmental Impact Report (EIR) in an area (South-of-Market) that has changed radically from an area with mostly warehouses and industrial use to one that is predominantly residential.**

7. A 426-foot tower would overwhelm the waterfront. The city plan is to have buildings taper toward the Bay with lower buildings on the waterfront. A 426-foot tower a block away from the waterfront, it does not meet the intent of the plan.
8. For this kind of transaction, the city is supposed to do an economic study called a 33433 report. However, OCII has not done the required report.
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Thank you for your attention,  
Sincerely,

San Francisco resident

Best

---

**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors; Major, Erica (BOS)  
**Subject:** File 160278 FW: Support for Avalos legislation re homeless encampments

**From:** donna@redwoodserenity.com [mailto:donna@redwoodserenity.com]

**Sent:** Tuesday, April 12, 2016 5:56 PM

**To:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>

**Subject:** Support for Avalos legislation re homeless encampments

Members of the Board of Supervisors,

I am writing to express my support for the Homeless Encampment Relocation and Accommodation Policy legislation introduced by Supervisor Avalos.

The treatment of homeless people in San Francisco in the last few months has reached a level of disgrace that I would have expected to be unthinkable in the progressive Bay Area. Human beings have been treated like troublesome vermin. It has been a cynical and immoral response to a crisis that should never have occurred in the first place.

The local businesses with dirty bathrooms are not the ones experiencing a crisis. To see a real crisis, anyone supporting the bulldozing of homeless people's possessions should spend an afternoon talking to every homeless person they see in Union Square. Ask them about their illnesses and disabilities. Ask them about the logistics of getting through a day, a week, a month. Ask them what benefits they are entitled to, and if they get them, and if not why not. Ask them about their families. Ask them about their former jobs or service in the military. Ask them about the best thing that happened to them that day. And notice how many of them are elderly, disabled, or seriously mentally ill. Feel what it is like to be any one of them, for even five minutes.

It is a sin that this is how we treat the least of our brothers.

I am relieved and grateful to know that Supervisor Avalos has taken action. I support the fastest possible implementation.

I work in the city at a large tech company. I would support a tax on those companies and on the paychecks of those of us who are lucky enough to work for them that goes directly to housing, social workers, and other necessary services. Please don't solve just the part of the problem that's creating PR issues. Look at it end to end, and find the funds to permanently improve the quality of life and health for all citizens.

Thank you for your consideration. ~ Donna Kelley

---

**From:** Board of Supervisors, (BOS)  
**To:** Evans, Derek  
**Subject:** File 160304 FW: Support for the Nomination of Suzy Loftus to Police Commission  
**Attachments:** 2016.04.12\_Suzy Loftus\_Police Commission.pdf

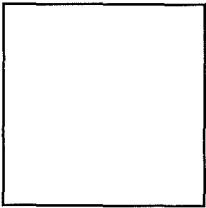
**From:** Nicole Ferrara [mailto:[nicole@walksf.org](mailto:nicole@walksf.org)]  
**Sent:** Tuesday, April 12, 2016 2:55 PM  
**To:** Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>; Mar, Eric (BOS) <[eric.mar@sfgov.org](mailto:eric.mar@sfgov.org)>; Kim, Jane (BOS) <[jane.kim@sfgov.org](mailto:jane.kim@sfgov.org)>; Avalos, John (BOS) <[john.avalos@sfgov.org](mailto:john.avalos@sfgov.org)>; Tang, Katy (BOS) <[katy.tang@sfgov.org](mailto:katy.tang@sfgov.org)>; Breed, London (BOS) <[london.breed@sfgov.org](mailto:london.breed@sfgov.org)>; Cohen, Malia (BOS) <[malia.cohen@sfgov.org](mailto:malia.cohen@sfgov.org)>; Farrell, Mark (BOS) <[mark.farrell@sfgov.org](mailto:mark.farrell@sfgov.org)>; Yee, Norman (BOS) <[norman.yee@sfgov.org](mailto:norman.yee@sfgov.org)>; Wiener, Scott <[scott.wiener@sfgov.org](mailto:scott.wiener@sfgov.org)>; Board of Supervisors, (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>; Campos, David (BOS) <[david.campos@sfgov.org](mailto:david.campos@sfgov.org)>  
**Cc:** Elliott, Nicole (MYR) <[nicole.elliott@sfgov.org](mailto:nicole.elliott@sfgov.org)>  
**Subject:** Support for the Nomination of Suzy Loftus to Police Commission

Dear Supervisors,

Please see attached letter of support for the re-appointment of Police Commission President Suzy Loftus to the Commission.

