



CITY COUNCIL MEETING AGENDA

7:00 PM - Tuesday, January 23, 2024
via Videoconference and In Person

PARTICIPATION: Members of the public may participate by being present at the Los Altos Council Chamber at Los Altos City Hall located at 1 N. San Antonio Rd, Los Altos, CA during the meeting. Public comment is accepted in person at the physical meeting location, or via email to PublicComment@losaltosca.gov.

RULES FOR CONDUCT: Pursuant to Los Altos Municipal Code, Section 2.05.010 "Interruptions and rules for conduct": Understanding that the purpose of the city council meetings is to conduct the people's business for the benefit of all the people, in the event that any meeting of the city council is willfully interrupted by a person or group of persons so as to render the orderly conduct of the meeting impossible, the mayor, mayor pro tem, or any other member of the city council acting as the chair may order the removal of the person or persons responsible for the disruption and bar them from further attendance at the council meeting, or otherwise proceed pursuant to Government Code Section 54957.0 or any applicable penal statute or city ordinance.

REMOTE MEETING OBSERVATION: Members of the public may view the meeting via the link below, but will not be permitted to provide public comment via Zoom or telephone. Public comment will be taken in-person, and members of the public may provide written public comment by following the instructions below.

<https://losaltosca-gov.zoom.us/j/83245851740?pwd=Bcu3OFaKNOBH8tLCLF8UStqRPZiFiR.1>

Telephone: 1-669-444-9171 / Webinar ID: 832 4585 1740 / Passcode: 354877

SUBMIT WRITTEN COMMENTS: Prior to the meeting, comments on matters listed on the agenda may be emailed to PublicComment@losaltosca.gov. Emails sent to this email address are sent to/received immediately by the City Council. Emails sent directly to the City Council as a whole or individually, and not sent to PublicComment@losaltosca.gov will not be included as a public comment in the Council packet.

Please note: Personal information, such as e-mail addresses, telephone numbers, home addresses, and other contact information are not required to be included with your comments. If this information is included in your written comments, they will become part of the public record. Redactions and/or edits will not be made to public comments, and the comments will be posted as they are submitted. Please do not include any information in your communication that you do not want to be made public.

Correspondence submitted in hard copy/paper format must be received by 2:00 p.m. on the day of the meeting to ensure distribution prior to the meeting. Comments provided in hard copy/paper format after 2:00 p.m. will be distributed the following day and included with public comment in the Council packet.

The Mayor will open public comment and will announce the length of time provided for comments during each item.

AGENDA

CALL MEETING TO ORDER

ESTABLISH QUORUM

PLEDGE ALLEGIANCE TO THE FLAG

REPORT ON CLOSED SESSION

CHANGES TO THE ORDER OF THE AGENDA

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Members of the audience may bring to the Council's attention any item that is not on the agenda. The Mayor will announce the time speakers will be granted before comments begin. Please be advised that, by law, the City Council is unable to discuss or take action on issues presented during the Public Comment Period. According to State Law (also known as "The Brown Act") items must first be noted on the agenda before any discussion or action.

CONSENT CALENDAR

These items will be considered by one motion unless any member of the Council or audience wishes to remove an item for discussion. Any item removed from the Consent Calendar for discussion will be handled at the discretion of the Mayor.

1. Approve the draft regular meeting minutes of January 9, 2024
2. Adopt a resolution for the Sewer System Repair Program, Project WW-01001 Acceptance; consider finding the Council's action exempt from review under CEQA pursuant to CEQA Guidelines Section 15301, and finding that none of the circumstances in CEQA Guidelines Section 15300.2 applies
3. Adopt a Resolution Accepting Completion of the City Hall Permit Counter Project and Authorize the Development Services Director to Record a Notice of Completion as Required by Law
4. Disband the ad hoc police facility subcommittee
5. Receive an update to the City Council on the state of the citywide street network pavement condition as of January 2023
6. Adopt a Resolution affirming the City Council Strategic Goals

PUBLIC HEARINGS

7. Hold a Public Hearing and adopt a Resolution of the City Council of the City of Los Altos establishing an Inclusionary Housing In-Lieu Fee and Integrating the fees into the Municipal Fee Schedule and find this action is exempt from CEQA pursuant to Section 15273 of State Guidelines

DISCUSSION ITEMS

8. Introduce and waive further reading of an ordinance of the City Council of the City of Los Altos amending Chapter 11.08 Tree Protection Regulations
9. Provide direction to staff regarding Council salary and benefits
10. Review a travel request from Councilmember Lee Eng to attend the 2024 Congressional City Conference in Washington, DC from March 11-13, 2024 sponsored by the National League of Cities

INFORMATIONAL ITEMS ONLY

There will be no discussion or action on Informational Items

11. Tentative Council Calendar and Housing Element Update Calendar
12. 330 Distel Circle - Project Update

COUNCIL/STAFF REPORTS AND DIRECTIONS ON FUTURE AGENDA ITEMS

ADJOURNMENT

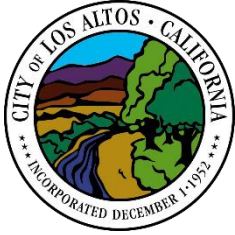
(Council Norms: It will be the custom to have a recess at approximately 9:00 p.m. Prior to the recess, the Mayor shall announce whether any items will be carried over to the next meeting. The established hour after which no new items will be started is 11:00 p.m. Remaining items, however, may be considered by consensus of the Council.)

SPECIAL NOTICES TO THE PUBLIC

In compliance with the Americans with Disabilities Act, the City of Los Altos will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Clerk 72 hours prior to the meeting at (650) 947-2610.

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, and that are distributed to a majority of the legislative body, will be available for public inspection at the Office of the City Clerk's Office, City of Los Altos, located at One North San Antonio Road, Los Altos, California at the same time that the public records are distributed or made available to the legislative body.

If you wish to provide written materials, please provide the City Clerk with 10 copies of any document that you would like to submit to the City Council for the public record.



**CITY OF LOS ALTOS
CITY COUNCIL MEETING MINUTES
TUESDAY, JANUARY 9, 2024
7:00 p.m.
1 N. San Antonio Rd. ~ Los Altos, CA**

*Jonathan D. Weinberg, Mayor
Pete Dailey, Vice Mayor
Neysa Fligor, Councilmember
Lynette Lee Eng, Councilmember
Sally Meadows, Councilmember*

CALL MEETING TO ORDER – Jonathan Weinberg, Mayor, called the meeting to order at 7:00 p.m.

ESTABLISH QUORUM – All Councilmembers were present.

PLEDGE ALLEGIANCE TO THE FLAG – Neysa Fligor, Councilmember, led the Pledge of Allegiance.

CHANGES TO THE ORDER OF THE AGENDA

None

SPECIAL ITEMS

Issue proclamation recognizing January as Mentoring Month in the City of Los Altos

Jonathan D. Weinberg, Mayor, presented a proclamation to Christy Flahavan, Director of Programs at Mentor Tutor Connections.

Information on Emergency Preparedness

Jonathan D. Weinberg, Mayor, provided information regarding emergency preparedness.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

The following member of the public spoke during Public Comment:

- Gary Heddon

CONSENT CALENDAR

Motion by Fligor and Seconded by Meadows to approve the Consent Calendar. **Motion carried unanimously by roll call vote.**

1. Approve the regular meeting minutes for the meeting of December 12, 2023
2. Approve the Contract Amendment to the Maintenance Services Agreement between the City of Los Altos and Bear Electrical Solutions, Inc. The project is exempt from CEQA pursuant to CEQA Guidelines Sections 15061(b)(3) (Common Sense Exemption) and 15301(c) (Existing Facilities)

DISCUSSION ITEMS

3. Review and provide direction for the City Council Strategic Goals

Jonathan D. Weinberg, Mayor, opened the item for discussion.

City of Los Altos
City Council Regular Meeting Minutes
January 9, 2024
Page 2 of 2

The following members of the public spoke regarding the item:

- Eric Steinle
- Lili Najimi

The City Council provided direction and feedback on the strategic goals to be adopted by resolution at the regular meeting of January 23, 2024. **Discussion item only, no motion taken.**

INFORMATIONAL ITEMS ONLY

Tentative Council Calendar and Housing Element Implementation Calendar

COUNCIL/STAFF REPORTS AND DIRECTIONS ON FUTURE AGENDA ITEMS

- **Neysa Fligor** – Requested a future agenda item:
 - Discussion on Crossing Guard funding in Los Altos (*Council directed this item to be scheduled as a discussion item with the School Districts before returning to Council for discussion.*)

ADJOURNMENT – The regular meeting adjourned at 11:35 p.m.

The meeting minutes were prepared by Melissa Thurman, City Clerk, for approval at the special meeting of January 9, 2024.

Jonathan D. Weinberg
Mayor

Melissa Thurman, MMC
City Clerk

The January 9, 2024 City Council meeting recording may be viewed via the following external website: <https://www.youtube.com/@CityofLosAltosCA>

The City of Los Altos does not own or operate YouTube. The video referenced on these minutes were live at the time the minutes were published.



AGENDA REPORT SUMMARY

Meeting Date: January 23, 2024

Subject: Resolution No. 2024-__: Sewer System Repair Program, Project WW-01001 Acceptance; consider finding the Council’s action exempt from review under CEQA pursuant to CEQA Guidelines Section 15301, and finding that none of the circumstances in CEQA Guidelines Section 15300.2 applies

Prepared by: Thanh Nguyen, Senior Civil Engineer

Reviewed by: Aida Fairman, Public Works Director

Approved by: Gabriel Engeland, City Manager

Attachment:

A. Resolution No. 2024-__

Initiated by:

City Council, Sewer System Repair Program Project WW-01001

Previous Council Consideration:

February 9, 2021

March 14, 2023

Fiscal Impact:

The table below summarizes the final costs of the Sewer System Repair Program, Project WW-01001. Total savings of \$208,473 will be forwarded to the next Sewer System Repair Program project.

Project Item	Project Budget	Final Cost
Design	\$209,494	\$194,733
Design Contingency (remained)	\$18,484	\$18,484
Construction	\$778,550	\$739,700
Construction Inspection	\$84,824	\$49,269
Printing/Environmental Doc/Misc.	\$4,500	\$1,976
Construction contingency (15%)	\$116,783	\$0
Total	\$1,212,635	\$1,004,162

Reviewed By:

City Manager

GE

City Attorney

JH

Finance Director

JD



Subject: Resolution No. 2024-__: Sewer System Repair Program, Project WW-01001 Acceptance; consider finding the Council’s action exempt from review under CEQA pursuant to CEQA Guidelines Section 15301, and finding that none of the circumstances in CEQA Guidelines Section 15300.2 applies

Environmental Review:

The acceptance of the work is categorically exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(b), involving the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public sewerage involving negligible or no expansion of existing or former use, and none of the circumstances stated in CEQA Guidelines Section 15300.2 applies.

Summary:

- Adopt Resolution No. 2024-__ accepting completion of the Sewer System Repair Program, Project WW-01001.
- Authorize the Public Works Director to record a Notice of Completion as required by law.

Staff Recommendation:

Move to adopt Resolution No. 2024-__ accepting completion of the Sewer System Repair Program, Project WW-01001; and authorize the Public Works Director to record a Notice of Completion as required by law



Subject: Resolution No. 2024-__: Sewer System Repair Program, Project WW-01001 Acceptance; consider finding the Council’s action exempt from review under CEQA pursuant to CEQA Guidelines Section 15301, and finding that none of the circumstances in CEQA Guidelines Section 15300.2 applies

Purpose

Accept completion of the Sewer System Repair Program, Project WW-01001.

Background

On March 7, 2021, the City Manager executed an agreement with Bellecci and Associates for design and construction support services for the Sewer System Repair Program, Project WW-01001 in the not-to-exceed amount of \$189,982. On November 16, 2021, the City Manager executed an amendment No. 1 with Bellecci and Associates for the additional services requested by the City in the amount of \$19,512. On March 14, 2023, Casey Construction, Inc., was awarded the Total Bid for Project WW-01001 in the amount not-to-exceed \$778,550 and up to 15% contingency funds in the amount no-to-exceed \$116,783 be approved for potential unforeseen conditions during construction.

Discussion/Analysis

Casey Construction, Inc. completed the construction for the Sewer System Repair Program, Project WW-01001, per plans and specifications. The project bid items consisted of realigning and replacing five sewer main segments, located along First Street between San Antonio Road and Main Street in Downtown Los Altos. This comprises a total of 1,479 linear feet of sewer pipes replacement. The existing 6-inch sewer pipes was replaced with new 8-inch sewer pipes to increase capacity. These sewer main segments needed replacement due to the existing sewer pipe materials. Additionally, the newly realigned sewer mains provide clearance from potential future sidealks and curbs, which resolve potential maintenance issues.

Traffic control and appropriate signage were carefully planned to minimize impacts on the community during the project construction. The project was successfully completed at the beginning of October 2023. No change orders were issued during the construction. The total final project construction cost is \$739,700, which is less than the original construction contract amount since some bid items were no longer needed. Total project savings of \$208,473 will be forwarded to the next Sewer System Repair Program project.

Recommendation

Adopt Resolution No. 2024-__ accepting completion of the Sewer System Repair Program, Project WW-01001; and authorize the Public Works Director to record a Notice of Completion as required by law

RESOLUTION NO. 2024-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS
ACCEPTING COMPLETION AND DIRECTING THE PUBLIC WORKS
DIRECTOR TO FILE A NOTICE OF COMPLETION OF THE SEWER SYSTEM
REPAIR PROGRAM, PROJECT WW-01001**

WHEREAS, the Los Altos Public Works Director has filed with the City Clerk of Los Altos an Engineer's Certificate for the completion of all work provided within and pursuant to the contract between said City and Casey Construction, Inc. dated April 10, 2023; and

WHEREAS, it appears to the satisfaction of this City Council that work under said contract has been fully installed and completed as provided in said contract and the plans and specifications therein referred to.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos hereby authorizes the following:

1. That acceptance of completion of said work is hereby made and ordered; and
2. That the Public Works Director is directed to execute and file for recording with the County Recorder of the County of Santa Clara, Notice of Acceptance of Completion thereof, as required by law; and
3. That the acceptance of the work is exempt from review under the California Environmental Quality Act ("CEQA") under CEQA Guidelines Section 15301 for reasons stated in the staff report, and none of the circumstances described in CEQA Guidelines Section 15300.2 applies.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 23rd day of January, 2024 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jonathan Weinberg, MAYOR

Attest:

Melissa Thurman, MMC CITY CLERK



AGENDA REPORT SUMMARY

Meeting Date: January 23, 2024

Subject: Adopt a Resolution Accepting Completion of the City Hall Permit Counter Project and Authorize the Development Services Director to Record a Notice of Completion as Required by Law

Prepared by: Thanh Nguyen, Senior Civil Engineer

Reviewed by: Nick Zornes, Development Services Director

Approved by: Gabriel Engeland, City Manager

Attachment:

Attachment 1 – Resolution

Initiated by:

City’s Capital Improvement Program; ADA Transition Plan; City Hall Safety Security Assessment

Previous Council Consideration:

May 9, 2023

Fiscal Impact:

The table below summarizes the final costs of the City Hall Permit Counter Project. Total savings of \$5,924 will be remained in the GL Account #3110-5900.

Project Item	Project Budget	Final Cost
Construction	\$178,000	\$178,000
Printing/Environmental Doc/Misc.	\$0	\$920
Construction contingency (10%)	\$17,800	\$10,956
Total	\$195,800	\$189,876

Environmental Review:

The acceptance of the work is categorically exempt from review under California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(b), involving the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public sewerage involving negligible or no expansion of existing or former use, and none of the circumstances stated in CEQA Guidelines Section 15300.2 applies.



Subject: Resolution No. 2024-XX: City Hall Permit Counter Project Acceptance

Summary:

- Adopt Resolution No. 2024-XX accepting completion of the City Hall Permit Counter Project.
- Authorize the Development Services Director to record a Notice of Completion as required by law.

Purpose

Accept completion of the City Hall Permit Counter Project.

Background

On May 9, 2023, SAE Consulting Engineering, was awarded the Total Bid for the City Hall Permit Counter Project in the amount not-to-exceed \$178,000 and up to 10% contingency funds in the amount not-to-exceed \$17,800 be approved for potential unforeseen conditions during construction.

Discussion/Analysis

SAE Consulting Engineering completed the construction for the City Hall Permit Counter Project per plans and specifications. The project bid items consisted of replacing the flooring and remodeling of the existing permit counter casework and countertop to comply with ADA requirements and safety needs of a public facility.

The project was successfully completed at the beginning of September 2023. Three change orders were issued during the construction for the additional cope of services which included additional replacement of the flooring square footage, installation of CAT 6 Cables to accommodate new work stations, and replacement of the cabinets countertop covers. The total final project construction cost is \$189,876, and the total project savings of \$5,924 will be remained in the GL Account #3110-5900.

Recommendation

Adopt a Resolution accepting completion of the City Hall Permit Counter Project and authorize the Development Services Director to record a Notice of Completion as required by law

RESOLUTION NO. 2024-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS ACCEPTING COMPLETION AND DIRECTING THE DEVELOPMENT SERVICES DIRECTOR TO FILE A NOTICE OF COMPLETION OF THE CITY HALL PERMIT COUNTER PROJECT

WHEREAS, the Los Altos Development Services Director has filed with the City Clerk of Los Altos an Engineer's Certificate for the completion of all work provided within and pursuant to the contract between said City and SAE Consulting Engineering, dated May 15, 2023; and

WHEREAS, it appears to the satisfaction of this City Council that work under said contract has been fully installed and completed as provided in said contract and the plans and specifications therein referred to.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos hereby authorizes the following:

- 1. That acceptance of completion of said work is hereby made and ordered; and
2. That the Development Services Director is directed to execute and file for recording with the County Recorder of the County of Santa Clara, Notice of Acceptance of Completion thereof, as required by law; and
3. That the acceptance of the work is exempt from review under the California Environmental Quality Act ("CEQA") under CEQA Guidelines Section 15301 for reasons stated in the staff report, and none of the circumstances described in CEQA Guidelines Section 15300.2 applies.

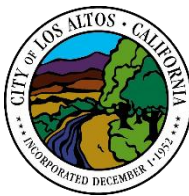
I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 23rd day of January, 2024 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Sally Meadows, MAYOR

Attest:

Melissa Thurman, MMC CITY CLERK



AGENDA REPORT SUMMARY

Meeting Date: January 23, 2024

Subject Ad hoc police facility subcommittee

Prepared by: Jon Maginot, Assistant City Manager

Approved by: Gabriel Engeland, City Manager

Attachment(s): None

Initiated by:
City Council

Previous Council Consideration:
November 30, 2021; February 21, 2023

Fiscal Impact:
None

Environmental Review:
Not applicable

Policy Question(s) for Council Consideration:

- Does the Council wish to disband the ad hoc police facility subcommittee?

Summary:

- Council established the ad hoc subcommittee in November 2021 and reauthorized the subcommittee in February 2023
- The subcommittee finished its work in Spring 2023

Staff Recommendation:
Disband the ad hoc police facility subcommittee



Subject: Ad hoc police facility subcommittee

Purpose

To disband the ad hoc police facility subcommittee

Background

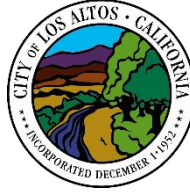
On November 30, 2021, the City Council formed an ad hoc subcommittee to discuss a potential new police facility. The purpose of the subcommittee was to investigate aspects of building a new police facility and to bring its findings to the Council. Mayor Meadows and Vice Mayor Weinberg were appointed to the subcommittee. The Council reauthorized the subcommittee at the February 21, 2023 Council retreat.

Discussion/Analysis

The subcommittee has provided reports to the City Council at various times over the last two years. The subcommittee wrapped up its work in Spring 2023. The subcommittee was never formally disbanded and so it is recommended that the Council do so now.

Recommendation

The staff recommends Council disband the ad hoc police facility subcommittee.



AGENDA REPORT SUMMARY

Meeting Date: January 23, 2024

Subject Pavement Management Program Update – 2023 Pavement Condition Index

Prepared by: Iqbal Rai, Junior Engineer

Reviewed by: Aida Fairman, Public Works Director

Approved by: Gabriel Engeland, City Manager

Attachment(s):

Attachment 1 - Resolution

Attachment 2 – 2023 Citywide Map of PCI Condition by Street

Attachment 3 – Pavement Management Program Budget Options Report (P-TAP 23)

Initiated by:

City Council – Capital Improvement Plan Projects.

- Annual Street Resurfacing (TS-01001)
- Annual Street Slurry Seal (TS-01004)

Previous Council Consideration:

- March 10, 2020, City Council

Fiscal Impact:

There is no fiscal impact with the creation of this report. The City Council adopted a Strategic Priority-Assets goal of achieving a PCI of 76 by 2027. The City Council direction will require the spending of a minimum of \$12.5M over 5 years to achieve a directed PCI goal of 76.

Environmental Review:

Not applicable

Summary:

The update of the City’s PMP Report has been completed. The PMP Report was developed by Metropolitan Transportation Commission (MTC), and its sub-consultant, Capitol Asset & Pavement Services, Inc. CAPS’ 2023 PMP Report stated that as of September 30, 2022, the City’s overall Pavement Condition Index (PCI) is 74. The PCI is a numerical index between 0 and 100 which is used to indicate the general condition of a pavement, with 100 representing the best possible condition and 0 representing the worst possible condition. The PCI rating of 74 places the City’s Street network condition in the upper position of the “Very Good” category.

The PMP Report states that the City’s current roadway maintenance backlog is \$9.8 million. If no maintenance is applied over the next five years, roads already distressed will continue to deteriorate, and the network PCI will drop to 68. The maintenance backlog will increase to \$12.2 million at the end of the five-year period (2027) in this scenario. To achieve the City Council’s Strategic Priority-Assets goal of a PCI of 76 by 2027, an average annual budget of \$2.5 million is needed.

Staff Recommendation:

Staff recommends the City continue to manage PCI in a manner consistent with the City Council’s Strategic Priority-Assets goal of achieving a PCI of 76 by 2027.

Purpose

Provide an update to the City Council on the state of the citywide street network pavement condition as of January 2023.

Background

The City of Los Altos has 111 centerline miles (227 lane miles) of streets/roadways network to maintain. The process of planning the maintenance and repair of this network of streets/roadways to improve the pavement condition over the entire network is known as Pavement Management. It includes the many aspects and tasks needed to maintain a quality pavement inventory, including maintaining a pavement inspection database and ensuring that the overall condition of the road network can be sustained at desired quality levels.

The Pavement Management Program (PMP) is a planning tool used to help staff with pavement management decisions. PMP Software programs model future pavement deterioration due to traffic and weather and recommend maintenance and repairs to the road’s pavement based on the type and age of the pavement and various measures of existing pavement quality.

The City utilizes the Metropolitan Transportation Commission’s (MTC) PMP Software known as StreetSaver. MTC developed StreetSaver to help the Bay Area cities and counties assess the condition of their pavement. StreetSaver has grown to become the industry standard for assessing pavement condition on the West Coast and was instrumental in providing data that led to the passage of California SB 1 Road Repair and Accountability Act in 2017.

As part of a contract with MTC, the City utilizes StreetSaver biennially to survey its street network and appraise the pavement condition. The actual street surveys and technical support were provided by MTC’s sub-consultant, Capital Asset & Pavement Services, Inc.(CAPS)

To date, MTC and Capital Asset & Pavement Services completed work that included the following: roadway evaluation and documentation, field survey, analysis of current pavement conditions, development and implementation of a quality monitoring plan, data entry, and generation of a pavement condition and budget analysis report. In late December

2023, several City staff attended training that will enable staff to update the StreetSaver software as conditions change between now and the next PMP Report update in 2025.

Discussion/Analysis

The PMP Report is attached for information and reference. In summary, the report states that as of January 2023, the City’s overall PCI is 74. The PCI is a numerical index between 0 and 100 which is used to indicate the general condition of a pavement, with 100 representing the best possible condition, and 0 representing the worst possible condition. The PCI rating of 74 places the City’s Street network condition in the upper position of the “Very Good” category. This PCI was calculated based on the recent Preventive Maintenance (PM) and Rehabilitation and Reconstruction (R&R) activities and inspection data. The PCI calculation also factors in pavement deterioration curves where no recent PM and R&R, and/or inspection data are entered. In this case, the calculation date is important, as it provides the base to calculate the “current” PCI. The PCI ranges and their respective meanings from the StreetSaver Software are as follows:

Category:	Very Poor	Poor	Good	Very Good
PCI Range:	0 - 25	26 - 50	51 - 70	71 +

The report shows a breakdown of the PCI points by street functional classifications. The table below shows a summary of the breakdown:

Functional Class	Centerline Miles	Weighted Average PCI	Condition
Arterial	5.03	81	Very Good
Collector	14.61	79	Very Good
Residential/Local	91.75	73	Good
Total/Average	111.39	74	Good

Pavement condition will be degraded by 1-3 PCI points every year without any PM and R&R activities. It is important to apply PM and R&R to maintain or raise the PCI and not fall into “Poor” condition that requires major rehabilitation work with higher construction costs. Attachment “A” shows the 2023 PCI Condition of the City on a map view.

Based on the principle that it costs less to maintain roads in good condition than bad, the MTC’s PMP strives to develop a maintenance strategy that will first improve the overall condition of the network and then sustain it at that level.

The PMP Report's more thorough treatments to improve road condition, such a

Subject: Pavement Management Program Update – 2023 Pavement Condition Index

dig-out repairs overlaid with PM treatments, pavement overlays, full-depth road-section reclamation, cold-in-place recycling, etc.

The following Criteria were used in identifying the recommended budget scenarios:

- PCI value: Maintain network average PCI at the current value or higher.
- Cost-effectiveness: Allocate more funds to arterial/collector roads than residential roads with appropriate PM ratio
- Affordability: Provide a realistic expenditure plan that can stabilize deferred maintenance or minimize increase.

The StreetSaver Software calculates various budget scenarios based on a set of assumptions. Budget scenarios were calculated assuming an inflation rate of 3%, and an interest rate of 2%. The PMP Report analyzed five budget scenarios that yield PCIs ranging from 61 to 82, as follows.

Table - Scenario Summary

Scenario Name	5 Year Budget	2027 PCI (change)	2027 Deferred Maintenance	2027 % Good	2027 % Very Poor
1 – Unconstrained	\$28.1 million	81 (+7)	\$0	87.9%	0.0%
2 – Current Investment	\$12.5 million	76 (+2)	\$12.2 million	68.7%	0.9%
3 – Maintain Current PCI (74)	\$9.0 million	74 (0)	\$16.0 million	65.6%	0.9%
4 – Increase PCI 5 points (to 79)	\$20.0 million	79 (+5)	\$4.8 million	79.5%	0.9%
5 – Current Funding Adjusted for Inflation	\$13.3 million	76 (+2)	\$11.5 million	69.3%	0.9%

Scenario 1 - Unconstrained Needs (zero deferred maintenance)

This scenario shows the effects of implementing the ideal investment strategy (as recommended by the MTC PMP needs module). Because it is more cost-effective to eliminate the deferred maintenance backlog as quickly as possible, raising the overall average network PCI to 81. The PCI maintains at an optimal level throughout the five years, reaching 81 by 2027. By 2027, 87.9% of the network improves into the 'Very Good' condition category, a significant increase from the current level of 65.1 % in 'Very Good' conditions. These results are shown in Table 1.

Subject: Pavement Management Program Update – 2023 Pavement Condition Index

Table 1. Summary of Results from Scenario 1 – Unconstrained Needs

	2023	2024	2025	2026	2027	Total
Budget Total	\$12,291,349	\$4,060,689	\$3,411,211	\$5,345,272	\$2,959,579	\$28,068,100
Rehabilitation budget	\$10,048,838	\$2,589,206	\$3,006,286	\$4,062,250	\$2,375,403	\$22,081,983
Preventative Maintenance budget	\$2,242,510	\$1,471,482	\$404,923	\$1,283,021	\$584,175	\$5,986,112
Deferred Maintenance	\$0	\$0	\$0	\$0	\$0	---
PCI	81	81	80	82	81	

Scenario 2 - Current Investment Level

This scenario shows the effects of the City's current planned budget for street maintenance of \$12.5 million over five years. Under this scenario, the overall network PCI increases by two points, reaching a PCI of 76 in 2027. The deferred maintenance backlog increases by \$2.4 million over the five years, from \$9.8 million currently, to \$12.2 million in 2027. The percentage of the street network in 'Very Good' condition increases, from 65.1% currently, to 68.7% in 2027. The percentage of the street network in 'Poor' to 'Very Poor' condition decreases from 7.7% currently, to 5.9% in 2027. Results are illustrated in Table 2.

Table 2. Summary of Results from Scenario 2 – Current Investment Level

	2023	2024	2025	2026	2027	Total
Budget Total	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$12,500,000
Rehabilitation budget	\$1,499,920	\$1,492,989	\$1,499,450	\$1,491,210	\$1,496,805	\$7,480,374
Preventative Maintenance budget	\$999,970	\$1,006,197	\$999,907	\$1,007,359	\$1,002,653	\$5,016,086
Deferred Maintenance	\$9,791,458	\$10,785,503	\$10,976,889	\$12,850,999	\$12,150,945	---
PCI	77	76	76	76	76	

Scenario 3 -Maintain Current PCI (74)

This scenario analyzes the funding level that would be required to maintain the overall network PCI at the current level of 74 over the next five years. A total of \$9.0 million over five years would be required to achieve this goal. At this funding level the deferred maintenance backlog increases by \$5.5 million, reaching \$16.0 million in 2027. The percentage of the street network in the 'Very Good' condition category increases slightly, to 65.6% in 2027, from the current level of 65.1%. The percentage of the street network in 'Poor' to 'Very Poor' condition increases from the current level of 7.7%, to 8.4% in 2027. These results are illustrated in Table 3.

Subject: Pavement Management Program Update – 2023 Pavement Condition Index

Table 3. Summary of Results, Scenario 3 — Maintain Current PCI (74)

	2023	2024	2025	2026	2027	Total
Budget Total	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$9,000,000
Rehabilitation budget	\$1,075,988	\$1,073,203	\$1,079,024	\$1,075,156	\$1,077,892	\$5,381,264
Preventative Maintenance budget	\$723,783	\$726,723	\$719,487	\$724,276	\$719,788	\$3,614,056
Deferred Maintenance	\$10,491,576	\$12,205,885	\$13,140,730	\$15,928,949	\$16,011,281	---
PCI	76	76	75	75	74	

Scenario 4 - Increase PCI 5 points (to 79)

This scenario analyzes the funding level that would be required to increase the overall network PCI by 5 points, to 79, over the next five years. An annual investment level of \$4.0 million, for a total of \$20.0 million over five years, would be needed to achieve this goal. At this funding level the deferred maintenance backlog decreases by \$3.5 million, reaching \$4.8 million in 2027. The percentage of the street network in the 'Very Good' condition category increases to 79.5% in 2027, from the current level of 65.1%. The percentage of the street network in 'Poor' to 'Very Poor' condition decreases from the current level of 7.7%, to 2.2% in 2027. These results are illustrated in Table 4.

Table 4. Summary of Results, Scenario 4 — Increase PCI 5 points (to 79)

	2023	2024	2025	2026	2027	Total
Budget Total	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$20,000,000
Rehabilitation budget	\$2,799,436	\$2,798,053	\$2,795,246	\$2,796,041	\$2,837,821	\$14,026,597
Preventative Maintenance budget	\$1,198,833	\$1,201,375	\$1,201,875	\$1,201,732	\$1,155,465	\$5,959,279
Deferred Maintenance	\$8,293,079	\$7,741,931	\$6,377,136	\$6,953,096	\$4,816,308	---
PCI	78	78	78	79	79	

Scenario 5 - Current Funding Adjusted for Inflation

A first-year budget of \$2.5 million with a 3% annual increase inflation adjustment, for a five year total of \$13.3 million, was evaluated to determine the effects of continuing pavement maintenance at the current planned budget level including the additional amount to combat inflation. The overall network PCI should increase by two points, to 76 through 2027. The deferred maintenance backlog increases by \$2.4 million over the five years, from \$9.8 million currently, to \$12.2 million in 2027. The percentage of street networks in 'Very Good' condition increases, from 65.1% currently, to 69.3% in 2027. The percentage of the street network in 'Poor' to 'Very Poor' condition decreases from 7.7% currently, to 5.4% in 2027. Results are illustrated in Table 5.

Subject: Pavement Management Program Update – 2023 Pavement Condition Index

Table 5. Summary of Results from Scenario 5 — Current Funding Adjusted for Inflation

	2023	2024	2025	2026	2027	Total
Budget Total	\$2,500,000	\$2,575,000	\$2,652,250	\$2,731,818	\$2,813,772	\$13,272,840
Rehabilitation budget	\$1,499,920	\$1,542,207	\$1,583,024	\$1,634,811	\$1,677,076	\$7,937,037
Preventative Maintenance budget	\$938,362	\$1,014,021	\$1,047,971	\$1,072,327	\$1,108,845	\$5,181,527
Deferred Maintenance	\$9,853,066	\$10,791,917	\$10,851,858	\$12,512,996	\$11,516,763	---
PCI	77	76	76	76	76	

Staff’s goal is to maintain the current PCI of 74 for FY 23-24 and increase it in future years, as feasible.

Staff Recommendation:

Staff recommends the City continue to manage PCI in a manner consistent with the City Council’s Strategic Priority-Assets goal of achieving a PCI of 76 by 2027.

RESOLUTION NO. 2024-XX

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS
RESOLUTION ADOPTING THE PAVEMENT MANAGEMENT PROGRAM
P-TAP 23 REPORT**

WHEREAS, the PMP report was developed by the Metropolitan Transportation Commission (MTC), and its sub-consultant, Capitol Asset & Pavement Services, Inc. (CAPS)

WHEREAS, CAPS’ 2023 PMP Report states that as of September 30, 2022, the City’s overall Pavement Condition index (PCI) is 74.

WHEREAS, Staff recommends the City continue to manage PCI in a manner consistent with the City Council’s Strategic Priority-Assets goal of achieving a PCI of 76 by 2027.

WHEREAS, the goal for FY 23-24 is to maintain the current PCI of 74 based on the available budget.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos hereby authorizes the following:

- 1. The City of Los Altos uses the available budget of CIP Projects TS-01001 & TS-01004 to maintain the current PCI of 74.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 23rd day of January 2024 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jonathan D. Weinberg, MAYOR

Attest:

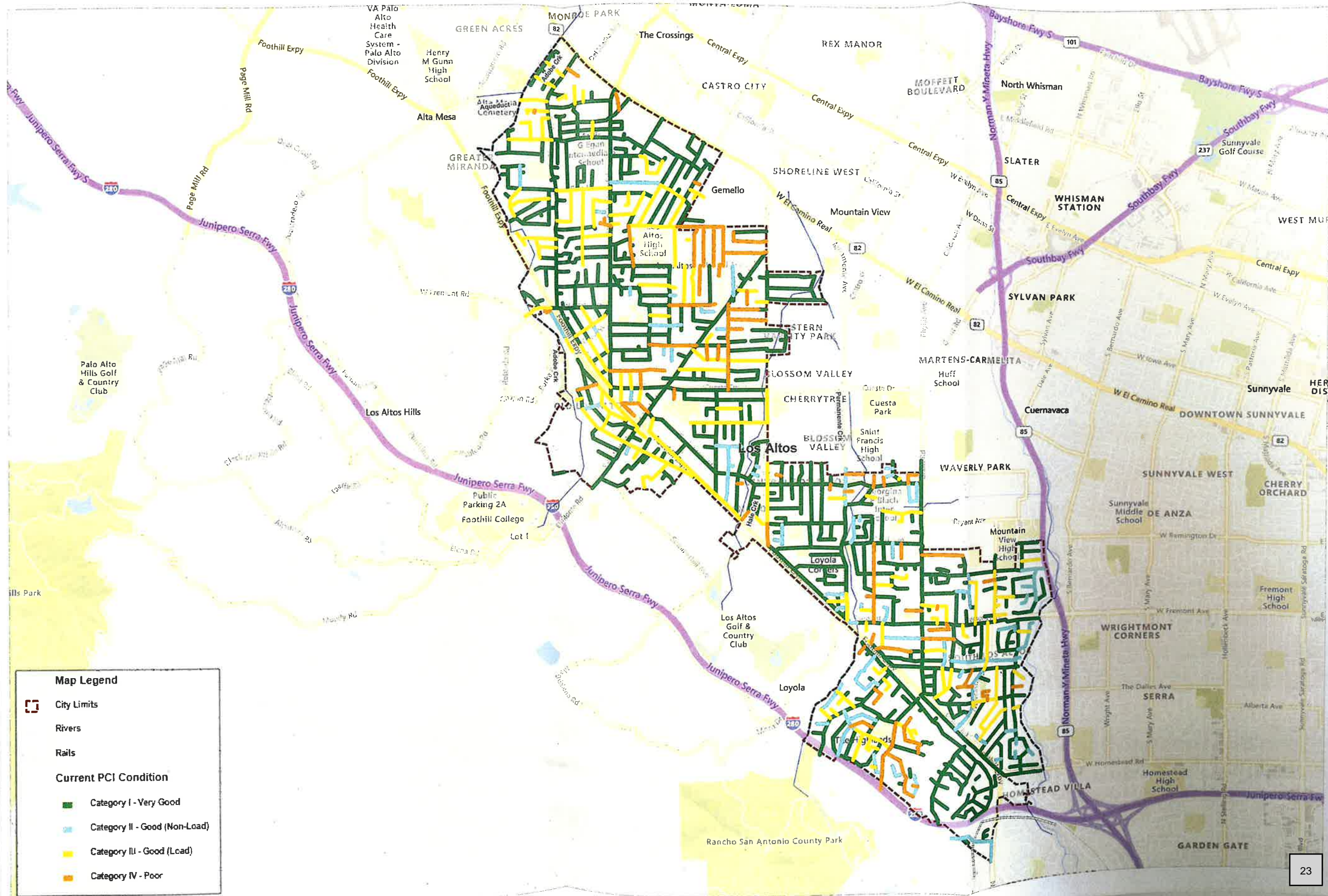
Melissa Thurman, MMC, CITY CLERK



Current PCI Condition

Printed: 2/27/2023

- Feature Legend**
- Category I - Very Good
 - Category II - Good (Non-Load)
 - Category III - Good (Load)
 - Category IV - Poor



- Map Legend**
- City Limits
 - Rivers
 - Rails
 - Current PCI Condition**
 - Category I - Very Good
 - Category II - Good (Non-Load)
 - Category III - Good (Load)
 - Category IV - Poor

Pavement Management Budget Options Report



Contents

- Executive Summary 1
- Purpose..... 3
- Pavement Management Strategy..... 4
- Existing Pavement Condition 5
- Present Cost to Repair the Street Network 6
- Future Expenditures for Pavement Maintenance 7
- Budget Needs 8
- Budget Scenarios 10
 - Scenario 1 — Unconstrained Needs (zero deferred maintenance) 11
 - Scenario 2 — Current Investment Level 12
 - Scenario 3 — Maintain Current PCI (74) 13
 - Scenario 4 — Increase PCI 5 points (to 79) 14
 - Scenario 5 — Current Funding Adjusted for Inflation 15
- Recommendations 17

Tables and Figures

- Table 1 Summary of outcome of different funding levels (Scenarios)..... 2
- Table 2 Street Network Statistics and Average PCI by Functional Class 5
- Table 3 Percent Network Area by Functional Class and Condition 5
- Table 4 Projected Pavement Budget for 2023 to 2027 7
- Table 5 Summary of Results from Needs Analysis 8
- Table 6 Scenario Summary 10
- Table 7 Summary of Results from Scenario 1 — Unconstrained Needs..... 11
- Table 8 Summary of Results from Scenario 2 — Current Investment Level..... 12
- Table 9 Summary of Results, Scenario 3 — Maintain Current PCI (74) 13
- Table 10 Summary of Results, Scenario 4 — Increase PCI 5 points (to 79)..... 14
- Table 11 Summary of Results from Scenario 5 15

- Figure 1 Street Condition over time..... 4
- Figure 2 Percent Network Area by Condition 6
- Figure 3 Budget Needs Funding 9
- Figure 4 Summary of Results from Scenario 1 — Unconstrained Needs 11
- Figure 5 Summary of Results from Scenario 2 — Current Investment Level..... 12
- Figure 6 Summary of Results from Scenario 3 — Maintain Current PCI (74) 13
- Figure 7 Summary of Results, Scenario 4 — Increase PCI 5 points (to 79) 14

Figure 8 Summary of Results from Scenario 5..... 15
Figure 9 Deferred Maintenance and PCI of Scenarios 1-5..... 16
Figure 10 Pavement Condition Category Percentages in 2027 – Scenarios 1-5..... 16

APPENDIX A
Definitions

APPENDIX B
Network Summary Statistics
Network Replacement Cost

APPENDIX C
Needs Analysis Reports

APPENDIX D
Scenario Analysis Reports

APPENDIX E
Section Description PCI/RSL Report

APPENDIX F
Scenarios - Sections Selected for Treatment Reports

APPENDIX G - MAPS
Map – Current PCI
Scenario Maps – Pavement Condition in Final Year of Scenario
Scenario Maps – Sections Selected for Treatment

Executive Summary

Capitol Asset & Pavement Services, Inc. was contracted by the Metropolitan Transportation Commission to perform visual inspections of all of the paved streets maintained by the City of Los Altos (City) as part of the P-TAP 23 grant program. All 111.39 centerline miles of paved streets maintained by the City were evaluated in accordance with MTC standards and the Streetsaver Online 9.0 database was updated with the inspection data. Field inspections were completed in September, 2022.

The maintenance decision tree treatments and costs were reviewed and updated to reflect current pavement maintenance treatment prices. A budgetary needs analysis was performed based on the updated inspections and treatment costs and four budget scenarios were evaluated to compare the effects of various funding levels.

The City's street network consists of 111.39 centerline miles of streets. A detailed visual inspection of the City's streets resulted in a calculated average PCI of 74. Using a 0-100 PCI scale, with 100 being the most favorable, a rating of 74 places the City's street network in the 'Very Good' condition category.

Four scenarios were analyzed for various street maintenance funding levels. The budgets include preventative maintenance and rehabilitation work for existing paved street surfaces. The City's current strategy of street maintenance, along with current prices for the treatments, is represented in the Streetsaver decision tree matrix. This matrix defines what treatments need to be applied to streets in varying PCI conditions. Utilizing this decision matrix, it was determined that the City will need to spend \$28.1 million over the next five years to bring the street network into 'optimal' condition, or an overall street network PCI of 81. At this level, the City should be able to maintain the street network in the future with primarily cost-effective preventative maintenance treatments (crack seals and surface seals). The City's current funding level of \$12.5 million (Scenario #2) will result in a improvement in the network average PCI of two points, to 76 by 2027. Scenario #3 determines the funding level required to maintain the current PCI of 74 through 2027. Scenario #4 determines the funding level required to increase the overall network PCI by five points over the next five years. Scenario #5 analyzes the effects of current funding, but with additional funding in future years to account for inflation. Scenario analyses show that at current funding levels, the overall street condition should continue to improve. Table 1 summarizes the findings of the Scenarios.

Table 1 – Summary of outcome of different funding levels (Scenarios)

Average yearly budget	\$5.6 million (1-Unconstrained Needs)	\$2.5 million (2-Current Funding (\$2.5M/Yr))	\$1.8 million (3-Maintain Current PCI (74))
Total budget for 5 years	\$28.1 million	\$12.5 million	\$9.0 million
Current PCI	74	74	74
Current % in 'Very Good' condition	65.1%	65.1%	65.1%
PCI after 5 years (change)	81 (+7)	76 (+2)	74 (0)
Backlog after 5 years	\$0	\$12.2 million	\$16.0 million
% 'Very Good' in 5 years	87.9%	68.7%	65.6%
% 'Good' in 5 years	10.8%	25.4%	25.9%
% 'Poor' in 5 years	1.3%	5.0%	7.5%
% 'Very Poor' in 5 years	0.0%	0.9%	0.9%

Average yearly budget	\$4.0 million (4-Increase PCI 5 points (to 79))	\$2.7 million (5-Current Funding Adjusted for Inflation)
Total budget for 5 years	\$20.0 million	\$13.3 million
Current PCI	74	74
Current % in 'Very Good' condition	65.1%	65.1%
PCI after 5 years (change)	79 (+5)	76 (+2)
Backlog after 5 years	\$4.8 million	\$11.5 million
% 'Very Good' in 5 years	79.5%	69.3%
% 'Good' in 5 years	18.2%	25.3%
% 'Poor' in 5 years	1.3%	4.5%
% 'Very Poor' in 5 years	0.9%	0.9%

Purpose

This report is intended to assist the City of Los Altos with identifying street maintenance priorities specific to the City.

The report examines the overall condition of the street network and highlights the impacts of various funding levels on the network pavement condition and deferred maintenance funding shortfalls. The Metropolitan Transportation Commission, MTC, Streetsaver Pavement Management Program (PMP) was used for this evaluation. The intent of this program is to develop a maintenance strategy that will improve the overall condition of the street network to an optimal Pavement Condition Index (PCI) in the low to mid 80's and also to maintain it at that level.

The MTC Streetsaver program maximizes the cost-effectiveness of the maintenance treatment plan by recommending a multi-year street maintenance and rehabilitation plan based on the most cost-effective repairs available. A comprehensive preventative maintenance program is a critical component of this plan, as these treatments extend the life of good pavements at a much lower cost than rehabilitation overlay or reconstruction treatments. To this end, various 'what-if' analyses (scenarios) were conducted to determine the most cost-effective plan for maintaining the City's street network over five years and at various funding levels.

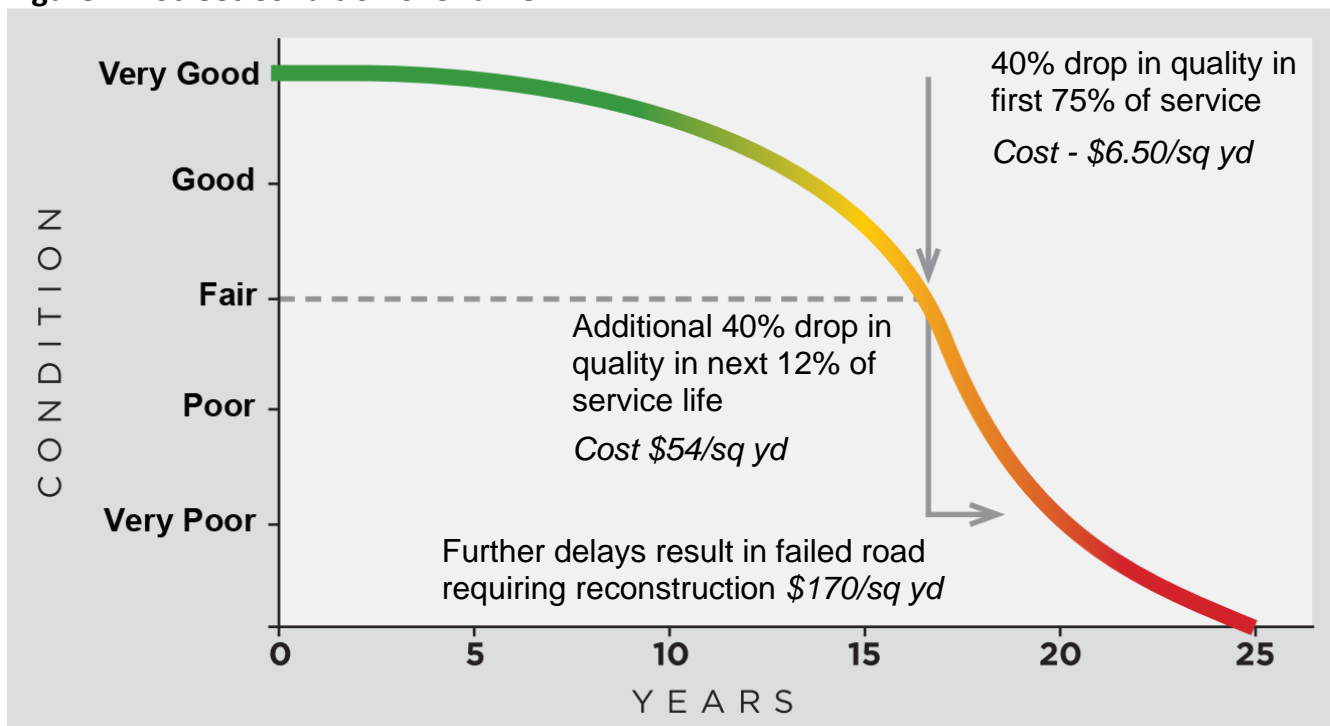
Pavement Management Strategy

Pavement Management is a set of tools and philosophies designed to manage the maintenance activities of asphalt concrete and Portland concrete pavements. A Pavement Management System consists of a module to keep track of existing and historical pavement condition data and a decision making process to help choose the most cost-effective maintenance strategies and which streets to treat when.

Conventional wisdom of most public works and street department agencies has been to treat streets in a “worst-first” philosophy. Under this “worst-first” policy, streets are allowed to deteriorate to a nearly failed condition before any rehabilitation (such as overlays or reconstructions), are applied. This can also be called the “don’t fix if it isn’t broke” mentality.

Pavement management systems are designed with a more cost-effective, “best-first” approach. The reasoning behind this philosophy, is that it is better to treat streets with lower-cost, preventative maintenance treatments, such as slurry seals, chip seals, and crack seals, and extend their life cycle before the street condition deteriorates to a state where it requires more costly rehabilitation and reconstruction treatments. Generally, paved streets spend about three-quarters of their life-cycle in fair to very good condition, where the street shows little sign of deterioration and has a high service level. After this time, the street condition begins to deteriorate at a rapid rate and, if not maintained properly, will soon reach a condition where it will require costly overlays and reconstructions. If treated with a surface seal and other preventative measures, the street condition will remain at a good level for a longer period of time. Figure 1 shows a typical condition deterioration curve for a street.

Figure 1 – Street Condition over time



Existing Pavement Condition

The City is responsible for the repair and maintenance of 111.39 centerline miles of paved streets. The City’s street network replacement value is estimated at \$329.18 million.¹ This asset valuation assumes replacement of the entire street network in present day dollars (street base and surface only, not curbs or sidewalk). This represents a significant asset for City officials to manage.

The average overall network Pavement Condition Index (PCI) of the City’s street network is 74, which indicates that the street network is in ‘Very Good’ condition. The PCI is a measurement of pavement condition that ranges from 0 to 100. A newly constructed or overlaid street would have a PCI of 100, while a failed street (requiring complete reconstruction) would have a PCI under 25. Appendix B contains a report detailing the PCI information for each street.

Table 2 details the network statistics and pavement condition by functional class.

Table 2 – Street Network Statistics and Average PCI by Functional Class

Functional Class	# of Sections	Centerline Miles	Lane Miles	Average PCI
Arterial	12	5.03	14.88	81
Collector	50	14.61	29.06	79
Residential	639	91.75	183.21	73
Totals	701	111.39	227.15	74

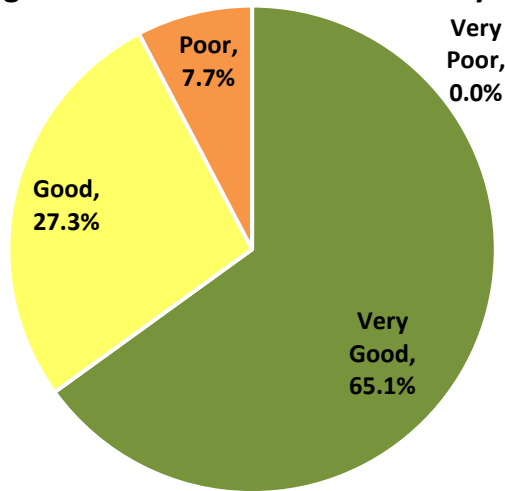
Table 3 and Figure 2 details the percentage of the street network area by each PCI range or condition category.

Table 3 – Percent Network Area by Functional Class and Condition

Condition Class	PCI Range	Arterial	Collector	Residential	Total
Very Good (I)	70-100	6.7%	11.8%	46.6%	65.1%
Good (II/III)	50-70	0.1%	3.1%	24.1%	27.3%
Poor (IV)	25-50	0.0%	0.2%	7.4%	7.7%
Very Poor (V)	0-25	0.0%	0.0%	0.0%	0.0%
Totals		6.8%	15.1%	78.1%	

¹ Replacement value is calculated as the current cost to reconstruct each street in the network , based on the values in the Streetsaver decision tree. This does not include sidewalks or curb.

Figure 2 – Percent Network Area by Condition



Present Cost to Repair the Street Network

The MTC Pavement Management Program (PMP) is designed to achieve an optimal network PCI somewhere between the low and mid 80’s, which is in the middle of the good condition category. In other words, the system will recommend maintenance treatments in an attempt to bring all of the streets in the City to a 'Very Good' condition, with the majority of the streets falling in the low to mid 80’s PCI range. Streets will remain in the 'Very Good' condition category for a longer period of time if relatively inexpensive preventive maintenance treatments are used. Once the PCI falls below 70, more expensive rehabilitation treatments will be needed.

The Budget Needs module of the PMP estimates a necessary funding level for the City’s pavement preservation and rehabilitation program of \$28.1 million² over the next five-year period (2023–2027) in order to improve and maintain the street network PCI at an optimal level in the lower to mid 80’s. Of this total, approximately \$12.3 million is needed in the first year alone. As mentioned earlier, the average PCI for the City’s streets is 74, which is in the 'Very Good' condition category. Why then, does it cost so much to repair the City’s streets, and why bother improving them?

First, the cost to repair and maintain a pavement depends on its current PCI. In the 'Very Good' category, it costs very little to apply preventive maintenance treatments such as crack and surface seals (slurry seal or microsurfacing), which can extend the life of a pavement by correcting minor faults and reducing further deterioration. Minor treatments are applied before pavement deterioration has become severe and typically costs less than \$6.50 per square yard³. 65.1% of the City’s total street network would benefit from these relatively inexpensive, life-extending treatments.

27.3% of the City’s total street network falls into the 'Good' condition category. Pavements in this range show some form of distress caused by traffic load related activity or environmental distress that requires more than a life-extending treatment. At this point, a well-designed pavement will

² Treatment costs are based on this year’s average costs per square yard, with future years including a 3% inflation adjustment per year after 2023.

³ For detailed treatments and costs used in analysis for this report, see appendix C – Decision Tree report

have served at least 75 percent of its life, with the quality of the pavement dropping approximately 40 percent. The street surface typically requires a rubberized cape seal at a cost from \$15 to \$18/square yard.

7.7% of the City’s total street network falls into the ‘Poor’ condition category. These pavements are near the end of their service lives, and often exhibit major forms of distress such as potholes, extensive cracking, etc. At this stage, the street typically requires a mill and overlay at a cost of \$36 to \$54 per square yard, depending on the functional class of the street and depth of overlay.

Streets in the ‘Very Poor’ condition category indicate that the street has failed. These pavements are at the end of their service lives and have major distresses, often indicating the failure of the subbase. Streets at this stage require major rehabilitation, usually the complete reconstruction of the street surface and sub-base. Reconstruction costs range approximately \$146 to \$170 per square yard. None of the City’s street network currently is in the ‘Very Poor’ condition category.

One of the key elements of a pavement repair strategy is to keep streets that are in the 'Very Good' or 'Good' categories from deteriorating. This is particularly true for streets in the 'Good' range, because they are at the point where pavement deterioration accelerates if left untreated. However, the deterioration rate for pavements in the ‘Poor’ to ‘Very Poor’ range is relatively flat and the condition of these streets will not decline significantly if repairs are delayed. As more 'Very Good' streets deteriorate into the 'Good', ‘Poor’, and ‘Very Poor’ categories, the cost of deferred maintenance will continue to increase. The cost of the deferred maintenance backlog will stop increasing only when enough funds are provided to prevent streets from deteriorating into a worse condition category, or the whole network falls into the ‘Very Poor’ category (i.e. cannot deteriorate any further). The deferred maintenance backlog refers to the dollar amount of maintenance and rehabilitation work that should have been completed to maintain the street in ‘Very Good’ condition, but had to be deferred due to funding deficiencies for preventative maintenance and/or pavement rehabilitation programs. The actual repairs that are being deferred are often referred to as a “backlog.”

Future Expenditures for Pavement Maintenance

Assuming projected funding is allocated for pavement maintenance; we anticipate that the City will spend \$12.5 million on pavement maintenance rehabilitation during the next five years (2023-2027) as detailed on Table 4.

Table 4. Projected Pavement Budget for 2023 to 2027

2023	2024	2025	2026	2027	Total
\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$12.5 million

Budget Needs

Based on the principle that it costs less to maintain streets in good condition than bad, the MTC PMP strives to develop a maintenance strategy that will first improve the overall condition of the network to an optimal PCI somewhere between the low and mid 80’s, and then sustain it at that level. The average PCI for the City is 74, which is in the 'Very Good' condition category.

The first step in developing a cost-effective maintenance and rehabilitation strategy is to determine, assuming unlimited revenues, the maintenance “needs” of the City’s street network. Using the PMP budget needs module; street maintenance needs are estimated at \$28.1 million over the next five years. If the City follows the strategy recommended by the program, the average network PCI will increase to 81. If, however, current pavement maintenance funding is exhausted and little or no maintenance is applied over the next five years, already distressed streets will continue to deteriorate, and the network PCI will drop to 68. The results of the budget needs analysis are summarized in Table 5.⁴

Table 5. Summary of Results from Needs Analysis

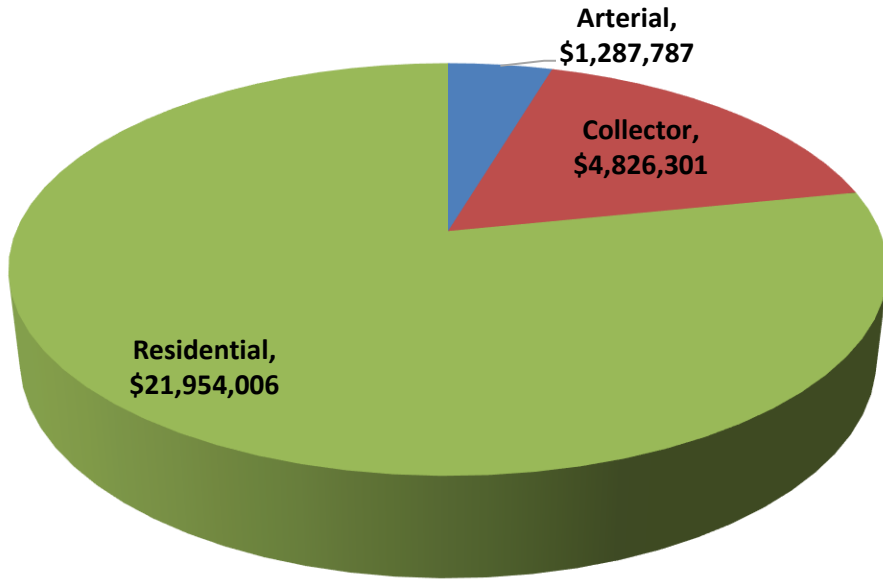
Fiscal Years	2023	2024	2025	2026	2027	Total
PCI with Treatment	81	81	80	82	81	---
PCI, no Treatment	75	73	71	69	68	---
Budget Needs Total	\$12,291,349	\$4,060,689	\$3,411,211	\$5,345,272	\$2,959,579	\$28,068,100
Rehabilitation Portion	\$10,048,838	\$2,589,206	\$3,006,286	\$4,062,250	\$2,375,403	\$22,081,983
Preventative Maintenance Portion	\$2,242,510	\$1,471,482	\$404,923	\$1,283,021	\$584,175	\$5,986,112

Table 5 shows the level of expenditure required to raise the City’s pavement condition to an optimal network PCI of 81 and eliminate the current maintenance and rehabilitation backlog. The results of the budget needs analysis represent the ideal funding strategy recommended by the MTC PMP. Of the \$28.1 million in maintenance and rehabilitation needs shown, approximately \$22.1 million or 78.7% is allocated for the more costly rehabilitation and reconstruction treatments, while \$6.0 million or 21.3% is earmarked for preventive maintenance or life-extending treatments.

Figure 3 is based on the budget needs predictive module. The pavement management program is recommending a funding level of \$28.1 million over a five-year period. Figure 3 illustrates the funding distribution by street functional classification.

⁴ Actual program outputs are included in Appendixes B through F

**Figure 3. Budget Needs Funding
Distribution by Functional Classification**



Budget Scenarios

Having determined the maintenance and rehabilitation needs of the City’s street network, the next step in developing a cost-effective maintenance and rehabilitation strategy is to conduct ‘what-if’ analyses. Using the PMP budget scenarios module, the impact of various budget scenarios can be evaluated. The program projects the effects of the different scenarios on pavement condition PCI and deferred maintenance (backlog). By examining the effects on these indicators, the advantages and disadvantages of different funding levels and maintenance strategies become clear. For the purpose of this report, the following scenarios were run for five (5)-year periods (2023-2027). These treatments are detailed in Appendix F – Sections selected for treatment. The results of the scenarios are summarized in Table 6.

1. *Unconstrained (zero “deferred maintenance”)* — The annual amounts, as identified in the budget needs analysis totaling \$28.1 million, were input into the scenarios module. This scenario shows the effects of implementing the ideal investment strategy (as recommended by the MTC PMP Needs module).
2. *Current Investment Level* — An average annual budget of \$2.5 million was evaluated over five years, for a total of \$12.5 million, to determine the effects of continuing pavement maintenance at the current planned budget level. The overall network PCI should increase by two points, to 76 through 2027.
3. *Maintain Current PCI (74)* — This scenario determines the funding required to maintain the current PCI of 74 over the next five years. It was determined that \$9.0 million would be required over the next five years to achieve this goal.
4. *Increase PCI 5 points (to 79)* — This scenario determines the funding required to increase the overall network PCI by 5 points, to 79, over the next five years. It was determined that \$20.0 million would be required over the next five years to achieve this goal.
5. *Current Investment Level adjusted for inflation* — A first year budget of \$2.5 million with a 3% annual increase inflation adjustment, for a five year total of \$13.3 million, was evaluated to determine the effects of continuing pavement maintenance at the current planned budget level including the additional amount to combat inflation. The overall network PCI should increase by two points, to 76 through 2027.

Table 6. Scenario Summary

Scenario Name	5 Year Budget	2027 PCI (change)	2027 Deferred Maintenance	2027 % Good	2027 % Very Poor
1 – Unconstrained	\$28.1 million	81 (+7)	\$0	87.9%	0.0%
2 – Current Investment	\$12.5 million	76 (+2)	\$12.2 million	68.7%	0.9%
3 – Maintain Current PCI (74)	\$9.0 million	74 (0)	\$16.0 million	65.6%	0.9%
4 – Increase PCI 5 points (to 79)	\$20.0 million	79 (+5)	\$4.8 million	79.5%	0.9%
5 – Current Funding Adjusted for Inflation	\$13.3 million	76 (+2)	\$11.5 million	69.3%	0.9%

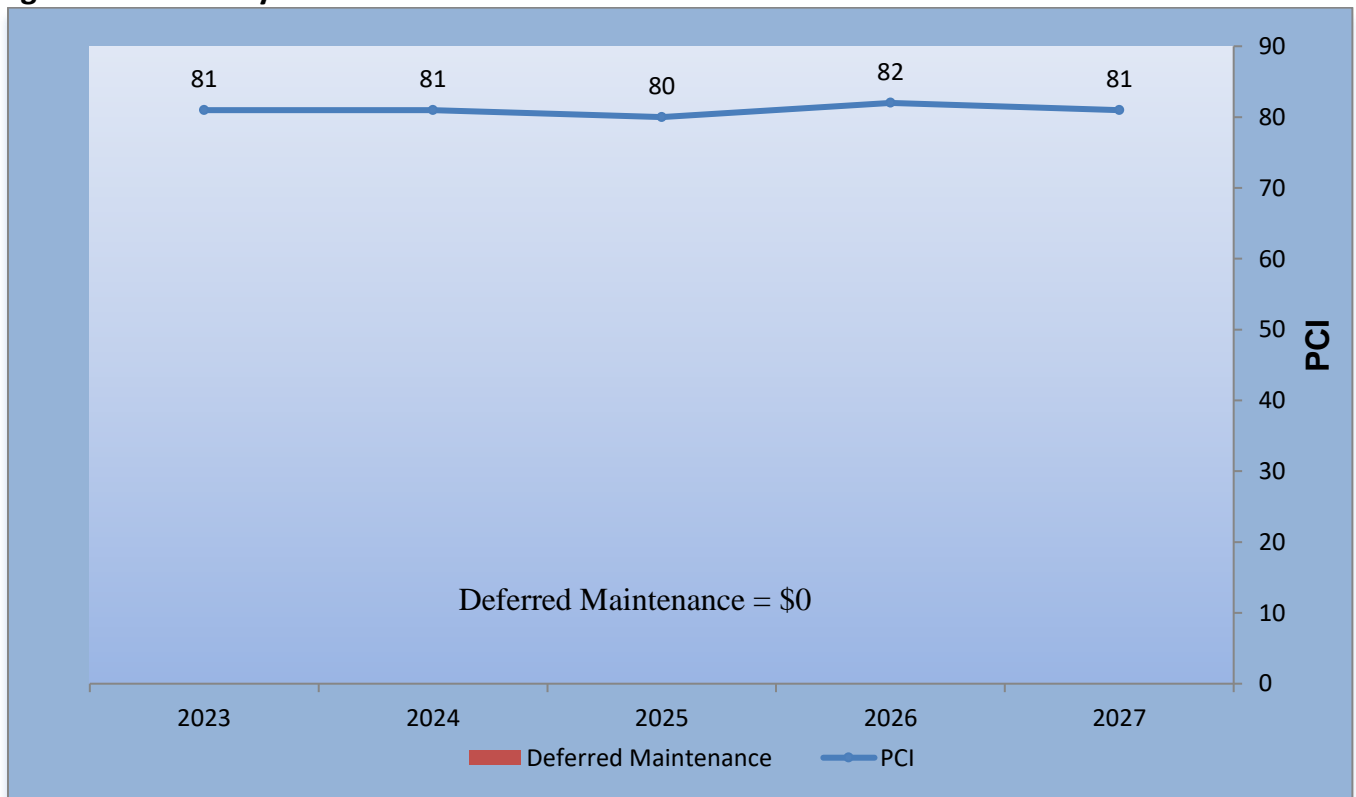
Scenario 1 — Unconstrained Needs (zero deferred maintenance)

This scenario shows the effects of implementing the ideal investment strategy (as recommended by the MTC PMP needs module). Because it is more cost-effective to eliminate the deferred maintenance backlog as quickly as possible, the bulk of the deferred maintenance needs are addressed in the first year of the five-year program, raising the overall average network PCI to 81. The PCI maintains at an optimal level through throughout the five years, reaching 81 by 2027. By 2027, 87.9% of the network improves into the ‘Very Good’ condition category, a significant increase from the current level of 65.1% in ‘Very Good’ condition. These results are shown in both Table 7 and Figure 4.

Table 7. Summary of Results from Scenario 1 — Unconstrained Needs

	2023	2024	2025	2026	2027	Total
Budget Total	\$12,291,349	\$4,060,689	\$3,411,211	\$5,345,272	\$2,959,579	\$28,068,100
Rehabilitation budget	\$10,048,838	\$2,589,206	\$3,006,286	\$4,062,250	\$2,375,403	\$22,081,983
Preventative Maintenance budget	\$2,242,510	\$1,471,482	\$404,923	\$1,283,021	\$584,175	\$5,986,112
Deferred Maintenance	\$0	\$0	\$0	\$0	\$0	--
PCI	81	81	80	82	81	

Figure 4. Summary of Results from Scenario 1 — Unconstrained Needs



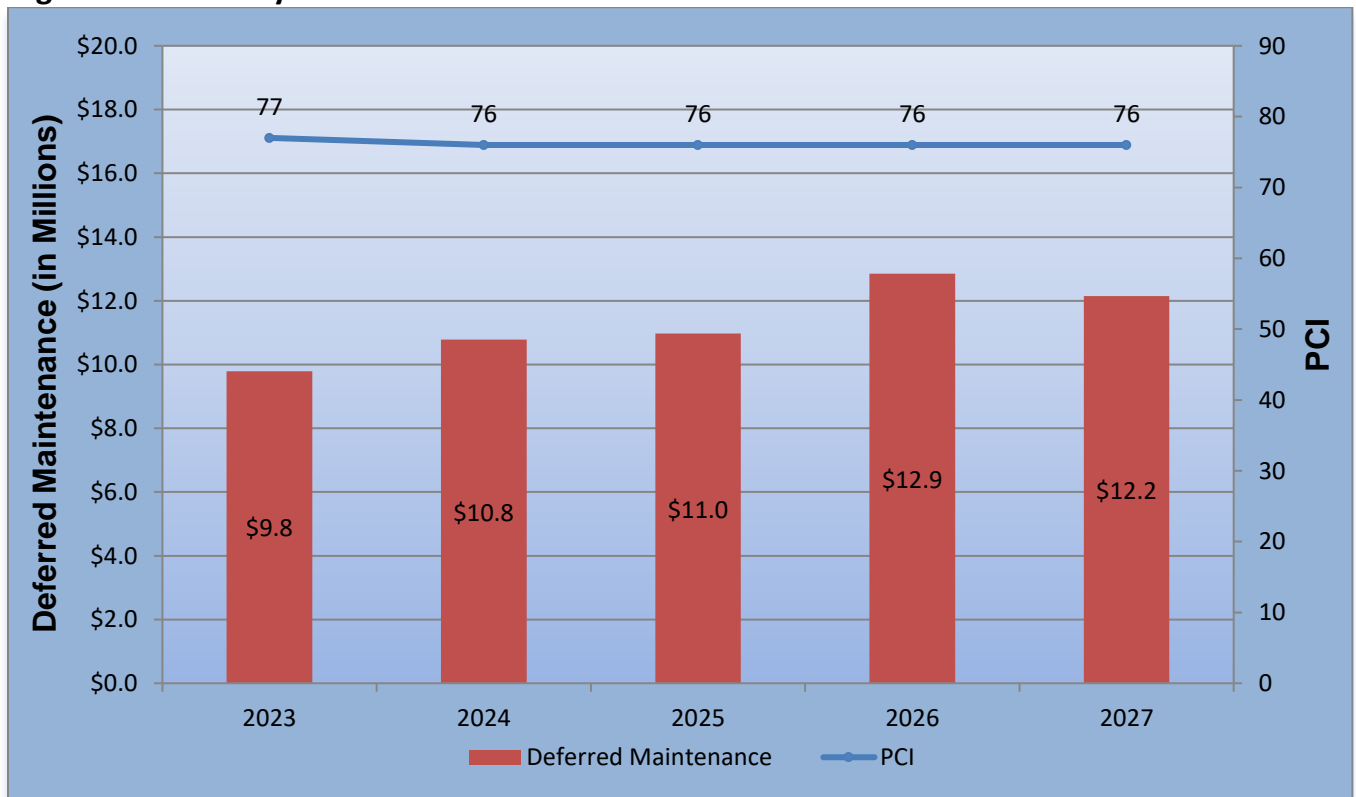
Scenario 2 — Current Investment Level

This scenario shows the effects of the City’s current planned budget for street maintenance of \$12.5 million over five years. Under this scenario, the overall network PCI increases by two points, reaching a PCI of 76 in 2027. The deferred maintenance backlog increases by \$2.4 million over the five years, from \$9.8 million currently, to \$12.2 million in 2027. The percentage of the street network in ‘Very Good’ condition increases, from 65.1% currently, to 68.7% in 2027. The percentage of the street network in ‘Poor’ to ‘Very Poor’ condition decreases from 7.7% currently, to 5.9% in 2027. Results are illustrated in Table 8 and Figure 5.

Table 8. Summary of Results from Scenario 2 — Current Investment Level

	2023	2024	2025	2026	2027	Total
Budget Total	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$12,500,000
Rehabilitation budget	\$1,499,920	\$1,492,989	\$1,499,450	\$1,491,210	\$1,496,805	\$7,480,374
Preventative Maintenance budget	\$999,970	\$1,006,197	\$999,907	\$1,007,359	\$1,002,653	\$5,016,086
Deferred Maintenance	\$9,791,458	\$10,785,503	\$10,976,889	\$12,850,999	\$12,150,945	---
PCI	77	76	76	76	76	

Figure 5. Summary of Results from Scenario 2 — Current Investment Level



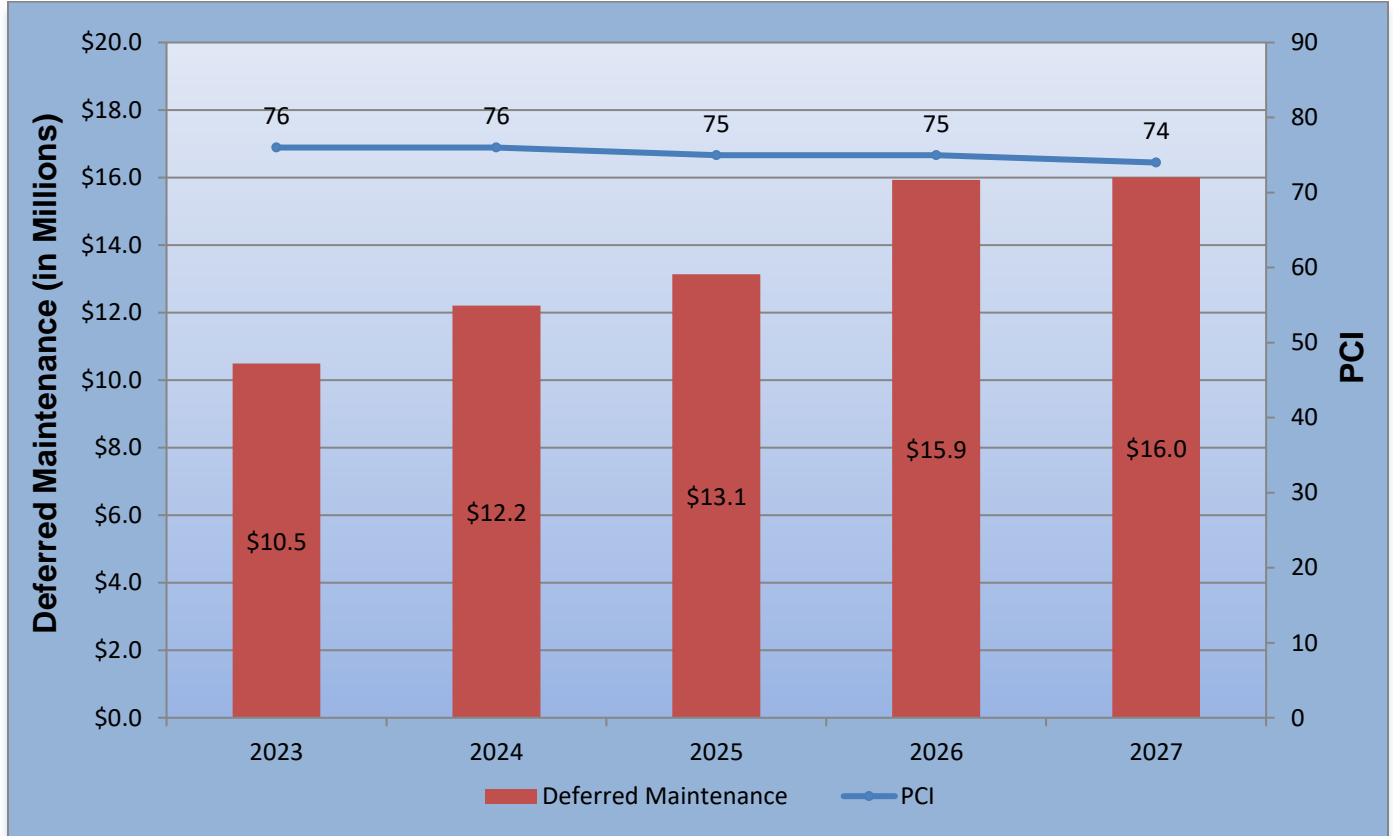
Scenario 3 — Maintain Current PCI (74)

This scenario analyzes the funding level that would be required to maintain the overall network PCI at the current level of 74 over the next five years. A total of \$9.0 million over five years would be required to achieve this goal. At this funding level the deferred maintenance backlog increases by \$5.5 million, reaching \$16.0 million in 2027. The percentage of the street network in the ‘Very Good’ condition category increases slightly, to 65.6% in 2027, from the current level of 65.1%. The percentage of the street network in ‘Poor’ to ‘Very Poor’ condition increases from the current level of 7.7%, to 8.4% in 2027. These results are illustrated in Table 9 and Figure 6.

Table 9. Summary of Results, Scenario 3 — Maintain Current PCI (74)

	2023	2024	2025	2026	2027	Total
Budget Total	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$9,000,000
Rehabilitation budget	\$1,075,988	\$1,073,203	\$1,079,024	\$1,075,156	\$1,077,892	\$5,381,264
Preventative Maintenance budget	\$723,783	\$726,723	\$719,487	\$724,276	\$719,788	\$3,614,056
Deferred Maintenance	\$10,491,576	\$12,205,885	\$13,140,730	\$15,928,949	\$16,011,281	---
PCI	76	76	75	75	74	

Figure 6. Summary of Results from Scenario 3 — Maintain Current PCI (74)



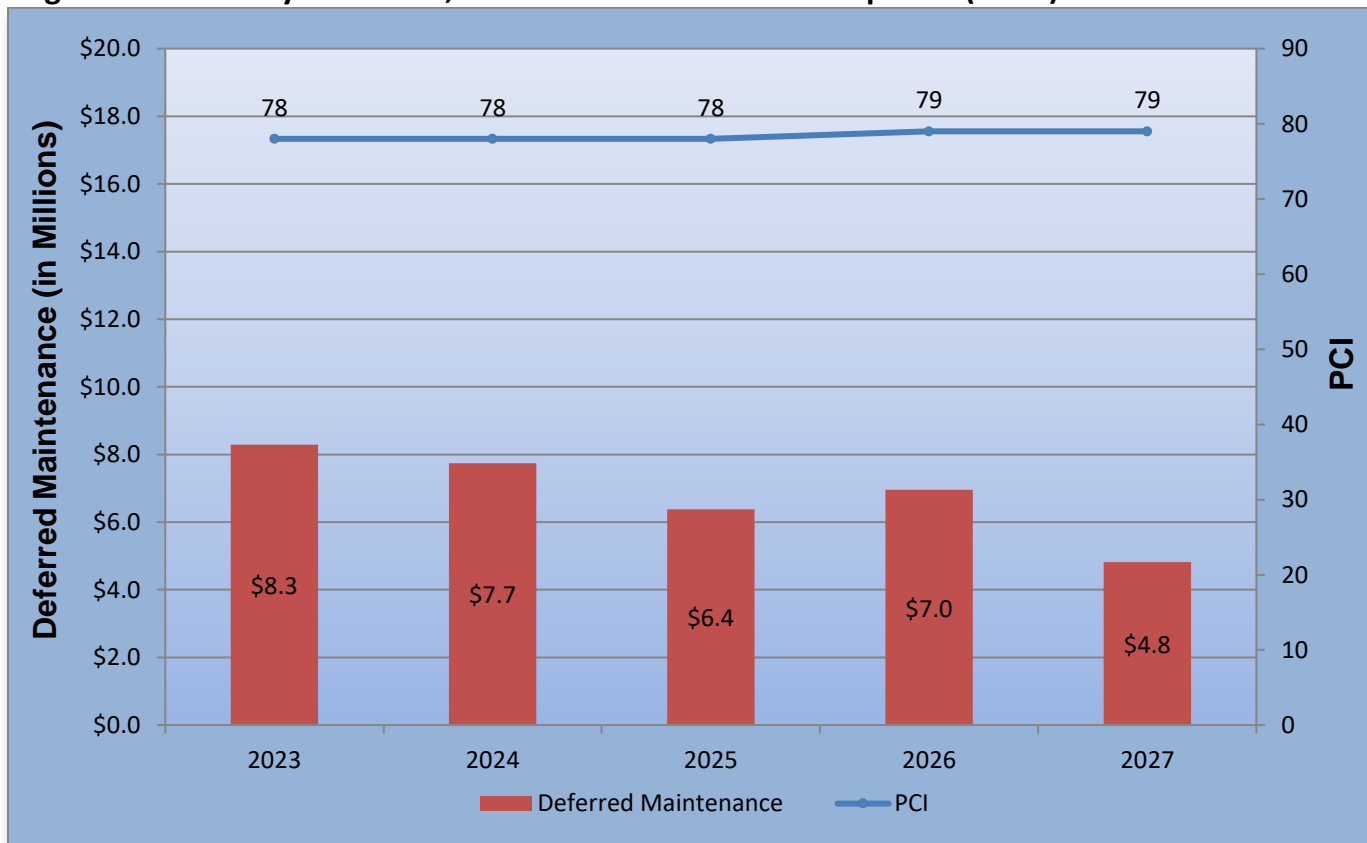
Scenario 4 — Increase PCI 5 points (to 79)

This scenario analyzes the funding level that would be required to increase the overall network PCI by 5 points, to 79, over the next five years. An annual investment level of \$4.0 million, for a total of \$20.0 million over five years, would be needed to achieve this goal. At this funding level the deferred maintenance backlog decreases by \$3.5 million, reaching \$4.8 million in 2027. The percentage of the street network in the ‘Very Good’ condition category increases to 79.5% in 2027, from the current level of 65.1%. The percentage of the street network in ‘Poor’ to ‘Very Poor’ condition decreases from the current level of 7.7%, to 2.2% in 2027. These results are illustrated in Table 10 and Figure 7.