Sincerely,

**Nicole Ferrara**  
Executive Director



433 Natoma St, Suite 240, San Francisco, CA 94103  
415.431.9255 | [walksf.org](http://walksf.org)

Support the call for a Vision Zero goal to eliminate ALL traffic deaths in 10 years - [join or renew as a Walk SF member today.](#)



April 12, 2016

San Francisco Board of Supervisors  
City Hall  
# 1 Carlton B. Goodlett Place  
San Francisco, CA 94102

Subject: Support for the Nomination of Suzy Loftus to Police Commission

Dear Supervisors,

I am writing on behalf of Walk San Francisco to strongly support the nomination of Suzy Loftus for re-appointment to the San Francisco Police Commission.

During President Loftus' first term as Commissioner, she has put in an immense amount of time and energy toward working with advocates and the department to effectively address traffic safety as an SFPD priority. Under her leadership, SFPD supported the Vision Zero goal to end all traffic deaths and serious injuries by holding their stations accountable to meeting the focus on the five goal of allocating 50% of all citations to the five most dangerous traffic behaviors. Since the adoption of Vision Zero, the department increased their enforcement from 23% to 38% of citations going to focus on the five, and continues to work towards reaching the 50% goal.

This is due to the following activities that would not have happened without President Loftus:

- The adoption of a Vision Zero policy by the Police Commission
- Quarterly updates by the Traffic Commander to the Police Commission (no other board or commission receives a holistic update on Vision Zero progress this frequently)
- Quarterly preparatory meetings with President Loftus, the Traffic Commander, Walk SF and SFBC to review data, discuss concerns and ways to address concerns.

In addition to the tangible outcomes outlined above, President Loftus has helped advocates and the police department navigate challenges and create a path forward. She's an incredible asset to the people of San Francisco, and Walk SF urges your support for her nomination. Please feel free to reach out to me directly if you have any questions at [nicole@walksf.org](mailto:nicole@walksf.org) or 415-431-9255.

Sincerely,

A handwritten signature in dark ink, appearing to read "Nicole Ferrara", written in a cursive, flowing style.

Nicole Ferrara  
Executive Director

cc: Nicole Elliot, Legislative Director, Office of Mayor Lee



# OFFICERS FOR JUSTICE

## PEACE OFFICERS' ASSOCIATION

5126 Third Street, San Francisco, CA 94124  
P.O. BOX 24068, San Francisco, CA 94124  
TELEPHONE: (415) 822-2225 \* FAX: (415) 822-2357  
[www.officersforjustice.org](http://www.officersforjustice.org) | [ofj2009@hotmail.com](mailto:ofj2009@hotmail.com)

April 11, 2016

Board of Supervisors  
City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689

Honorable Board Member,


This email correspondence is directed to your attention on behalf of the members of the Officers For Justice Peace Officer Association (OFJ). We are writing regarding the reinstatement of Suzy Loftus to the Police Commission. With the recent concerns pertaining to the police culture, implicit and explicit bias policing in cities across the United States, systemic racism and two SFPD Text Gate scandals, we would like to request Suzy Loftus's term of office be extended for another term. We believe and recommend that our Police Commission remain as diverse as possible. It is quite refreshing to have a knowledgeable woman with her credentials volunteering her services for this position.

Suzy Loftus focused on enhancing the department's response to violence against women and children. She encouraged the use and expansion of state of the arts technology to solve crimes and improve the streets to make them safer for residents and visitors. She has also been a resilient advocate for the youth and the elderly while serving as a role model for women in San Francisco.