Table 10. Summary of Results, Scenario 4 — Increase PCI 5 points (to 79)

	2023	2024	2025	2026	2027	Total
Budget Total	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$20,000,000
Rehabilitation budget	\$2,799,436	\$2,798,053	\$2,795,246	\$2,796,041	\$2,837,821	\$14,026,597
Preventative Maintenance budget	\$1,198,833	\$1,201,375	\$1,201,875	\$1,201,732	\$1,155,465	\$5,959,279
Deferred Maintenance	\$8,293,079	\$7,741,931	\$6,377,136	\$6,953,096	\$4,816,308	---
PCI	78	78	78	79	79	

Figure 7. Summary of Results, Scenario 4 — Increase PCI 5 points (to 79)



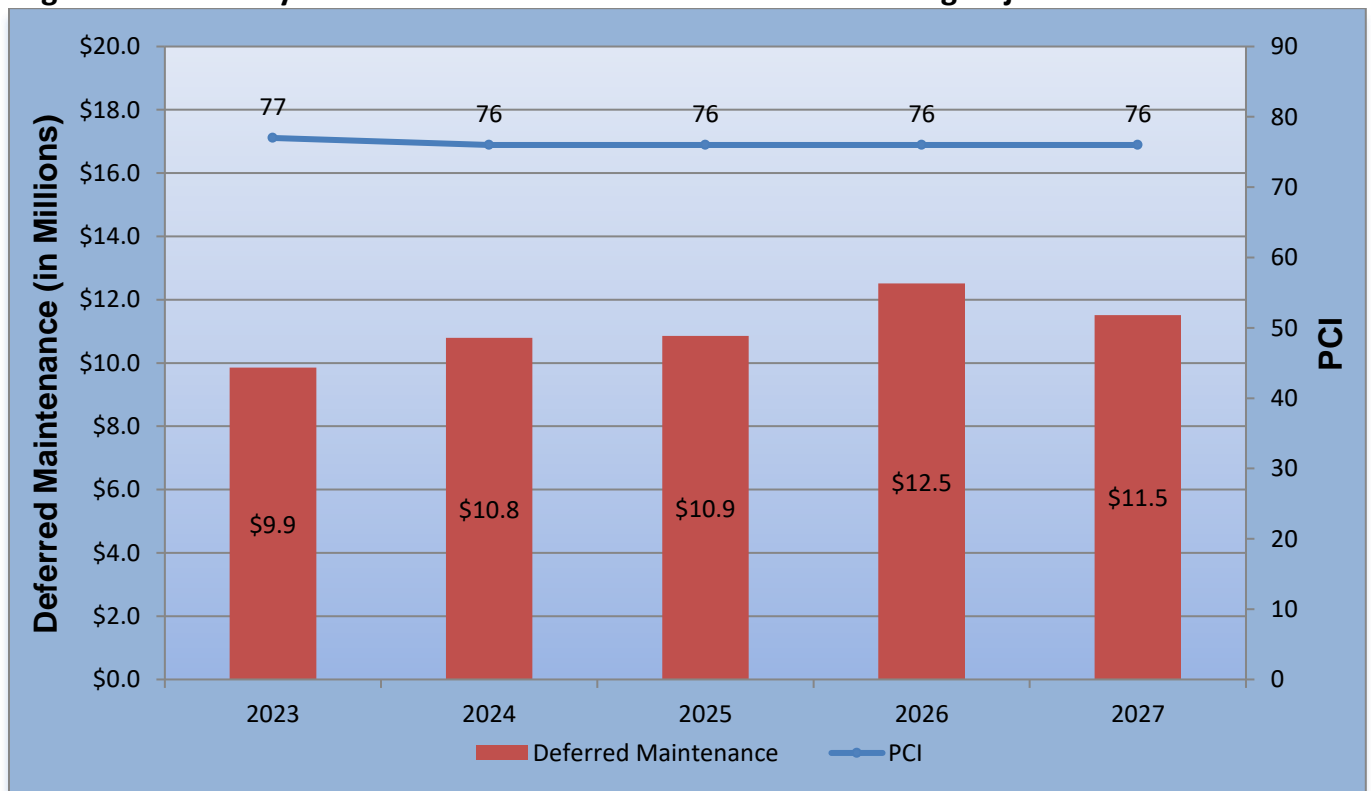
Scenario 5 — Current Funding Adjusted for Inflation

A first year budget of \$2.5 million with a 3% annual increase inflation adjustment, for a five year total of \$13.3 million, was evaluated to determine the effects of continuing pavement maintenance at the current planned budget level including the additional amount to combat inflation. The overall network PCI should increase by two points, to 76 through 2027. The deferred maintenance backlog increases by \$2.4 million over the five years, from \$9.8 million currently, to \$12.2 million in 2027. The percentage of the street network in ‘Very Good’ condition increases, from 65.1% currently, to 69.3% in 2027. The percentage of the street network in ‘Poor’ to ‘Very Poor’ condition decreases from 7.7% currently, to 5.4% in 2027. Results are illustrated in Table 11 and Figure 8.

Table 11. Summary of Results from Scenario 5 — Current Funding Adjusted for Inflation

	2023	2024	2025	2026	2027	Total
Budget Total	\$2,500,000	\$2,575,000	\$2,652,250	\$2,731,818	\$2,813,772	\$13,272,840
Rehabilitation budget	\$1,499,920	\$1,542,207	\$1,583,024	\$1,634,811	\$1,677,076	\$7,937,037
Preventative Maintenance budget	\$938,362	\$1,014,021	\$1,047,971	\$1,072,327	\$1,108,845	\$5,181,527
Deferred Maintenance	\$9,853,066	\$10,791,917	\$10,851,858	\$12,512,996	\$11,516,763	---
PCI	77	76	76	76	76	

Figure 8. Summary of Results from Scenario 5 — Current Funding Adjusted for Inflation



A comparison of the four scenarios is summarized in Figures 9 and 10. Figure 9 depicts the deferred maintenance costs as they relate to PCI for the four scenarios evaluated. Figure 10 depicts the percent of the street network in the various condition categories for the four scenarios evaluated.

Figure 9 - Deferred Maintenance and PCI of Scenarios 1-5

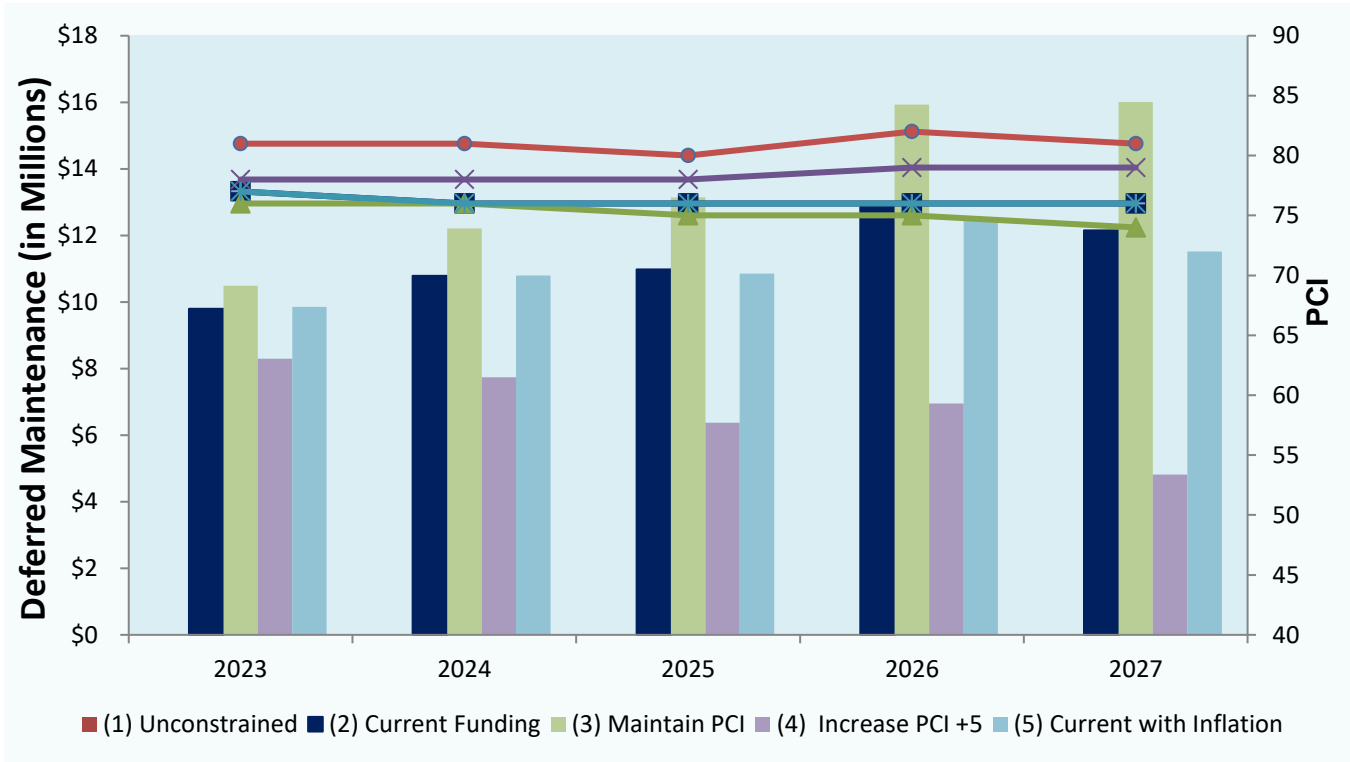
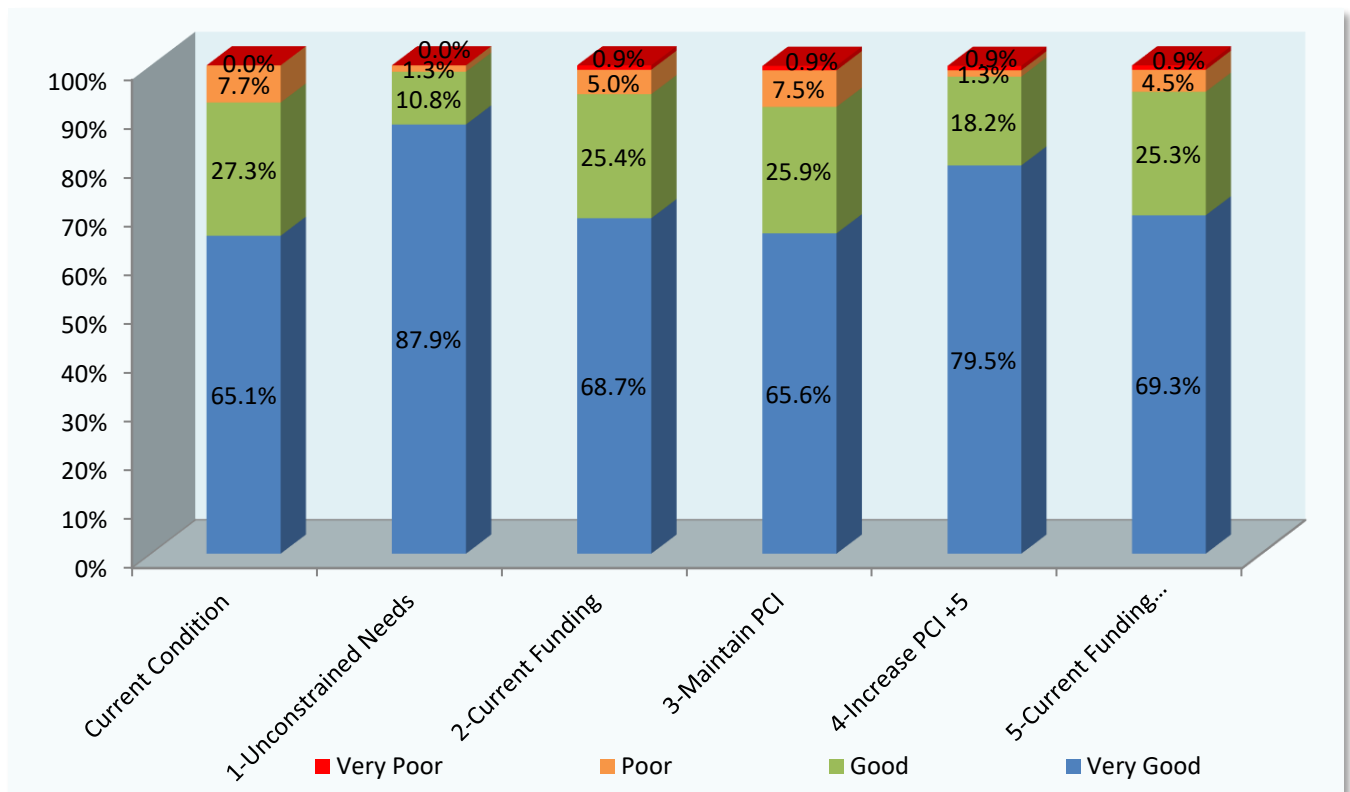


Figure 10 – Pavement Condition Category Percentages in 2027 – Scenarios 1-5



Recommendations

Of the various maintenance and funding options considered, the *ideal* strategy for the City is presented in Scenario 1 and Scenario 2 with a five-year expenditure total of \$28.1 million. Not only does this surface management plan improve the network to an optimal level of 81, it also eliminates the entire deferred maintenance backlog in the first year.

The current five-year funding level totaling \$12.5 million (Scenario 2) will result in an improvement of the network PCI of two points, to 76, over the course of five years. By following this strategy through 2027, 68.7% of the City's street will be in the 'Very Good' condition category, an increase from the current level of 65.1% in 'Very Good' condition. The deferred maintenance backlog increases by \$2.4 million over five years, from \$9.8 million currently, to \$12.2 million in 2027. The percentage of the street network in 'Poor' to 'Very Poor' condition decreases from 7.7% currently, to 5.9% in 2027. At the City's current funding level, the street condition will improve, however the deferred maintenance continues to increase.

Scenario and Needs analyses assume that the City follows a good pavement management philosophy of prioritizing preventative maintenance over rehabilitation. By first ensuring that Very Good streets stay Very Good, through the use of a cost-effective slurry and crack seal program, the City will save money in the long run. The use of cape seals or thin overlays to rehabilitate streets in Good condition should be the second priority, followed by thick overlays on Poor streets. Failed streets should be the lowest priority, as the reconstruction that would be required to rehabilitate them are very expensive, and the money is better used on more cost-effective treatments to maintain and rehabilitate better streets.

As demonstrated in the different scenarios, the City needs to invest a significant amount of money on expensive rehabilitation and reconstruction projects. This will reduce the deferred maintenance backlog, increase the network PCI, and allow money to be spent for less capital-intensive treatments such as slurry seals, crack sealing, and thin overlays in the future.

Preparation of a budget options report is just one step in using the MTC PMP to build an effective street maintenance program. Recommendations for further steps are:

- Obtain detailed subsurface information on selected sections before major rehabilitation projects are contracted. Costs for large rehabilitation projects are extremely variable and estimates can sometimes be reduced following project-level engineering analysis. It is possible that only a portion of a street recommended for reconstruction actually requires such heavy-duty repair.
- Consider grouping treatments by geographic location in the City. This can help lower the overall cost of treatments, as well as help simplify logistics. The recommended treatments in Appendix F are determined by best timing according to the PCI, regardless of location. Often, overlays can be advanced or delayed by a year or so, and seals performed one to two years early, without significant loss of cost-effectiveness. Adjusting the timing of treatments with geographic location in mind is recommended.
- Link major street repairs with utility maintenance schedules to prevent damage to newly paved street surfaces. Consider delaying treatment on streets with upcoming utility work, where appropriate.

- Evaluate the specific treatments and costs recommended by the PMP and modify them to reflect the actual repairs and unit costs that are expected to be used.
- Test other budget options with varying revenues and preventive maintenance and rehabilitation splits.

In addition to performing cyclic pavement condition inspections, unit cost information for the applications of various maintenance and rehabilitation treatments should be updated annually in the PMP ‘Decision Tree Module’. If this data is not kept current, the City runs the risk of understating actual funding requirements to adequately maintain the street network. A pavement inspection cycle that would allow for the inspection of streets every three years is recommended.

The City has completed the foundation work necessary to execute a successful pavement management plan. At the current investment level, the overall street condition should continue to improve, and the deferred maintenance backlog will likely increase.

As more ‘Good’ streets deteriorate into the ‘Poor’ and ‘Very Poor’ categories, the cost of deferred maintenance will continue to increase. The cost of the deferred maintenance backlog will stop increasing only when enough funds are provided to prevent streets from deteriorating into a worse condition category, or when the whole network falls into the ‘Very Poor’ category (i.e. cannot deteriorate any further). At that time, the network would have to be replaced at a cost of \$329.18 million.

Appendix A

Definitions

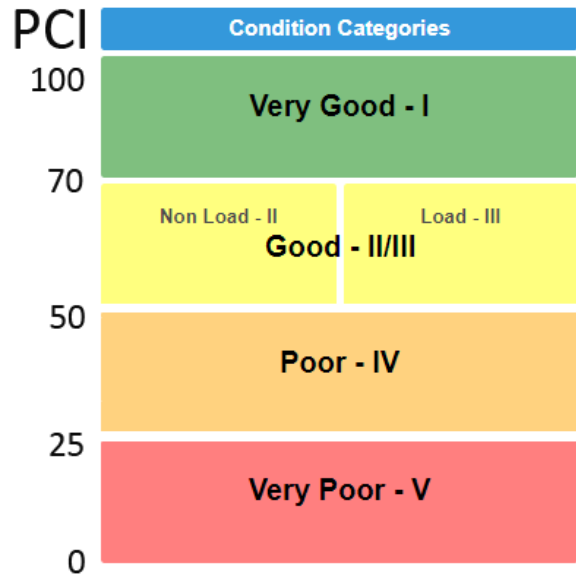
Condition Categories

‘Very Good’ Condition Category – PCI between 70-100 –Streets in ‘Very Good’ condition have no to little distresses found on them. These streets may have some minor surface weathering or light cracking, but can generally be maintained with cost-effective preventative maintenance treatments (surface seals and crack seals).

‘Good’ Condition Category’ – PCI between 50-70 – Streets in ‘Good’ condition show some form of distress caused by traffic load related activity or environmental distress that requires more than a life-extending treatment. The MTC Streetsaver program separates these into two condition categories for the purposes of the analysis. Category II – ‘non-load’ and Category III – ‘load-related’, based on whether a majority of the distresses found had load or environmental related causes

‘Poor’ Condition Category – PCI between 25-50 – Streets in ‘Poor’ condition are near the end of their service lives and often exhibit major forms of distress such as potholes, extensive alligator cracking, and/or pavement depressions.

‘Very Poor’ Condition Category - PCI between 0-25 – Streets in the ‘Very Poor’ condition category indicate that the street has failed. These pavements are at the end of their service lives and have major distresses, often indicating the failure of the sub base



Deferred Maintenance refers to the dollar amount of maintenance and rehabilitation work that should have been completed to maintain the street in “good” condition, but had to be deferred due to funding deficiencies for preventative maintenance and/or pavement rehabilitation programs. The actual repairs that are being deferred are often referred to as a “backlog.”

Load related distress - . Load related distresses, such as alligator cracking, rutting, and depressions are usually a sign of a sub-base issue, caused by repeated traffic loads.

Network is defined as a complete inventory of all streets and other pavement facilities in which the City has jurisdiction and maintenance responsibilities. To facilitate the management of streets, they are subdivided into management sections identified as a segment of street, which has the same characteristics.

Non-load related distress - Non-load (or environmental), distresses typically have environmental causes related to the pavement becoming older and less elastic (brittle). Typical non-load distresses are longitudinal or transverse cracking, block cracking, and surface weathering and raveling.

The *Pavement Condition Index*, or PCI, is a measurement of the health of the pavement network or condition and ranges from 0 to 100. A newly constructed street would have a PCI of 100, while a

failed street would have a PCI of 10 or less. The PCI is calculated based on pavement distresses identified in the field.

Preventive Maintenance refers to repairs applied while the pavement is in “good” condition. Such repairs extend the life of the pavement at relatively low costs, and prevent the pavement from deteriorating into conditions requiring more expensive treatments. Preventive maintenance treatments include slurry seals, crack sealing, and deep patching. Treatments of this sort are applied before pavement deterioration has become severe and usually cost less than \$3.00/sq. yd.

Stop Gap refers to the dollar amount of repairs applied to maintain the pavement in a serviceable condition (e.g. pothole patching). These repairs are a temporary measure to stop resident complaints, and do not extend the pavement life. Stopgap repairs are directly proportional to the amount of deferred maintenance.

Surface Types – AC is an Asphalt Concrete street that has one year’s asphalt, for example a street that has been newly constructed or reconstructed. In contrast AC/AC (in reports marked as O – AC/AC) is a street that has an overlay treatment over the original asphalt construction. Streets marked as ST do not have an asphalt concrete layer, only a surface composed of layers of oil and rock (macadam or chip seal). Portland Concrete Cement streets (PCC) are a mix of Portland cement, coarse aggregate, and sand.

Urban Arterial street system carries the major portion of trips entering and leaving the urban area, as well as the majority of through movements desiring to bypass the central City. In addition, significant intra-area-travel such as between central business districts and outlying residential areas exists.

Urban Collector Street provides land access service and traffic circulation within residential neighborhoods, commercial, and industrial areas. It differs from the arterial system in that facilities on a collector system may penetrate residential neighborhoods.

Urban Local Street system comprises all facilities not one of the higher systems. It serves primarily to provide direct access to abutting land and access to the higher systems.

Appendix B

Network Summary Statistics

Network Replacement Cost

	Total Sections	Total Center Miles	Total Lane Miles	Total Area (sq. ft.)	PCI
Arterial	12	5.03	14.88	1,326,596	81
Collector	50	14.61	29.06	2,959,596	79
Residential/Local	639	91.75	183.21	15,301,395	73
Total	701	111.39	227.15	19,587,587	
Overall Network PCI as of 1/3/2023:					74

*** Combined Sections are excluded from totals. These Sections do not have a PCI Date - they have not been inspected or had a Treatment applied.*

Functional Class	Surface Type	Lane Miles	Unit Cost/ Square Foot	Pavement Area/ Square Feet	Cost To Replace/ (in thousands)
Arterial	AC/AC	14.9	\$18.89	1,326,596	\$25,058
Collector	AC	0.9	\$18.89	106,040	\$2,003
	AC/AC	26.7	\$18.89	2,705,669	\$51,107
	AC/PCC	1.4	\$18.89	147,887	\$2,793
Residential/Local	AC	9.7	\$16.22	770,333	\$12,496
	AC/AC	173.4	\$16.22	14,522,422	\$235,586
	AC/PCC	0.1	\$16.22	8,640	\$140
Grand Total:		227.1		19,587,587	\$329,183

Appendix C
Needs Analysis Reports

Needs - Projected

Summary

Interest: 2.00%

Inflation: 3.00%

Printed: 1/3/2023

Year	PCI Treated	PCI Untreated	PM Cost	Rehab Cost	Cost
2023	81	75	\$2,242,510	\$10,048,838	\$12,291,348
2024	81	73	\$1,471,482	\$2,589,206	\$4,060,688
2025	80	71	\$404,923	\$3,006,286	\$3,411,210
2026	82	69	\$1,283,021	\$4,062,250	\$5,345,271
2027	81	68	\$584,175	\$2,375,403	\$2,959,578
		% PM	PM Total Cost	Rehab Total Cost	Total Cost
		21.33%	\$5,986,112	\$22,081,983	\$28,068,094

Needs - Preventive Maintenance Treatment/Cost Summary

Interest: 2.00%

Inflation: 3.00%

Printed:
1/3/2023

Treatment	Year	Area Treated	Cost
MICROSURFACING	2023	68,744.67 sq. yd.	\$446,840
	2024	75,377.11 sq. yd.	\$504,650
	2025	40,016.22 sq. yd.	\$275,946
	2026	95,168.22 sq. yd.	\$675,954
	2027	55,416.44 sq. yd.	\$405,416
	Total		334,722.67
SEAL CRACKS	2023	6,968.58 sq. yd.	\$13,937
	2024	1,546.78 sq. yd.	\$3,186
	2025	2,582.4 sq. yd.	\$5,479
	2026	17,082.97 sq. yd.	\$37,334
	2027	9,321.82 sq. yd.	\$20,984
	Total		37,502.55
SLURRY SEAL	2023	356,346.56 sq. yd.	\$1,781,733
	2024	187,115.67 sq. yd.	\$963,646
	2025	23,281.78 sq. yd.	\$123,498
	2026	104,277.33 sq. yd.	\$569,733
	2027	28,036.33 sq. yd.	\$157,776
	Total		699,057.67
Total Quantity		1,071,282.88	\$5,986,112

Needs - Rehabilitation Treatment/Cost Summary

Interest: 2.00%

Inflation: 3.00%

Printed: 1/3/2023

Treatment	Year	Area Treated	Cost
RUBBERIZED CAPE SEAL	2023	134,016.56 sq.yd.	\$2,014,411
	2024	32,191.78 sq.yd.	\$498,050
	2025	9,747.56 sq.yd.	\$155,118
	Total	175,955.89 sq.yd.	\$2,667,579
RUBBERIZED CAPE SEAL w/DIGOUTS	2023	216,658.89 sq.yd.	\$3,711,325
	2024	45,838 sq.yd.	\$841,584
	2025	28,438 sq.yd.	\$530,487
	Total	290,934.89 sq.yd.	\$5,083,396
RECONSTRUCT STRUCTURE (AC)	2024	892.11 sq.yd.	\$134,156
	2025	9,304.67 sq.yd.	\$1,441,213
	2026	2,220.56 sq.yd.	\$354,263
	2027	8,041.33 sq.yd.	\$1,321,386
	Total	20,458.67 sq.yd.	\$3,251,018
MILL & MEDIUM OVERLAY(2 IN.)	2023	112,090.56 sq.yd.	\$4,035,260
	2024	30,081.33 sq.yd.	\$1,115,416
	2025	14,657.56 sq.yd.	\$559,807
	2026	56,039.78 sq.yd.	\$2,204,502
	2027	26,013.33 sq.yd.	\$1,054,016
	Total	238,882.56 sq.yd.	\$8,969,002
MILL AND DEEP OVERLAY(3 IN.)	2023	5,380.22 sq.yd.	\$287,842
	2025	5,632 sq.yd.	\$319,662
	2026	25,717.78 sq.yd.	\$1,503,484
	Total	36,730 sq.yd.	\$2,110,988
Total Cost			\$22,081,983

Decision Tree

Printed: 1/3/2023

Functional Class	Surface	Condition Category	Treatment Type	Treatment	Cost/Sq Yd, except Seal Cracks in LF:	Yrs Between Crack Seals	Yrs Between Surface Seals	# of Surface Seals before Overlay	
Arterial	AC	I - Very Good	Crack Treatment	SEAL CRACKS	\$2.00	3			
			Surface Treatment	MICROSURFACING	\$6.50		7		
			Restoration Treatment	DO NOTHING	\$0.00				99
			II - Good, Non-Load Related	RUBBERIZED CAPE SEAL	\$15.50			7	
			III - Good, Load Related	RUBBERIZED CAPE SEAL w/DIGOUTS	\$18.00			7	
		IV - Poor		MILL AND DEEP OVERLAY(3 IN.)	\$53.50				
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	\$170.00				
	AC/AC	I - Very Good	Crack Treatment	SEAL CRACKS	\$2.00	3			
			Surface Treatment	MICROSURFACING	\$6.50		7		
			Restoration Treatment	DO NOTHING	\$0.00				99
			II - Good, Non-Load Related	RUBBERIZED CAPE SEAL	\$15.50			7	
			III - Good, Load Related	RUBBERIZED CAPE SEAL w/DIGOUTS	\$18.00			7	
		IV - Poor		MILL AND DEEP OVERLAY(3 IN.)	\$53.50				
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	\$170.00				
	AC/PCC	I - Very Good	Crack Treatment	SEAL CRACKS & PATCH	\$1.50	3			
			Surface Treatment	DO NOTHING	\$0.00		15		
			Restoration Treatment	DO NOTHING	\$0.00				99
			II - Good, Non-Load Related	THIN AC OVERLAY(1.5 INCHES)	\$24.00				
			III - Good, Load Related	THIN AC OVERLAY(1.5 INCHES)	\$24.00				
		IV - Poor		MILL AND DEEP OVERLAY(3 IN.)	\$53.50				
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	\$170.00				
	PCC	I - Very Good	Crack Treatment	DO NOTHING	\$0.00	99			
			Surface Treatment	DO NOTHING	\$0.00		15		
			Restoration Treatment	DO NOTHING	\$0.00				99
			II - Good, Non-Load Related	DO NOTHING	\$0.00				
			III - Good, Load Related	DO NOTHING	\$0.00				
		IV - Poor		DO NOTHING	\$0.00				
		V - Very Poor		DO NOTHING	\$0.00				

Functional Class and Surface combination not used

Selected Treatment is not a Surface Seal

Functional Class	Surface	Condition Category	Treatment Type	Treatment	Cost/Sq Yd, except Seal Cracks in LF:	Yrs Between Crack Seals	Yrs Between Surface Seals	# of Surface Seals before Overlay	
Collector	AC	I - Very Good	Crack Treatment	SEAL CRACKS	\$2.00	3			
			Surface Treatment	MICROSURFACING	\$6.50		7		
			Restoration Treatment	DO NOTHING	\$0.00				99
			II - Good, Non-Load Related	RUBBERIZED CAPE SEAL	\$15.50		7		
			III - Good, Load Related	RUBBERIZED CAPE SEAL w/DIGOUTS	\$18.00		7		
		IV - Poor		MILL AND DEEP OVERLAY(3 IN.)	\$53.50				
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	\$170.00				
	AC/AC	I - Very Good	Crack Treatment	SEAL CRACKS	\$2.00	3			
			Surface Treatment	MICROSURFACING	\$6.50		7		
			Restoration Treatment	DO NOTHING	\$0.00				99
			II - Good, Non-Load Related	RUBBERIZED CAPE SEAL	\$15.50		7		
			III - Good, Load Related	RUBBERIZED CAPE SEAL w/DIGOUTS	\$18.00		7		
		IV - Poor		MILL AND DEEP OVERLAY(3 IN.)	\$53.50				
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	\$170.00				
	AC/PCC	I - Very Good	Crack Treatment	SEAL CRACKS	\$2.00	3			
			Surface Treatment	MICROSURFACING	\$6.50		7		
			Restoration Treatment	DO NOTHING	\$0.00				99
			II - Good, Non-Load Related	RUBBERIZED CAPE SEAL	\$15.50		7		
			III - Good, Load Related	RUBBERIZED CAPE SEAL w/DIGOUTS	\$18.00		7		
		IV - Poor		MILL AND DEEP OVERLAY(3 IN.)	\$53.50				
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	\$170.00				
	PCC	I - Very Good	Crack Treatment	DO NOTHING	\$0.00	99			
			Surface Treatment	DO NOTHING	\$0.00		15		
			Restoration Treatment	DO NOTHING	\$0.00				99
			II - Good, Non-Load Related	DO NOTHING	\$0.00				
			III - Good, Load Related	DO NOTHING	\$0.00				
		IV - Poor		DO NOTHING	\$0.00				
		V - Very Poor		DO NOTHING	\$0.00				

Functional Class and Surface combination not used

Selected Treatment is not a Surface Seal

Functional Class	Surface	Condition Category	Treatment Type	Treatment	Cost/Sq Yd, except Seal Cracks in LF:	Yrs Between Crack Seals	Yrs Between Surface Seals	# of Surface Seals before Overlay	
Residential/Local	AC	I - Very Good	Crack Treatment	SEAL CRACKS	\$2.00	3			
			Surface Treatment	SLURRY SEAL	\$5.00		7		
			Restoration Treatment	DO NOTHING	\$0.00			99	
			II - Good, Non-Load Related	RUBBERIZED CAPE SEAL	\$15.00		8		
			III - Good, Load Related	RUBBERIZED CAPE SEAL w/DIGOUTS	\$17.00		8		
		IV - Poor		MILL & MEDIUM OVERLAY(2 IN.)	\$36.00				
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	\$146.00				
	AC/AC	I - Very Good	Crack Treatment	SEAL CRACKS	\$2.00	3			
			Surface Treatment	SLURRY SEAL	\$5.00		7		
			Restoration Treatment	DO NOTHING	\$0.00			99	
			II - Good, Non-Load Related	RUBBERIZED CAPE SEAL	\$15.00		8		
			III - Good, Load Related	RUBBERIZED CAPE SEAL w/DIGOUTS	\$17.00		8		
		IV - Poor		MILL & MEDIUM OVERLAY(2 IN.)	\$36.00				
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	\$146.00				
	AC/PCC	I - Very Good	Crack Treatment	SEAL CRACKS	\$2.00	3			
			Surface Treatment	SLURRY SEAL	\$5.00		7		
			Restoration Treatment	DO NOTHING	\$0.00			99	
			II - Good, Non-Load Related	RUBBERIZED CAPE SEAL	\$15.00		8		
			III - Good, Load Related	RUBBERIZED CAPE SEAL w/DIGOUTS	\$17.00		8		
		IV - Poor		MILL & MEDIUM OVERLAY(2 IN.)	\$36.00				
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	\$146.00				
	PCC	I - Very Good	Crack Treatment	DO NOTHING	\$0.00	99			
			Surface Treatment	DO NOTHING	\$0.00		15		
			Restoration Treatment	DO NOTHING	\$0.00			99	
			II - Good, Non-Load Related	DO NOTHING	\$0.00				
			III - Good, Load Related	DO NOTHING	\$0.00				
		IV - Poor		DO NOTHING	\$0.00				
		V - Very Poor		DO NOTHING	\$0.00				

Functional Class and Surface combination not used

Selected Treatment is not a Surface Seal

Appendix D
Scenario Analysis Reports

Interest: 2.00%

Inflation: 3.00%

Printed: 1/3/2023

Scenario: (1) Unconstrained Needs

Year	Budget	PM	Year	Budget	PM	Year	Budget	PM
2023	\$12,291,349	0%	2025	\$3,411,211	0%	2027	\$2,959,579	0%
2024	\$4,060,689	0%	2026	\$5,345,272	0%			

Projected Network Average PCI by Year

Year	Never Treated	With Selected Treatment	Treated Centerline Miles	Treated Lane Miles
2023	75	81	63.72	131.28
2024	73	81	21.64	44.07
2025	71	80	15.76	31.53
2026	69	82	53.27	110.38
2027	68	81	31.29	63.38

Percent Network Area by Functional Class and Condition Category

Condition in base year 2023, prior to applying treatments.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	6.7%	11.8%	46.6%	0.0%	65.1%
II / III	0.1%	3.1%	24.1%	0.0%	27.3%
IV	0.0%	0.2%	7.4%	0.0%	7.7%
Total	6.8%	15.1%	78.1%	0.0%	100.0%

Condition in year 2023 after schedulable treatments applied.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	6.8%	13.6%	66.2%	0.0%	86.6%
II / III	0.0%	1.5%	9.7%	0.0%	11.2%
IV	0.0%	0.0%	2.3%	0.0%	2.3%
Total	6.8%	15.1%	78.1%	0.0%	100.0%

Condition in year 2027 after schedulable treatments applied.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	6.7%	13.9%	67.3%	0.0%	87.9%
II / III	0.1%	1.2%	9.5%	0.0%	10.8%
IV	0.0%	0.0%	1.3%	0.0%	1.3%
Total	6.8%	15.1%	78.1%	0.0%	100.0%

Scenarios - Cost Summary Agenda Item # 5.

Interest: 2.00%

Inflation: 3.00%

Printed: 1/3/2023

Scenario: (1) Unconstrained Needs

Year	PM	Budget	Rehabilitation	Preventative Maintenance	Surplus PM	Deferred	Stop Gap		
2023	0%	\$12,291,349	II	\$2,014,411	Non-Project	\$2,242,510	\$0	Funded	\$0
			III	\$3,711,325				Unmet	\$0
			IV	\$4,323,102	Project	\$0			
			V	\$0					
			Total	\$10,048,838					
			Project	\$0					
2024	0%	\$4,060,689	II	\$498,051	Non-Project	\$1,471,482	\$0	Funded	\$0
			III	\$841,584				Unmet	\$0
			IV	\$1,115,416	Project	\$0			
			V	\$134,156					
			Total	\$2,589,206					
			Project	\$0					
2025	0%	\$3,411,211	II	\$155,118	Non-Project	\$404,923	\$0	Funded	\$0
			III	\$530,487				Unmet	\$0
			IV	\$879,469	Project	\$0			
			V	\$1,441,213					
			Total	\$3,006,286					
			Project	\$0					
2026	0%	\$5,345,272	II	\$0	Non-Project	\$1,283,021	\$0	Funded	\$0
			III	\$0				Unmet	\$0
			IV	\$3,707,987	Project	\$0			
			V	\$354,263					
			Total	\$4,062,250					
			Project	\$0					
2027	0%	\$2,959,579	II	\$0	Non-Project	\$584,175	\$0	Funded	\$0
			III	\$0				Unmet	\$0
			IV	\$1,054,016	Project	\$0			
			V	\$1,321,386					
			Total	\$2,375,403					
			Project	\$0					

Summary

Functional Class	Rehabilitation	Prev. Maint.	Funded Stop Gap	Unmet Stop Gap
Arterial	\$424,612	\$863,175	\$0	\$0
Collector	\$3,361,014	\$1,465,287	\$0	\$0
Residential/Local	\$18,296,356	\$3,657,650	\$0	\$0
Grand Total:	\$22,081,982	\$5,986,112	\$0	\$0

Interest: 2.00%

Inflation: 3.00%

Printed: 2/27/2023

Scenario: (2) Current Funding (\$2.5M/Yr)

Year	Budget	PM	Year	Budget	PM	Year	Budget	PM
2023	\$2,500,000	40%	2025	\$2,500,000	40%	2027	\$2,500,000	40%
2024	\$2,500,000	40%	2026	\$2,500,000	40%			

Projected Network Average PCI by Year

Year	Never Treated	With Selected Treatment	Treated Centerline Miles	Treated Lane Miles
2023	75	77	29.46	62.77
2024	73	76	14.19	28.38
2025	71	76	20.63	41.26
2026	69	76	25.91	55.66
2027	68	76	23.62	47.24

Percent Network Area by Functional Class and Condition Category

Condition in base year 2023, prior to applying treatments.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	6.7%	11.8%	46.6%	0.0%	65.1%
II / III	0.1%	3.1%	24.1%	0.0%	27.3%
IV	0.0%	0.2%	7.4%	0.0%	7.7%
Total	6.8%	15.1%	78.1%	0.0%	100.0%

Condition in year 2023 after schedulable treatments applied.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	6.7%	11.8%	48.5%	0.0%	67.0%
II / III	0.1%	3.1%	24.1%	0.0%	27.3%
IV	0.0%	0.2%	5.5%	0.0%	5.7%
Total	6.8%	15.1%	78.1%	0.0%	100.0%

Condition in year 2027 after schedulable treatments applied.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	5.7%	10.3%	52.7%	0.0%	68.7%
II / III	1.1%	3.2%	21.2%	0.0%	25.4%
IV	0.0%	1.7%	3.3%	0.0%	5.0%
V	0.0%	0.0%	0.9%	0.0%	0.9%
Total	6.8%	15.1%	78.1%	0.0%	100.0%

Scenarios - Cost Summary Agenda Item # 5.

Interest: 2.00%

Inflation: 3.00%

Printed: 2/27/2023

Scenario: (2) Current Funding (\$2.5M/Yr)

Year	PM	Budget	Rehabilitation		Preventative Maintenance	Surplus PM	Deferred	Stop Gap		
2023	40%	\$2,500,000	II	\$0	Non-Project	\$999,970	\$30	\$9,791,458	Funded	\$0
			III	\$0					Unmet	\$60,749
			IV	\$1,499,920	Project	\$0				
			V	\$0						
			Total	\$1,499,920						
			Project	\$0						
2024	40%	\$2,500,000	II	\$8,231	Non-Project	\$1,006,197	\$0	\$10,785,503	Funded	\$0
			III	\$0					Unmet	\$17,362
			IV	\$1,484,757	Project	\$0				
			V	\$0						
			Total	\$1,492,989						
			Project	\$0						
2025	40%	\$2,500,000	II	\$7,672	Non-Project	\$999,907	\$93	\$10,976,889	Funded	\$0
			III	\$0					Unmet	\$17,271
			IV	\$1,491,778	Project	\$0				
			V	\$0						
			Total	\$1,499,450						
			Project	\$0						
2026	40%	\$2,500,000	II	\$0	Non-Project	\$1,007,359	\$0	\$12,850,999	Funded	\$0
			III	\$0					Unmet	\$18,327
			IV	\$1,491,210	Project	\$0				
			V	\$0						
			Total	\$1,491,210						
			Project	\$0						
2027	40%	\$2,500,000	II	\$0	Non-Project	\$1,002,653	\$0	\$12,150,945	Funded	\$0
			III	\$0					Unmet	\$12,628
			IV	\$1,496,805	Project	\$0				
			V	\$0						
			Total	\$1,496,805						
			Project	\$0						

Summary

Functional Class	Rehabilitation	Prev. Maint.	Funded Stop Gap	Unmet Stop Gap
Arterial	\$0	\$872,155	\$0	\$3,103
Collector	\$0	\$996,671	\$0	\$17,059
Residential/Local	\$7,480,374	\$3,147,261	\$0	\$106,176
Grand Total:	\$7,480,374	\$5,016,087	\$0	\$126,337

Interest: 2.00%

Inflation: 3.00%

Printed: 1/3/2023

Scenario: (3) Maintain Current PCI (74)

Year	Budget	PM	Year	Budget	PM	Year	Budget	PM
2023	\$1,800,000	40%	2025	\$1,800,000	40%	2027	\$1,800,000	40%
2024	\$1,800,000	40%	2026	\$1,800,000	40%			

Projected Network Average PCI by Year

Year	Never Treated	With Selected Treatment	Treated Centerline Miles	Treated Lane Miles
2023	75	76	26.14	55.62
2024	73	76	11.13	22.75
2025	71	75	17.43	34.86
2026	69	75	20.16	43.66
2027	68	74	17.64	35.78

Percent Network Area by Functional Class and Condition Category

Condition in base year 2023, prior to applying treatments.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	6.7%	11.8%	46.6%	0.0%	65.1%
II / III	0.1%	3.1%	24.1%	0.0%	27.3%
IV	0.0%	0.2%	7.4%	0.0%	7.7%
Total	6.8%	15.1%	78.1%	0.0%	100.0%

Condition in year 2023 after schedulable treatments applied.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	6.7%	11.8%	48.0%	0.0%	66.4%
II / III	0.1%	3.1%	24.1%	0.0%	27.3%
IV	0.0%	0.2%	6.0%	0.0%	6.3%
Total	6.8%	15.1%	78.1%	0.0%	100.0%

Condition in year 2027 after schedulable treatments applied.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	5.7%	9.7%	50.2%	0.0%	65.6%
II / III	1.1%	3.7%	21.1%	0.0%	25.9%
IV	0.0%	1.7%	5.9%	0.0%	7.5%
V	0.0%	0.0%	0.9%	0.0%	0.9%
Total	6.8%	15.1%	78.1%	0.0%	100.0%

Scenarios - Cost Summary Agenda Item # 5.

Interest: 2.00%

Inflation: 3.00%

Printed: 1/3/2023

Scenario: (3) Maintain Current PCI (74)

Year	PM	Budget	Rehabilitation		Preventative Maintenance	Surplus PM	Deferred	Stop Gap		
2023	40%	\$1,800,000	II	\$0	Non-Project	\$723,783	\$0	\$10,491,576	Funded	\$0
			III	\$0					Unmet	\$63,104
			IV	\$1,075,988	Project	\$0				
			V	\$0						
			Total	\$1,075,988						
			Project	\$0						
2024	40%	\$1,800,000	II	\$19,031	Non-Project	\$726,723	\$0	\$12,205,885	Funded	\$0
			III	\$0					Unmet	\$17,362
			IV	\$1,054,172	Project	\$0				
			V	\$0						
			Total	\$1,073,203						
			Project	\$0						
2025	40%	\$1,800,000	II	\$0	Non-Project	\$719,487	\$513	\$13,140,730	Funded	\$0
			III	\$0					Unmet	\$17,271
			IV	\$1,079,024	Project	\$0				
			V	\$0						
			Total	\$1,079,024						
			Project	\$0						
2026	40%	\$1,800,000	II	\$0	Non-Project	\$724,276	\$0	\$15,928,949	Funded	\$0
			III	\$0					Unmet	\$21,484
			IV	\$1,075,156	Project	\$0				
			V	\$0						
			Total	\$1,075,156						
			Project	\$0						
2027	40%	\$1,800,000	II	\$0	Non-Project	\$719,788	\$212	\$16,011,281	Funded	\$0
			III	\$9,964					Unmet	\$12,915
			IV	\$1,067,928	Project	\$0				
			V	\$0						
			Total	\$1,077,892						
			Project	\$0						

Summary

Functional Class	Rehabilitation	Prev. Maint.	Funded Stop Gap	Unmet Stop Gap
Arterial	\$0	\$874,533	\$0	\$3,103
Collector	\$0	\$461,884	\$0	\$18,782
Residential/Local	\$5,381,263	\$2,277,638	\$0	\$110,251
Grand Total:	\$5,381,263	\$3,614,055	\$0	\$132,136

Interest: 2.00%

Inflation: 3.00%

Printed: 1/3/2023

Scenario: (4) Increase PCI 5 points (to 79)

Year	Budget	PM	Year	Budget	PM	Year	Budget	PM
2023	\$4,000,000	30%	2025	\$4,000,000	30%	2027	\$4,000,000	29%
2024	\$4,000,000	30%	2026	\$4,000,000	30%			

Projected Network Average PCI by Year

Year	Never Treated	With Selected Treatment	Treated Centerline Miles	Treated Lane Miles
2023	75	78	33.19	70.22
2024	73	78	18.39	36.77
2025	71	78	25.90	52.77
2026	69	79	30.88	65.60
2027	68	79	32.04	63.90

Percent Network Area by Functional Class and Condition Category

Condition in base year 2023, prior to applying treatments.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	6.7%	11.8%	46.6%	0.0%	65.1%
II / III	0.1%	3.1%	24.1%	0.0%	27.3%
IV	0.0%	0.2%	7.4%	0.0%	7.7%
Total	6.8%	15.1%	78.1%	0.0%	100.0%

Condition in year 2023 after schedulable treatments applied.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	6.7%	11.8%	50.2%	0.0%	68.6%
II / III	0.1%	3.1%	24.1%	0.0%	27.3%
IV	0.0%	0.2%	3.8%	0.0%	4.1%
Total	6.8%	15.1%	78.1%	0.0%	100.0%

Condition in year 2027 after schedulable treatments applied.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	6.7%	13.0%	59.9%	0.0%	79.5%
II / III	0.1%	2.1%	16.0%	0.0%	18.2%
IV	0.0%	0.0%	1.3%	0.0%	1.3%
V	0.0%	0.0%	0.9%	0.0%	0.9%
Total	6.8%	15.1%	78.1%	0.0%	100.0%

Scenarios - Cost Summary Agenda Item # 5.

Interest: 2.00%

Inflation: 3.00%

Printed: 1/3/2023

Scenario: (4) Increase PCI 5 points (to 79)

Year	PM	Budget	Rehabilitation		Preventative Maintenance	Surplus PM	Deferred	Stop Gap		
2023	30%	\$4,000,000	II	\$0	Non-Project	\$1,198,833	\$1,167	\$8,293,079	Funded	\$0
			III	\$0					Unmet	\$53,530
			IV	\$2,799,436						
			V	\$0						
			Total	\$2,799,436						
		Project	\$0							
2024	30%	\$4,000,000	II	\$358,374	Non-Project	\$1,201,375	\$0	\$7,741,931	Funded	\$0
			III	\$51,364					Unmet	\$10,289
			IV	\$2,388,315						
			V	\$0						
			Total	\$2,798,053						
		Project	\$0							
2025	30%	\$4,000,000	II	\$152,972	Non-Project	\$1,201,875	\$0	\$6,377,136	Funded	\$0
			III	\$1,457,433					Unmet	\$8,825
			IV	\$1,184,841						
			V	\$0						
			Total	\$2,795,246						
		Project	\$0							
2026	30%	\$4,000,000	II	\$40,484	Non-Project	\$1,201,732	\$0	\$6,953,096	Funded	\$0
			III	\$183,336					Unmet	\$6,138
			IV	\$2,572,221						
			V	\$0						
			Total	\$2,796,041						
		Project	\$0							
2027	29%	\$4,000,000	II	\$565,118	Non-Project	\$1,155,465	\$4,535	\$4,816,308	Funded	\$0
			III	\$48,848					Unmet	\$7,059
			IV	\$2,223,855						
			V	\$0						
			Total	\$2,837,821						
		Project	\$0							

Summary

Functional Class	Rehabilitation	Prev. Maint.	Funded Stop Gap	Unmet Stop Gap
Arterial	\$435,810	\$866,859	\$0	\$2,732
Collector	\$2,611,770	\$1,404,125	\$0	\$12,022
Residential/Local	\$10,979,016	\$3,688,295	\$0	\$71,088
Grand Total:	\$14,026,596	\$5,959,279	\$0	\$85,842

Interest: 2.00%

Inflation: 3.00%

Printed: 2/27/2023

Scenario: (5) Current Funding with inflation adjustment

Year	Budget	PM	Year	Budget	PM	Year	Budget	PM
2023	\$2,500,000	40%	2025	\$2,652,250	40%	2027	\$2,813,772	40%
2024	\$2,575,000	40%	2026	\$2,731,818	40%			

Projected Network Average PCI by Year

Year	Never Treated	With Selected Treatment	Treated Centerline Miles	Treated Lane Miles
2023	75	77	28.85	61.54
2024	73	76	14.13	28.27
2025	71	76	21.43	42.87
2026	69	76	26.37	56.59
2027	68	76	24.52	49.03

Percent Network Area by Functional Class and Condition Category

Condition in base year 2023, prior to applying treatments.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	6.7%	11.8%	46.6%	0.0%	65.1%
II / III	0.1%	3.1%	24.1%	0.0%	27.3%
IV	0.0%	0.2%	7.4%	0.0%	7.7%
Total	6.8%	15.1%	78.1%	0.0%	100.0%

Condition in year 2023 after schedulable treatments applied.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	6.7%	11.8%	48.5%	0.0%	67.0%
II / III	0.1%	3.1%	24.1%	0.0%	27.3%
IV	0.0%	0.2%	5.5%	0.0%	5.7%
Total	6.8%	15.1%	78.1%	0.0%	100.0%

Condition in year 2027 after schedulable treatments applied.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	5.7%	10.3%	53.3%	0.0%	69.3%
II / III	1.1%	3.2%	21.0%	0.0%	25.3%
IV	0.0%	1.7%	2.8%	0.0%	4.5%
V	0.0%	0.0%	0.9%	0.0%	0.9%
Total	6.8%	15.1%	78.1%	0.0%	100.0%

Scenarios - Cost Summary Agenda Item # 5.

Interest: 2.00%

Inflation: 3.00%

Printed: 2/27/2023

Scenario: (5) Current Funding with inflation adjustment

Year	PM	Budget	Rehabilitation	Preventative Maintenance	Surplus PM	Deferred	Stop Gap			
2023	40%	\$2,500,000	II	\$0	Non-Project	\$938,362	\$889	\$9,853,066	Funded	\$60,749
			III	\$0						
			IV	\$1,499,920						
			V	\$0						
			Total Project	\$1,499,920						
2024	40%	\$2,575,000	II	\$27,262	Non-Project	\$1,014,021	\$0	\$10,791,917	Funded	\$17,362
			III	\$0						
			IV	\$1,514,945						
			V	\$0						
			Total Project	\$1,542,207						
2025	40%	\$2,652,250	II	\$0	Non-Project	\$1,047,971	\$0	\$10,851,858	Funded	\$17,101
			III	\$0						
			IV	\$1,583,024						
			V	\$0						
			Total Project	\$1,583,024						
2026	40%	\$2,731,818	II	\$37,943	Non-Project	\$1,072,327	\$2,901	\$12,512,996	Funded	\$17,500
			III	\$0						
			IV	\$1,596,868						
			V	\$0						
			Total Project	\$1,634,811						
2027	40%	\$2,813,772	II	\$0	Non-Project	\$1,108,845	\$4,035	\$11,516,763	Funded	\$12,628
			III	\$0						
			IV	\$1,677,076						
			V	\$0						
			Total Project	\$1,677,076						

Summary

Functional Class	Rehabilitation	Prev. Maint.	Funded Stop Gap	Unmet Stop Gap
Arterial	\$0	\$872,155	\$3,103	\$0
Collector	\$0	\$996,252	\$17,059	\$0
Residential/Local	\$7,937,038	\$3,313,120	\$105,178	\$0
Grand Total:	\$7,937,038	\$5,181,527	\$125,339	\$0

Appendix E

Section PCI/Remaining Service Life (RSL) Listing Report

Street ID	Section ID	Street Name	From	To	Length	Width	Area	Functional Class	Surface Type	Current PCI	Remaining Life
AST	FREMIR	A ST	FREMONT AV	MIRAMONTE AV	165	30	4,950	C - Collector	O - AC/AC	93	29.68
ACACIA	SHEEND	ACACIA AV	SHERWOOD AV	END	550	20	11,000	R - Residential/Local	O - AC/AC	40	6.24
ALBA	LOSEND	ALBA CT	LOS ALTOS AV	END	153	30	6,517	R - Residential/Local	O - AC/AC	77	27.73
ALEGRE	MIREND	ALEGRE AV	MIRAMONTE AV	END	536	36	19,296	R - Residential/Local	O - AC/AC	37	4.35
ALEXCT	ALEEND	ALEXANDER CT	ALEXANDER WY	END	132	30	5,989	R - Residential/Local	O - AC/AC	92	37.24
ALEXWY	CLAFAL	ALEXANDER WY	CLAY DR	FALLEN LEAF LN	929	31	28,799	R - Residential/Local	O - AC/AC	83	31.28
ALFORD	CHUMOR	ALFORD AV	CHURTON AV	MORTON AV	2,347	39	91,533	R - Residential/Local	O - AC/AC	65	19.69
ALICIA	ALMJAR	ALICIA WY	ALMOND AV	JARDIN DR	1,281	39	49,959	R - Residential/Local	O - AC/AC	54	13.47
ALICIA	JARCAS	ALICIA WY	JARDIN DR	CASITA WY	1,237	38	47,006	R - Residential/Local	O - AC/AC	88	35.23
ALMA	YERSAN	ALMA CT	YERBA SANTA AV	SAN ANTONIO RD N	1,578	30	47,340	R - Residential/Local	O - AC/AC	63	19.88
ALMOND	GORELM	ALMOND AV	GORDON WY N	EL MONTE AV N	2,933	38	111,454	C - Collector	O - AC/AC	93	29.68
ALMOND	SANGOR	ALMOND AV	SAN ANTONIO RD N	GORDON WY N	1,974	38	75,012	C - Collector	O - AC/AC	93	29.68
ALTAVI	CHAYER	ALTA VISTA AV	CHAMISAL AV	YERBA BUENA AV	681	25	17,025	R - Residential/Local	O - AC/AC	53	13.77
ALTAME	CARLAM	ALTAMEAD DR	CARMEL TR	LAMMY PL	716	40	28,640	R - Residential/Local	O - AC/AC	64	20.03
ALTAME	LAMGRA	ALTAMEAD DR	LAMMY PL	GRANT RD	621	37	22,977	R - Residential/Local	O - AC/AC	69	23.53
ALTOSO	FREGOL	ALTOS OAKS DR	FREMONT AV	GOLDEN WAY	1,350	30	40,500	R - Residential/Local	O - AC/AC	94	38.03
ALTOSO	GOLMIR	ALTOS OAKS DR	GOLDEN WAY	MIRAMONTE AV	1,050	30	31,500	R - Residential/Local	O - AC/AC	94	37.85
ALVARA	PANCAS	ALVARADO AV	PANCHITA WY	CASITA WY	923	35	32,305	R - Residential/Local	O - AC/AC	68	23.30
ALVARA	SANPAN	ALVARADO AV	SAN ANTONIO RD N	PANCHITA WY	1,640	21	34,440	R - Residential/Local	O - AC/AC	64	19.05
ALVINA	BEREND	ALVINA CT	BERRY AV	END	440	24	12,667	R - Residential/Local	O - AC/AC	79	28.46
AMADOR	SANBEN	AMADOR AV	SAN LUIS AV	BENVENUE AV	272	18	4,896	R - Residential/Local	O - AC/AC	77	27.05
AMBER	ENDUNI	AMBER LN	END	UNIVERSITY AV E	263	30	9,817	R - Residential/Local	O - AC/AC	66	20.31
ANCORA	ENDVIA	ANCORA CT	END	VIA MADEROS	180	30	7,327	R - Residential/Local	O - AC/AC	49	10.80
ANDERS	ENDROS	ANDERSON DR	END	ROSITA AV	511	38	22,122	R - Residential/Local	O - AC/AC	76	26.35
ANDOVE	HIGKEN	ANDOVER WY	HIGHLANDS CR	KENT DR	758	31	23,498	R - Residential/Local	O - AC/AC	53	13.66
ANGECT	GOREND	ANGELA CT	GORDON WY N	END	194	32	8,075	R - Residential/Local	O - AC/AC	61	17.22
ANGEDR	CIEGOR	ANGELA DR	CIELITO WY	GORDON WY N	997	24	23,928	R - Residential/Local	O - AC/AC	59	15.46
ANGEDR	SANCIE	ANGELA DR	SAN ANTONIO RD N	CIELITO DR	972	39	37,908	R - Residential/Local	O - AC/AC	95	38.22
ANNETT	ENDHOL	ANNETTE LN	END	HOLT AV	982	31	30,442	R - Residential/Local	O - AC/AC	76	26.35
ARBOLE	CAMSPR	ARBOLEDA DR	CAMPBELL AV	SPRINGER RD S	1,733	25	43,325	R - Residential/Local	O - AC/AC	82	38.01
ARBOLE	CUECAM	ARBOLEDA DR	CUESTA DR	CAMPBELL AV	1,248	31	38,688	R - Residential/Local	O - AC/AC	78	32.49
ARBORE	FTHSEQ	ARBORETUM DRIVE	FOOTHILL EXPRESSWY	SEQUOIA DR	1,000	36	36,000	R - Residential/Local	A - AC	90	32.25
ARBORE	SEQEND	ARBORETUM DRIVE	SEQUOIA DR	S END	2,136	36	76,896	R - Residential/Local	A - AC	83	28.33
ARBUEL	SANPAN	ARBUELO WY	SAN ANTONIO RD N	PANCHITA WY	1,473	40	58,920	R - Residential/Local	O - AC/AC	95	38.22
ARROWO	RIVEND	ARROWOOD CT	RIVERSIDE DR	END	196	36	11,086	R - Residential/Local	O - AC/AC	70	25.57

Street ID	Section ID	Street Name	From	To	Length	Width	Area	Functional Class	Surface Type	Current PCI	Remaining Life
ARROYO	SPREND	ARROYO RD	SPRINGER RD N	END	1,909	30	58,131	R - Residential/Local	O - AC/AC	92	37.25
ARTHUR	ENDGRA	ARTHUR CT	END	GRANGER AV	134	33	6,583	R - Residential/Local	O - AC/AC	73	28.67
ASHBY	KINTEM	ASHBY LN	KINGSWOOD WY	TEMPLEBAR WY	240	30	7,200	R - Residential/Local	O - AC/AC	82	31.26
ASKAM	FALEND	ASKAM LN	FALLEN LEAF LN	END	166	34	7,451	R - Residential/Local	O - AC/AC	56	14.91
ASPNDR	ARBBEA	ASPEN DRIVE	ARBORETUM DR	BEACHWOOD LANE	695	33	22,935	R - Residential/Local	A - AC	78	25.15
ASPWNWY	ARBEND	ASPEN WAY	ARBORETUM DR	END	190	30	5,700	R - Residential/Local	A - AC	92	33.03
AURACT	AUREND	AURA CT	AURA WY	END	325	27	9,525	R - Residential/Local	O - AC/AC	76	26.35
AURAWY	MANMIR	AURA WY	MANOR WY	MIRAMONTE AV	1,287	21	27,660	R - Residential/Local	O - AC/AC	95	38.16
AUSTIN	ENDHOL	AUSTIN AV	END	HOLLIDALE CT	760	30	22,800	R - Residential/Local	O - AC/AC	59	17.49
AUSTIN	HOLMOR	AUSTIN AV	HOLLIDALE CT	MORTON AV	632	41	25,912	R - Residential/Local	O - AC/AC	65	19.69
AUSTIN	MORFRE	AUSTIN AV	MORTON AV	FREMONT AV	1,407	36	50,652	R - Residential/Local	O - AC/AC	87	34.64
AUTUMN	ENDOAK	AUTUMN LN	END	OAKHURST AV	332	25	8,300	R - Residential/Local	A - AC	38	4.62
AVALON	ALMJAR	AVALON DR N	ALMOND AV	JARDIN DR	1,299	22	28,578	R - Residential/Local	O - AC/AC	40	6.25
AVALON	EDIALM	AVALON DR N	EDITH AV E	ALMOND AV	1,292	35	45,220	R - Residential/Local	O - AC/AC	59	17.48
AVALOS	SANEDI	AVALON DR S	SANTA BARBARA DR	EDITH AV E	417	30	12,510	R - Residential/Local	O - AC/AC	94	38.01
AVON	ECHEND	AVON WY	ECHO DR	END	128	25	4,674	R - Residential/Local	O - AC/AC	60	16.65
AWALT	ENDTRU	AWALT CT	END	TRUMAN AV	370	30	13,027	R - Residential/Local	O - AC/AC	34	3.64
AZALEA	EDIEND	AZALEA WY	EDITH AV E	END	678	30	22,267	R - Residential/Local	O - AC/AC	56	14.33
BST	FREMIR	B ST	FREMONT AV	MIRAMONTE AV	379	32	12,128	R - Residential/Local	O - AC/AC	53	12.73
BEACH	DEOEND	BEACHWOOD LANE	DEODARA DRIVE	END	1,470	30	44,100	R - Residential/Local	A - AC	84	28.95
BECKER	LOSEND	BECKER LN	LOS ALTOS AV	END	204	25	7,177	R - Residential/Local	A - AC	72	21.37
BELLEV	FRECOV	BELLEVUE CT	FREMONT AV	COVINGTON RD	495	24	11,880	R - Residential/Local	O - AC/AC	95	38.22
BELLWO	ENDMID	BELLWOOD CT	END	MIDDLETON AV	232	30	9,217	R - Residential/Local	O - AC/AC	93	48.51
BENROE	AUSFAL	BEN ROE DR	AUSTIN AV	FALLEN LEAF LN	2,379	35	83,265	R - Residential/Local	O - AC/AC	61	17.24
BENDIG	GRENIG	BENDIGO DR	GREEN OAK LN	NIGHTINGALE CT	245	30	7,350	R - Residential/Local	A - AC	87	30.73
BENVEN	CLAEND	BENVENUE AV	CLARK AV S	END	2,121	31	65,751	R - Residential/Local	O - AC/AC	90	36.35
BENVEN	ELMCLA	BENVENUE AV	EL MONTE AVS	CLARK AV S	1,636	23	37,628	R - Residential/Local	O - AC/AC	65	21.11
BERRY	RIVSPR	BERRY AV	RIVERSIDE DR	SPRINGER RD S	817	41	33,497	R - Residential/Local	O - AC/AC	56	15.40
BERRY	SPRMIR	BERRY AV	SPRINGER RD S	MIRAMONTE AV	2,633	31	82,914	R - Residential/Local	O - AC/AC	95	38.22
BEVERL	ENDALM	BEVERLY LN	END	ALMOND AV	223	31	8,810	R - Residential/Local	O - AC/AC	94	37.83
BIARRI	VALEND	BIARRITZ CR	VALENCIA DR	END	175	27	4,699	R - Residential/Local	O - AC/AC	88	35.23
BIRCHW	ENDRIV	BIRCHWOOD CT	END	RIVERSIDE DR	184	31	7,447	R - Residential/Local	O - AC/AC	89	35.82
BLACKM	ENDTHA	BLACK MOUNTAIN CT	END	THATCHER DR	286	30	10,352	R - Residential/Local	O - AC/AC	66	20.31
BLINN	ENDSPR	BLINN CT	END	SPRINGER RD N	165	24	6,067	R - Residential/Local	A - AC	73	22.01
BLUELN	ENDEND	BLUE OAK LN	N END	S END	860	30	25,800	R - Residential/Local	A - AC	55	12.30
BRADDA	ENDOAK	BRADDALE AV	END	OAK AV	265	23	7,484	R - Residential/Local	O - AC/AC	94	37.85

Street ID	Section ID	Street Name	From	To	Length	Width	Area	Functional Class	Surface Type	Current PCI	Remaining Life
BRENCT	ENDBRE	BRENTWOOD CT	END	BRENTWOOD ST	194	36	8,172	R - Residential/Local	O - AC/AC	91	36.83
BRENPL	ENDBRE	BRENTWOOD PL	END	BRENTWOOD ST	192	37	8,266	R - Residential/Local	O - AC/AC	55	13.38
BRENST	ENDBER	BRENTWOOD ST	END	BERRY AV	642	37	23,754	R - Residential/Local	O - AC/AC	64	19.84
BRIARW	BEREND	BRIARWOOD CT	BERRY AV	END	381	34	15,430	R - Residential/Local	O - AC/AC	87	34.44
BRIDGT	MTHEND	BRIDGTON CT	MT HAMILTON AV	END	425	30	15,548	R - Residential/Local	A - AC	74	22.60
BRIGHT	ENDFRE	BRIGHT OAKS CT	END	FREMONT AV	770	30	25,898	R - Residential/Local	O - AC/AC	30	1.99
BROOKM	FALEND	BROOKMILL RD	FALLEN LEAF LN	END	1,772	37	68,117	R - Residential/Local	O - AC/AC	91	36.82
BRUCIT	PENEND	BRUCITO AV	PENINSULAR AV	END	567	24	15,108	R - Residential/Local	O - AC/AC	95	38.16
BUCKIN	PORSUF	BUCKINGHAM DR	PORTLAND AV	SUFFOLK WY	915	30	27,450	R - Residential/Local	O - AC/AC	85	32.67
BURKE	CITFOO	BURKE RD	CITY LIMIT (300' W/ UNIVERSITY AV)	FOOTHILL EXPWY	381	37	14,149	C - Collector	O - AC/AC	69	16.90
CAMELL	CLASPR	CAMELLIA WY	CLARK AV S	SPRINGER RD S	1,300	41	53,300	R - Residential/Local	O - AC/AC	82	30.59
CAMELL	ENDCAM	CAMELLIA WY	END	CAMELLIA WY	87	36	3,132	R - Residential/Local	O - AC/AC	48	10.10
CAMPBE	FREROS	CAMPBELL AV	FREMONT AV	ROSITA AV	2,419	26	64,005	R - Residential/Local	O - AC/AC	79	32.46
CAMPBE	ROSCUE	CAMPBELL AV	ROSITA AV	CUESTA DR	1,006	33	33,198	R - Residential/Local	O - AC/AC	86	33.92
CANDAC	CLAALE	CANDACE WY	CLAY DR	ALEXANDER WY	679	31	21,049	R - Residential/Local	O - AC/AC	70	24.48
CANTER	MARWES	CANTERBURY WY	MARBAROUGH AV	WESSEX AV	288	30	8,640	R - Residential/Local	C - AC/PCC	72	27.19
CAPIST	ENDSTJ	CAPISTRANO WY	END	ST JOSEPH AV	318	36	12,766	R - Residential/Local	O - AC/AC	78	27.75
CARMAV	PORCAR	CARMEL AV	PORTOLA AV W	CARMEL CT	823	21	17,283	R - Residential/Local	O - AC/AC	83	31.96
CARMCT	ENDEND	CARMEL CT	E END	W END	479	28	18,054	R - Residential/Local	O - AC/AC	86	33.98
CARMTR	PORALT	CARMEL TR	PORTLAND AV	ALTAMEAD DR	1,126	37	40,127	R - Residential/Local	O - AC/AC	91	36.83
CARNAT	UNIEND	CARNATION CT	UNIVERSITY AV E	END	288	30	10,567	R - Residential/Local	O - AC/AC	85	33.32
CAROB	BSTLOR	CAROB LN	B ST	LORAINE AV	431	22	9,482	R - Residential/Local	O - AC/AC	85	33.35
CARRIA	ALMEND	CARRIAGE CT	ALMA CT	END	385	30	13,477	R - Residential/Local	O - AC/AC	67	22.40
CARVO	ENDPOR	CARVO CT	END	PORTLAND AV	378	24	11,208	R - Residential/Local	A - AC	43	6.85
CASABO	ENDROS	CASA BONITA CT	END	ROSITA AV	465	30	15,877	R - Residential/Local	O - AC/AC	91	36.83
CASICT	CASEND	CASITA CT	CASITA WY	END	260	30	9,727	R - Residential/Local	O - AC/AC	41	6.04
CASIWY	ALVMAR	CASITA WY	ALVARADO AV	MARICH WY	1,122	40	44,880	R - Residential/Local	O - AC/AC	70	22.92
CASIWY	ENDEND	CASITA WY	NW END	SE END	425	30	12,750	R - Residential/Local	O - AC/AC	92	37.22
CASIWY	JARALV	CASITA WY	JARDIN DR	ALVARADO AV	851	38	32,338	R - Residential/Local	O - AC/AC	62	19.23
CASIWY	MARTEE	CASITA WY	MARICH WY	END AT TEE	339	30	10,170	R - Residential/Local	O - AC/AC	91	36.80
CASTAN	ENDARB	CASTANO CORTE	END	ARBUELO WY	394	30	11,820	R - Residential/Local	O - AC/AC	92	37.22
CASTIL	COVEND	CASTILLEJA CT	COVINGTON RD	END	165	24	6,067	R - Residential/Local	O - AC/AC	81	28.43
CASTLE	ELMEND	CASTLE LN	EL MONTE AV N	END	103	34	5,309	R - Residential/Local	O - AC/AC	77	27.06
CATACT	VEREND	CATALINA CT	VERA CRUZ AV	END	547	24	15,235	R - Residential/Local	O - AC/AC	78	28.44
CATAWY	CATJOR	CATALINA WY	CATALINA CT	JORDAN AV	551	20	11,020	R - Residential/Local	O - AC/AC	79	29.15
CAVALI	TOREND	CAVALIER CT	TORWOOD LN	END	90	30	4,627	R - Residential/Local	O - AC/AC	82	31.26

Street ID	Section ID	Street Name	From	To	Length	Width	Area	Functional Class	Surface Type	Current PCI	Remaining Life
CECECT	ENDCEC	CECELIA CT	END	CECELIA WY	222	34	9,355	R - Residential/Local	O - AC/AC	69	22.25
CECEWY	CASEND	CECELIA WY	CASITA WY	END	401	34	13,634	R - Residential/Local	O - AC/AC	64	19.05
CEDAR	REDDEO	CEDAR PL	REDWOOD DR	DEODARA DR	1,078	31	33,418	R - Residential/Local	O - AC/AC	84	32.66
CHAMIS	ALTLOS	CHAMISAL AV	ALTA VISTA AV	LOS ALTOS AV	529	33	17,457	R - Residential/Local	O - AC/AC	76	27.03
CHATEA	ENDSTU	CHATEAU DR	DIOR TERR	STUART CT	522	30	15,660	R - Residential/Local	O - AC/AC	88	35.23
CHELCT	ENDCHE	CHELSEA CT	END	CHELSEA DR	109	24	4,723	R - Residential/Local	O - AC/AC	90	36.35
CHELDR	OAKMIR	CHELSEA DR	OAK AV	MIRAVALLE AV	712	30	21,360	R - Residential/Local	O - AC/AC	94	37.85
CHERRY	ENDPIN	CHERRY AV	END	PINE LN	2,500	22	55,000	R - Residential/Local	O - AC/AC	61	17.22
CHESTE	SANSAN	CHESTER CR	SAN ANTONIO RD N	SAN ANTONIO RD N	990	25	24,750	R - Residential/Local	O - AC/AC	84	32.65
CHRIST	FALEND	CHRISTINA DR	FALLEN LEAF LN	END	936	33	33,398	R - Residential/Local	O - AC/AC	69	22.27
CHULET	VIAEND	CHULETA CT	VIA HUERTA	END	215	30	8,377	R - Residential/Local	O - AC/AC	83	31.98
CHURTO	NEFAR	CHURTON AV	NESTON WY	FARNDON AV	1,299	39	50,661	R - Residential/Local	O - AC/AC	68	21.61
CIELIT	EDIANG	CIELITO DR	EDITH AV E	ANGELA DR	652	32	20,864	R - Residential/Local	O - AC/AC	87	34.62
CLARKN	ALMJAR	CLARK AV N	ALMOND AV	JARDIN DR	1,282	30	38,460	R - Residential/Local	O - AC/AC	49	10.49
CLARKS	CUEELM	CLARK AV S	CUESTA DR	EL MONTE AV N	2,720	27	73,440	R - Residential/Local	O - AC/AC	48	9.49
CLARCT	ENDCLA	CLARK CT	END	CLARKE AV S	353	29	12,194	R - Residential/Local	O - AC/AC	69	24.62
CLAY	FALCAN	CLAY DR	FALLEN LEAF LN	CANDACE WY	1,356	31	42,036	R - Residential/Local	O - AC/AC	84	31.98
CLINTO	ENDMIR	CLINTON RD	END	MIRAMONTE AV	1,118	22	24,596	R - Residential/Local	O - AC/AC	84	31.99
CODY	ANGEND	CODY LN	ANGELA DR	NE END	292	24	7,008	R - Residential/Local	O - AC/AC	78	33.89
CODY	CODEND	CODY LN	CODY LN (150' N/ ANGELA DR	NW END	226	24	5,424	R - Residential/Local	O - AC/AC	71	23.61
COLLEE	NEWHOL	COLLEEN DR	NEWCASTLE DR	HOLLIDALE CT	1,755	30	52,650	R - Residential/Local	O - AC/AC	86	34.00
COLLEG	ELMEND	COLLEGE CT	EL MONTE AV S	END	273	26	9,483	R - Residential/Local	O - AC/AC	87	34.61
CONCOR	EURPOR	CONCORD AV	EUREKA AV	PORTLAND AV	638	23	14,674	R - Residential/Local	O - AC/AC	86	34.00
CORAL	ENDSPR	CORAL CT	END	SPRINGER RD N	362	30	13,472	R - Residential/Local	O - AC/AC	66	22.27
CORONA	CHESAN	CORONADO AV	CHERRY AV	SAN ANTONIO RD N	885	20	17,700	R - Residential/Local	O - AC/AC	87	34.62
CORONA	ENDCHE	CORONADO AV	END	CHERRY AV	545	30	18,277	R - Residential/Local	O - AC/AC	87	34.62
COVICT	ENDCOV	COVINGTON CT	END	COVINGTON RD	90	24	4,609	R - Residential/Local	O - AC/AC	27	0.81
COVIRD	CAMHAL	COVINGTON RD	CAMPBELL AV	HALE CREEEK	938	36	33,768	C - Collector	O - AC/AC	93	29.68
COVIRD	ELMCAM	COVINGTON RD	EL MONTE AV S	CAMPBELL AV	3,036	32	97,152	C - Collector	O - AC/AC	93	29.68
COVIRD	HALSPR	COVINGTON RD	HALE CREEK	SPRINGER RD S	842	36	30,312	C - Collector	O - AC/AC	93	29.66
COVIRD	MIRGRA	COVINGTON RD	MIRAMONTE AV	GRANT RD	2,689	40	107,756	C - Collector	O - AC/AC	92	29.29
COVIRD	SPRMIR	COVINGTON RD	SPRINGER RD S	MIRAMONTE AV	2,570	37	95,466	C - Collector	O - AC/AC	85	26.34
CREEDE	ALICIT	CREEDEN WY	ALICIA WY	CITY LIMIT (117' E/ ALICIA WY)	117	28	3,276	R - Residential/Local	O - AC/AC	88	35.23
ST	GRAFAR	CRIST DR	GRANT RD	FARNDON AV	1,648	39	64,272	R - Residential/Local	O - AC/AC	87	34.63
CRISDR	CITFOO	CRISTO REY DR	CITY LIMIT (246' W/	FOOTHILL BL	1,443	41	59,163	R - Residential/Local	O - AC/AC	59	17.42

Street ID	Section ID	Street Name	From	To	Length	Width	Area	Functional Class	Surface Type	Current PCI	Remaining Life
			KRING WY)								
CRISPL	CRIEND	CRISTO REY PL	CRISTO REY DR	END	364	25	11,177	R - Residential/Local	O - AC/AC	88	45.79
CROOKE	WOOEND	CROOKED CREEK DR	WOODED GLEN DR	END	1,334	36	49,927	R - Residential/Local	O - AC/AC	68	21.61
CUESTA	CAMSPR	CUESTA DR	CAMPBELL AV	SPRINGER RD S	1,737	32	55,584	C - Collector	O - AC/AC	92	29.29
CUESTA	ELMCAM	CUESTA DR	EL MONTE RD S	CAMPBELL AV	1,648	32	52,736	C - Collector	O - AC/AC	85	26.34
CUESTA	GABELM	CUESTA DR	GABILAN ST	EL MONTE AV S	794	35	27,790	C - Collector	A - AC	80	15.83
CUESTA	SANTYN	CUESTA DR	SAN ANTONIO RD S	TYNDALL ST	308	36	11,088	C - Collector	O - AC/AC	74	19.74
CUESTA	TYNGAB	CUESTA DR	TYNDALL ST	GABILAN ST	681	26	17,706	C - Collector	O - AC/AC	85	26.34
CYNTHI	FALEND	CYNTHIA WY	FALLEN LEAF LN	END	286	30	10,507	R - Residential/Local	O - AC/AC	67	20.96
CYPRCT	ENDCYP	CYPRESS CT	END	CYPRESS DR	291	24	9,091	R - Residential/Local	O - AC/AC	89	35.80
CYPRDR	CYPEDI	CYPRESS DR	CYPRESS CT	EDITH AV W	698	30	22,867	R - Residential/Local	O - AC/AC	92	37.22
DALEHU	ENDMOR	DALEHURST AV	END	MORTON AV	882	31	29,567	R - Residential/Local	O - AC/AC	36	4.18
DALLAS	ENDFRE	DALLAS CT	END	FREMONT AV	404	35	15,485	R - Residential/Local	O - AC/AC	67	20.96
DAMIAN	COVEND	DAMIAN WY	COVINGTON RD	END	492	24	14,257	R - Residential/Local	A - AC	43	6.63
DARTMO	RUNBUC	DARTMOUTH LN	RUNNYMEAD DR	BUCKINGHAM DR	1,161	30	34,830	R - Residential/Local	O - AC/AC	84	31.98
DAUPHI	VALEND	DAUPHINE PL	VALENCIA DR	END	200	26	5,288	R - Residential/Local	O - AC/AC	74	25.64
DEANZA	ENDELM	DE ANZA LN	END	EL MONTE AV S	495	24	13,987	R - Residential/Local	O - AC/AC	85	32.68
DELCEN	ENDROS	DEL CENTRO WY	END	ROSITA WY	265	39	11,992	R - Residential/Local	O - AC/AC	74	24.97
DELMON	CARSAN	DEL MONTE AV	CARMEL AV	SAN ANTONIO RD N	1,674	19	31,806	R - Residential/Local	O - AC/AC	95	38.22
DELPCR	JORPOR	DELPHI CR	JORDAN AV	PORTOLA CT	1,466	30	43,980	R - Residential/Local	A - AC	55	12.01
DELPCT	DELEND	DELPHI CT	DELPHI CR	END	229	25	8,142	R - Residential/Local	O - AC/AC	94	37.83
DEODAR	CEDVIN	DEODARA DR	CEDAR PL	VINEYARD DR	1,180	36	42,480	R - Residential/Local	O - AC/AC	84	32.65
DEODAR	ENDCED	DEODARA DR	END	CEDAR PL	333	34	11,322	R - Residential/Local	O - AC/AC	86	33.99
DEODAR	STJTEN	DEODARA DR	ST JOSEPH AV	360' S/ WIMBLEDON PL. (TENNIS COURT)	1,404	40	56,160	R - Residential/Local	O - AC/AC	74	25.64
DEODAR	TENBEA	DEODARA DR	360' S/ WIMBLEDON PL (TENNIS COURT)	BEACHWOOD LN	1,600	29	46,400	R - Residential/Local	O - AC/AC	85	33.33
DEODAR	VINBEE	DEODARA DR	VINEYARD DR	BEECHWOOD LN	1,145	37	42,365	R - Residential/Local	O - AC/AC	82	31.27
DIOR	CHAVAL	DIOR TR	CHATEAU DR	VALENCIA DR	516	30	15,480	R - Residential/Local	O - AC/AC	77	27.74
DISTCR	ELCDIS	DISTEL CR	EL CAMINO REAL	DISTEL DR	906	36	32,616	R - Residential/Local	O - AC/AC	94	37.83
DISTDR	ALVEND	DISTEL DR	ALVARADO AV	END	195	39	9,262	R - Residential/Local	O - AC/AC	79	34.58
DISTDR	ENDMAR	DISTEL DR	END	MARICH WY	675	40	28,627	R - Residential/Local	O - AC/AC	80	29.86
DISTDR	JARALV	DISTEL DR	JARDIN DR	ALVARADO AV	1,237	38	47,006	R - Residential/Local	O - AC/AC	83	31.96
DISTDR	MARELC	DISTEL DR	MARICH WY	EL CAMINO REAL	710	35	24,850	R - Residential/Local	O - AC/AC	89	35.80
DIXON	VANEND	DIXON WY	VAN BUREN ST	END	893	25	23,940	R - Residential/Local	O - AC/AC	84	32.15
DOLORE	FREMIR	DOLORES AV	FREMONT AV	MIRAMONTE AV	561	22	12,342	C - Collector	O - AC/AC	63	13.31
DONKIR	GRAJUA	DON KIRK ST	GRANT RD	JUAREZ AV	735	25	18,375	R - Residential/Local	O - AC/AC	93	48.51