The members of the OFJ feel confident that in Ms. Loftus' position as a Commissioner she will continue contributing to the goals and missions of the OFJ and other community based organizations. It is apparent that Ms. Loftus has done a remarkable job in her position in dealing with procedural justice, legal issues and other 21<sup>st</sup> Century Policing strategic plans.

Please accept this document as our official support to reinstate Suzy Loftus as a member of the police commission.

Sincerely,

  
Yulanda D.A. Williams  
President,  
Officers For Justice Peace Officers Association

Montgomery Singleton  
Vice President

**"Unless you stand for something, you will fall for anything"**  
Life member NAACP

Bas-11, Rules  
Clerk  
File 160304  
CPAGE

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BOARD OF SUPERVISORS  
SAN FRANCISCO

2016 APR 14 PM 2:57



PSNS, Cpage

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SAN FRANCISCO

2016 APR 12 PM 2:47

BY ll

MARK E. RENNIE  
ATTORNEY AT LAW  
870 MARKET STREET  
THE FLOOD BUILDING, SUITE 1260  
SAN FRANCISCO, CALIFORNIA 94102

(415) 981-4500

TELECOPIER (415) 981-3334

April 11, 2016

Angela Calvillo  
Clerk of the Board  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102

Re: Pandora Karaoke  
California ABC Liquor License Transfer  
50 Mason Street, San Francisco, CA 94102  
**Public Convenience and Necessity Determination Request**  
*ABC Type 48 License—On-Sale General Public Premises,  
Premise to Premise Transfer from 177 Eddy*

Dear Ms. Cavillo:

This office represents Pandora Karaoke, Inc. the shareholders of which presently own a karaoke lounge located at 177 Eddy Street in San Francisco. Pandora Karaoke is moving to nearby 50 Mason Street, as their current landlord is clearing the building of tenants, presumably to build residential units. My client has applied to the California Department of Alcoholic Beverage Control (ABC) to transfer the current On-Sale General Public Premises license [Type 48] to 50 Mason Street.

50 Mason Street was previously licensed as a bar and live entertainment venue known as 50 Mason Social Club. This venue operated for approximately four years with no neighbor complaints or crime issues. The building also includes a hotel on the upper floors, which has historically had no problems with sound from the venue and is currently being renovated by the building owner, who will work in collaboration with Pandora to update and attenuate any sound or security problems that could arise. As part of its commitment to ensure that operations in this new location do not disturb its neighbors, Pandora Karaoke will incorporate high standards of sound attenuation and safe and secure crowd-control measures in their build-out of the new location.

The shareholders, Jeff Ng and Timothy Choy, have been in the bar and restaurant business for many years and are skilled operators. They are committed to providing an excellent experience for their patrons and will strive to make the Eastern Tenderloin area safer and crime free. Foremost, they are and will continue to be Good Neighbors. Pandora Karaoke is enjoyed by a diverse and respectful crowd of business owners, technology workers and others being drawn

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to this dynamic and centrally located area. In the last 8 years, they have developed a loyal clientele that includes young professionals, new and longtime neighborhood residents, and bar and restaurant industry workers.

Pandora Karaoke has been operating at 177 Eddy Street, just around the corner from the new premise at 50 Mason, since 2007 and has been fully embraced by neighborhood. They have developed strong relationships with many of the other neighborhood businesses and organizations, including the Tenderloin Neighborhood Development Corporation, Vietnamese Youth Development Center, Hotel Bijou, Piano Fight Theatre, Tea Room Theater, NY Pizza Kitchen, The Chairman Food Truck, The Best Hotel, Super Cool Discount Grocery Store, The Exit Theatre, Humphrey Slocombe Ice Cream, SF Citadel, and Little Delhi Indian Restaurant, and are joined by these and many more in the "100 Block Eddy Take Back the Block" organization, sponsored by SF Safe. This group is responsible for working together with District 6 Supervisor Jane Kim, SFMTA, former Tenderloin Police Captain Jason Cherniss, new Tenderloin Police Captain Teresa Gracie, and many other community leaders to secure the neighborhood day and night, making it safe for businesses, clients, residents, and visitors.