Street ID	Section ID	Street Name	From	To	Length	Width	Area	Functional Class	Surface Type	Current PCI	Remaining Life
DOUD	EDIALM	DOUD DR	EDITH AV E	ALMOND AV	1,294	35	45,290	R - Residential/Local	O - AC/AC	81	30.57
EASTCT	EASEND	EASTWOOD CT	EASTWOOD DR	END	547	30	18,337	R - Residential/Local	O - AC/AC	92	37.24
EASTDR	MIRCOV	EASTWOOD DR	MIRAMONTE AV	COVINGTON RD	1,771	41	72,136	R - Residential/Local	O - AC/AC	78	34.45
EASTPL	COVEND	EASTWOOD PL	COVINGTON RD	END	480	30	16,327	R - Residential/Local	A - AC	50	9.67
ECHO	COVHAR	ECHO DR	COVINGTON RD	HARRINGTON AV	883	29	25,607	R - Residential/Local	O - AC/AC	62	17.85
ECHO	FRECOV	ECHO DR	FREMONT AV	COVINGTON RD	900	24	21,600	R - Residential/Local	O - AC/AC	50	11.12
EDGE	SPRSEE	EDGE LN	SPRINGER RD S	SEENA AV	1,144	20	22,880	R - Residential/Local	O - AC/AC	71	23.61
EDGEWO	UNIORA	EDGEWOOD LN	UNIVERSITY AV W	ORANGE AV	479	19	9,101	R - Residential/Local	O - AC/AC	90	42.74
EDITHE	CIEELE	EDITH AV E	CIELITO DR	ELEANOR AV	271	32	8,672	R - Residential/Local	O - AC/AC	95	38.22
EDITHE	ELEGOR	EDITH AV E	ELEANOR AV	GORDON WY N	678	30	20,340	R - Residential/Local	O - AC/AC	95	38.22
EDITHE	GOREND	EDITH AV E	GORDON WY N	END	1,656	31	50,840	R - Residential/Local	O - AC/AC	49	10.00
EDITHW	CITFOO	EDITH AV W	CITY LIMIT (58' W/ CYPRESS DR)	FOOTHILL EXPWY	612	35	21,420	C - Collector	O - AC/AC	63	13.71
EDITHW	FOOSAN	EDITH AV W	FOOTHILL EX	SAN ANTONIO RD S	1,959	32	62,439	C - Collector	O - AC/AC	92	29.48
EDNA	ENDELM	EDNA CT	END	EL MONTE AV S	230	24	7,627	R - Residential/Local	O - AC/AC	71	25.26
ELMONN	ALMSPR	EL MONTE AV N	ALMOND AV	SPRINGER RD N	1,046	40	41,840	C - Collector	O - AC/AC	75	20.34
ELMONN	CLAALM	EL MONTE AV N	CLARK AV S	ALMOND AV	1,633	40	65,320	C - Collector	O - AC/AC	84	25.78
ELMONS	CUECLA	EL MONTE AV S	CUESTA DR	CLARK AV S	3,364	40	134,560	C - Collector	O - AC/AC	77	21.55
ELMONS	FOOSHI	EL MONTE AV S	FOOTHILL EXP	SHIRLYNN CT	856	69	59,026	A - Arterial	O - AC/AC	82	23.83
ELMONS	OKEFOO	EL MONTE AV S	OKEEFE LN	FOOTHILL EX	2,556	65	166,140	A - Arterial	O - AC/AC	70	16.55
ELMONS	SHICUE	EL MONTE AV S	SHIRLYNN CT	CUESTA DR	637	40	25,480	A - Arterial	O - AC/AC	92	28.65
ELMOSB	SPRCIT	EL MONTE AV SB	SPRINGER RD N	CITY LIMIT (167' N/ HOLLINGSWORTH DR)	959	26	24,934	A - Arterial	O - AC/AC	71	17.11
ELMOCT	ENDELM	EL MONTE CT	END	EL MONTE AV N	321	23	8,641	R - Residential/Local	O - AC/AC	89	35.82
ELSEAV	GRACRI	EL SERENO AV	HOMESTEAD	CRIST DR	1,087	30	32,610	R - Residential/Local	O - AC/AC	81	29.87
ELSECT	ENDELS	EL SERENO CT	END	EL SERENO AV	168	25	5,539	R - Residential/Local	O - AC/AC	68	21.61
ELEANO	HILEDI	ELEANOR AV	HILLVIEW AV	EDITH AV E	654	29	18,966	R - Residential/Local	O - AC/AC	81	35.18
ELEANO	MARPEP	ELEANOR AV	MARVIN AV	PEPPER DR	364	21	7,644	R - Residential/Local	O - AC/AC	85	32.88
ELEANO	PEPHIL	ELEANOR AV	PEPPER DR	HILLVIEW AV	809	21	16,989	R - Residential/Local	O - AC/AC	81	29.92
ELMHUR	QUETRU	ELMHURST DR	QUEENSBURY AV	TRUMAN AV	385	30	11,550	R - Residential/Local	O - AC/AC	88	34.95
ELMHUR	TRUEND	ELMHURST DR	TRUMAN AV	END	352	30	12,487	R - Residential/Local	O - AC/AC	94	37.85
ELNORA	ENDNEW	ELNORA CT	END	NEWCASTLE DR	202	30	7,987	R - Residential/Local	O - AC/AC	90	36.34
ENSENA	ENDJUA	ENSENADA WY	END	JUAREZ AV	637	30	21,037	R - Residential/Local	O - AC/AC	56	14.35
ESTATE	ENDGRA	ESTATE DR	END	GRANT AV	510	24	14,347	R - Residential/Local	A - AC	30	1.71
ESTREL	ENDLUN	ESTRELLITA WY	END	LUNADA DR	279	24	8,803	R - Residential/Local	O - AC/AC	75	26.33
EUGENI	LOUEND	EUGENIA WY	LOUISE LN	END	132	24	5,275	R - Residential/Local	O - AC/AC	67	20.96
EUREAV	ENDEND	EUREKA AV	W END	E END	542	20	10,840	R - Residential/Local	O - AC/AC	93	37.58

Street ID	Section ID	Street Name	From	To	Length	Width	Area	Functional Class	Surface Type	Current PCI	Remaining Life
EUREAV	ENDGRA	EUREKA AV	END	GRANT AV	864	31	27,210	R - Residential/Local	O - AC/AC	82	30.97
EURECT	ENDEUR	EUREKA CT	END	EUREKA AV	91	33	4,542	R - Residential/Local	O - AC/AC	73	24.96
EVA	STJGRA	EVA AV	ST JOSEPH AV	GRANGER AV	1,417	40	56,680	R - Residential/Local	O - AC/AC	74	29.46
EVEMAR	FALCHR	EVEMARIE AV	FALLEN LEAF LN	CHRISTINA DR	359	35	12,565	R - Residential/Local	O - AC/AC	55	13.79
FALLEN	FREHAV	FALLEN LEAF LN	FREMONT AV	HAVENHURST DR	925	40	37,000	R - Residential/Local	O - AC/AC	75	25.65
FALLEN	HAVRAV	FALLEN LEAF LN	HAVENHURST DR	RAVENSWOOD DR	1,347	40	53,880	R - Residential/Local	O - AC/AC	82	30.58
FALLEN	HOMLOU	FALLEN LEAF LN	HOMESTEAD RD	LOUISE LN	567	41	23,247	R - Residential/Local	O - AC/AC	85	33.34
FALLEN	JONMOR	FALLEN LEAF LN	JONES LN	MORTON AV	2,235	38	84,930	R - Residential/Local	O - AC/AC	84	31.98
FALLEN	LOUVIC	FALLEN LEAF LN	LOUISE LN	VICTORIA CT	1,099	40	43,960	R - Residential/Local	O - AC/AC	81	30.35
FALLEN	MORFRE	FALLEN LEAF LN	MORTON AV	FREMONT AV	1,471	40	58,840	R - Residential/Local	O - AC/AC	84	31.98
FALLEN	VICJON	FALLEN LEAF LN	VICTORIA CT	JONES LN	283	40	11,320	R - Residential/Local	O - AC/AC	76	26.35
FARNDON	CRIMOR	FARNDON AV	CRIST DR	MORTON WY	1,797	39	70,083	R - Residential/Local	O - AC/AC	76	26.35
FARNDON	GRACRI	FARNDON AV	GRANT RD	CRIST DR	1,423	38	54,074	R - Residential/Local	O - AC/AC	76	26.35
FILIP	SPRCOV	FILIP RD	SPRINGER RD S	COVINGTON RD	942	30	28,260	R - Residential/Local	O - AC/AC	95	38.22
FIRLN	ENDEND	FIR LANE	W END	E END	620	30	18,600	R - Residential/Local	A - AC	75	23.24
FIRST	MAIEDI	FIRST ST	MAIN ST	EDITH AV W	1,446	30	43,380	C - Collector	O - AC/AC	90	33.12
FIRST	SANMAI	FIRST ST	SAN ANTONIO RD S	MAIN ST	1,665	34	56,610	C - Collector	O - AC/AC	55	9.97
FONTAI	ENDVAL	FONTAINBLEAU TR	END	VALENCIA DR	168	24	6,139	R - Residential/Local	O - AC/AC	86	33.99
FOOTHI	280CIT	FOOTHILL BL SB	280 SB OFF RAMP	CITY LIMITS	600	30	18,000	A - Arterial	O - AC/AC	62	11.98
FORMWA	ENDALM	FORMWAY CT	END	ALMOND AV	300	22	8,767	R - Residential/Local	A - AC	40	5.39
FOURTH	STAEDI	FOURTH ST	STATE ST	EDITH AV W	455	25	11,375	R - Residential/Local	O - AC/AC	90	36.33
FRANCE	ELEGOR	FRANCES DR	ELEANOR AV	GORDON WY S	651	20	13,020	R - Residential/Local	O - AC/AC	62	17.85
FREDER	MERARM	FREDERICK CT	MERRITT RD	ALMOND AV	347	39	13,533	R - Residential/Local	O - AC/AC	92	37.33
FREMONT	BELCAM	FREMONT AV	BELLEVUE CT	CAMPBELL AV	1,919	33	63,327	R - Residential/Local	O - AC/AC	59	17.21
FREMONT	CAMRIV	FREMONT AV	CAMPBELL AV	RIVERSIDE DR	1,236	33	40,788	R - Residential/Local	O - AC/AC	58	16.49
FREMONT	COVBEL	FREMONT AV	COVINGTON RD	BELLEVUE CT	1,671	33	55,143	R - Residential/Local	O - AC/AC	68	23.68
FREMONT	DOLMIR	FREMONT AV	DOLORES AV	MIRAMONTE AV	968	34	32,912	R - Residential/Local	O - AC/AC	73	28.06
FREMONT	ENDGIF	FREMONT AV	END	GIFFIN RD	890	28	28,827	R - Residential/Local	O - AC/AC	33	3.23
FREMONT	GRACIT	FREMONT AV	GRANT RD	CITY LIMIT (760' E/ FALLEN LEAF LN)	3,985	52	209,010	A - Arterial	O - AC/AC	93	29.03
FREMONT	MANDOL	FREMONT AV	MANOR WY	DOLORES AV	1,572	33	55,276	C - Collector	O - AC/AC	93	29.69
FREMONT	MIRPER	FREMONT AV	MIRAMONTE AV	PERMANENTE CREEK	267	45	12,015	C - Collector	O - AC/AC	64	13.79
FREMONT	PERGRA	FREMONT AV	PERMANENTE CREEK	GRANT RD	2,238	40	87,837	C - Collector	C - AC/PCC	72	18.50
FREMONT	SPRMAN	FREMONT AV	SPRINGER RD S	MANOR WY	1,528	38	58,064	C - Collector	O - AC/AC	93	29.69
FRIACT	FRIEND	FRIARS CT	FRIARS LN	END	146	25	5,727	R - Residential/Local	O - AC/AC	95	38.22
FRIALN	CRIEND	FRIARS LN	CRISTO REY DR	END	620	25	17,577	R - Residential/Local	O - AC/AC	95	38.22
GABILA	CUELYE	GABILAN ST	CUESTA DR	LYELL ST	532	29	15,428	R - Residential/Local	O - AC/AC	44	8.62

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GABILA	GIFCUE	GABILAN ST	GIFFIN RD	CUESTA DR	570	27	15,390	R - Residential/Local	O - AC/AC	55	14.74
GALLCT	GOREND	GALLI CT	GORDON WY N	END	195	32	8,107	R - Residential/Local	O - AC/AC	68	21.60
GALLDR	CIEGOR	GALLI DR	CIELITO DR	GORDON WY N	972	22	21,384	R - Residential/Local	O - AC/AC	95	38.22
GARDEN	UNIEND	GARDENIA WY	UNIVERSITY AV E	END	178	24	6,379	R - Residential/Local	O - AC/AC	90	36.33
GARLAN	MTHEND	GARLAND WY	MT HAMILTON AV	END	775	22	17,050	R - Residential/Local	O - AC/AC	72	26.46
GARTCT	ENDGAR	GARTHWICK CT	END	GARTHWICK DR	95	25	4,792	R - Residential/Local	O - AC/AC	38	5.63
GARTDR	GRASIE	GARTHWICK DR	GRANT RD	SIESTA DR	876	33	28,908	R - Residential/Local	O - AC/AC	62	17.84
GIFFIN	FREELM	GIFFIN RD	FREMONT AV	EL MONTE AV S	904	24	21,696	R - Residential/Local	O - AC/AC	28	1.20
GIRALD	CLASPR	GIRALDA DR	CLARK AV S	SPRINGER RD S	1,300	33	42,250	R - Residential/Local	O - AC/AC	85	33.35
GLENAL	CAMPAR	GLEN ALTO DR	CAMPBELL AV	PARMA WY	801	37	29,637	R - Residential/Local	O - AC/AC	55	13.79
GOLDEN	ALTBER	GOLDEN WY	ALTOS OAKS DR	BERRY AV	756	40	30,240	R - Residential/Local	O - AC/AC	95	38.22
GOLDEN	BERCOV	GOLDEN WY	BERRY AV	COVINGTON RD	1,270	39	49,530	R - Residential/Local	O - AC/AC	89	35.44
GOLDEN	COVEND	GOLDEN WY	COVINGTON RD	END (CITY LIMITS)	635	40	25,400	R - Residential/Local	O - AC/AC	90	36.35
GORDON	EDIALM	GORDON WY N	EDITH AV E	ALMOND AV	1,286	32	40,732	R - Residential/Local	O - AC/AC	84	31.99
GORDOS	ENDHAW	GORDON WY S	END	HAWTHORNE AV	840	40	33,600	R - Residential/Local	O - AC/AC	60	16.65
GORDOS	HAWHIL	GORDON WY S	HAWTHORNE AV	HILLVIEW AV	663	25	16,575	R - Residential/Local	O - AC/AC	80	29.17
GORDOS	HILEDI	GORDON WY S	HILLVIEW AV	EDITH AV E	701	23	16,123	R - Residential/Local	O - AC/AC	90	36.35
GRANGE	LOYMON	GRANGER AV	LOYOLA DR	MONTCLAIRE WY	1,780	31	55,180	R - Residential/Local	O - AC/AC	95	38.22
GRANGE	MONSTJ	GRANGER AV	MONTCLAIRE WY	ST JOSEPH AV	2,028	31	62,868	R - Residential/Local	O - AC/AC	94	52.91
GRANLN	HOLEND	GRANT PARK LN	HOLT AV	END	869	36	31,284	R - Residential/Local	A - AC	48	9.15
GRANRD	FARHOM	GRANT RD	FARNDON AV	HOMESTEAD RD	963	33	31,779	C - Collector	O - AC/AC	78	22.16
GRANRD	FOOFRE	GRANT RD	FOOTHILL EXP	FREMONT AVE	2,495	56	140,590	C - Collector	O - AC/AC	78	22.76
GRANRD	FRECIT	GRANT RD	FREMONT AV	CITY LIMIT (385' N/ COVINGTON RD)	5,017	44	198,078	A - Arterial	O - AC/AC	74	18.87
GRANRD	GRANEW	GRANT RD	GRANT RD	NEWCASTLE DR	1,937	34	65,858	C - Collector	O - AC/AC	77	21.55
GRANRD	NEWFAR	GRANT RD	NEWCASTLE DR	FARNDON AV	1,174	38	44,612	C - Collector	O - AC/AC	82	24.60
GREENO	ENDGRA	GREEN OAK LN	END	GRANT RD	747	30	23,624	R - Residential/Local	A - AC	86	30.16
GUADAL	RAQPIN	GUADALUPE DR	RAQUEL LN	PINE LN	1,110	38	42,180	R - Residential/Local	O - AC/AC	72	24.26
HACICT	ENDHAC	HACIENDA CT	END	HACIENDA WY	115	24	4,867	R - Residential/Local	O - AC/AC	73	24.94
HACIWY	RAQLOS	HACIENDA WY	RAQUEL LN	LOS ALTOS AV	1,332	30	39,960	R - Residential/Local	O - AC/AC	86	33.98
HAMILT	MTHEND	HAMILTON CT	MT HAMILTON AV	END	495	30	17,107	R - Residential/Local	O - AC/AC	90	36.32
HAMPTO	EDIEND	HAMPTON CT	EDITH AV W	END	124	25	5,177	R - Residential/Local	O - AC/AC	86	33.98
HARRAV	CAMPAR	HARRINGTON AV	CAMPBELL AV	PARMA WY	806	27	21,762	R - Residential/Local	O - AC/AC	61	17.24
HARRCT	ENDCAM	HARRINGTON CT	END	CAMPBELL AV	331	30	13,380	R - Residential/Local	O - AC/AC	86	34.00
HARWAL	OAKJOE	HARWALT DR	OAK AV	JOEL WY	825	37	30,525	R - Residential/Local	O - AC/AC	86	33.90
HAVENH	FALRAV	HAVENHURST DR	FALLEN LEAF LN	RAVENSWOOD DR	680	37	25,160	R - Residential/Local	O - AC/AC	83	31.29
HAVENH	TRUFAL	HAVENHURST DR	TRUMAN AV	FALLEN LEAF LN	608	38	23,104	R - Residential/Local	O - AC/AC	54	14.37

Street ID	Section ID	Street Name	From	To	Length	Width	Area	Functional Class	Surface Type	Current PCI	Remaining Life
HAWKIN	HAREND	HAWKINS DR	HARWALT DR	END	433	32	15,723	R - Residential/Local	O - AC/AC	85	32.76
HAWTAV	CLAEND	HAWTHORNE AV	CLARK AV S	END	659	23	15,157	R - Residential/Local	O - AC/AC	94	37.85
HAWTAV	ELEELM	HAWTHORNE AV	ELEANOR AV	EL MONTE AV S	1,539	26	40,014	R - Residential/Local	O - AC/AC	43	7.58
HAWTAV	ELMCLA	HAWTHORNE AV	EL MONTE AV S	CLARK AV S	1,012	31	31,372	R - Residential/Local	O - AC/AC	85	33.35
HAWTAV	SANELE	HAWTHORNE AV	SAN ANTONIO RD S	ELEANOR AV	1,274	21	26,754	R - Residential/Local	O - AC/AC	76	26.36
HAWTCT	ENDCLA	HAWTHORNE CT	END	CLARK AV S	284	30	10,447	R - Residential/Local	O - AC/AC	82	30.59
HAYMAN	COVEND	HAYMAN PL	COVINGTON RD	END	557	30	18,637	R - Residential/Local	A - AC	47	8.33
HAZELA	ENDFRE	HAZELAAR WY	END	FREMONT AV	224	23	6,285	R - Residential/Local	O - AC/AC	59	16.06
HEATHE	TOREND	HEATHER CT	TORWOOD LN	END	90	30	4,627	R - Residential/Local	O - AC/AC	77	32.15
HELEN	NEWEND	HELEN CT	NEWCASTLE DR	END	123	20	4,687	R - Residential/Local	O - AC/AC	70	24.27
HERITA	PAYEND	HERITAGE CT	PAYNE DR	END	775	45	34,580	R - Residential/Local	O - AC/AC	56	14.35
HIGGIN	ELMALM	HIGGINS AV	EL MONTE AV N	ALMOND AV	965	26	25,090	R - Residential/Local	O - AC/AC	66	20.33
HIGHCT	EVAEND	HIGHLAND VIEW CT	EVA AV	END	392	32	14,111	R - Residential/Local	O - AC/AC	65	19.69
HIGHCR	ANDKEN	HIGHLANDS CR	ANDOVER WY	KENT DR	1,314	30	39,420	R - Residential/Local	O - AC/AC	70	22.93
HIGHCR	KENSCO	HIGHLANDS CR	KENT DR	SCOTT LN	1,118	30	33,540	R - Residential/Local	O - AC/AC	68	21.61
HIGHCR	YORAND	HIGHLANDS CR	YORKSHIRE DR	ANDOVER WY	573	30	17,190	R - Residential/Local	O - AC/AC	83	31.98
HIGHCR	YORKEN	HIGHLANDS CR	YORKSHIRE DR	KENT DR	1,178	30	35,340	R - Residential/Local	O - AC/AC	70	22.93
HILLVI	ELEGOR	HILLVIEW AV	ELEANOR AV	GORDON WY S	642	20	12,840	R - Residential/Local	O - AC/AC	68	20.95
HILLVI	GOROSA	HILLVIEW AV	GORDON AV S	OSAGE AV	390	16	6,240	R - Residential/Local	O - AC/AC	63	16.92
HILLVI	SANELE	HILLVIEW AV	SAN ANTONIO RD S	ELEANOR AV	1,260	29	36,540	R - Residential/Local	O - AC/AC	89	35.44
HOLLID	AUSEND	HOLLIDALE CT	AUSTIN AV	END	476	31	16,653	R - Residential/Local	O - AC/AC	78	27.75
HOLLIN	SPAELM	HOLLINGSWORTH DR	SPARGUR DR	EL MONTE AV S	1,280	25	32,000	R - Residential/Local	O - AC/AC	95	38.22
HOLLY	MCKPOR	HOLLY AV	MCKENZIE AV	PORTLAND AV	995	24	23,880	R - Residential/Local	O - AC/AC	82	30.59
HOLLY	OAKMCK	HOLLY AV	OAKHURST AV	MCKENZIE AV	898	27	24,246	R - Residential/Local	O - AC/AC	84	31.99
HOLT	ALFFAL	HOLT AV	ALFORD AV	FALLEN LEAF LN	650	38	24,700	R - Residential/Local	O - AC/AC	83	31.28
HOLT	AUSNEW	HOLT AV	AUSTIN AV	NEWCASTLE DR	1,482	41	60,762	R - Residential/Local	O - AC/AC	79	28.46
HOLT	FALEND	HOLT AV	FALLEN LEAF LN	END	360	39	15,697	R - Residential/Local	O - AC/AC	76	26.35
HOLT	NEWALF	HOLT AV	NEWCASTLE DR	ALFORD WY	849	41	34,809	R - Residential/Local	O - AC/AC	69	22.27
HOMEST	FOOEND	HOMESTEAD RD	FOOTHILL EXP	END (Mid of Ste'ns Crk Bridge)	1,812	52	57,824	A - Arterial	O - AC/AC	76	20.09
HONEYS	ENDDEO	HONEYSUCKLE PL	END	DEODARA DR	172	31	7,557	R - Residential/Local	O - AC/AC	88	35.24
HUNTIN	ENDEVA	HUNTINGTON LN	END	EVA AV	216	24	8,000	R - Residential/Local	O - AC/AC	78	27.75
JARDIN	VALALI	JARDIN DR	VALENCIA DR	ALICIA WY	1,563	40	62,520	R - Residential/Local	O - AC/AC	67	21.41
JARDEB	ALICLA	JARDIN DR EB	ALICIA WY	CLARKE AV N	1,601	20	42,020	R - Residential/Local	O - AC/AC	36	4.48
JAY	CLAELM	JAY ST	CLARK AV N	EL MONTE AV N	1,426	25	35,650	R - Residential/Local	O - AC/AC	40	5.60
JOEL	ENDEND	JOEL WY	E END	W END	577	35	21,972	R - Residential/Local	O - AC/AC	85	32.76
JOLLY	PENEND	JOLLY CT	PENINSULAR AV	END	264	26	8,050	R - Residential/Local	O - AC/AC	36	4.49

Street ID	Section ID	Street Name	From	To	Length	Width	Area	Functional Class	Surface Type	Current PCI	Remaining Life
JONES	CRIFAL	JONES LN	CRIST DR	FALLEN LEAF LN	299	38	11,362	R - Residential/Local	O - AC/AC	66	20.32
JORDAN	PORELC	JORDAN AV	PORTOLA AV E	EL CAMINO REAL	1,088	31	33,728	R - Residential/Local	O - AC/AC	83	31.96
JORDAN	SANPOR	JORDAN AV	SAN ANTONIO RD N	PORTOLA AV E	1,271	27	34,317	R - Residential/Local	O - AC/AC	87	34.62
JUANIT	TORGUA	JUANITA WY	TORWOOD LN	GUADALUPE DR	1,402	33	45,765	R - Residential/Local	O - AC/AC	59	17.20
JUAREZ	AUSMOR	JUAREZ AV	AUSTIN AV	MORTON AV	779	33	25,707	R - Residential/Local	O - AC/AC	63	18.45
JUAREZ	MORRIC	JUAREZ AV	MORTON AV	RICHARDSON AV	919	34	31,329	R - Residential/Local	O - AC/AC	62	17.84
JULIE	FRERAN	JULIE LN	FREMONT AV	RANCHITA DR	1,049	37	38,813	R - Residential/Local	O - AC/AC	83	31.29
KATHY	FREEND	KATHY LN	FREMONT AV	END	456	30	15,607	R - Residential/Local	O - AC/AC	83	31.28
KAY	COLHOL	KAY DR	COLLEEN DR	HOLT AV	387	31	11,997	R - Residential/Local	O - AC/AC	84	32.67
KENSAV	MIGFRE	KENSINGTON AV	MIGUEL AV	FREMONT AV	839	26	21,814	R - Residential/Local	O - AC/AC	62	17.84
KENSCR	FREEND	KENSINGTON CR	FREMONT AV	END	650	33	23,782	R - Residential/Local	O - AC/AC	66	20.32
KENT	ANDSTO	KENT DR	ANDOVER AV	STONEHAVEN DR	1,072	41	42,880	R - Residential/Local	O - AC/AC	58	17.00
KENT	REGAND	KENT DR	REGENT DR	ANDOVER WY	249	40	9,960	R - Residential/Local	O - AC/AC	65	19.69
KENT	STJREG	KENT DR	ST JOSEPH AV	REGENT DR	815	41	33,415	R - Residential/Local	O - AC/AC	61	18.44
KINGST	TRUEND	KINGSTON CT	TRUMAN AV	END	150	32	7,229	R - Residential/Local	O - AC/AC	66	20.33
KINGSW	PINTHA	KINGSWOOD WY	PINE LN	THAMES LN	777	30	23,310	R - Residential/Local	O - AC/AC	76	27.03
KIRCHE	FALEND	KIRCHER CT	FALLEN LEAF LN	END	100	36	6,008	R - Residential/Local	O - AC/AC	66	20.33
KNOLLW	STJEND	KNOLLWOOD LN	ST JOSEPH AV	END	484	30	16,777	R - Residential/Local	O - AC/AC	81	30.35
KRING	ENDCRI	KRING WY	END	CRISTO REY DR	437	24	15,386	R - Residential/Local	O - AC/AC	95	38.22
LAPREN	ROSCAM	LA PRENDA RD	ROSITA AV	CAMPBELL AV	1,256	38	47,728	R - Residential/Local	O - AC/AC	96	53.87
LAMMY	ENDALT	LAMMY PL	END	ALTAMEAD DR	701	30	29,535	R - Residential/Local	O - AC/AC	66	20.33
LANDEL	NEWEND	LANDELL CT	NEWCASTLE DR	END	316	25	10,317	R - Residential/Local	O - AC/AC	84	32.67
LANGTO	LAULOS	LANGTON AV	LAURELES DR	LOS ALTOS AV	649	29	18,677	R - Residential/Local	O - AC/AC	67	20.94
LANTIS	FALEND	LANTIS LN	FALLEN LEAF LN	END	576	38	25,395	R - Residential/Local	O - AC/AC	68	21.61
LARKEL	ENDRAV	LARKELLEN LN	END	RAVENSWOOD DR	415	30	14,707	R - Residential/Local	O - AC/AC	67	20.97
LARNEL	ENDGRA	LARNEL PL	END	GRANGER AV	281	35	12,277	R - Residential/Local	O - AC/AC	43	7.96
LASCAM	ENDSIE	LAS CAMPANAS CT	END	SIERRA VENTURA DR	113	30	5,317	R - Residential/Local	O - AC/AC	84	32.66
LASFLO	LAUEND	LAS FLORES CT	LAURELES DR	END	95	28	4,339	R - Residential/Local	O - AC/AC	70	22.91
LASSEN	CUELYE	LASSEN ST	CUESTA DR	LYELL ST	533	24	12,792	R - Residential/Local	O - AC/AC	68	23.96
LASSEN	GIFCUE	LASSEN ST	GIFFIN RD	CUESTA RD	600	25	15,000	R - Residential/Local	O - AC/AC	69	22.28
LAUREL	ENDEND	LAURELES DR	END	END	1,619	28	47,860	R - Residential/Local	O - AC/AC	75	26.33
LAVER	STJEND	LAVER CT	ST JOSEPH AV	END	724	30	25,844	R - Residential/Local	O - AC/AC	44	8.13
LAVERN	POREND	LAVERNE WY	PORTOLA AV W	END	869	24	22,963	R - Residential/Local	O - AC/AC	67	22.81
LEAF	ENDTWE	LEAF CT	END	TWELVE ACRES DR	147	24	5,635	R - Residential/Local	O - AC/AC	92	37.22
LEE	UNIPAL	LEE ST	UNIVERSITY AV W	PALM AV	653	25	16,325	R - Residential/Local	O - AC/AC	58	15.46
LEONEL	COVEND	LEONELLO AV	COVINGTON RD	END (North)	644	22	14,168	R - Residential/Local	O - AC/AC	95	38.22

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LEONEL	ENDCOV	LEONELLO AV	END (South)	COVINGTON RD	489	22	12,172	R - Residential/Local	O - AC/AC	76	31.48
LERIDA	SANBEN	LERIDA AV	SAN LUIS AV	BENVENUE AV	269	21	5,649	R - Residential/Local	O - AC/AC	84	31.99
LILAC	UNIEND	LILAC LN	UNIVERSITY AV E	END	83	30	4,417	R - Residential/Local	O - AC/AC	86	33.98
LINCOL	SHEEND	LINCOLN AV	SHERMAN ST	END (Orange Ave)	1,950	25	46,800	R - Residential/Local	O - AC/AC	62	17.82
LINCOL	UNISHE	LINCOLN AV	UNIVERSITY AV W.	SHERMAN ST	876	56	49,054	R - Residential/Local	O - AC/AC	78	33.60
LINDAV	RUSEND	LINDA VISTA WY	RUSSELL AV	END	579	34	21,493	R - Residential/Local	O - AC/AC	85	32.67
LINDEN	PINPOR	LINDEN AV	PINE LN	PORTOLA AV W	1,670	22	36,630	R - Residential/Local	O - AC/AC	75	26.33
LISACT	LISEND	LISA CT	LISA LN	END	187	33	8,657	R - Residential/Local	O - AC/AC	72	24.28
LISALN	FRELIS	LISA LN	FREMONT AV	LISA CT	702	40	28,080	R - Residential/Local	O - AC/AC	87	37.61
LISALN	OAKLIS	LISA LN	OAKHURST AV	LISA CT	944	39	36,816	R - Residential/Local	O - AC/AC	83	31.70
LIVEOA	LOSEND	LIVE OAK LN	LOS ALTOS AV	END	667	32	23,537	R - Residential/Local	O - AC/AC	84	32.65
LOCKLN	ENDMAR	LOCKHART LN	END	MARIPOSA WY	652	31	21,530	R - Residential/Local	O - AC/AC	86	33.98
LOCKCT	ENDLOC	LOCKHAVEN CT	END	LOCKHAVEN DR	189	30	7,597	R - Residential/Local	O - AC/AC	61	18.44
LOCKDR	STOHIG	LOCKHAVEN DR	STONEHAVEN DR	HIGHLANDS CR	869	31	26,939	R - Residential/Local	O - AC/AC	61	18.44
LOMAPR	MIREND	LOMA PRIETA CT	MIRAMONTE AV	END	145	40	7,579	R - Residential/Local	O - AC/AC	44	8.14
LONGDE	ENDSTJ	LONGDEN CR	END	ST JOSEPH AV	324	30	11,647	R - Residential/Local	O - AC/AC	62	19.19
LORAIN	ENDMIR	LORAINE AV	END	MIRAMONTE AV	694	22	15,268	R - Residential/Local	O - AC/AC	62	18.95
LOSAAV	EDIYER	LOS ALTOS AV	EDITH AV W	YERBA SANTA AV	2,739	36	98,130	C - Collector	O - AC/AC	74	19.74
LOSAAV	LOUELC	LOS ALTOS AV	LOUCKS AV	EI CAMINO REAL	2,017	35	70,595	C - Collector	O - AC/AC	93	38.24
LOSAAV	PINPOR	LOS ALTOS AV	PINE LN	PORTOLA AV W	1,721	38	65,398	C - Collector	O - AC/AC	93	38.24
LOSAAV	PORLOU	LOS ALTOS AV	PORTOLA AV W	LOUCKS AV	1,166	35	40,810	C - Collector	O - AC/AC	93	38.24
LOSAAV	YERPIN	LOS ALTOS AV	YERBA SANTA AV	PINE LN	1,319	38	50,122	C - Collector	O - AC/AC	93	38.24
LOSACT	LOSEND	LOS ALTOS CT	LOS ALTOS AV	END	160	24	5,947	R - Residential/Local	A - AC	84	28.93
LOSNIN	ALVMAR	LOS NINOS WY	ALVARADO AV	MARICH WY	1,130	30	33,900	R - Residential/Local	O - AC/AC	82	31.27
LOSNIN	JARALV	LOS NINOS WY	JARDIN DR	ALVARADO AV	1,448	30	43,440	R - Residential/Local	O - AC/AC	88	35.22
LOSPAJ	ENDCAM	LOS PAJAROS CT	END	CAMPBELL AV	456	38	19,015	R - Residential/Local	O - AC/AC	71	23.30
LOUCKS	LOSSAN	LOUCKS AV	LOS ALTOS AV	SAN ANTONIO RD	2,136	22	46,992	R - Residential/Local	O - AC/AC	85	33.32
LOUISE	FALVIC	LOUISE LN	FALLEN LEAF LN	VICTORIA CT	1,226	30	36,780	R - Residential/Local	O - AC/AC	79	28.51
LUNACT	LUNEND	LUNADA CT	LUNADA DR	END	160	23	5,817	R - Residential/Local	O - AC/AC	75	26.33
LUNADR	LAULOS	LUNADA DR	LAURELES DR	LOS ALTOS AV	667	30	20,010	R - Residential/Local	O - AC/AC	65	19.67
LYELL	FIRSAN	LYELL ST	FIRST ST	SAN ANTONIO RD S	308	27	8,316	R - Residential/Local	O - AC/AC	89	35.80
LYELL	SANEND	LYELL ST	SAN ANTONIO RD S	END	1,894	28	54,170	R - Residential/Local	O - AC/AC	47	9.70
MADELA	ENDSTJ	MADELAINE CT	END	ST JOSEPH AV	272	30	10,087	R - Residential/Local	O - AC/AC	71	23.60
MADONN	ENDUNI	MADONNA WY	END	UNIVERSITY AV S	1,537	24	39,337	R - Residential/Local	O - AC/AC	64	20.69
MAIN	FOOSTA	MAIN ST	FOOTHILL EXP	STATE ST	1,565	50	78,250	C - Collector	A - AC	71	12.01
MAIN	STASAN	MAIN ST	STATE ST	SAN ANTONIO RD S	410	50	20,500	C - Collector	C - AC/PCC	80	23.38

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MANOR	FREMIR	MANOR WY	FREMONT AV	MIRAMONTE AV	1,763	22	38,786	R - Residential/Local	O - AC/AC	95	38.16
MARGAR	LOSVIA	MARGARITA CT	LOS ALTOS AV	VIA DEL POZO	528	31	16,368	R - Residential/Local	O - AC/AC	82	31.26
MARICH	CASEND	MARICH WY	CASITA WY	END	366	41	15,006	R - Residential/Local	O - AC/AC	78	33.24
MARICH	DISCAS	MARICH WY	DISTEL DR	CASITA WY	382	41	15,662	R - Residential/Local	O - AC/AC	71	23.59
MARICH	JORDIS	MARICH WY	JORDAN AV	DISTEL DR	1,672	36	52,414	R - Residential/Local	O - AC/AC	76	27.03
MARINO	OAKOAK	MARINOVICH WY	OAK AV	OAK AV	1,165	30	34,950	R - Residential/Local	O - AC/AC	80	29.74
MARIPO	ENDLOS	MARIPOSA AV	END	LOS ALTOS AV	713	18	12,834	R - Residential/Local	O - AC/AC	76	30.72
MARLAV	CANOAK	MARLBAROUGH AV	CANTERBURY WY	OAK AV	1,126	30	33,780	R - Residential/Local	O - AC/AC	61	18.34
MARLCT	ENDMAR	MARLBAROUGH CT	END	MARLBAROUGH AV	147	24	5,635	R - Residential/Local	O - AC/AC	94	52.99
MARSHA	FALEND	MARSHALL CT	FALLEN LEAF LN	END	500	30	16,927	R - Residential/Local	O - AC/AC	84	32.67
MARVIN	PEPELE	MARVIN AV	PEPPER DR	ELEANOR AV	1,180	21	24,780	R - Residential/Local	O - AC/AC	80	36.57
MAYER	ELMEND	MAYER CT	EL MONTE AV N	END	150	38	7,541	R - Residential/Local	O - AC/AC	89	35.82
MAYNCT	MAYEND	MAYNARD CT	MAYNARD WY	END	108	24	2,592	R - Residential/Local	A - AC	37	4.22
MAYNWY	ENDSAN	MAYNARD WY	END	SAN ANTONIO RD N	310	24	9,547	R - Residential/Local	A - AC	38	4.60
MAYWOO	RIVEND	MAYWOOD CT	RIVERSIDE DR	END	108	73	7,884	R - Residential/Local	O - AC/AC	65	21.10
MCCLUR	ENDGAR	MCCLURE LN	END	GARTHWICK DR	105	30	4,284	R - Residential/Local	O - AC/AC	76	26.35
MCKENZ	OAKPOR	MCKENZIE AV	OAKHURST AV	PORTLAND AV	1,705	26	44,330	R - Residential/Local	O - AC/AC	85	33.35
MEADOW	ENDTOR	MEADOW LN	END	TORWOOD LN	577	30	19,237	R - Residential/Local	O - AC/AC	80	29.86
MEDFOR	ENDHAV	MEDFORD DR	END	HAVENHURST DR	350	36	14,376	R - Residential/Local	O - AC/AC	80	29.17
MERCED	LOUEND	MERCEDES AV	LOUCKS AV	END	573	24	15,859	R - Residential/Local	O - AC/AC	66	20.30
MERCED	PORLOU	MERCEDES AV	PORTOLA AV W	LOUCKS AV	1,200	25	30,000	R - Residential/Local	O - AC/AC	73	24.94
MERRCT	ENDMER	MERRITT CT	END	MERRITT RD	103	37	6,185	R - Residential/Local	O - AC/AC	88	34.95
MERRRD	FREGOR	MERRITT RD	FREDERICK CT	GORDON WY N	1,241	29	35,989	R - Residential/Local	O - AC/AC	82	30.97
MIDDLN	ENDUNI	MIDDLEBURY LN	END	UNIVERSITY AV W	529	24	14,803	R - Residential/Local	O - AC/AC	38	5.02
MIDDAV	AUSMOR	MIDDLETON AV	AUSTIN AV	MORTON AV	1,022	33	33,726	R - Residential/Local	O - AC/AC	84	32.67
MIDDCT	ENDMID	MIDDLETON CT	END	MIDDLETON AV	276	25	8,663	R - Residential/Local	O - AC/AC	85	33.34
MIGUEL	PENEND	MIGUEL AV	PENINSULAR AV	END	876	26	24,224	R - Residential/Local	O - AC/AC	39	5.81
MILLS	ELMEND	MILLS AV	EL MONTE RD N	END	654	31	21,113	R - Residential/Local	O - AC/AC	52	12.17
MILVER	UNIELM	MILVERTON RD	UNIVERSITY AV W	EL MONTE AV S	1,371	22	30,162	R - Residential/Local	O - AC/AC	72	27.30
MIMOCT	ARBEND	MIMOSA COURT	ARBORETUM DR	END	640	34	21,760	R - Residential/Local	A - AC	86	30.15
MIRAFL	LINBER	MIRAFLORES WY	LINDA VISTA WY	BERRY AV	471	34	16,014	R - Residential/Local	O - AC/AC	76	30.75
MIRAMO	EASEND	MIRAMONTE AV	EASTWOOD DR	END (Yardis Ct)	1,222	35	42,770	C - Collector	O - AC/AC	62	12.97
MIRAMO	FRELOR	MIRAMONTE AV	FREMONT AV	LORAINE AV	913	44	40,172	C - Collector	O - AC/AC	68	15.81
MIRAMO	LORPOR	MIRAMONTE AV	LORAINE AV	PORTLAND AV	1,756	35	61,460	C - Collector	O - AC/AC	73	18.52
MIRAMO	POREAS	MIRAMONTE AV	PORTLAND AV	EASTWOOD DR	1,197	35	41,895	C - Collector	O - AC/AC	75	20.36
MIRAVA	ENDCHE	MIRAVALLE AV	END (Baricated)	CHELSEA DR	371	30	11,130	R - Residential/Local	O - AC/AC	79	28.46

Street ID	Section ID	Street Name	From	To	Length	Width	Area	Functional Class	Surface Type	Current PCI	Remaining Life
MIRAVA	GRAEND	MIRAVALLE AV	GRANT RD	END (Baricated)	1,036	20	21,801	R - Residential/Local	A - AC	30	1.68
MONTPL	EVAEND	MONTCLAIRE PL	EVA AV	END	539	43	23,177	R - Residential/Local	O - AC/AC	39	5.98
MONTWY	EVAGRA	MONTCLAIRE WY	EVA AV	GRANGER AV	2,152	33	71,214	R - Residential/Local	O - AC/AC	67	20.96
MONTCT	ENDMON	MONTCLAIRE CT	END	MONTCLAIRE WY	116	30	5,911	R - Residential/Local	O - AC/AC	73	24.96
MONTEV	ENDGRA	MONTE VERDE CT	END	GRANGER AV	462	36	18,379	R - Residential/Local	O - AC/AC	58	17.00
MONTEB	FREEND	MONTEBELLO OAKS CT	FREMONT AV	END	414	22	12,385	R - Residential/Local	A - AC	67	18.42
MONTER	CYPEND	MONTEREY PL	CYPRESS DR	END	211	30	8,257	R - Residential/Local	O - AC/AC	92	37.22
MORGAN	ENDSPE	MORGAN PL	END	SPENCER WY	195	31	7,942	R - Residential/Local	O - AC/AC	50	10.57
MORTON	FALEND	MORTON AV	FALLEN LEAF LN	END	144	37	5,328	R - Residential/Local	O - AC/AC	81	29.87
MORTON	GRANEW	MORTON AV	GRANT RD	NEWCASTLE DR	2,420	37	89,540	R - Residential/Local	O - AC/AC	70	22.93
MORTON	NEWFAL	MORTON AV	NEWCASTLE DR	FALLEN LEAF LN	1,055	36	37,980	R - Residential/Local	O - AC/AC	82	30.58
MOUNTA	ARRVIS	MOUNTAIN VIEW AV	ARROYO RD	VISTA GRANDE AV	883	29	25,607	R - Residential/Local	O - AC/AC	90	36.35
MTHAMI	LOSSAN	MT HAMILTON AV	LOS ALTOS AV	SANANTONIO RD N	1,850	22	40,700	R - Residential/Local	O - AC/AC	94	37.83
MUIR	EASEND	MUIR WY	EASTWOOD DR	END	571	33	20,242	R - Residential/Local	O - AC/AC	52	11.07
MUNDEL	ENDLOS	MUNDELL WY	END	LOS ALTOS AV	925	23	21,275	R - Residential/Local	O - AC/AC	63	20.26
NANCY	ENDAUR	NANCY LN	END	AURA WY	281	23	8,600	R - Residential/Local	O - AC/AC	70	22.94
NASH	ENDUNI	NASH RD	END	UNIVERSITY AV E	834	26	24,069	R - Residential/Local	O - AC/AC	77	27.73
NAVAJO	ENDANG	NAVAJO LN	END	ANGELA DR	135	24	5,347	R - Residential/Local	O - AC/AC	82	30.59
NELA	ENDPOR	NELA LN	END	PORTOLA AV E	139	22	4,095	R - Residential/Local	O - AC/AC	80	29.86
NESTON	ENDFAR	NESTON WY	END	FARNDON AV	523	39	20,736	R - Residential/Local	O - AC/AC	68	21.61
NEWCAS	GRAMOR	NEWCASTLE DR	GRANT RD	MORTON AV	2,508	40	100,320	R - Residential/Local	O - AC/AC	51	10.99
NEWCAS	MORFRE	NEWCASTLE DR	MORTON AV	FREMONT AV	1,542	40	61,680	R - Residential/Local	O - AC/AC	56	14.18
NIGHTI	MIGEND	NIGHTINGALE CT	E END	W END	531	30	18,500	R - Residential/Local	O - AC/AC	81	29.88
NOTTIN	ROBEND	NOTTINGHAM WY	ROBINHOOD LN	END	352	31	13,137	R - Residential/Local	O - AC/AC	74	25.65
OAKST	EDIMTH	OAK ST	EDITH AV W	MT HAMILTON AV	695	21	14,595	R - Residential/Local	O - AC/AC	79	29.15
OAKAV	GRATRU	OAK AV	GRANT RD	TRUMAN AV	2,646	37	97,902	R - Residential/Local	O - AC/AC	81	29.88
OAKAV	HAREND	OAK AV	HARWALT DR	END	643	34	24,338	R - Residential/Local	O - AC/AC	68	21.62
OAKAV	TRUHAR	OAK AV	TRUMAN AV	HARWALT DR	850	37	15,725	R - Residential/Local	O - AC/AC	78	27.76
OAKHUR	FREPOR	OAKHURST AV	FREMONT AV	PORTLAND AV	2,617	26	67,408	R - Residential/Local	O - AC/AC	45	7.83
OAKLEY	DALNEW	OAKLEY DR	DALEHURST AV	NEWCASTLE DR	352	30	10,560	R - Residential/Local	O - AC/AC	48	9.95
OAKWOO	RIVEND	OAKWOOD CT	RIVERSIDE DR	END	186	41	9,531	R - Residential/Local	O - AC/AC	83	31.29
ODELL	ENDTHA	ODELL WY	END	THATCHER DR	247	30	9,337	R - Residential/Local	O - AC/AC	69	22.25
OKEEFE	ELMDEE	OKEEFE LN	EL MONTE AV S	CITY LIMIT(near Deep Well Ln)	1,566	12	19,575	R - Residential/Local	A - AC	85	29.54
ORANGE	LINEND	ORANGE AV	LINCOLN AV	END (Fenced near Lincoln Av)	3,120	35	109,200	R - Residential/Local	O - AC/AC	77	27.73

Street ID	Section ID	Street Name	From	To	Length	Width	Area	Functional Class	Surface Type	Current PCI	Remaining Life
ORCHID	UNIEND	ORCHID PL	UNIVERSITY AV E	END	396	30	13,807	R - Residential/Local	O - AC/AC	86	42.74
ORILLA	LAUEND	ORILLA CT	LAURELES DR	END	122	28	5,095	R - Residential/Local	O - AC/AC	74	25.63
ORR	ENDRIC	ORR CT	END	RICHARDSON AV	268	37	11,788	R - Residential/Local	O - AC/AC	84	32.67
OSAGE	ENEDI	OSAGE AV	END	EDITH AV E	975	18	17,550	R - Residential/Local	O - AC/AC	89	40.37
OTIS	ENDMIL	OTIS WY	END	MILLS AV	392	31	13,605	R - Residential/Local	O - AC/AC	41	6.73
OXFORD	KENHIG	OXFORD DR	KENT DR	HIGHLANDS CR	972	30	29,160	R - Residential/Local	O - AC/AC	63	19.96
PACO	CLASPR	PACO DR	CLARK AV S	SPRINGER RD S	1,280	22	28,160	R - Residential/Local	O - AC/AC	72	27.04
PACO	ELMCLA	PACO DR	EL MONTE AV S	CLARKE AV S	1,258	23	28,934	R - Residential/Local	O - AC/AC	64	20.29
PALM	LINWAS	PALM AV	LINCOLN AV	WASHINGTON ST	1,640	30	49,200	R - Residential/Local	O - AC/AC	65	19.67
PANCHI	ALVMAR	PANCHITA WY	ALVARADO AV	MARICH WY	1,130	30	33,900	R - Residential/Local	O - AC/AC	91	36.81
PANCHI	JARALV	PANCHITA WY	JARDIN DR	ALVARADO AV	1,583	30	47,490	R - Residential/Local	O - AC/AC	67	21.41
PARKHI	BENFRE	PARKHILLS AV	BEN ROE DR	FREMONT AV	1,136	38	43,168	R - Residential/Local	O - AC/AC	79	28.46
PARMA	COVROS	PARMA WY	COVINGTON RD	ROSITA AV	1,846	22	40,612	R - Residential/Local	O - AC/AC	95	38.22
PARMA	FRECOV	PARMA WY	FREMONT AV	COVINGTON RD	1,283	24	30,792	R - Residential/Local	O - AC/AC	95	38.22
PARMA	ROSARB	PARMA WY	ROSITA AV	ARBOLEDA DR	750	35	26,250	R - Residential/Local	O - AC/AC	95	38.22
PARSON	SANEND	PARSONS WY	SAN ANTONIO RD N	END	225	25	7,702	R - Residential/Local	A - AC	66	17.82
PASARO	CARSAN	PASA ROBLES AV	CARMEL AV	SAN ANTONIO RD N	1,687	23	37,964	R - Residential/Local	O - AC/AC	79	29.14
PATLEN	PAYEND	PATLEN DR	PAYNE DR	END	505	33	18,204	R - Residential/Local	O - AC/AC	87	34.64
PATRIC	LOSPIN	PATRICK WY	LOS ALTOS AV	PINE LN	1,524	31	47,244	R - Residential/Local	O - AC/AC	68	23.67
PAULA	ENDGRA	PAULA CT	END	GRANT RD	262	25	8,967	R - Residential/Local	O - AC/AC	84	31.99
PAYNE	OAKHER	PAYNE DR	OAKHURST AV	HERITAGE CT	654	23	15,042	R - Residential/Local	O - AC/AC	89	35.82
PAYNE	OAKPAT	PAYNE DR	OAKHURST AV	PATLEN DR	667	24	15,008	R - Residential/Local	O - AC/AC	59	16.04
PAYNE	PATHER	PAYNE DR	PATLEN DR	HERITAGE CT	356	23	8,188	R - Residential/Local	O - AC/AC	88	35.25
PENIAV	ENDJOL	PENINSULAR AV	END (South East)	JOLLY CT	1,244	25	29,856	R - Residential/Local	O - AC/AC	73	24.96
PENICT	JOLEND	PENINSULAR CT	JOLLY CT	END	320	24	9,471	R - Residential/Local	O - AC/AC	62	17.84
PENNY	FALEND	PENNY WY	FALLEN LEAF LN	END	232	35	9,897	R - Residential/Local	O - AC/AC	49	11.25
PEPPCT	PEPEND	PEPPER CT	PEPPER DR	END	92	24	4,657	R - Residential/Local	O - AC/AC	84	32.65
PEPPDR	SANELE	PEPPER DR	SAN ANTONIO RD S	ELEANOR AV	1,262	22	27,822	R - Residential/Local	O - AC/AC	95	38.14
PICO	POREND	PICO LN	PORTOLA AV E	END	134	25	4,321	R - Residential/Local	O - AC/AC	90	36.33
PINE	ENDLOS	PINE LN	END	LOS ALTOS AV	1,867	31	59,774	R - Residential/Local	O - AC/AC	75	26.33
PINE	LOSSAN	PINE LN	LOS ALTOS AV	SAN ANTONIO RD N.	1,853	32	55,512	R - Residential/Local	O - AC/AC	66	22.11
PINECR	ARBBEA	PINECREST DR	ARBORETUM DR	BEACHWOOD LANE	810	28	22,680	R - Residential/Local	A - AC	87	30.72
PINEHU	TRUEND	PINEHURST DR	TRUMAN AV	END	354	30	12,877	R - Residential/Local	O - AC/AC	94	37.85
PLEASA	PORPAS	PLEASANT WY	PORTOLA AV W	PASA ROBLES AV	541	24	12,984	R - Residential/Local	O - AC/AC	64	19.04
PORTLA	MIRGRA	PORTLAND AV	MIRAMONTE AV	GRANT RD	2,760	32	88,320	C - Collector	O - AC/AC	87	27.43
PORTOE	SANJOR	PORTOLA AV E	SAN ANTONIO AV N	JORDAN AV	1,208	22	26,576	R - Residential/Local	O - AC/AC	87	34.62

Street ID	Section ID	Street Name	From	To	Length	Width	Area	Functional Class	Surface Type	Current PCI	Remaining Life
PORTOW	DIXLOS	PORTOLA AV W	DIXON WY	LOS ALTOS AV	1,424	21	29,904	R - Residential/Local	O - AC/AC	70	25.55
PORTOW	LOSSAN	PORTOLA AV W	LOS ALTOS AV	SAN ANTONIO RD N	2,049	21	56,520	R - Residential/Local	O - AC/AC	78	33.67
PORTCT	JOREND	PORTOLA CT	JORDAN AV	END	877	27	23,679	R - Residential/Local	O - AC/AC	78	33.91
PRITCH	ENDEND	PRITCHETT CT	E END	W END	512	30	18,914	R - Residential/Local	A - AC	73	22.00
PRITWY	OAKPRI	PRITCHETT WY	OAK AV	PRITCHETT CT	246	30	7,380	R - Residential/Local	A - AC	80	26.43
QUEENS	WAKELM	QUEENSBURY AV	WAKEFIELD TR	ELMHURST DR	1,051	30	35,084	R - Residential/Local	O - AC/AC	79	29.12
RAMON	PACHAW	RAMON DR	PACO DR	HAWTHORNE AV	448	23	10,304	R - Residential/Local	O - AC/AC	32	2.81
RANCCT	ENDRAN	RANCHITA CT	END	RANCHITA DR	220	30	8,527	R - Residential/Local	O - AC/AC	84	31.99
RANCDR	GRAJUL	RANCHITA DR	GRANT RD	JULIE LN	1,200	30	36,000	R - Residential/Local	O - AC/AC	94	37.85
RANCDR	JULMAR	RANCHITA DR	JULIE LN	MARBAROUGH AV	434	40	17,360	R - Residential/Local	O - AC/AC	50	11.08
RANDOL	ENDFRE	RANDOLPH PARKWAY	END	FREMONT AV	332	40	15,059	R - Residential/Local	O - AC/AC	84	31.98
RAQUCT	ENDRAQ	RAQUEL CT	END	RAQUEL LN	193	24	7,081	R - Residential/Local	O - AC/AC	88	35.22
RAQULN	TORGUA	RAQUEL LN	TORWOOD LN	GUADALUPE DR	1,159	38	44,042	R - Residential/Local	O - AC/AC	77	27.73
RAVENS	BROOAK	RAVENSWOOD DR	BROOKMILL RD	OAK AV	1,096	39	42,744	R - Residential/Local	O - AC/AC	64	19.07
RAY	LOUEND	RAY AV	LOUCKS AV	END	560	27	15,120	R - Residential/Local	A - AC	60	14.53
RAYMUN	SPRMOU	RAYMUNDO AV	SPRINGER RD S	MOUNTAIN VIEW AV	1,507	30	45,210	R - Residential/Local	O - AC/AC	80	29.17
REDWOO	ENDDEO	REDWOOD DR	END	DEODARA DR	1,670	31	53,667	R - Residential/Local	O - AC/AC	84	32.66
REGENT	HIGKEN	REGENT DR	HIGHLANDS CR	KENT DR	651	30	19,530	R - Residential/Local	O - AC/AC	93	48.50
RENETT	ENDUNI	RENETTA CT	END	UNIVERSITY AV E	213	24	7,219	R - Residential/Local	O - AC/AC	86	33.98
RICHAR	AUSPAR	RICHARDSON AV	AUSTIN AV	PARKHILLS AV	1,065	38	40,470	R - Residential/Local	O - AC/AC	78	27.75
RICHAR	GRAAUS	RICHARDSON AV	GRANT RD	AUSTIN AV	1,086	35	38,010	R - Residential/Local	O - AC/AC	39	6.13
RICHAR	KENGRA	RICHARDSON AV	KENSINGTON AV	GRANT RD	1,366	26	35,516	R - Residential/Local	O - AC/AC	63	18.45
RICHEL	VALEND	RICHELIEU CT	VALENCIA DR	END	95	24	4,387	R - Residential/Local	O - AC/AC	63	19.91
RILMA	LOUEND	RILMA LN	LOUCKS AV	END	351	30	12,457	R - Residential/Local	O - AC/AC	70	22.91
RINCON	ENDELM	RINCONADA CT	END	EL MONTE AV S	358	30	12,667	R - Residential/Local	O - AC/AC	84	32.65
RIVERS	BERCOV	RIVERSIDE DR	BERRY AV	COVINGTON RD	881	30	26,430	R - Residential/Local	O - AC/AC	86	34.00
RIVERS	COVSPR	RIVERSIDE DR	COVINTON RD	SPRINGER RD S	1,618	40	64,720	R - Residential/Local	O - AC/AC	85	33.35
RIVERS	FREBER	RIVERSIDE DR	FREMONT RD	BERRY AV	385	34	13,090	R - Residential/Local	O - AC/AC	34	3.57
RIVIER	ENDSPR	RIVIERA DR	END	SPRINGER RD S	484	30	16,447	R - Residential/Local	O - AC/AC	77	27.06
RIXFOR	PAREND	RIXFORD LN	PARMA WY	END	190	18	3,420	R - Residential/Local	O - AC/AC	27	0.81
ROBICT	ENDROB	ROBINHOOD CT	END	ROBINHOOD LN	232	33	9,493	R - Residential/Local	O - AC/AC	57	16.30
ROBILN	CROSTJ	ROBINHOOD LN	CROOKED CREEK DR	ST JOSEPH AV	714	37	26,418	R - Residential/Local	O - AC/AC	50	11.83
ROCKPO	SUMEND	ROCKPOINT LN	SUMMERHILL AV	END	420	25	12,115	R - Residential/Local	O - AC/AC	86	33.98
RONALD	SPREND	RONALD CT	SPRINGER RD S	END	187	31	7,855	R - Residential/Local	O - AC/AC	94	37.85
ROSEW	ENDCOV	ROSE CR W	END (of west half circle)	COVINGTON RD	723	31	22,413	R - Residential/Local	O - AC/AC	58	15.48
ROSEE	ENDCOV	ROSE CR E	END (of east half circle)	COVINGTON RD	720	31	22,320	R - Residential/Local	O - AC/AC	55	13.79

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ROSEAV	ROSOAK	ROSEMONT AV	ROSEMONT CT	OAKHURST AV	485	21	10,185	R - Residential/Local	O - AC/AC	69	22.27
ROSECT	ROSEND	ROSEMONT CT	ROSEMONT AV	END	121	30	6,428	R - Residential/Local	O - AC/AC	62	17.84
ROSEWO	ENDRIV	ROSEWOOD CT	END	RIVERSIDE DR	173	40	11,482	R - Residential/Local	O - AC/AC	85	32.67
ROSITA	CAMSPR	ROSITA AV	CAMPBELL AV	SPRINGER RD S	1,679	24	40,296	R - Residential/Local	O - AC/AC	55	12.88
ROSITA	ENDCAM	ROSITA AV	END	CAMPBELL AV	900	38	34,200	R - Residential/Local	O - AC/AC	57	14.57
ROSSWA	ENDMID	ROSSWAY CT	END	MIDDLETON AV	272	30	10,417	R - Residential/Local	O - AC/AC	72	26.48
RUNNCT	RUNEND	RUNNYMEAD CT	RUNNYMEAD DR	END	200	24	6,907	R - Residential/Local	O - AC/AC	85	32.67
RUNNDR	PORSUF	RUNNYMEAD DR	PORTLAND AV	SUFFOLK WY	875	30	26,250	R - Residential/Local	O - AC/AC	69	24.08
RUSSEL	BERCOV	RUSSELL AV	BERRY AV	COVINGTON RD	1,294	38	49,172	R - Residential/Local	O - AC/AC	95	38.22
RUSSEL	COVEND	RUSSELL AV	COVINGTON AV	END	642	25	16,050	R - Residential/Local	O - AC/AC	90	35.89
RUSSEL	LINBER	RUSSELL AV	LINDA VISTA WY	BERRY AV	505	38	19,190	R - Residential/Local	O - AC/AC	89	35.82
SANANN	ALMPOR	SAN ANTONIO RD N	ALMOND AV	PORTOLA AV W	4,304	51	219,504	A - Arterial	O - AC/AC	83	24.44
SANANN	EDIALM	SAN ANTONIO RD N	EDITH AV W	ALMOND AV	1,319	60	79,140	A - Arterial	O - AC/AC	84	25.04
SANANN	PORELC	SAN ANTONIO RD N	PORTOLA AV W	EL CAMINO REAL	1,620	60	97,200	A - Arterial	O - AC/AC	85	25.63
SANANS	FOEDI	SAN ANTONIO RD S	FOOTHILL EX	EDITH AV W	2,910	59	172,260	A - Arterial	O - AC/AC	85	25.63
SANDOM	TORJUA	SAN DOMINGO WY	TORWOOD LN	JUANITA WY	1,138	30	34,140	R - Residential/Local	O - AC/AC	87	34.61
SANFEL	ENDARB	SAN FELICIA WY	END	ARBUELO WY	498	33	17,573	R - Residential/Local	O - AC/AC	58	16.68
SANJUA	ENDJOR	SAN JUAN CT	END	JORDAN AV	595	30	19,777	R - Residential/Local	O - AC/AC	84	32.65
SANLUI	ELMCLA	SAN LUIS AV	EL MONTE AV S	CLARK AV S	1,891	27	50,456	R - Residential/Local	O - AC/AC	83	31.29
SANMAR	ENDSPR	SAN MARTIN PL	END	SPRINGER RD S	526	30	16,870	R - Residential/Local	O - AC/AC	76	26.36
SANDAL	ENDGRA	SANDALWOOD LN	END	GRANGER AV	435	38	17,927	R - Residential/Local	O - AC/AC	91	41.22
SANTAB	AVAELM	SANTA BARBARA DR	AVALON DR	EL MONTE RD S	720	30	21,600	R - Residential/Local	O - AC/AC	94	38.01
SANTAV	PORLOS	SANTA RITA AV	PORTOLA AV W	LOS ALTOS AV	875	19	16,625	R - Residential/Local	O - AC/AC	70	23.02
SANTAV	VANPOR	SANTA RITA AV	VAN BUREN ST	PORTOLA AV W	464	20	9,280	R - Residential/Local	O - AC/AC	74	25.50
SANTCT	LOSEND	SANTA RITA CT	LOS ALTOS AV	END	446	30	13,380	R - Residential/Local	O - AC/AC	42	6.49
SANTAN	ENDMAR	SANTANDER CT	END	MARGARITA CT	131	24	5,251	R - Residential/Local	O - AC/AC	78	28.44
SCOTT	KENSTJ	SCOTT LN	KENT DR	ST JOSEPH AV	796	40	31,840	R - Residential/Local	O - AC/AC	76	26.69
SECOND	MAISTA	SECOND ST	MAIN ST	STATE ST	318	25	7,950	R - Residential/Local	O - AC/AC	77	27.73
SECOND	SANMAI	SECOND ST	LYELL ST	MAIN ST	1,145	25	28,625	R - Residential/Local	O - AC/AC	67	22.54
SECOND	STAEDI	SECOND ST	STATE ST	EDITH AV W	878	25	21,950	R - Residential/Local	O - AC/AC	91	36.80
SEENA	COVEND	SEENA AV	COVINGTON RD	END (North)	573	24	13,752	R - Residential/Local	O - AC/AC	95	38.22
SEENA	ENDCOV	SEENA AV	END	COVINGTON RD	1,008	36	38,035	R - Residential/Local	O - AC/AC	95	38.22
SELIG	HAREND	SELIG LN	HARWALT DR	END (South)	468	30	15,967	R - Residential/Local	O - AC/AC	59	17.62
SEQDR	ARBBEA	SEQUOIA DRIVE	ARBORETUM DR	BEACHWOOD LN	770	24	18,480	R - Residential/Local	A - AC	78	25.15
SEQWY	ARBEND	SEQUOIA WAY	ARBORETUM DR	END	270	32	8,640	R - Residential/Local	A - AC	75	23.24
SEVILL	SANVAL	SEVILLA DR	SAN ANTONIO RD N	VALENCIA DR	758	30	22,740	R - Residential/Local	O - AC/AC	54	13.23

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SHASTA	FIREND	SHASTA ST	FIRST ST	END	180	30	5,400	R - Residential/Local	O - AC/AC	79	29.15
SHELBY	ENDCUE	SHELBY LN	END	CUESTA DR	242	25	8,127	R - Residential/Local	A - AC	42	6.22
SHERID	UNIPAL	SHERIDAN ST	UNIVERSITY AV W	PALM AV	649	25	16,225	R - Residential/Local	O - AC/AC	53	12.68
SHERMA	UNILIN	SHERMAN ST	UNIVERSITY AV W	LINCOLN AV	685	25	17,125	R - Residential/Local	O - AC/AC	49	10.58
SHERWO	SANELC	SHERWOOD AV	SAN ANTONIO RD N	EL CAMINO REAL	842	26	21,892	R - Residential/Local	O - AC/AC	71	26.28
SHIRLY	ENDELM	SHIRLYNN CT	END	EL MONTE RD S	325	27	10,064	R - Residential/Local	O - AC/AC	85	32.68
SIERRA	STOVIA	SIERRA VENTURA DR	STONEHAVEN DR	VIA MADEROS	2,020	40	80,800	R - Residential/Local	O - AC/AC	48	10.24
SIESTA	FREGAR	SIESTA DR	FREMONT AV	GARTHWICK DR	664	33	24,073	R - Residential/Local	O - AC/AC	50	11.97
SILVCT	HAWEND	SILVIA CT	HAWTHORNE AV	END	406	30	14,107	R - Residential/Local	O - AC/AC	60	16.65
SILVDR	PACHAW	SILVIA DR	PACO DR	HAWTHORNE AV	461	21	9,681	R - Residential/Local	O - AC/AC	31	2.40
SIoux	ENDANG	SIoux LN	END	ANGELA DR	112	24	4,795	R - Residential/Local	O - AC/AC	65	21.37
SOLANA	ALMJAR	SOLANA DR	ALMOND AV	JARDIN DR	1,281	22	28,182	R - Residential/Local	O - AC/AC	44	8.29
SOLANA	ENDALM	SOLANA DR	END	ALMOND AV	982	27	27,803	R - Residential/Local	O - AC/AC	40	5.60
SOMERS	ENDDEO	SOMERSET CT	END	DEODARA DR	87	25	4,592	R - Residential/Local	O - AC/AC	74	25.65
SPAGNO	ENDLOS	SPAGNOLI CT	END	LOS ALTOS AV	100	25	4,577	R - Residential/Local	O - AC/AC	85	33.32
SPARGU	HOLELM	SPARGUR DR	HOLLINGSWORTH DR	EL MONTE AV N	1,381	25	34,525	R - Residential/Local	O - AC/AC	37	4.91
SPENCT	LIMSPE	SPENCER CT	LIMETREE LN	SPENCER WY	225	38	8,550	R - Residential/Local	O - AC/AC	89	35.82
SPENWY	COVEND	SPENCER WY	COVINGTON RD	END (Spencer CT)	556	43	23,908	R - Residential/Local	O - AC/AC	77	32.18
SPRINN	CORELM	SPRINGER RD N	CORAL CT	EL MONTE AV N	1,679	45	71,107	C - Collector	O - AC/AC	70	17.43
SPRINS	BERROS	SPRINGER RD S	BERRY AV	ROSITA AV	3,497	50	174,850	C - Collector	O - AC/AC	57	10.86
SPRINS	CUECOR	SPRINGER RD S	CUESTA DR	CORAL CT	2,909	48	139,632	C - Collector	O - AC/AC	62	13.21
SPRINS	FOOBER	SPRINGER RD S	FOOTHILL EX	BERRY AV	682	71	48,422	C - Collector	O - AC/AC	48	6.90
SPRINS	ROSCUE	SPRINGER RD S	ROSITA AV	CUESTA DR	1,056	48	50,688	C - Collector	O - AC/AC	54	9.56
SPRITR	CLASPR	SPRINGER TR	CLARK AV S	SPRINGER RD S	1,295	31	40,145	R - Residential/Local	O - AC/AC	45	7.84
STANTH	STMEND	ST ANTHONY CT	ST MATTHEW WY	END	494	30	16,747	R - Residential/Local	A - AC	64	16.71
STCHAR	STMEND	ST CHARLES CT	ST MATTHEW WY	END	442	31	16,465	R - Residential/Local	A - AC	44	7.03
STJOCT	ENDSTJ	ST JOSEPH CT	END	ST JOSEPH AV	145	34	7,229	R - Residential/Local	O - AC/AC	53	13.66
STJOAV	ENDEVA	ST JOSEPH AV	END	EVA AV	1,980	39	77,220	R - Residential/Local	O - AC/AC	95	38.22
STJOAV	EVASTO	ST JOSEPH AV	EVA AV	STONEHAVEN DR	1,294	40	51,760	R - Residential/Local	O - AC/AC	95	38.22
STJOAV	STMFOO	ST JOSEPH AV	ST MATTHEW WY	FOOTHILL EX	1,364	40	54,560	C - Collector	O - AC/AC	84	25.79
STMARK	WOOEND	ST MARK CT	WOODVIEW TR	END	505	30	17,077	R - Residential/Local	A - AC	78	25.15
STMATT	STOWOO	ST MATTHEW WY	STONEHAVEN DR	WOODVIEW TR	868	30	26,040	R - Residential/Local	A - AC	52	10.58
STAGCT	ENDSTA	STAGI CT	END	STAGI LN	248	24	8,059	R - Residential/Local	O - AC/AC	92	37.22
STAGLN	MADQUI	STAGI LN	MADONNA WY	QUINHILL AV	582	30	17,460	R - Residential/Local	O - AC/AC	81	30.56
STANLE	ENDMIR	STANLEY AV	END	MIRAMONTE AV	602	25	15,050	R - Residential/Local	O - AC/AC	55	12.24
STANWI	ENDEUR	STANWIRTH CT	END	EUREKA AV	115	24	5,389	R - Residential/Local	O - AC/AC	70	22.93

Street ID	Section ID	Street Name	From	To	Length	Width	Area	Functional Class	Surface Type	Current PCI	Remaining Life
STARDU	CLAEND	STARDUST LN	CLARK AV S	END	501	31	17,428	R - Residential/Local	O - AC/AC	34	3.65
STARLI	ENDUNI	STARLITE LN	END	UNIVERSITY AV E	364	30	12,847	R - Residential/Local	O - AC/AC	60	18.39
STATE	FIRMAI	STATE ST	FIRST ST	MAIN ST	1,130	35	39,550	C - Collector	C - AC/PCC	65	13.95
STEVEN	ENDFAL	STEVENS PL	END	FALLEN LEAF LN	427	30	14,737	R - Residential/Local	O - AC/AC	80	29.17
STONEH	ENDSTM	STONEHAVEN DR	END	ST MATTHEW WY	1,816	38	69,008	R - Residential/Local	O - AC/AC	49	10.80
STRATF	LOSEND	STRATFORD PL	LOS ALTOS AV	END	376	30	13,207	R - Residential/Local	O - AC/AC	80	29.85
STUART	ENDVAL	STUART CT	END	VALENCIA DR	617	30	18,510	R - Residential/Local	O - AC/AC	81	30.57
SUFFCT	ENDSUF	SUFFOLK CT	END	SUFFOLK WY	145	24	5,587	R - Residential/Local	O - AC/AC	65	20.56
SUFFWY	RUNBUC	SUFFOLK WY	RUNNYMEAD DR	BUCKINGHAM DR	729	30	21,870	R - Residential/Local	O - AC/AC	75	30.31
SUMMWB	ELMCIT	SUMMERHILL AV WB	EL MONTE AVE	CITY LIMIT (ROCKPOINT LN)	900	15	13,500	C - Collector	O - AC/AC	92	29.29
SUNKLN	ALMEND	SUNKIST LN	ALMOND AV	END	1,274	25	31,427	R - Residential/Local	O - AC/AC	54	13.23
SUNKLN	EDIALM	SUNKIST LN	EDITH AV E	ALMOND AV	1,352	30	40,560	R - Residential/Local	O - AC/AC	60	16.63
SUNKCT	SUNEND	SUNKIST CT	SUNKIST LN	END	116	24	4,018	R - Residential/Local	O - AC/AC	57	14.89
SUNRIS	ENDPOR	SUNRISE CT	END	PORTLAND AV	387	33	14,460	R - Residential/Local	O - AC/AC	69	22.27
SUNSCT	ENDSUN	SUNSHINE CT	END	SUNSHINE DR	211	31	8,438	R - Residential/Local	O - AC/AC	82	30.59
SUNSDR	SPRSPR	SUNSHINE DR	SPRINGER RD S	SPRINGER RD S	1,822	24	43,147	R - Residential/Local	O - AC/AC	82	30.59
SURREY	LOSEND	SURREY PL	LOS ALTOS AV	END	304	30	11,047	R - Residential/Local	O - AC/AC	84	32.65
SYCAMO	REDEND	SYCAMORE CT	REDWOOD DR	END	246	25	8,567	R - Residential/Local	O - AC/AC	88	35.24
SYLVIA	CHESAN	SYLVIAN WY	CHERRY AV	SAN ANTONIO RD N	889	20	17,780	R - Residential/Local	O - AC/AC	82	31.27
SYLVIA	ENDCHE	SYLVIAN WY	END	CHERRY AV	248	17	6,533	R - Residential/Local	O - AC/AC	81	30.56
TEMPLE	ASHTHA	TEMPLEBAR WY	ASHBY LN	THAMES LN	510	30	15,300	R - Residential/Local	O - AC/AC	85	33.32
TERESI	ROSEND	TERESI LN	ROSITA AV	END	483	31	16,870	R - Residential/Local	O - AC/AC	87	34.64
TERRAC	SPREND	TERRACE CT	SPRINGER RD S	END	154	22	4,670	R - Residential/Local	O - AC/AC	82	30.59
THAMES	KINTEM	THAMES LN	KINGSWOOD WY	TEMPLEBAR WY	270	30	8,100	R - Residential/Local	O - AC/AC	74	25.63
THATCT	THAEND	THATCHER CT	THATCHER DR	END	78	33	4,259	R - Residential/Local	O - AC/AC	69	22.25
THATDR	COVCIT	THATCHER DR	COVINGTON RD	CITY LIMIT (1 parcel N of O'Dell Wy)	673	38	25,574	R - Residential/Local	O - AC/AC	92	37.22
THIRD	MAISTA	THIRD ST	MAIN ST	STATE ST	357	26	9,282	R - Residential/Local	O - AC/AC	68	23.44
THIRD	SANMAI	THIRD ST	WHITNEY ST	MAIN ST	670	27	18,090	R - Residential/Local	O - AC/AC	60	16.62
THIRD	STAEDI	THIRD ST	STATE ST	EDITH AV W	667	26	17,342	R - Residential/Local	O - AC/AC	59	16.04
THORPE	ENDEUR	THORPE CT	END	EUREKA AV	80	33	4,972	R - Residential/Local	O - AC/AC	71	23.60
THURST	PENGRA	THURSTON AV	PENINSULAR AV	GRANT RD	1,026	26	26,676	R - Residential/Local	O - AC/AC	95	38.15
TIPTOE	ENDHAV	TIPTOE LN	END	HAVENHURST DR	414	30	14,677	R - Residential/Local	O - AC/AC	69	22.27
TOMILE	PINEND	TOMI LEA ST	PINE LN	END (fenced at North End)	609	31	18,879	R - Residential/Local	O - AC/AC	72	27.53
TORWCT	ENDTOR	TORWOOD CT	END	TORWOOD LN	204	24	7,003	R - Residential/Local	O - AC/AC	76	27.03

Street ID	Section ID	Street Name	From	To	Length	Width	Area	Functional Class	Surface Type	Current PCI	Remaining Life
TORWLN	PINEND	TORWOOD LN	PINE LN	END (Meadow Ln)	795	30	23,850	R - Residential/Local	O - AC/AC	62	18.41
TORWLN	RAQPIN	TORWOOD LN	RAQUEL LN	PINE LN	1,157	38	43,966	R - Residential/Local	O - AC/AC	68	23.67
TOYON	ALTLOS	TOYON AV	ALTA VISTA AV	LOS ALTOS AV	555	32	17,760	R - Residential/Local	O - AC/AC	57	15.56
TRAVAV	ENDLOS	TRAVERSO AV	END	LOS ALTOS AV	785	38	31,517	R - Residential/Local	O - AC/AC	54	13.91
TRAVCT	ENDTRA	TRAVERSO CT	END	TRAVERSO AV	86	34	4,731	R - Residential/Local	O - AC/AC	48	10.76
TRIANO	DIOEND	TRIANON WY	DIOR TR	END	230	24	7,627	R - Residential/Local	O - AC/AC	73	24.95
TRUMAN	FREOAK	TRUMAN AV	FREMONT AV	OAK AV	1,696	38	64,448	R - Residential/Local	O - AC/AC	66	20.33
TRUMAN	OAKCIT	TRUMAN AV	OAK AV	CITY LIMIT (415' N/ OAK AV)	415	38	15,770	R - Residential/Local	O - AC/AC	81	29.88
TWELVE	PINMEA	TWELVE ACRES DR	PINE LN	MEADOW LN	879	32	28,128	R - Residential/Local	O - AC/AC	79	35.76
TYNDAL	CUELYE	TYNDALL ST	CUESTA DR	LYELL ST	509	23	11,707	R - Residential/Local	O - AC/AC	52	13.17
TYNDAL	GIFCUE	TYNDALL ST	GIFFIN RD	CUESTA DR	615	24	14,760	R - Residential/Local	O - AC/AC	59	16.06
UNIVEE	ELMANI	UNIVERSITY AV E	EL MONTE AV S	ANITA AV	2,420	40	96,800	R - Residential/Local	O - AC/AC	65	21.50
UNIVEW	BURLIN	UNIVERSITY AV W	BURKE RD	210FT S. OF LINCOLN AV	482	29	13,978	R - Residential/Local	O - AC/AC	52	12.45
UNIVEW	EDIBUR	UNIVERSITY AV W	EDITH AV W	BURKE RD	1,718	30	51,540	R - Residential/Local	O - AC/AC	55	13.77
UNIVEW	LINSHE	UNIVERSITY AV W	210FT S. OF LINCOLN AV	SHERIDAN ST	1,584	35	55,440	R - Residential/Local	O - AC/AC	76	27.03
UNIVEW	SHEELM	UNIVERSITY AV W	SHERIDAN ST	EL MONTE AV S	1,862	27	51,050	R - Residential/Local	O - AC/AC	64	19.05
UNIVTR	ENDUNI	UNIVERSITY TR	END	UNIVERSITY AV W	134	29	5,537	R - Residential/Local	O - AC/AC	67	20.95
VALENC	ALMJAR	VALENCIA DR	ALMOND AV	JARDIN DR	1,309	40	52,360	R - Residential/Local	O - AC/AC	45	8.96
VALENC	JARSEV	VALENCIA DR	JARDIN DR	SEVILLA DR	486	40	19,440	R - Residential/Local	O - AC/AC	70	22.92
VALENC	SEVARB	VALENCIA DR	SEVILLA DR	ARBUELO WY	772	40	30,880	R - Residential/Local	O - AC/AC	61	18.32
VALLEY	ELEGOR	VALLEY ST	ELEANOR AV	GORDON WY S	641	22	14,102	R - Residential/Local	O - AC/AC	82	30.97
VANBUR	ENDSAN	VAN BUREN ST	END	SANTA RITA AV	1,671	20	35,647	R - Residential/Local	O - AC/AC	83	31.55
VERACR	ALVJOR	VERA CRUZ AV	ALVARADO AV	JORDAN AV	878	23	20,194	R - Residential/Local	O - AC/AC	91	36.80
VERANO	ALMJAR	VERANO DR	ALMOND AV	JARDIN DR	1,282	24	30,768	R - Residential/Local	O - AC/AC	48	10.08
VERNAL	LOSEND	VERNAL CT	LOS ALTOS AV	END	196	30	7,807	R - Residential/Local	O - AC/AC	80	29.86
VIADEL	ENDEND	VIA DEL POZO	N END	S END	419	24	14,296	R - Residential/Local	O - AC/AC	64	20.53
VIAESC	ENDSIE	VIA ESCALERA	END	SIERRA VENTURA DR	617	30	20,437	R - Residential/Local	O - AC/AC	58	16.51
VIAHUE	SIESIE	VIA HUERTA	SIERRA VENTURA DR	SIERRA VENTURA DR	1,475	30	44,250	R - Residential/Local	O - AC/AC	68	23.69
VIAMAD	ENDVIA	VIA MADEROS	END	VIA HUERTA	792	30	25,687	R - Residential/Local	O - AC/AC	60	17.96
VICTOR	ENDFAL	VICTORIA CT	END	FALLEN LEAF LN	180	30	7,327	R - Residential/Local	O - AC/AC	75	26.10
VIEW	EDIMTH	VIEW ST	EDITH AV W	MT HAMILTON AV	693	20	13,860	R - Residential/Local	O - AC/AC	88	35.22
VINECT	ENDVIN	VINEYARD CT	END	VINEYARD DR	276	25	8,977	R - Residential/Local	O - AC/AC	82	30.58
VINEDR	DEOFOO	VINEYARD DR	DEODARA DR	FOOTHILL EX	730	36	26,280	R - Residential/Local	O - AC/AC	77	27.04
VINEDR	REDDEO	VINEYARD DR	REDWOOD DR	DEODARA DR	911	37	33,707	R - Residential/Local	O - AC/AC	87	34.63
VIOLA	ELMEND	VIOLA PL	EL MONTE AV S	END	344	30	12,247	R - Residential/Local	O - AC/AC	66	20.30

Street ID	Section ID	Street Name	From	To	Length	Width	Area	Functional Class	Surface Type	Current PCI	Remaining Life
VISTAG	SPRMOU	VISTA GRANDE AV	SPRINGER RD N	MOUNTAIN VIEW AV	1,602	30	48,060	R - Residential/Local	O - AC/AC	85	32.68
VOLTI	ENDALT	VOLTI LN	END	ALTAMEAD DR	301	38	13,125	R - Residential/Local	O - AC/AC	94	37.85
WAKEFI	QUETRU	WAKEFIELD TR	QUEENSBURY AV	TRUMAN AV	385	30	11,550	R - Residential/Local	O - AC/AC	86	33.90
WAKEFI	TRUEND	WAKEFIELD TR	TRUMAN AV	END	350	36	12,427	R - Residential/Local	O - AC/AC	55	13.79
WAREC	CYPEND	WAREC WY	CYPRESS DR	END	203	30	8,017	R - Residential/Local	O - AC/AC	84	32.65
WASHIN	ORALIN	WASHINGTON ST	ORANGE AV	LINCOLN AV	400	25	10,000	R - Residential/Local	O - AC/AC	72	24.26
WAVERL	ENDHAW	WAVERLY LN	END	HAWTHORNE AV	359	31	13,026	R - Residential/Local	O - AC/AC	65	19.70
WENRIC	ENDMOR	WENRICK CT	END	MORTON AV	289	25	9,302	R - Residential/Local	O - AC/AC	60	16.64
WESSEX	FREMAR	WESSEX AV	FREMONT AV	MARBAROUGH AV	1,687	30	50,610	R - Residential/Local	O - AC/AC	55	14.13
WESTMI	ENDPOR	WESTMINSTER LN	END	PORTOLA AV W	659	22	17,193	R - Residential/Local	O - AC/AC	88	35.22
WHITNE	FIRSAN	WHITNEY ST	FIRST ST	SAN ANTONIO RD S	778	31	24,118	R - Residential/Local	O - AC/AC	83	36.95
WILLIA	ENDRIC	WILLIAM HENRY CT	END	RICHARDSON AV	220	39	10,237	R - Residential/Local	O - AC/AC	70	22.93
WIMBLE	DEOEND	WIMBLEDON PL	DEODARA DR	END	153	25	5,902	R - Residential/Local	O - AC/AC	78	27.75
WINDIM	STOEND	WINDIMER DR	STONEHAVEN DR	END	1,246	40	51,183	R - Residential/Local	O - AC/AC	87	34.63
WISTCT	ENDWIS	WISTARIA CT	END	WISTARIA LN	186	31	5,766	R - Residential/Local	O - AC/AC	74	25.65
WISTLN	DEODEO	WISTARIA LN	DEODARA DR	DEODARA DR	970	31	34,520	R - Residential/Local	O - AC/AC	88	35.24
WOODED	CROSTJ	WOODED GLEN DR	CROOKED CREEK DR	ST JOSEPH AV	435	37	16,095	R - Residential/Local	O - AC/AC	54	14.30
WOODST	ENDELM	WOODSTOCK LN	END	EL MONTE AV S	541	30	17,574	R - Residential/Local	O - AC/AC	92	37.22
WOODVI	STMWIN	WOODVIEW TR	ST MATTHEW WY	WINDIMER DR	1,215	30	36,450	R - Residential/Local	A - AC	50	9.66
YERBAV	CHESAN	YERBA BUENA AV	CHERRY AV	SAN ANTONIO RD N	900	27	24,300	R - Residential/Local	O - AC/AC	62	19.08
YERBAV	ENDCHE	YERBA BUENA AV	END	CHERRY AV	707	32	24,817	R - Residential/Local	O - AC/AC	82	31.27
YERBAV	ENDLOS	YERBA BUENA AV	END (Blue Oak Ln)	LOS ALTOS AV	1,198	27	32,346	R - Residential/Local	O - AC/AC	64	19.05
YERBPL	LOSEND	YERBA BUENA PL	LOS ALTOS AV	END	231	30	9,187	R - Residential/Local	O - AC/AC	76	27.03
YERBAS	CHEEND	YERBA SANTA AV	CHERRY AV	END	500	30	15,000	R - Residential/Local	O - AC/AC	73	24.94
YERBAS	LOSCHE	YERBA SANTA AV	LOS ALTOS AV	CHERRY AV	925	35	32,375	R - Residential/Local	O - AC/AC	76	30.92
YORKSH	HIGKEN	YORKSHIRE DR	HIGHLANDS CR	KENT DR	739	30	22,170	R - Residential/Local	O - AC/AC	65	19.69
YORKSH	KENSCO	YORKSHIRE DR	KENT DR	SCOTT LN	672	31	20,832	R - Residential/Local	O - AC/AC	46	9.55

Total Section Length:	588,198
Total Section Area:	19,587,587

Appendix F

Scenarios - Sections Selected for Treatment

Scenario - Current Funding - Sections Selected for Treatment

Scenario - Unconstrained Needs - Sections Selected for Treatment

Scenarios - Sections Selected for Treatment Reports for each Scenario are available separate from this report. These reports show a list of all treatments selected in any given year for each Scenario.