Pandora Karaoke owners are also members of the Alliance for a Better District 6. As a neighborhood partner, they have hosted numerous charitable gatherings and fundraisers, including an upcoming fundraising event benefiting Father Alfred E. Boeddecker Park, which was recently renovated and restored with the help of The Trust for Public Land.

The approved move will allow Pandora Karaoke to offer more of what we they are known for: a relaxed, creative, social atmosphere. Pandora Karaoke will continue to provide jobs in the service industry that support and enhance opportunity for local residents and support local businesses in the Tenderloin and Downtown neighborhoods. The approval by the Board of Supervisors of this ABC license would not have any detrimental effect on the surrounding neighborhood or the City of San Francisco. The clientele of this operation fits well into the existing neighborhood and poses no public safety problems.

For the reasons outlined above, applicant Pandora Karaoke, Inc. dba Pandora Karaoke respectfully requests that this letter be forwarded to the Public Safety & Neighborhood Services Committee of the Board and that this Committee and the full Board of Supervisors make a determination under California Business and Professions Code Section 23958.4 that the public need or convenience would be served by the transfer of the liquor license to Pandora Karaoke, Inc. dba Pandora Karaoke at 50 Mason Street, San Francisco.

Thank you for your consideration of this request.

Yours truly,



Mark E. Rennie

MER/mb

Cc: Jeff Ng, Pandora Karaoke, Inc.

Tim Choy, Pandora Karaoke, Inc.

Lt. David Falzon, Officer-in-Charge SFDPA ALU

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**To:** BOS-Supervisors  
**Subject:** FW: Payoff of Loan to the San Francisco LGBT Community Center

**From:** Updike, John  
**Sent:** Friday, April 15, 2016 9:37 AM  
**To:** Calvillo, Angela (BOS) <[angela.calvillo@sfgov.org](mailto:angela.calvillo@sfgov.org)>  
**Cc:** Kelly, Naomi (ADM) <[naomi.kelly@sfgov.org](mailto:naomi.kelly@sfgov.org)>  
**Subject:** Payoff of Loan to the San Francisco LGBT Community Center

Angela:

Please distribute to the Board of Supervisors.

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On April 9, 2010, the Board's approved Resolution No. 129-10 went into effect, authorizing a \$157,500 loan to the Community Center Project of San Francisco, Inc. (aka the LGBT Community Center at 1800 Market Street). This bridge financing was necessary to assist the Center during a particularly challenging fiscal period. The terms of the loan called for repayment over a period of five years, until December 31, 2020, and an interest rate equivalent to the City's pooled investment fund rate.

I am pleased to report that the Center has fully repaid the note as of this week, inclusive of all interest owed. I'd like to thank the Board of Supervisors for their support of this item, in particular former Supervisor Dufty and Supervisor Campos for their sponsorship of this unique solution that kept a key non-profit organization viable until other alternatives materialized that will provide fiscal stability to the Center for many years to come.

Respectfully,

*John*

John Updike, LEED AP O+M  
Director of Real Estate  
City & County of San Francisco  
25 Van Ness, Suite 400  
San Francisco, CA 94102  
Voice: 415-554-9860  
E-Mail: [john.updike@sfgov.org](mailto:john.updike@sfgov.org)

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**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors  
**Subject:** FW: I'm the 4,203rd signer: "Stop SFMTA (San Francisco Municipal Transportation Agency)"

**From:** AnnaMaria Cantwell [mailto:petitions-noreply@moveon.org]  
**Sent:** Sunday, April 17, 2016 6:39 PM  
**To:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** I'm the 4,203rd signer: "Stop SFMTA (San Francisco Municipal Transportation Agency)"

Dear San Francisco Board of Supervisors,

I just signed a petition addressed to you titled [Stop SFMTA \(San Francisco Municipal Transportation Agency\)](#). So far, 4,203 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:** [http://pac.petitions.moveon.org/target\\_talkback.html?tt=tt-23483-custom-54063-20260417-s3SrKg](http://pac.petitions.moveon.org/target_talkback.html?tt=tt-23483-custom-54063-20260417-s3SrKg)

The petition states:

"As residents and taxpayers of San Francisco we believe that the SFMTA's first and foremost responsibility is to improve MUNI and to make MUNI a more desirable means of transportation. It is not SFMTA's job to make owning and driving a motor vehicle more expensive and difficult. The SFMTA needs to be accountable to all the citizens of San Francisco. We need a balanced, unbiased municipal transportation policy. We respectfully request that the Mayor and District Supervisors immediately stop the SFMTA from: 1. Installing new parking meters and extending the hours of enforcement 2. Enforcing Sunday parking meters 3. Increasing meter rates, fees and fines "

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: [http://petitions.moveon.org/deliver\\_pdf.html?job\\_id=1778939&target\\_type=custom&target\\_id=54063](http://petitions.moveon.org/deliver_pdf.html?job_id=1778939&target_type=custom&target_id=54063)

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[http://petitions.moveon.org/deliver\\_pdf.html?job\\_id=1778939&target\\_type=custom&target\\_id=54063&csv=1](http://petitions.moveon.org/deliver_pdf.html?job_id=1778939&target_type=custom&target_id=54063&csv=1)

AnnaMaria Cantwell  
San Francisco, CA

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*This email was sent through MoveOn's public petition website, a free service that allows anyone to set up their own online petition and share it with friends. MoveOn does not endorse the contents of petitions posted on our public petition website. If you have any questions, please email [petitions@moveon.org](mailto:petitions@moveon.org). If you don't want to receive further emails updating you on how many people have signed this petition, click here:* [http://petitions.moveon.org/delivery\\_unsub.html?e=\\_m0xZcWlJXzqH9ZTz\\_cNZWJvYXJkLm9mLnN1cGVydmlz b3JzOHNmZ292Lm9yZw--&petition\\_id=23483](http://petitions.moveon.org/delivery_unsub.html?e=_m0xZcWlJXzqH9ZTz_cNZWJvYXJkLm9mLnN1cGVydmlz b3JzOHNmZ292Lm9yZw--&petition_id=23483).

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**From:** Library Users Association <libraryusers2004@yahoo.com>  
**Sent:** Friday, April 01, 2016 2:52 PM  
**To:** Board of Supervisors, (BOS)  
**Cc:** Board of Supervisors, (BOS); Breed, London (BOS); Campos, David (BOS); Cohen, Malia (BOS); Kim, Jane (BOS); Tang, Katy (BOS); Nroman.Yee@sfgov.org; Farrell, Mark (BOS); Mar, Eric (BOS); Wiener, Scott; Peskin, Aaron (BOS)  
**Subject:** Library Users Association Helps Stop \$1,000 Library Fee Proposed at SFPL -- for now  
**Attachments:** pw--LUA-Helps-Stop-Proposed-Thousand-Dollar-Library-Fee--3-31-15-ve (Repaired).doc

Dear Supervisors:

As you well know, fixed fines and fees are a problem for the poorest people, and represent a regressive tax that hurts the poorest the most.

That is why we have been talking to you at Board meetings the last two months and more -- about the Library's astronomical proposed new fines and fees, and how we worked to stop them -- for now -- but would like you to consider changes that would ease and eliminate barriers to access for all San Franciscans.

Attached is our press release about how we worked to stop the \$1,000 fee for a lost -- or damaged --laptop computer, and other onerous proposed charges.

FYI, yesterday's New York Times also wrote about the damage fines and fees can do to access, focusing primarily on San Jose Public Library. For additional information on that article, see below.

We hope to speak with you further about how YOU can help remove barriers to library access in San Francisco, including fine-free for everyone, not just those under 18, and opportunities to settle lost book issues via non-cash methods such as Project 20 or reading programs.