Scenarios - Sections Selected for

Agenda Item # 5.

Interest: 2.00%

Inflation: 3.00%

Scenario: (2) Current Funding (\$2.5M/Yr)

Year	Budget	PM	Year	Budget	PM	Year	Budget	PM
2023	\$2,500,000	40%	2025	\$2,500,000	40%	2027	\$2,500,000	40%
2024	\$2,500,000	40%	2026	\$2,500,000	40%			

Year: 2023

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment
												PCI Before	PCI After			
ACACIA AV	SHERWOOD AV	END	ACACIA	SHEEND	550	20	11,000	R	AC/AC		40	40	100	\$44,000	14,944	MILL & MEDIUM OVERLAY(2 IN.)
AVALON DR N	ALMOND AV	JARDIN DR	AVALON	ALMJAR	1,299	22	28,578	R	AC/AC		40	40	100	\$114,312	14,943	MILL & MEDIUM OVERLAY(2 IN.)
CAMELLIA WY	END	CAMELLIA WY	CAMELL	ENDCAM	87	36	3,132	R	AC/AC	5D - Camellia	48	48	100	\$12,528	14,156	MILL & MEDIUM OVERLAY(2 IN.)
CARVO CT	END	PORTLAND AV	CARVO	ENDPOR	378	24	11,208	R	AC		43	43	100	\$44,832	14,770	MILL & MEDIUM OVERLAY(2 IN.)
CASITA CT	CASITA WY	END	CASICT	CASEND	260	30	9,727	R	AC/AC		41	41	100	\$38,908	14,935	MILL & MEDIUM OVERLAY(2 IN.)
DAMIAN WY	COVINGTON RD	END	DAMIAN	COVEND	492	24	14,257	R	AC		43	43	100	\$57,028	14,798	MILL & MEDIUM OVERLAY(2 IN.)
FORMWAY CT	END	ALMOND AV	FORMWA	ENDALM	300	22	8,767	R	AC		40	40	100	\$35,068	15,016	MILL & MEDIUM OVERLAY(2 IN.)
GABILAN ST	CUESTA DR	LYELL ST	GABILA	CUELYE	532	29	15,428	R	AC/AC		44	44	100	\$61,712	14,536	MILL & MEDIUM OVERLAY(2 IN.)
HAWTHORNE AV	ELEANOR AV	EL MONTE AV S	HAWTAV	ELEELM	1,539	26	40,014	R	AC/AC		43	43	100	\$160,056	14,702	MILL & MEDIUM OVERLAY(2 IN.)
JAY ST	CLARK AV N	EL MONTE AV N	JAY	CLAELM	1,426	25	35,650	R	AC/AC		40	40	100	\$142,600	15,002	MILL & MEDIUM OVERLAY(2 IN.)
LARNEL PL	END	GRANGER AV	LARNEL	ENDGRA	281	35	12,277	R	AC/AC		43	43	100	\$49,108	14,661	MILL & MEDIUM OVERLAY(2 IN.)
LAVER CT	ST JOSEPH AV	END	LAVER	STJEND	724	30	25,844	R	AC/AC		44	44	100	\$103,376	14,601	MILL & MEDIUM OVERLAY(2 IN.)
LOMA PRIETA CT	MIRAMONTE AV	END	LOMAPR	MIREND	145	40	7,579	R	AC/AC		44	44	100	\$30,316	14,599	MILL & MEDIUM OVERLAY(2 IN.)
OAKHURST AV	FREMONT AV	PORTLAND AV	OAKHUR	FREPOR	2,617	26	67,408	R	AC/AC		45	45	100	\$269,632	14,597	MILL & MEDIUM OVERLAY(2 IN.)
OTIS WY	END	MILLS AV	OTIS	ENDMIL	392	31	13,605	R	AC/AC	5A - Mills	41	41	100	\$54,420	14,863	MILL & MEDIUM OVERLAY(2 IN.)
SANTA RITA CT	LOS ALTOS AV	END	SANTCT	LOSEND	446	30	13,380	R	AC/AC		42	42	100	\$53,520	14,856	MILL & MEDIUM OVERLAY(2 IN.)
SHELBY LN	END	CUESTA DR	SHELBY	ENDCUE	242	25	8,127	R	AC		42	42	100	\$32,508	14,876	MILL & MEDIUM OVERLAY(2 IN.)
SOLANA DR	END	ALMOND AV	SOLANA	ENDALM	982	27	27,803	R	AC/AC		40	40	100	\$111,212	15,002	MILL & MEDIUM OVERLAY(2 IN.)
ST CHARLES CT	ST MATTHEW WY	END	STCHAR	STMEND	442	31	16,465	R	AC	1C - St. Matthews	44	44	100	\$65,860	14,721	MILL & MEDIUM OVERLAY(2 IN.)
TRAVERSO CT	END	TRAVERSO AV	TRAVCT	ENDTRA	86	34	4,731	R	AC/AC	7C - Traverso	48	48	100	\$18,924	14,053	MILL & MEDIUM OVERLAY(2 IN.)
Treatment Total													\$1,499,920			

** - Treatment from Project Selection

Year: 2023

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
HOMESTEAD RD	FOOTHILL EXP	END (Mid of Ste'ns Crk Bridge)	HOMEST	FOOEND	1,812	52	57,824	A	AC/AC		76	76	85	\$41,762	33,933	MICROSURFACING
SAN ANTONIO RD N	EDITH AV W	ALMOND AV	SANANN	EDIALM	1,319	60	79,140	A	AC/AC		84	84	91	\$57,157	25,196	MICROSURFACING
Treatment Total													\$98,918			
ALBA CT	LOS ALTOS AV	END	ALBA	LOSEND	153	30	6,517	R	AC/AC		77	77	86	\$3,621	25,410	SLURRY SEAL
ALVINA CT	BERRY AV	END	ALVINA	BEREND	440	24	12,667	R	AC/AC		78	79	86	\$7,037	25,017	SLURRY SEAL
AMADOR AV	SAN LUIS AV	BENVENUE AV	AMADOR	SANBEN	272	18	4,896	R	AC/AC		76	77	85	\$2,720	25,659	SLURRY SEAL
ANDERSON DR	END	ROSITA AV	ANDERS	ENDROS	511	38	22,122	R	AC/AC		75	76	84	\$12,290	25,812	SLURRY SEAL
ANNETTE LN	END	HOLT AV	ANNETT	ENDHOL	982	31	30,442	R	AC/AC		75	76	84	\$16,912	25,812	SLURRY SEAL
AURA CT	AURA WY	END	AURACT	AUREND	325	27	9,525	R	AC/AC		75	76	84	\$5,292	25,811	SLURRY SEAL
BLINN CT	END	SPRINGER RD N	BLINN	ENDSPR	165	24	6,067	R	AC		73	73	82	\$3,371	24,179	SLURRY SEAL
BRIDGTON CT	MT HAMILTON AV	END	BRIDGT	MTHEND	425	30	15,548	R	AC		74	74	83	\$8,638	24,120	SLURRY SEAL
CAPISTRANO WY	END	ST JOSEPH AV	CAPIST	ENDSTJ	318	36	12,766	R	AC/AC		77	78	86	\$7,092	25,404	SLURRY SEAL
CATALINA WY	CATALINA CT	JORDAN AV	CATAWY	CATJOR	551	20	11,020	R	AC/AC		79	79	87	\$6,122	24,603	SLURRY SEAL
CHAMISAL AV	ALTA VISTA AV	LOS ALTOS AV	CHAMIS	ALTLOS	529	33	17,457	R	AC/AC		76	76	85	\$9,698	25,671	SLURRY SEAL
CREEDEN WY	ALICIA WY	CITY LIMIT (117' E/ ALICIA WY)	CREEDE	ALICIT	117	28	3,276	R	AC/AC	6D - Alicia	88	88	94	\$1,820	13,803	SLURRY SEAL
DAUPHINE PL	VALENCIA DR	END	DAUPHI	VALEND	200	26	5,288	R	AC/AC	6E - Valencia	74	74	83	\$2,938	25,913	SLURRY SEAL
DEL CENTRO WY	END	ROSITA WY	DELCEN	ENDROS	265	39	11,992	R	AC/AC		73	74	82	\$6,662	25,935	SLURRY SEAL
DEODARA DR	ST JOSEPH AV	360' S/ WIMBLEDON PL. (TENNIS COURT)	DEODAR	STJTEN	1,404	40	56,160	R	AC/AC	1D - Deodora	74	74	83	\$31,200	25,913	SLURRY SEAL
DIOR TR	CHATEAU DR	VALENCIA DR	DIOR	CHAVAL	516	30	15,480	R	AC/AC	6E - Valencia	77	77	86	\$8,600	25,408	SLURRY SEAL
ESTRELLITA WY	END	LUNADA DR	ESTREL	ENDLUN	279	24	8,803	R	AC/AC	7A - Laureles	75	75	84	\$4,891	25,816	SLURRY SEAL
EUREKA CT	END	EUREKA AV	EURECT	ENDEUR	91	33	4,542	R	AC/AC	3B - Eureka	73	74	82	\$2,523	25,935	SLURRY SEAL
FALLEN LEAF LN	FREMONT AV	HAVENHURST DR	FALLEN	FREHAV	925	40	37,000	R	AC/AC		74	75	83	\$20,556	25,912	SLURRY SEAL
FALLEN LEAF LN	VICTORIA CT	JONES LN	FALLEN	VICJON	283	40	11,320	R	AC/AC		75	76	84	\$6,289	25,812	SLURRY SEAL
FARNON AV	CRIST DR	MORTON WY	FARNDO	CRIMOR	1,797	39	70,083	R	AC/AC		75	76	84	\$38,935	25,812	SLURRY SEAL
FARNON AV	GRANT RD	CRIST DR	FARNDO	GRACRI	1,423	38	54,074	R	AC/AC		75	76	84	\$30,041	25,812	SLURRY SEAL
FIR LANE	W END	E END	FIRLN	ENDEND	620	30	18,600	R	AC		75	75	84	\$10,333	24,093	SLURRY SEAL
GORDON WY S	HAWTHORNE AV	HILLVIEW AV	GORDOS	HAWHIL	663	25	16,575	R	AC/AC		79	80	87	\$9,208	24,583	SLURRY SEAL
HACIENDA CT	END	HACIENDA WY	HACICT	ENDHAC	115	24	4,867	R	AC/AC	7J - Hacienda	73	73	82	\$2,704	25,934	SLURRY SEAL
HAWTHORNE AV	SAN ANTONIO RD S	ELEANOR AV	HAWTAV	SANELE	1,274	21	26,754	R	AC/AC		75	76	84	\$14,863	25,811	SLURRY SEAL
HOLLIDALE CT	AUSTIN AV	END	HOLLID	AUSEND	476	31	16,653	R	AC/AC		77	78	86	\$9,252	25,403	SLURRY SEAL
HOLT AV	AUSTIN AV	NEWCASTLE DR	HOLT	AUSNEW	1,482	41	60,762	R	AC/AC		78	79	86	\$33,757	25,020	SLURRY SEAL
HOLT AV	FALLEN LEAF LN	END	HOLT	FALEND	360	39	15,697	R	AC/AC		75	76	84	\$8,721	25,812	SLURRY SEAL
HUNTINGTON LN	END	EVA AV	HUNTIN	ENDEVA	216	24	8,000	R	AC/AC		77	78	86	\$4,444	25,404	SLURRY SEAL

** - Treatment from Project Selection

Year: 2023

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
KINGSWOOD WY	PINE LN	THAMES LN	KINGSW	PINTHA	777	30	23,310	R	AC/AC	7E - Kingswood	76	76	85	\$12,950	25,671	SLURRY SEAL
LAURELES DR	END	END	LAUREL	ENDEND	1,619	28	47,860	R	AC/AC	7A - Laureles	75	75	84	\$26,589	25,816	SLURRY SEAL
LEONELLO AV	END (South)	COVINGTON RD	LEONEL	ENDCOV	489	22	12,172	R	AC/AC		76	76	84	\$6,762	38,883	SLURRY SEAL
LUNADA CT	LUNADA DR	END	LUNACT	LUNEND	160	23	5,817	R	AC/AC	7A - Laureles	75	75	84	\$3,232	25,816	SLURRY SEAL
MARICH WY	JORDAN AV	DISTEL DR	MARICH	JORDIS	1,672	36	52,414	R	AC/AC		76	76	85	\$29,119	25,669	SLURRY SEAL
MCCLURE LN	END	GARTHWICK DR	MCCLUR	ENDGAR	105	30	4,284	R	AC/AC	3H - Garthwick	75	76	84	\$2,380	25,812	SLURRY SEAL
MEADOW LN	END	TORWOOD LN	MEADOW	ENDTOR	577	30	19,237	R	AC/AC	7G - Twelve Acres	80	80	88	\$10,687	23,995	SLURRY SEAL
MEDFORD DR	END	HAVENHURST DR	MEDFOR	ENDHAV	350	36	14,376	R	AC/AC		79	80	87	\$7,987	24,586	SLURRY SEAL
MERCEDES AV	PORTOLA AV W	LOUCKS AV	MERCED	PORLOU	1,200	25	30,000	R	AC/AC		73	73	82	\$16,667	25,934	SLURRY SEAL
MIRAVALLE AV	END (Baricated)	CHELSEA DR	MIRAVA	ENDCHE	371	30	11,130	R	AC/AC	3D - Chelsea	78	79	86	\$6,183	25,018	SLURRY SEAL
MONTCLAIRE CT	END	MONTCLAIRE WY	MONTCT	ENDMON	116	30	5,911	R	AC/AC	1F - Montclair	73	73	82	\$3,284	25,934	SLURRY SEAL
MORTON AV	FALLEN LEAF LN	END	MORTON	FALEND	144	37	5,328	R	AC/AC		80	81	88	\$2,960	23,981	SLURRY SEAL
NASH RD	END	UNIVERSITY AV E	NASH	ENDUNI	834	26	24,069	R	AC/AC		77	77	86	\$13,372	25,410	SLURRY SEAL
NELA LN	END	PORTOLA AV E	NELA	ENDPOR	139	22	4,095	R	AC/AC	6A - Portola	80	80	88	\$2,275	23,994	SLURRY SEAL
NOTTINGHAM WY	ROBINHOOD LN	END	NOTTIN	ROBEND	352	31	13,137	R	AC/AC		74	75	83	\$7,298	25,912	SLURRY SEAL
OAK AV	TRUMAN AV	HARWALT DR	OAKAV	TRUHAR	850	37	15,725	R	AC/AC		77	78	86	\$8,736	25,401	SLURRY SEAL
OAK ST	EDITH AV W	MT HAMILTON AV	OAKST	EDIMTH	695	21	14,595	R	AC/AC		79	79	87	\$8,108	24,606	SLURRY SEAL
ORANGE AV	LINCOLN AV	END (Fenced near Lincoln Av)	ORANGE	LINEND	3,120	35	109,200	R	AC/AC		77	77	86	\$60,667	25,410	SLURRY SEAL
ORILLA CT	LAURELES DR	END	ORILLA	LAUEND	122	28	5,095	R	AC/AC	7A - Laureles	74	74	83	\$2,831	25,913	SLURRY SEAL
PARKHILLS AV	BEN ROE DR	FREMONT AV	PARKHI	BENFRE	1,136	38	43,168	R	AC/AC		78	79	86	\$23,982	25,020	SLURRY SEAL
PASA ROBLES AV	CARMEL AV	SAN ANTONIO RD N	PASARO	CARSAN	1,687	23	37,964	R	AC/AC		79	79	87	\$21,091	24,607	SLURRY SEAL
PENINSULAR AV	END (South East)	JOLLY CT	PENIAV	ENDJOL	1,244	25	29,856	R	AC/AC		73	74	82	\$16,587	25,934	SLURRY SEAL
PINE LN	END	LOS ALTOS AV	PINE	ENDLOS	1,867	31	59,774	R	AC/AC		75	75	84	\$33,208	25,815	SLURRY SEAL
PRITCHETT CT	E END	W END	PRITCH	ENDEND	512	30	18,914	R	AC		73	73	82	\$10,508	24,179	SLURRY SEAL
RAQUEL LN	TORWOOD LN	GUADALUPE DR	RAQULN	TORGUA	1,159	38	44,042	R	AC/AC		77	77	86	\$24,468	25,410	SLURRY SEAL
RAYMUNDO AV	SPRINGER RD S	MOUNTAIN VIEW AV	RAYMUN	SPRMOU	1,507	30	45,210	R	AC/AC		79	80	87	\$25,117	24,583	SLURRY SEAL
RICHARDSON AV	AUSTIN AV	PARKHILLS AV	RICHAR	AUSPAR	1,065	38	40,470	R	AC/AC		77	78	86	\$22,483	25,403	SLURRY SEAL
RIVIERA DR	END	SPRINGER RD S	RIVIER	ENDSPR	484	30	16,447	R	AC/AC		76	77	85	\$9,137	25,658	SLURRY SEAL
SAN MARTIN PL	END	SPRINGER RD S	SANMAR	ENDSPR	526	30	16,870	R	AC/AC		75	76	84	\$9,372	25,811	SLURRY SEAL
SANTANDER CT	END	MARGARITA CT	SANTAN	ENDMAR	131	24	5,251	R	AC/AC	7B - Margarita	78	78	86	\$2,917	25,035	SLURRY SEAL
SHASTA ST	FIRST ST	END	SHASTA	FIREND	180	30	5,400	R	AC/AC		79	79	87	\$3,000	24,606	SLURRY SEAL
SOMERSET CT	END	DEODARA DR	SOMERS	ENDDEO	87	25	4,592	R	AC/AC	1D - Deodora	74	75	83	\$2,551	25,912	SLURRY SEAL

** - Treatment from Project Selection

Year: 2023

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment
												PCI Before	PCI After			
SPENCER WY	COVINGTON RD	END (Spencer CT)	SPENWY	COVEND	556	43	23,908	R	AC/AC	4D - Spencer	77	77	85	\$13,282	38,351	SLURRY SEAL
STEVENS PL	END	FALLEN LEAF LN	STEVEN	ENDFAL	427	30	14,737	R	AC/AC		79	80	87	\$8,187	24,589	SLURRY SEAL
STRATFORD PL	LOS ALTOS AV	END	STRATF	LOSEND	376	30	13,207	R	AC/AC		80	80	88	\$7,337	23,995	SLURRY SEAL
SUFFOLK WY	RUNNYMEAD DR	BUCKINGHAM DR	SUFFWY	RUNBUC	729	30	21,870	R	AC/AC	3A - Runnymead	75	75	83	\$12,150	37,683	SLURRY SEAL
THAMES LN	KINGSWOOD WY	TEMPLEBAR WY	THAMES	KINTEM	270	30	8,100	R	AC/AC	7E - Kingswood	74	74	83	\$4,500	25,913	SLURRY SEAL
TORWOOD CT	END	TORWOOD LN	TORWCT	ENDTOR	204	24	7,003	R	AC/AC	7I - Torwood	76	76	85	\$3,891	25,671	SLURRY SEAL
TRIANON WY	DIOR TR	END	TRIANO	DIOEND	230	24	7,627	R	AC/AC	6E - Valencia	73	73	82	\$4,237	25,934	SLURRY SEAL
UNIVERSITY AV W	210FT S. OF LINCOLN AV	SHERIDAN ST	UNIVEW	LINSHE	1,584	35	55,440	R	AC/AC		76	76	85	\$30,800	25,671	SLURRY SEAL
VERNAL CT	LOS ALTOS AV	END	VERNAL	LOSEND	196	30	7,807	R	AC/AC		80	80	88	\$4,337	23,995	SLURRY SEAL
VINEYARD CT	END	VINEYARD DR	VINECT	ENDVIN	276	25	8,977	R	AC/AC		81	82	89	\$4,987	23,425	SLURRY SEAL
WIMBLEDON PL	DEODARA DR	END	WIMBLE	DEOEND	153	25	5,902	R	AC/AC	1D - Deodora	77	78	86	\$3,279	25,403	SLURRY SEAL
YERBA SANTA AV	LOS ALTOS AV	CHERRY AV	YERBAS	LOSCHE	925	35	32,375	R	AC/AC		75	76	84	\$17,986	37,119	SLURRY SEAL
YERBA BUENA PL	LOS ALTOS AV	END	YERBPL	LOSEND	231	30	9,187	R	AC/AC		76	76	85	\$5,104	25,670	SLURRY SEAL
Treatment Total													\$887,114			
ALICIA WY	JARDIN DR	CASITA WY	ALICIA	JARCAS	1,237	38	47,006	R	AC/AC	6D - Alicia	88	88	89	\$15	4,268,885	SEAL CRACKS
ARBORETUM DRIVE	SEQUOIA DR	S END	ARBORE	SEQEND	2,136	36	76,896	R	AC		83	83	85	\$387	465,394	SEAL CRACKS
AUSTIN AV	MORTON AV	FREMONT AV	AUSTIN	MORFRE	1,407	36	50,652	R	AC/AC		87	87	88	\$59	1,362,490	SEAL CRACKS
BUCKINGHAM DR	PORTLAND AV	SUFFOLK WY	BUCKIN	PORSUF	915	30	27,450	R	AC/AC	3A - Runnymead	84	85	86	\$96	650,318	SEAL CRACKS
CAMELLIA WY	CLARK AV S	SPRINGER RD S	CAMELL	CLASPR	1,300	41	53,300	R	AC/AC		81	82	83	\$288	534,761	SEAL CRACKS
CARMEL AV	PORTOLA AV W	CARMEL CT	CARMAV	PORCAR	823	21	17,283	R	AC/AC	7D - Carmel	83	83	85	\$73	594,597	SEAL CRACKS
CARMEL CT	E END	W END	CARMCT	ENDEND	479	28	18,054	R	AC/AC	7D - Carmel	86	86	87	\$37	908,709	SEAL CRACKS
CARNATION CT	UNIVERSITY AV E	END	CARNAT	UNIEND	288	30	10,567	R	AC/AC		85	85	87	\$30	737,498	SEAL CRACKS
CAROB LN	B ST	LORAIN AV	CAROB	BSTLOR	431	22	9,482	R	AC/AC		85	86	87	\$26	737,288	SEAL CRACKS
CASTLE LN	EL MONTE AV N	END	CASTLE	ELMEND	103	34	5,309	R	AC/AC		76	77	79	\$41	476,291	SEAL CRACKS
CATALINA CT	VERA CRUZ AV	END	CATACT	VEREND	547	24	15,235	R	AC/AC		78	78	80	\$105	490,397	SEAL CRACKS
CAVALIER CT	TORWOOD LN	END	CAVALI	TOREND	90	30	4,627	R	AC/AC	7F - Heather	82	82	84	\$22	563,243	SEAL CRACKS
CHULETA CT	VIA HUERTA	END	CHULET	VIAEND	215	30	8,377	R	AC/AC	1B - Sierra Ventura	83	84	85	\$35	595,824	SEAL CRACKS
CLINTON RD	END	MIRAMONTE AV	CLINTO	ENDMIR	1,118	22	24,596	R	AC/AC		83	84	85	\$103	600,046	SEAL CRACKS
COLLEGE CT	EL MONTE AV S	END	COLLEG	ELMEND	273	26	9,483	R	AC/AC		87	87	88	\$11	1,327,308	SEAL CRACKS
CONCORD AV	EUREKA AV	PORTLAND AV	CONCOR	EURPOR	638	23	14,674	R	AC/AC		86	86	88	\$29	923,612	SEAL CRACKS
CORONADO AV	CHERRY AV	SAN ANTONIO RD N	CORONA	CHESAN	885	20	17,700	R	AC/AC		87	87	88	\$21	1,338,214	SEAL CRACKS
COVINGTON RD	SPRINGER RD S	MIRAMONTE AV	COVIRD	SPRMIR	2,570	37	95,466	C	AC/AC		85	85	87	\$275	840,457	SEAL CRACKS
CUESTA DR	EL MONTE RD S	CAMPBELL AV	CUESTA	ELMCAM	1,648	32	52,736	C	AC/AC		85	85	87	\$152	838,576	SEAL CRACKS

** - Treatment from Project Selection

Year: 2023

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
DE ANZA LN	END	EL MONTE AV S	DEANZA	ENDELM	495	24	13,987	R	AC/AC		84	85	86	\$49	655,585	SEAL CRACKS
DISTEL DR	ALVARADO AV	END	DISTDR	ALVEND	195	39	9,262	R	AC/AC		79	79	81	\$63	741,109	SEAL CRACKS
DISTEL DR	END	MARICH WY	DISTDR	ENDMAR	675	40	28,627	R	AC/AC		80	80	82	\$171	518,859	SEAL CRACKS
DISTEL DR	JARDIN DR	ALVARADO AV	DISTDR	JARALV	1,237	38	47,006	R	AC/AC		83	83	85	\$198	598,608	SEAL CRACKS
DOUD DR	EDITH AV E	ALMOND AV	DOUD	EDIALM	1,294	35	45,290	R	AC/AC		81	81	83	\$246	534,096	SEAL CRACKS
EL MONTE AV N	ALMOND AV	SPRINGER RD N	ELMONN	ALMSPR	1,046	40	41,840	C	AC/AC		75	75	78	\$336	560,729	SEAL CRACKS
EL MONTE AV N	CLARK AV S	ALMOND AV	ELMONN	CLAALM	1,633	40	65,320	C	AC/AC		84	84	86	\$235	763,482	SEAL CRACKS
EL MONTE AV S	CUESTA DR	CLARK AV S	ELMONS	CUECLA	3,364	40	134,560	C	AC/AC		77	77	79	\$989	579,378	SEAL CRACKS
EL MONTE AV S	FOOTHILL EXP	SHIRLYNN CT	ELMONS	FOOSHI	856	69	59,026	A	AC/AC		82	82	84	\$288	967,704	SEAL CRACKS
FREMONT AV	DOLORES AV	MIRAMONTE AV	FREMONT	DOLMIR	968	34	32,912	R	AC/AC		72	73	75	\$289	595,474	SEAL CRACKS
GIRALDA DR	CLARK AV S	SPRINGER RD S	GIRALD	CLASPR	1,300	33	42,250	R	AC/AC		85	86	87	\$117	742,666	SEAL CRACKS
GRANT RD	FOOTHILL EXP	FREMONT AVE	GRANRD	FOOFRE	2,495	56	140,590	C	AC/AC		77	78	80	\$1,025	765,439	SEAL CRACKS
GRANT RD	FREMONT AV	CITY LIMIT (385' N/ COVINGTON RD)	GRANRD	FRECIT	5,017	44	198,078	A	AC/AC		74	74	77	\$1,650	777,743	SEAL CRACKS
HAMPTON CT	EDITH AV W	END	HAMPTO	EDIEND	124	25	5,177	R	AC/AC		86	86	87	\$11	916,263	SEAL CRACKS
HAWTHORNE AV	EL MONTE AV S	CLARK AV S	HAWTAV	ELMCLA	1,012	31	31,372	R	AC/AC		85	86	87	\$87	743,310	SEAL CRACKS
HAWTHORNE CT	END	CLARK AV S	HAWTCT	ENDCLA	284	30	10,447	R	AC/AC		81	82	83	\$56	537,959	SEAL CRACKS
HEATHER CT	TORWOOD LN	END	HEATHE	TOREND	90	30	4,627	R	AC/AC	7F - Heather	76	77	79	\$35	676,557	SEAL CRACKS
HOLLY AV	MCKENZIE AV	PORTLAND AV	HOLLY	MCKPOR	995	24	23,880	R	AC/AC		81	82	83	\$129	537,903	SEAL CRACKS
HOLLY AV	OAKHURST AV	MCKENZIE AV	HOLLY	OAKMCK	898	27	24,246	R	AC/AC		83	84	85	\$102	600,046	SEAL CRACKS
HONEYSUCKLE PL	END	DEODARA DR	HONEYS	ENDDEO	172	31	7,557	R	AC/AC		88	88	89	\$2	4,509,964	SEAL CRACKS
JULIE LN	FREMONT AV	RANCHITA DR	JULIE	FRERAN	1,049	37	38,813	R	AC/AC		82	83	84	\$187	560,317	SEAL CRACKS
LANDELL CT	NEWCASTLE DR	END	LANDEL	NEWEND	316	25	10,317	R	AC/AC		84	85	86	\$36	653,902	SEAL CRACKS
LAS CAMPANAS CT	END	SIERRA VENTURA DR	LASCAM	ENDSIE	113	30	5,317	R	AC/AC	1B - Sierra Ventura	84	84	86	\$19	649,484	SEAL CRACKS
LILAC LN	UNIVERSITY AV E	END	LILAC	UNIEND	83	30	4,417	R	AC/AC		86	86	87	\$9	916,263	SEAL CRACKS
LINDA VISTA WY	RUSSELL AV	END	LINDAV	RUSEND	579	34	21,493	R	AC/AC	4F - Linda Vista	84	85	86	\$75	654,428	SEAL CRACKS
LINDEN AV	PINE LN	PORTOLA AV W	LINDEN	PINPOR	1,670	22	36,630	R	AC/AC		75	75	78	\$294	466,839	SEAL CRACKS
LOCKHART LN	END	MARIPOSA WY	LOCKLN	ENDMAR	652	31	21,530	R	AC/AC		86	86	87	\$44	916,263	SEAL CRACKS
LOS NINOS WY	ALVARADO AV	MARICH WY	LOSININ	ALVMAR	1,130	30	33,900	R	AC/AC		82	82	84	\$164	559,349	SEAL CRACKS
LOS NINOS WY	JARDIN DR	ALVARADO AV	LOSININ	JARALV	1,448	30	43,440	R	AC/AC		88	88	89	\$14	4,231,412	SEAL CRACKS
LOUCKS AV	LOS ALTOS AV	SAN ANTONIO RD	LOUCKS	LOSSAN	2,136	22	46,992	R	AC/AC		85	85	87	\$132	737,793	SEAL CRACKS
MAIN ST	STATE ST	SAN ANTONIO RD S	MAIN	STASAN	410	50	20,500	C	AC/PCC		80	80	82	\$123	617,616	SEAL CRACKS
MARICH WY	CASITA WY	END	MARICH	CASEND	366	41	15,006	R	AC/AC		78	78	80	\$109	700,129	SEAL CRACKS
MARIPOSA AV	END	LOS ALTOS AV	MARIPO	ENDLOS	713	18	12,834	R	AC/AC		75	76	78	\$102	632,905	SEAL CRACKS
MCKENZIE AV	OAKHURST AV	PORTLAND AV	MCKENZ	OAKPOR	1,705	26	44,330	R	AC/AC		85	86	87	\$123	742,105	SEAL CRACKS

** - Treatment from Project Selection

Year: 2023

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
MIMOSA COURT	ARBORETUM DR	END	MIMOC	ARBEND	640	34	21,760	R	AC		86	86	87	\$86	435,148	SEAL CRACKS
MIRAFLORES WY	LINDA VISTA WY	BERRY AV	MIRAF	LINBER	471	34	16,014	R	AC/AC	4F - Linda Vista	75	76	78	\$128	633,549	SEAL CRACKS
ORR CT	END	RICHARDSON AV	ORR	ENDRIC	268	37	11,788	R	AC/AC		84	85	86	\$41	649,796	SEAL CRACKS
OSAGE AV	END	EDITH AV E	OSAGE	ENDEDI	975	18	17,550	R	AC/AC		88	89	89	\$2	14,278,945	SEAL CRACKS
PATLEN DR	PAYNE DR	END	PATLEN	PAYEND	505	33	18,204	R	AC/AC		87	87	88	\$21	1,370,402	SEAL CRACKS
PAULA CT	END	GRANT RD	PAULA	ENDGRA	262	25	8,967	R	AC/AC		83	84	85	\$38	600,652	SEAL CRACKS
PAYNE DR	PATLEN DR	HERITAGE CT	PAYNE	PATHER	356	23	8,188	R	AC/AC		88	88	89	\$2	4,774,493	SEAL CRACKS
PORTOLA AV E	SAN ANTONIO AV N	JORDAN AV	PORTOE	SANJOR	1,208	22	26,576	R	AC/AC	6A - Portola	87	87	88	\$32	1,331,019	SEAL CRACKS
RANCHITA CT	END	RANCHITA DR	RANCT	ENDRAN	220	30	8,527	R	AC/AC		83	84	85	\$36	596,477	SEAL CRACKS
RANDOLPH PARKWAY	END	FREMONT AV	RANDOL	ENDFRE	332	40	15,059	R	AC/AC		83	84	85	\$63	596,150	SEAL CRACKS
RAQUEL CT	END	RAQUEL LN	RAQUCT	ENDRAQ	193	24	7,081	R	AC/AC		88	88	89	\$2	4,176,537	SEAL CRACKS
REDWOOD DR	END	DEODARA DR	REDWOO	ENDDEO	1,670	31	53,667	R	AC/AC		84	84	86	\$189	649,588	SEAL CRACKS
RENETTA CT	END	UNIVERSITY AV E	RENETT	ENDUNI	213	24	7,219	R	AC/AC		86	86	87	\$15	916,610	SEAL CRACKS
RINCONADA CT	END	EL MONTE AV S	RINCON	ENDELM	358	30	12,667	R	AC/AC		84	84	86	\$45	652,441	SEAL CRACKS
RIVERSIDE DR	COVINTON RD	SPRINGER RD S	RIVERS	COVSPR	1,618	40	64,720	R	AC/AC	4B - Riverside	85	86	87	\$180	737,288	SEAL CRACKS
ROCKPOINT LN	SUMMERHILL AV	END	ROCKPO	SUMEND	420	25	12,115	R	AC/AC		86	86	87	\$25	916,263	SEAL CRACKS
ROSEWOOD CT	END	RIVERSIDE DR	ROSEWO	ENDRIV	173	40	11,482	R	AC/AC	4B - Riverside	84	85	86	\$40	650,318	SEAL CRACKS
RUNNYMEAD CT	RUNNYMEAD DR	END	RUNNCT	RUNEND	200	24	6,907	R	AC/AC	3A - Runnymead	84	85	86	\$24	650,318	SEAL CRACKS
SAN ANTONIO RD N	ALMOND AV	PORTOLA AV W	SANANN	ALMPOR	4,304	51	219,504	A	AC/AC		83	83	85	\$936	1,011,387	SEAL CRACKS
SAN ANTONIO RD N	PORTOLA AV W	EL CAMINO REAL	SANANN	PORELC	1,620	60	97,200	A	AC/AC		85	85	87	\$279	1,221,822	SEAL CRACKS
SAN ANTONIO RD S	FOOTHILL EX	EDITH AV W	SANANS	FOEDI	2,910	59	172,260	A	AC/AC		85	85	87	\$495	1,221,822	SEAL CRACKS
SAN LUIS AV	EL MONTE AV S	CLARK AV S	SANLUI	ELMCLA	1,891	27	50,456	R	AC/AC		82	83	84	\$243	560,317	SEAL CRACKS
SECOND ST	MAIN ST	STATE ST	SECOND	MAISTA	318	25	7,950	R	AC/AC		77	77	80	\$58	481,743	SEAL CRACKS
SEQUOIA DRIVE	ARBORETUM DR	BEACHWOOD LN	SEQDR	ARBBEA	770	24	18,480	R	AC		78	78	80	\$128	459,385	SEAL CRACKS
SEQUOIA WAY	ARBORETUM DR	END	SEQWY	ARBEND	270	32	8,640	R	AC		75	75	78	\$69	435,812	SEAL CRACKS
SHIRLYNN CT	END	EL MONTE RD S	SHIRLY	ENDELM	325	27	10,064	R	AC/AC		84	85	86	\$35	655,477	SEAL CRACKS
CRIST DR	GRANT RD	FARNDON AV	ST	GRAFAR	1,648	39	64,272	R	AC/AC		87	87	88	\$76	1,362,422	SEAL CRACKS
STAGI LN	MADONNA WY	QUINHILL AV	STAGLN	MADQUI	582	30	17,460	R	AC/AC	8A - Stagi	81	81	83	\$95	537,208	SEAL CRACKS
SUNSHINE CT	END	SUNSHINE DR	SUNSCT	ENDSUN	211	31	8,438	R	AC/AC	5C - Sunshine	81	82	83	\$46	537,959	SEAL CRACKS
SUNSHINE DR	SPRINGER RD S	SPRINGER RD S	SUNSDR	SPRSPR	1,822	24	43,147	R	AC/AC	5C - Sunshine	81	82	83	\$233	537,959	SEAL CRACKS
SYCAMORE CT	REDWOOD DR	END	SYCAMO	REDEND	246	25	8,567	R	AC/AC		88	88	89	\$3	4,509,964	SEAL CRACKS
SYLVIAN WY	CHERRY AV	SAN ANTONIO RD N	SYLVIA	CHESAN	889	20	17,780	R	AC/AC		82	82	84	\$86	562,653	SEAL CRACKS
SYLVIAN WY	END	CHERRY AV	SYLVIA	ENDCHE	248	17	6,533	R	AC/AC		81	81	83	\$35	537,784	SEAL CRACKS

** - Treatment from Project Selection

Interest: 2.00%

Inflation: 3.00%

Scenario: (2) Current Funding (\$2.5M/Yr)

Year: 2023

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment
												PCI Before	PCI After			
TERESI LN	ROSITA AV	END	TERESI	ROSEND	483	31	16,870	R	AC/AC		87	87	88	\$20	1,370,402	SEAL CRACKS
TERRACE CT	SPRINGER RD S	END	TERRAC	SPREND	154	22	4,670	R	AC/AC		81	82	83	\$25	537,959	SEAL CRACKS
VIEW ST	EDITH AV W	MT HAMILTON AV	VIEW	EDIMTH	693	20	13,860	R	AC/AC		88	88	89	\$5	4,176,537	SEAL CRACKS
VINEYARD DR	DEODARA DR	FOOTHILL EX	VINEDR	DEOFOO	730	36	26,280	R	AC/AC		76	77	79	\$202	476,266	SEAL CRACKS
VINEYARD DR	REDWOOD DR	DEODARA DR	VINEDR	REDDEO	911	37	33,707	R	AC/AC		87	87	88	\$40	1,348,713	SEAL CRACKS
VISTA GRANDE AV	SPRINGER RD N	MOUNTAIN VIEW AV	VISTAG	SPRMOU	1,602	30	48,060	R	AC/AC		84	85	86	\$169	654,744	SEAL CRACKS
WESTMINSTER LN	END	PORTOLA AV W	WESTMI	ENDPOR	659	22	17,193	R	AC/AC		88	88	89	\$6	4,197,009	SEAL CRACKS
WINDIMER DR	STONEHAVEN DR	END	WINDIM	STOEND	1,246	40	51,183	R	AC/AC		87	87	88	\$60	1,358,522	SEAL CRACKS
WISTARIA CT	END	WISTARIA LN	WISTCT	ENDWIS	186	31	5,766	R	AC/AC	1A - Wistaria	74	75	77	\$48	461,841	SEAL CRACKS
WISTARIA LN	DEODARA DR	DEODARA DR	WISTLN	DEODEO	970	31	34,520	R	AC/AC	1A - Wistaria	88	88	89	\$10	4,509,964	SEAL CRACKS
YERBA SANTA AV	CHERRY AV	END	YERBAS	CHEEND	500	30	15,000	R	AC/AC		73	73	76	\$129	457,786	SEAL CRACKS
YERBA BUENA AV	END	CHERRY AV	YERBAV	ENDCHE	707	32	24,817	R	AC/AC		82	82	84	\$120	562,653	SEAL CRACKS

Treatment Total \$13,937

Year 2023 Area Total 5,360,384

Year 2023 Total \$2,499,890

Year: 2024

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment
												PCI Before	PCI After			
CLARK AV S	CUESTA DR	EL MONTE AV N	CLARKS	CUEELM	2,720	27	73,440	R	AC/AC		48	46	100	\$302,573	14,057	MILL & MEDIUM OVERLAY(2 IN.)
GRANT PARK LN	HOLT AV	END	GRANLN	HOLEND	869	36	31,284	R	AC		48	46	100	\$128,890	14,079	MILL & MEDIUM OVERLAY(2 IN.)
HAYMAN PL	COVINGTON RD	END	HAYMAN	COVEND	557	30	18,637	R	AC		47	45	100	\$76,784	14,230	MILL & MEDIUM OVERLAY(2 IN.)
LYELL ST	SAN ANTONIO RD S	END	LYELL	SANEND	1,894	28	54,170	R	AC/AC		47	45	100	\$223,180	14,065	MILL & MEDIUM OVERLAY(2 IN.)
OAKLEY DR	DALEHURST AV	NEWCASTLE DR	OAKLEY	DALNEW	352	30	10,560	R	AC/AC		48	46	100	\$43,507	13,995	MILL & MEDIUM OVERLAY(2 IN.)
SOLANA DR	ALMOND AV	JARDIN DR	SOLANA	ALMJAR	1,281	22	28,182	R	AC/AC		44	42	100	\$116,110	14,344	MILL & MEDIUM OVERLAY(2 IN.)
SPRINGER TR	CLARK AV S	SPRINGER RD S	SPRITR	CLASPR	1,295	31	40,145	R	AC/AC		45	43	100	\$165,397	14,366	MILL & MEDIUM OVERLAY(2 IN.)
VALENCIA DR	ALMOND AV	JARDIN DR	VALENC	ALMJAR	1,309	40	52,360	R	AC/AC	6E - Valencia	45	43	100	\$215,723	14,234	MILL & MEDIUM OVERLAY(2 IN.)
VERANO DR	ALMOND AV	JARDIN DR	VERANO	ALMJAR	1,282	24	30,768	R	AC/AC		48	46	100	\$126,764	13,978	MILL & MEDIUM OVERLAY(2 IN.)
YORKSHIRE DR	KENT DR	SCOTT LN	YORKSH	KENSCO	672	31	20,832	R	AC/AC		46	44	100	\$85,828	14,120	MILL & MEDIUM OVERLAY(2 IN.)