Sincerely yours,

Peter Warfield  
Executive Director  
Library Users Association  
415/ 7 5 3 - 2 1 8 0

--- On Thu, 3/31/16, Library Users Association <libraryusers2004@yahoo.com> wrote:

> From: Library Users Association <libraryusers2004@yahoo.com>  
> Subject: Library Users Association Helps Stop \$1,000 Library Fee  
> Proposed at SFPL -- for now  
> To: libraryusers2004@yahoo.com  
> Date: Thursday, March 31, 2016, 8:41 PM Dear Colleagues:  
>  
> Today's New York Times carries an article about the negative impact of  
> library fines and fees on poor people, focusing on San Jose Public  
> Library -- but in San Francisco, a tremendously wealthy library, fines

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> and fees keep thousands of library card holders from full  
> participation in this library of "Free and Equal Access."  
>  
> Library Users Association has been working for months and has helped  
> to stop proposed high fees at San Francisco Public Library --  
> including a proposed \$1,000 fee for a lost or damaged laptop computer.  
>  
> Please see attached press release.  
>  
> FYI, The Times article headline is, "In San Jose, Poor Find Doors to  
> Library Closed" and the url is:  
>  
> [http://www.nytimes.com/2016/03/31/us/in-san-jose-poor-find-doors-to-li](http://www.nytimes.com/2016/03/31/us/in-san-jose-poor-find-doors-to-library-closed.html?_r=0)  
> [brary-closed.html?\\_r=0](http://www.nytimes.com/2016/03/31/us/in-san-jose-poor-find-doors-to-library-closed.html?_r=0)  
>  
> Thanks!  
>  
> Peter Warfield  
> Executive Director  
> Library Users Association  
> 415/ 7 5 3 - 2 1 8 0  
> \*\*\*\*\*  
> TEXT IS PROVIDED BELOW, SHOULD YOU HAVE DIFFICULTY OPENING THE  
> ATTACHED WORD DOCUMENT. (CAUTION -- FORMATTING ANOMALIES. )  
>  
> Library Users Association  
> P.O. Box 170544, San Francisco, CA 94117-0544 PRESS RELEASE  
> CONTACT: Peter Warfield March 31, 2016 Tel./Fax:  
> (415) 753-2180; cell/text 735-8963  
>  
> Library Users Association Helped Stop S.F. Public Library's Proposed  
> New \$1,000 Fee for Lost or Damaged Laptops –  
>  
> San Francisco, Thursday, March 31, 2016 -- When the San Francisco  
> Public Library Commission met this month, there was one notable item  
> not on the agenda: revised fines and fees.  
>  
> That made it clear that Library Users Association research and  
> advocacy have helped stop -- at least for the moment -- an  
> unprecedentedly high proposed user fee of \$1,000 for a lost or damaged  
> laptop computer, presented last month to the Commission by San  
> Francisco City Librarian Luis Herrera.  
>  
> The fee was one of three brand-new technology fees that were part  
> of Mr. Herrera's newly-revised set of proposed fines and fees sent to  
> the City's Library Commission for approval at its regular February 4,  
> 2016 meeting. The Commission ultimately rejected the revisions when  
> no commissioner seconded a motion made by Commissioner Zoe Dunning to

> approve the fees as presented.

>

> Additional proposed fees also included a \$500 charge for lost or

> damaged "iPad or tablet device," and \$50 for

> "peripherals/accessories."

>

> Library Users Association Executive Director Peter Warfield said, "It

> is shocking that the City Librarian would even consider imposing such

> extraordinarily high fees, and that he would try to conceal that fee

> from the Commission's consideration by omitting it from his memo to

> the commissioners. I am glad that we were able to open the eyes of

> the commission and that the members made the sensible decision to

> reject these fees."

>

> The agenda for the Commission's March 17 meeting made no mention

> of the proposal, but in an interview March 15, Mr. Herrera indicated

> that his proposal may return in April or May with revised numbers that

> he said have not yet been determined.

>

> Library Users Association Executive Director Peter Warfield told

> the Commission the amount of three proposed new fees after the

> commission president, indicated she did not know the amounts.

> Following discussion by the Commissioners, the body refused to approve

> the entire proposed fee package.

>

> The lack of a second to a motion is something that activists with more

> than 20 years' experience said had never happened before.

>

> The three commissioners who would not second the motion are Mary

> Wardell-Ghirarduzzi, Michael Nguyen, and John Lee.

> Mr. Warfield said afterwards that he was grateful that they "did the

> right thing."

>

> Mr. Warfield, in making public comment at the February 4 meeting,

> noted that City Librarian Luis Herrera's cover memo to the commission

> never mentioned the three specific technology fees, even as it

> described specifics of other proposed changes in two pages of detail.

> These included numerous specifics on some 15 other charges, including

> removal of the \$1 charge to replace a lost library card and reduction

> of the late fine for orchestral scores from 25 cents per day to 10

> cents per day.

>

> Neither did Mr. Herrera or anyone from the library administration ever

> mention the amount of the three new technology fees during the

> administration's presentation at either the February meeting or the

> prior January meeting at which the fees were first presented.

>

> Mr. Warfield said his group in general approves the reductions, but



- > not the new fees or the returned check charge, which was proposed to
- > increase from \$10 to \$35.
- >
- > Mr. Warfield said, "No library patron should be subjected to the
- > possibility of such an enormous fine or fee that will likely
- > discourage and prevent usage by many who understand the potential
- > costs – especially the poorest users. He added that many who
- > unfortunately might have been billed the new fees would be unable to
- > pay, and that would jeopardize their future ability to borrowing books
- > and other materials.
- >
- > Library rules prohibit patrons who owe more than \$10 from borrowing
- > 'physical items' such as books and materials.
- >
- > The group Mr. Warfield heads has called for not just rejection of the
- > increased fees, but a fine-free system so as to minimize barriers to
- > patron access.
- > ### prprCC16b
- >
- > 57,000 Card holders Blocked From Borrowing Books
- >
- > NOTE: Additional research into library statistics shows that more
- > than 57,000 San Francisco Public Library card holders, including
- > children and seniors, are blocked from borrowing books because they
- > owe more than \$10 in fines and/or fees.

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### pprCC16b

## **57,000 Card holders Blocked** **From Borrowing Books**

**NOTE:** Additional research into library statistics shows that more than 57,000 San Francisco Public Library card holders, including children and seniors, are blocked from borrowing books because they owe more than \$10 in fines and/or fees.

# Library Users Association

P.O. Box 170544, San Francisco, CA 94117-0544

PRESS RELEASE

March 31, 2016

CONTACT: Peter Warfield

Tel./Fax: (415) 753-2180; cell/text 735-8963

## **Library Users Association Helped Stop S.F. Public Library's Proposed New \$1,000 Fee for Lost or Damaged Laptops –**

San Francisco, Thursday, March 31, 2016 -- When the San Francisco Public Library Commission met this month, there was one notable item not on the agenda: revised fines and fees.

**That made it clear that Library Users Association research and advocacy have helped stop -- at least for the moment -- an unprecedentedly high proposed user fee of \$1,000 for a lost or damaged laptop computer, presented last month to the Commission by San Francisco City Librarian Luis Herrera.**

The fee was one of three brand-new technology fees that were part of Mr. Herrera's newly-revised set of proposed fines and fees sent to the City's Library Commission for approval at its regular February 4, 2016 meeting. The Commission ultimately rejected the revisions when no commissioner seconded a motion made by Commissioner Zoe Dunning to approve the fees as presented.

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Library Users Association Executive Director Peter Warfield said, "It is shocking that the City Librarian would even consider imposing such extraordinarily high fees, and that he would try to conceal that fee from the Commission's consideration by omitting it from his memo to the commissioners. I am glad that we were able to open the eyes of the commission and that the members made the sensible decision to reject these fees."

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The lack of a second to a motion is something that activists with more than 20 years' experience said had never happened before.