** - Treatment from Project Selection

Scenarios - Sections Selected for

Agenda Item # 5.

Interest: 2.00%

Inflation: 3.00%

Scenario: (2) Current Funding (\$2.5M/Yr)

											Treatment Total			\$1,484,757		
SIOUX LN	END	ANGELA DR	SIOUX	ENDANG	112	24	4,795	R	AC/AC	6H - Angela	64	63	73	\$8,231	9,826	RUBBERIZED CAPE SEAL
											Treatment Total			\$8,231		
CUESTA DR	SAN ANTONIO RD S	TYNDALL ST	CUESTA	SANTYN	308	36	11,088	C	AC/AC		74	73	81	\$8,248	23,089	MICROSURFACING
EL MONTE AV N	ALMOND AV	SPRINGER RD N	ELMONN	ALMSPR	1,046	40	41,840	C	AC/AC		75	76	84	\$31,124	23,216	MICROSURFACING
EL MONTE AV S	FOOTHILL EXP	SHIRLYNN CT	ELMONS	FOOSHI	856	69	59,026	A	AC/AC		82	82	90	\$43,909	28,389	MICROSURFACING
GRANT RD	FARNDON AV	HOMESTEAD RD	GRANRD	FARHOM	963	33	31,779	C	AC/AC		78	77	85	\$23,640	23,065	MICROSURFACING
GRANT RD	FOOTHILL EXP	FREMONT AVE	GRANRD	FOOFRE	2,495	56	140,590	C	AC/AC		77	78	86	\$104,583	32,458	MICROSURFACING
GRANT RD	FREMONT AV	CITY LIMIT (385' N/ COVINGTON RD)	GRANRD	FRECIT	5,017	44	198,078	A	AC/AC		74	75	83	\$147,348	33,097	MICROSURFACING
GRANT RD	GRANT RD	NEWCASTLE DR	GRANRD	GRANEW	1,937	34	65,858	C	AC/AC		77	76	84	\$48,991	23,082	MICROSURFACING
LOS ALTOS AV	EDITH AV W	YERBA SANTA AV	LOSAAV	EDIYER	2,739	36	98,130	C	AC/AC		74	73	81	\$72,998	23,089	MICROSURFACING
MIRAMONTE AV	PORTLAND AV	EASTWOOD DR	MIRAMO	POREAS	1,197	35	41,895	C	AC/AC		75	74	82	\$31,165	23,353	MICROSURFACING
											Treatment Total			\$512,007		
ALEXANDER WY	CLAY DR	FALLEN LEAF LN	ALEXWY	CLAFAL	929	31	28,799	R	AC/AC		82	81	89	\$16,479	22,898	SLURRY SEAL
ASHBY LN	KINGSWOOD WY	TEMPLEBAR WY	ASHBY	KINTEM	240	30	7,200	R	AC/AC	7E - Kingswood	82	81	89	\$4,120	22,918	SLURRY SEAL
ASPEN DRIVE	ARBORETUM DR	BEACHWOOD LANE	ASPNDR	ARBBEA	695	33	22,935	R	AC		78	77	85	\$13,124	23,183	SLURRY SEAL
CASTLE LN	EL MONTE AV N	END	CASTLE	ELMEND	103	34	5,309	R	AC/AC		76	77	85	\$3,038	24,729	SLURRY SEAL
CATALINA CT	VERA CRUZ AV	END	CATACT	VEREND	547	24	15,235	R	AC/AC		78	79	87	\$8,718	24,110	SLURRY SEAL
DEODARA DR	VINEYARD DR	BEECHWOOD LN	DEODAR	VINBEE	1,145	37	42,365	R	AC/AC		82	81	89	\$24,242	22,913	SLURRY SEAL
DISTEL DR	ALVARADO AV	END	DISTDR	ALVEND	195	39	9,262	R	AC/AC		79	80	87	\$5,300	39,092	SLURRY SEAL
DISTEL DR	END	MARICH WY	DISTDR	ENDMAR	675	40	28,627	R	AC/AC		80	81	88	\$16,381	23,253	SLURRY SEAL
EL SERENO AV	HOMESTEAD	CRIST DR	ELSEAV	GRACRI	1,087	30	32,610	R	AC/AC	2C - El Sereno	80	79	87	\$18,660	24,073	SLURRY SEAL
FALLEN LEAF LN	HAVENHURST DR	RAVENSWOOD DR	FALLEN	HAVRAV	1,347	40	53,880	R	AC/AC		81	80	88	\$30,831	23,531	SLURRY SEAL
FREMONT AV	DOLORES AV	MIRAMONTE AV	FREMOM	DOLMIR	968	34	32,912	R	AC/AC		72	74	83	\$18,833	35,049	SLURRY SEAL
HAVENHURST DR	FALLEN LEAF LN	RAVENSWOOD DR	HAVENH	FALRAV	680	37	25,160	R	AC/AC		82	81	89	\$14,397	22,896	SLURRY SEAL
HEATHER CT	TORWOOD LN	END	HEATHE	TOREND	90	30	4,627	R	AC/AC	7F - Heather	76	78	86	\$2,648	37,598	SLURRY SEAL
HOLLY AV	MCKENZIE AV	PORTLAND AV	HOLLY	MCKPOR	995	24	23,880	R	AC/AC		81	82	89	\$13,665	22,571	SLURRY SEAL
HOLT AV	ALFORD AV	FALLEN LEAF LN	HOLT	ALFFAL	650	38	24,700	R	AC/AC		82	81	89	\$14,134	22,898	SLURRY SEAL
KATHY LN	FREMONT AV	END	KATHY	FREEND	456	30	15,607	R	AC/AC		82	81	89	\$8,931	23,031	SLURRY SEAL
LINDEN AV	PINE LN	PORTOLA AV W	LINDEN	PINPOR	1,670	22	36,630	R	AC/AC		75	76	85	\$20,961	24,960	SLURRY SEAL
LISA LN	FREMONT AV	LISA CT	LISALN	FRELIS	702	40	28,080	R	AC/AC		86	85	92	\$16,068	23,649	SLURRY SEAL
MARGARITA CT	LOS ALTOS AV	VIA DEL POZO	MARGAR	LOSVIA	528	31	16,368	R	AC/AC	7B - Margarita	82	81	89	\$9,366	22,921	SLURRY SEAL
MARIPOSA AV	END	LOS ALTOS AV	MARIPO	ENDLOS	713	18	12,834	R	AC/AC		75	77	85	\$7,344	35,730	SLURRY SEAL
MIRAFLORES WY	LINDA VISTA WY	BERRY AV	MIRAFL	LINBER	471	34	16,014	R	AC/AC	4F - Linda Vista	75	77	85	\$9,164	35,759	SLURRY SEAL

** - Treatment from Project Selection

Year: 2024

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
MORTON AV	NEWCASTLE DR	FALLEN LEAF LN	MORTON	NEWFAL	1,055	36	37,980	R	AC/AC		81	80	88	\$21,733	23,532	SLURRY SEAL
NAVAJO LN	END	ANGELA DR	NAVAJO	ENDANG	135	24	5,347	R	AC/AC	6A - Portola	81	80	88	\$3,060	23,525	SLURRY SEAL
NIGHTINGALE CT	E END	W END	NIGHTI	MIGEND	531	30	18,500	R	AC/AC	2B - Green Oak	80	79	87	\$10,586	24,072	SLURRY SEAL
OAK AV	GRANT RD	TRUMAN AV	OAKAV	GRATRU	2,646	37	97,902	R	AC/AC		80	79	87	\$56,022	24,069	SLURRY SEAL
OAKWOOD CT	RIVERSIDE DR	END	OAKWOO	RIVEND	186	41	9,531	R	AC/AC		82	81	89	\$5,454	22,893	SLURRY SEAL
SEQUOIA DRIVE	ARBORETUM DR	BEACHWOOD LN	SEQDR	ARBBEA	770	24	18,480	R	AC		78	79	87	\$10,575	22,591	SLURRY SEAL
SEQUOIA WAY	ARBORETUM DR	END	SEQWY	ARBEND	270	32	8,640	R	AC		75	76	84	\$4,944	23,290	SLURRY SEAL
STAGI LN	MADONNA WY	QUINHILL AV	STAGLN	MADQUI	582	30	17,460	R	AC/AC	8A - Stagi	81	82	89	\$9,991	22,595	SLURRY SEAL
ST MARK CT	WOODVIEW TR	END	STMARK	WOOEND	505	30	17,077	R	AC	1C - St. Matthews	78	77	85	\$9,772	23,183	SLURRY SEAL
STUART CT	END	VALENCIA DR	STUART	ENDVAL	617	30	18,510	R	AC/AC	6E - Valencia	81	80	88	\$10,592	23,543	SLURRY SEAL
SUNSHINE CT	END	SUNSHINE DR	SUNSCT	ENDSUN	211	31	8,438	R	AC/AC	5C - Sunshine	81	82	89	\$4,828	22,569	SLURRY SEAL
SUNSHINE DR	SPRINGER RD S	SPRINGER RD S	SUNSDR	SPRSPR	1,822	24	43,147	R	AC/AC	5C - Sunshine	81	82	89	\$24,690	22,569	SLURRY SEAL
SYLVIAN WY	END	CHERRY AV	SYLVIA	ENDCHE	248	17	6,533	R	AC/AC		81	82	89	\$3,738	22,621	SLURRY SEAL
TERRACE CT	SPRINGER RD S	END	TERRAC	SPREND	154	22	4,670	R	AC/AC		81	82	89	\$2,672	22,569	SLURRY SEAL
TRUMAN AV	OAK AV	CITY LIMIT (415' N/ OAK AV)	TRUMAN	OAKCIT	415	38	15,770	R	AC/AC		80	79	87	\$9,024	24,071	SLURRY SEAL
VINEYARD DR	DEODARA DR	FOOTHILL EX	VINEDR	DEOFOO	730	36	26,280	R	AC/AC		76	77	85	\$15,038	24,732	SLURRY SEAL
WISTARIA CT	END	WISTARIA LN	WISTCT	ENDWIS	186	31	5,766	R	AC/AC	1A - Wistaria	74	75	84	\$3,299	25,073	SLURRY SEAL
YERBA SANTA AV	CHERRY AV	END	YERBAS	CHEEND	500	30	15,000	R	AC/AC		73	74	83	\$8,583	25,159	SLURRY SEAL
Treatment Total													\$491,004			
ARBOLEDA DR	CAMPBELL AV	SPRINGER RD S	ARBOLE	CAMSPR	1,733	25	43,325	R	AC/AC		82	81	83	\$248	784,472	SEAL CRACKS
ARBOLEDA DR	CUESTA DR	CAMPBELL AV	ARBOLE	CUECAM	1,248	31	38,688	R	AC/AC		78	77	79	\$298	607,954	SEAL CRACKS
ARTHUR CT	END	GRANGER AV	ARTHUR	ENDGRA	134	33	6,583	R	AC/AC		73	72	74	\$61	585,400	SEAL CRACKS
CAMPBELL AV	FREMONT AV	ROSITA AV	CAMPBE	FREROS	2,419	26	64,005	R	AC/AC		79	78	80	\$475	595,575	SEAL CRACKS
CAMPBELL AV	ROSITA AV	CUESTA DR	CAMPBE	ROSCUE	1,006	33	33,198	R	AC/AC		86	85	86	\$111	664,486	SEAL CRACKS
CHELSEA CT	END	CHELSEA DR	CHELCT	ENDCHE	109	24	4,723	R	AC/AC	3D - Chelsea	90	89	89	\$1	9,641,906	SEAL CRACKS
CRISTO REY PL	CRISTO REY DR	END	CRISPL	CRRIEND	364	25	11,177	R	AC/AC		88	87	88	\$19	1,987,241	SEAL CRACKS
DISTEL DR	MARICH WY	EL CAMINO REAL	DISTDR	MARELC	710	35	24,850	R	AC/AC		89	88	89	\$24	1,571,577	SEAL CRACKS
EASTWOOD DR	MIRAMONTE AV	COVINGTON RD	EASTDR	MIRCOV	1,771	41	72,136	R	AC/AC		78	78	80	\$541	690,867	SEAL CRACKS
ELEANOR AV	HILLVIEW AV	EDITH AV E	ELEANO	HILEDI	654	29	18,966	R	AC/AC		81	80	82	\$122	670,329	SEAL CRACKS
ELEANOR AV	MARVIN AV	PEPPER DR	ELEANO	MARPEP	364	21	7,644	R	AC/AC		85	83	85	\$34	572,787	SEAL CRACKS
ELEANOR AV	PEPPER DR	HILLVIEW AV	ELEANO	PEPHIL	809	21	16,989	R	AC/AC		80	79	81	\$116	485,062	SEAL CRACKS
ELNORA CT	END	NEWCASTLE DR	ELNORA	ENDNEW	202	30	7,987	R	AC/AC		90	89	89	\$1	9,220,017	SEAL CRACKS
FIRST ST	MAIN ST	EDITH AV W	FIRST	MAIEDI	1,446	30	43,380	C	AC/AC		89	88	89	\$13	8,819,119	SEAL CRACKS

** - Treatment from Project Selection

Scenarios - Sections Selected for

Agenda Item # 5.

Interest: 2.00%

Inflation: 3.00%

Scenario: (2) Current Funding (\$2.5M/Yr)

Year: 2024

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment			Cost	Rating	Treatment
												PCI Before	PCI After				
FOURTH ST	STATE ST	EDITH AV W	FOURTH	STAEDI	455	25	11,375	R	AC/AC		90	89	89	\$2	7,725,409	SEAL CRACKS	
LINCOLN AV	UNIVERSITY AV W	SHERMAN ST	LINCOL	UNISHE	876	56	49,054	R	AC/AC		78	77	79	\$372	651,411	SEAL CRACKS	
MARVIN AV	PEPPER DR	ELEANOR AV	MARVIN	PEPELE	1,180	21	24,780	R	AC/AC		80	80	81	\$165	745,623	SEAL CRACKS	
MAYER CT	EL MONTE AV N	END	MAYER	ELMEND	150	38	7,541	R	AC/AC		89	88	89	\$7	1,636,347	SEAL CRACKS	
ORCHID PL	UNIVERSITY AV E	END	ORCHID	UNIEND	396	30	13,807	R	AC/AC		86	85	86	\$44	1,157,469	SEAL CRACKS	
PAYNE DR	OAKHURST AV	HERITAGE CT	PAYNE	OAKHER	654	23	15,042	R	AC/AC		89	88	89	\$14	1,629,815	SEAL CRACKS	
PICO LN	PORTOLA AV E	END	PICO	POREND	134	25	4,321	R	AC/AC	6A - Portola	90	89	89	\$1	7,715,489	SEAL CRACKS	
PORTOLA CT	JORDAN AV	END	PORTCT	JOREND	877	27	23,679	R	AC/AC		78	77	79	\$179	665,198	SEAL CRACKS	
SPENCER CT	LIMETREE LN	SPENCER WY	SPENCT	LIMSPE	225	38	8,550	R	AC/AC	4D - Spencer	89	88	89	\$8	1,619,244	SEAL CRACKS	
TWELVE ACRES DR	PINE LN	MEADOW LN	TWELVE	PINMEA	879	32	28,128	R	AC/AC	7G - Twelve Acres	79	79	81	\$199	728,691	SEAL CRACKS	
WHITNEY ST	FIRST ST	SAN ANTONIO RD S	WHITNE	FIRSAN	778	31	24,118	R	AC/AC		83	82	83	\$131	733,366	SEAL CRACKS	
Treatment Total													\$3,186				
Year 2024 Area Total										2,515,568	Year 2024 Total		\$2,499,186				

Year: 2025

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment			Cost	Rating	Treatment
												PCI Before	PCI After				
ANCORA CT	END	VIA MADEROS	ANCORA	ENDVIA	180	30	7,327	R	AC/AC	1B - Sierra Ventura	49	45	100	\$31,093	13,641	MILL & MEDIUM OVERLAY(2 IN.)	
CLARK AV N	ALMOND AV	JARDIN DR	CLARKN	ALMJAR	1,282	30	38,460	R	AC/AC		49	45	100	\$163,209	13,684	MILL & MEDIUM OVERLAY(2 IN.)	
EASTWOOD PL	COVINGTON RD	END	EASTPL	COVEND	480	30	16,327	R	AC		50	46	100	\$69,285	13,747	MILL & MEDIUM OVERLAY(2 IN.)	
EDITH AV E	GORDON WY N	END	EDITHE	GOREND	1,656	31	50,840	R	AC/AC		49	45	100	\$215,745	13,755	MILL & MEDIUM OVERLAY(2 IN.)	
MORGAN PL	END	SPENCER WY	MORGAN	ENDSPE	195	31	7,942	R	AC/AC	4D - Spencer	50	46	100	\$33,703	13,640	MILL & MEDIUM OVERLAY(2 IN.)	
PENNY WY	FALLEN LEAF LN	END	PENNY	FALEND	232	35	9,897	R	AC/AC		49	46	100	\$41,999	13,575	MILL & MEDIUM OVERLAY(2 IN.)	
RANCHITA DR	JULIE LN	MARBAROUGH AV	RANCDR	JULMAR	434	40	17,360	R	AC/AC		50	46	100	\$73,669	13,568	MILL & MEDIUM OVERLAY(2 IN.)	
SHERMAN ST	UNIVERSITY AV W	LINCOLN AV	SHERMA	UNILIN	685	25	17,125	R	AC/AC		49	45	100	\$72,672	13,672	MILL & MEDIUM OVERLAY(2 IN.)	
SIERRA VENTURA DR	STONEHAVEN DR	VIA MADEROS	SIERRA	STOVIA	2,020	40	80,800	R	AC/AC	1B - Sierra Ventura	48	44	100	\$342,883	13,750	MILL & MEDIUM OVERLAY(2 IN.)	
STONEHAVEN DR	END	ST MATTHEW WY	STONEH	ENDSTM	1,816	38	69,008	R	AC/AC		49	45	100	\$292,842	13,641	MILL & MEDIUM OVERLAY(2 IN.)	
WOODVIEW TR	ST MATTHEW WY	WINDIMER DR	WOODVI	STMWIN	1,215	30	36,450	R	AC	1C - St. Matthews	50	46	100	\$154,679	13,749	MILL & MEDIUM OVERLAY(2 IN.)	

** - Treatment from Project Selection

Scenarios - Sections Selected for

Agenda Item # 5.

Interest: 2.00%

Inflation: 3.00%

Scenario: (2) Current Funding (\$2.5M/Yr)

										Treatment Total			\$1,491,778			
LAS FLORES CT	LAURELES DR	END	LASFLO	LAUEND	95	28	4,339	R	AC/AC	7A - Laureles	70	67	77	\$7,672	7,930	RUBBERIZED CAPE SEAL
										Treatment Total			\$7,672			
EL MONTE AV S	CUESTA DR	CLARK AV S	ELMONS	CUECLA	3,364	40	134,560	C	AC/AC		77	76	84	\$103,101	22,513	MICROSURFACING
FIRST ST	MAIN ST	EDITH AV W	FIRST	MAIEDI	1,446	30	43,380	C	AC/AC		89	88	94	\$33,238	21,739	MICROSURFACING
GRANT RD	NEWCASTLE DR	FARNDON AV	GRANRD	NEWFAR	1,174	38	44,612	C	AC/AC		82	79	87	\$34,182	21,355	MICROSURFACING
										Treatment Total			\$170,521			
ARBORETUM DRIVE	SEQUOIA DR	S END	ARBORE	SEQEND	2,136	36	76,896	R	AC		83	82	89	\$45,322	20,374	SLURRY SEAL
BEACHWOOD LANE	DEODARA DRIVE	END	BEACH	DEOEND	1,470	30	44,100	R	AC		84	81	89	\$25,992	20,660	SLURRY SEAL
BUCKINGHAM DR	PORTLAND AV	SUFFOLK WY	BUCKIN	PORSUF	915	30	27,450	R	AC/AC	3A - Runnymead	84	83	90	\$16,179	20,762	SLURRY SEAL
CARMEL AV	PORTOLA AV W	CARMEL CT	CARMAV	PORCAR	823	21	17,283	R	AC/AC	7D - Carmel	83	82	89	\$10,186	21,567	SLURRY SEAL
CARNATION CT	UNIVERSITY AV E	END	CARNAT	UNIEND	288	30	10,567	R	AC/AC		85	84	91	\$6,228	20,083	SLURRY SEAL
CASTILLEJA CT	COVINGTON RD	END	CASTIL	COVEND	165	24	6,067	R	AC/AC		81	78	86	\$3,576	20,817	SLURRY SEAL
CEDAR PL	REDWOOD DR	DEODARA DR	CEDAR	REDDEO	1,078	31	33,418	R	AC/AC		84	82	89	\$19,696	21,836	SLURRY SEAL
CHESTER CR	SAN ANTONIO RD N	SAN ANTONIO RD N	CHESTE	SANSAN	990	25	24,750	R	AC/AC		84	82	89	\$14,587	21,857	SLURRY SEAL
CLAY DR	FALLEN LEAF LN	CANDACE WY	CLAY	FALCAN	1,356	31	42,036	R	AC/AC		83	81	88	\$24,776	22,682	SLURRY SEAL
DARTMOUTH LN	RUNNYMEAD DR	BUCKINGHAM DR	DARTMO	RUNBUC	1,161	30	34,830	R	AC/AC	3A - Runnymead	83	81	88	\$20,528	22,522	SLURRY SEAL
DE ANZA LN	END	EL MONTE AV S	DEANZA	ENDELM	495	24	13,987	R	AC/AC		84	83	90	\$8,244	20,911	SLURRY SEAL
DEODARA DR	CEDAR PL	VINEYARD DR	DEODAR	CEDVIN	1,180	36	42,480	R	AC/AC		84	82	89	\$25,037	21,848	SLURRY SEAL
DEODARA DR	END	CEDAR PL	DEODAR	ENDCED	333	34	11,322	R	AC/AC		86	84	91	\$6,673	20,139	SLURRY SEAL
DEODARA DR	360' S/ WIMBELDON PL (TENNIS COURT)	BEACHWOOD LN	DEODAR	TENBEA	1,600	29	46,400	R	AC/AC		85	83	90	\$27,348	21,023	SLURRY SEAL
DOUD DR	EDITH AV E	ALMOND AV	DOUD	EDIALM	1,294	35	45,290	R	AC/AC		81	80	88	\$26,693	22,753	SLURRY SEAL
FALLEN LEAF LN	JONES LN	MORTON AV	FALLEN	JONMOR	2,235	38	84,930	R	AC/AC		83	81	88	\$50,057	22,525	SLURRY SEAL
FALLEN LEAF LN	MORTON AV	FREMONT AV	FALLEN	MORFRE	1,471	40	58,840	R	AC/AC		83	81	88	\$34,680	22,525	SLURRY SEAL
FONTAINBLEAU TR	END	VALENCIA DR	FONTAI	ENDVAL	168	24	6,139	R	AC/AC	6E - Valencia	86	84	91	\$3,618	20,139	SLURRY SEAL
GORDON WY N	EDITH AV E	ALMOND AV	GORDON	EDIALM	1,286	32	40,732	R	AC/AC		83	81	88	\$24,007	22,519	SLURRY SEAL
HACIENDA WY	RAQUEL LN	LOS ALTOS AV	HACIWY	RAQLOS	1,332	30	39,960	R	AC/AC	7J - Hacienda	86	84	91	\$23,552	20,146	SLURRY SEAL
HAMPTON CT	EDITH AV W	END	HAMPTO	EDIEND	124	25	5,177	R	AC/AC		86	84	91	\$3,051	19,114	SLURRY SEAL
HARRINGTON CT	END	CAMPBELL AV	HARRCT	ENDCAM	331	30	13,380	R	AC/AC		86	84	91	\$7,886	20,112	SLURRY SEAL
HIGHLANDS CR	YORKSHIRE DR	ANDOVER WY	HIGHCR	YORAND	573	30	17,190	R	AC/AC		83	81	88	\$10,132	22,528	SLURRY SEAL
HOLLY AV	OAKHURST AV	MCKENZIE AV	HOLLY	OAKMCK	898	27	24,246	R	AC/AC		83	82	89	\$14,290	21,664	SLURRY SEAL
JORDAN AV	PORTOLA AV E	EL CAMINO REAL	JORDAN	PORELC	1,088	31	33,728	R	AC/AC		83	81	88	\$19,879	22,537	SLURRY SEAL
JULIE LN	FREMONT AV	RANCHITA DR	JULIE	FRERAN	1,049	37	38,813	R	AC/AC		82	81	89	\$22,876	22,186	SLURRY SEAL
KAY DR	COLLEEN DR	HOLT AV	KAY	COLHOL	387	31	11,997	R	AC/AC		84	82	89	\$7,071	21,833	SLURRY SEAL
LANDELL CT	NEWCASTLE DR	END	LANDEL	NEWEND	316	25	10,317	R	AC/AC		84	83	90	\$6,081	20,886	SLURRY SEAL

** - Treatment from Project Selection

Year: 2025

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
LERIDA AV	SAN LUIS AV	BENVENUE AV	LERIDA	SANBEN	269	21	5,649	R	AC/AC		83	81	88	\$3,329	22,519	SLURRY SEAL
LINDA VISTA WY	RUSSELL AV	END	LINDAV	RUSEND	579	34	21,493	R	AC/AC	4F - Linda Vista	84	83	90	\$12,668	20,880	SLURRY SEAL
LISA LN	OAKHURST AV	LISA CT	LISALN	OAKLIS	944	39	36,816	R	AC/AC		83	81	88	\$21,699	22,277	SLURRY SEAL
LIVE OAK LN	LOS ALTOS AV	END	LIVEOA	LOSEND	667	32	23,537	R	AC/AC		84	82	89	\$13,872	21,853	SLURRY SEAL
LOS ALTOS CT	LOS ALTOS AV	END	LOSACT	LOSEND	160	24	5,947	R	AC		84	81	89	\$3,505	20,677	SLURRY SEAL
LOS NINOS WY	ALVARADO AV	MARICH WY	LOSININ	ALVMAR	1,130	30	33,900	R	AC/AC		82	81	89	\$19,980	22,208	SLURRY SEAL
MARSHALL CT	FALLEN LEAF LN	END	MARSHA	FALEND	500	30	16,927	R	AC/AC		84	82	89	\$9,977	21,833	SLURRY SEAL
MIDDLETON AV	AUSTIN AV	MORTON AV	MIDDAV	AUSMOR	1,022	33	33,726	R	AC/AC		84	82	89	\$19,878	21,833	SLURRY SEAL
MIDDLETON CT	END	MIDDLETON AV	MIDDCT	ENDMID	276	25	8,663	R	AC/AC		85	83	90	\$5,106	21,006	SLURRY SEAL
OSAGE AV	END	EDITH AV E	OSAGE	ENDEDI	975	18	17,550	R	AC/AC		88	87	93	\$10,344	21,855	SLURRY SEAL
PAULA CT	END	GRANT RD	PAULA	ENDGRA	262	25	8,967	R	AC/AC		83	82	89	\$5,285	21,689	SLURRY SEAL
PEPPER CT	PEPPER DR	END	PEPPCT	PEPEND	92	24	4,657	R	AC/AC		84	82	89	\$2,745	21,849	SLURRY SEAL
PRITCHETT WY	OAK AV	PRITCHETT CT	PRITWY	OAKPRI	246	30	7,380	R	AC		80	77	85	\$4,350	22,397	SLURRY SEAL
RANCHITA CT	END	RANCHITA DR	RANCCT	ENDRAN	220	30	8,527	R	AC/AC		83	82	89	\$5,026	21,539	SLURRY SEAL
REDWOOD DR	END	DEODARA DR	REDWOO	ENDDEO	1,670	31	53,667	R	AC/AC		84	83	90	\$31,631	20,770	SLURRY SEAL
RENETTA CT	END	UNIVERSITY AV E	RENETT	ENDUNI	213	24	7,219	R	AC/AC		86	84	91	\$4,255	19,147	SLURRY SEAL
RINCONADA CT	END	EL MONTE AV S	RINCON	ENDELM	358	30	12,667	R	AC/AC		84	83	90	\$7,466	20,902	SLURRY SEAL
ROSEWOOD CT	END	RIVERSIDE DR	ROSEWO	ENDRIV	173	40	11,482	R	AC/AC	4B - Riverside	84	83	90	\$6,767	20,762	SLURRY SEAL
RUNNYMEAD CT	RUNNYMEAD DR	END	RUNNCT	RUNEND	200	24	6,907	R	AC/AC	3A - Runnymead	84	83	90	\$4,071	20,762	SLURRY SEAL
SAN JUAN CT	END	JORDAN AV	SANJUA	ENDJOR	595	30	19,777	R	AC/AC		84	82	89	\$11,656	21,852	SLURRY SEAL
SAN LUIS AV	EL MONTE AV S	CLARK AV S	SANLUI	ELMCLA	1,891	27	50,456	R	AC/AC		82	81	89	\$29,738	22,186	SLURRY SEAL
SHIRLYNN CT	END	EL MONTE RD S	SHIRLY	ENDELM	325	27	10,064	R	AC/AC		84	83	90	\$5,932	20,900	SLURRY SEAL
SPAGNOLI CT	END	LOS ALTOS AV	SPAGNO	ENDLOS	100	25	4,577	R	AC/AC		85	83	90	\$2,698	21,028	SLURRY SEAL
SURREY PL	LOS ALTOS AV	END	SURREY	LOSEND	304	30	11,047	R	AC/AC		84	82	89	\$6,511	21,854	SLURRY SEAL
SYLVIAN WY	CHERRY AV	SAN ANTONIO RD N	SYLVIA	CHESAN	889	20	17,780	R	AC/AC		82	81	89	\$10,479	22,339	SLURRY SEAL
TEMPLEBAR WY	ASHBY LN	THAMES LN	TEMPLE	ASHTHA	510	30	15,300	R	AC/AC	7E - Kingswood	85	83	90	\$9,018	21,028	SLURRY SEAL
VISTA GRANDE AV	SPRINGER RD N	MOUNTAIN VIEW AV	VISTAG	SPRMOU	1,602	30	48,060	R	AC/AC		84	83	90	\$28,326	20,877	SLURRY SEAL
WAREC WY	CYPRESS DR	END	WAREC	CYPEND	203	30	8,017	R	AC/AC	7K - Cypress	84	82	89	\$4,725	21,980	SLURRY SEAL
YERBA BUENA AV	END	CHERRY AV	YERBAV	ENDCHE	707	32	24,817	R	AC/AC		82	81	89	\$14,627	22,339	SLURRY SEAL
Treatment Total													\$823,907			
ALMOND AV	GORDON WY N	EL MONTE AV N	ALMOND	GORELM	2,933	38	111,454	C	AC/AC		93	88	89	\$98	1,886,107	SEAL CRACKS
ALMOND AV	SAN ANTONIO RD N	GORDON WY N	ALMOND	SANGOR	1,974	38	75,012	C	AC/AC		93	88	89	\$66	1,886,107	SEAL CRACKS
ARROYO RD	SPRINGER RD N	END	ARROYO	SPREND	1,909	30	58,131	R	AC/AC		92	88	89	\$18	4,455,605	SEAL CRACKS

** - Treatment from Project Selection

Year: 2025

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
A ST	FREMONT AV	MIRAMONTE AV	AST	FREMIR	165	30	4,950	C	AC/AC		93	88	89	\$4	1,882,314	SEAL CRACKS
BRIARWOOD CT	BERRY AV	END	BRIARW	BEREND	381	34	15,430	R	AC/AC		87	84	85	\$61	592,071	SEAL CRACKS
BROOKMILL RD	FALLEN LEAF LN	END	BROOKM	FALEND	1,772	37	68,117	R	AC/AC		91	88	89	\$66	1,576,303	SEAL CRACKS
CASA BONITA CT	END	ROSITA AV	CASABO	ENDROS	465	30	15,877	R	AC/AC		91	88	89	\$15	1,582,638	SEAL CRACKS
CASITA WY	MARICH WY	END AT TEE	CASIWY	MARTEE	339	30	10,170	R	AC/AC		91	88	89	\$10	1,537,586	SEAL CRACKS
CODY LN	ANGELA DR	NE END	CODY	ANGEND	292	24	7,008	R	AC/AC	6H - Angela	78	76	78	\$58	642,774	SEAL CRACKS
COVINGTON RD	CAMPBELL AV	HALE CREEEK	COVIRD	CAMHAL	938	36	33,768	C	AC/AC		93	88	89	\$30	1,886,107	SEAL CRACKS
COVINGTON RD	EL MONTE AV S	CAMPBELL AV	COVIRD	ELMCAM	3,036	32	97,152	C	AC/AC		93	88	89	\$86	1,886,107	SEAL CRACKS
COVINGTON RD	HALE CREEK	SPRINGER RD S	COVIRD	HALSPR	842	36	30,312	C	AC/AC		92	88	89	\$28	1,816,620	SEAL CRACKS
CUESTA DR	CAMPBELL AV	SPRINGER RD S	CUESTA	CAMSPR	1,737	32	55,584	C	AC/AC		91	87	88	\$89	1,199,302	SEAL CRACKS
DIXON WY	VAN BUREN ST	END	DIXON	VANEND	893	25	23,940	R	AC/AC		84	81	83	\$146	494,021	SEAL CRACKS
EDGEWOOD LN	UNIVERSITY AV W	ORANGE AV	EDGEWO	UNIORA	479	19	9,101	R	AC/AC		90	88	89	\$8	2,381,822	SEAL CRACKS
EDITH AV W	FOOTHILL EX	SAN ANTONIO RD S	EDITHW	FOOSAN	1,959	32	62,439	C	AC/AC		92	87	88	\$79	1,412,537	SEAL CRACKS
ELMHURST DR	QUEENSBURY AV	TRUMAN AV	ELMHUR	QUETRU	385	30	11,550	R	AC/AC	3F - Queensbury	88	85	86	\$39	643,908	SEAL CRACKS
EUREKA AV	END	GRANT AV	EUREAV	ENDGRA	864	31	27,210	R	AC/AC	3B - Eureka	82	79	81	\$190	472,039	SEAL CRACKS
EVA AV	ST JOSEPH AV	GRANGER AV	EVA	STJGRA	1,417	40	56,680	R	AC/AC		73	72	74	\$540	568,255	SEAL CRACKS
FALLEN LEAF LN	HOMESTEAD RD	LOUISE LN	FALLEN	HOMLOU	567	41	23,247	R	AC/AC		85	83	84	\$118	529,904	SEAL CRACKS
FALLEN LEAF LN	LOUISE LN	VICTORIA CT	FALLEN	LOUVIC	1,099	40	43,960	R	AC/AC		81	78	80	\$325	461,580	SEAL CRACKS
FREDERICK CT	MERRITT RD	ALMOND AV	FREDER	MERALM	347	39	13,533	R	AC/AC	6G - Merrit	92	89	89	\$2	7,424,118	SEAL CRACKS
FREMONT AV	MANOR WY	DOLORES AV	FREMOM	MANDOL	1,572	33	55,276	C	AC/AC		93	88	89	\$49	1,892,874	SEAL CRACKS
FREMONT AV	SPRINGER RD S	MANOR WY	FREMOM	SPRMAN	1,528	38	58,064	C	AC/AC		93	88	89	\$51	1,892,874	SEAL CRACKS
GOLDEN WY	BERRY AV	COVINGTON RD	GOLDEN	BERCOV	1,270	39	49,530	R	AC/AC		89	86	87	\$141	712,020	SEAL CRACKS
HARWALT DR	OAK AV	JOEL WY	HARWAL	OAKJOE	825	37	30,525	R	AC/AC	3E - Harwalt	86	83	85	\$138	556,912	SEAL CRACKS
HAWKINS DR	HARWALT DR	END	HAWKIN	HAREND	433	32	15,723	R	AC/AC	3E - Harwalt	84	82	83	\$88	508,871	SEAL CRACKS
HILLVIEW AV	SAN ANTONIO RD S	ELEANOR AV	HILLVI	SANELE	1,260	29	36,540	R	AC/AC		89	86	87	\$104	712,207	SEAL CRACKS
JOEL WY	E END	W END	JOEL	ENDEND	577	35	21,972	R	AC/AC	3E - Harwalt	84	82	83	\$123	508,871	SEAL CRACKS
KNOLLWOOD LN	ST JOSEPH AV	END	KNOLLW	STJEND	484	30	16,777	R	AC/AC		81	78	80	\$124	461,564	SEAL CRACKS
LEAF CT	END	TWELVE ACRES DR	LEAF	ENDTWE	147	24	5,635	R	AC/AC	7G - Twelve Acres	92	88	89	\$2	3,886,522	SEAL CRACKS
LOUISE LN	FALLEN LEAF LN	VICTORIA CT	LOUISE	FALVIC	1,226	30	36,780	R	AC/AC		78	76	78	\$310	441,110	SEAL CRACKS
MARINOVICH WY	OAK AV	OAK AV	MARINO	OAKOAK	1,165	30	34,950	R	AC/AC		80	78	80	\$271	454,302	SEAL CRACKS
MERRITT CT	END	MERRITT RD	MERRCT	ENDMER	103	37	6,185	R	AC/AC	6G - Merrit	88	85	86	\$21	644,410	SEAL CRACKS
MERRITT RD	FREDERICK CT	GORDON WY N	MERRRD	FREGOR	1,241	29	35,989	R	AC/AC	6G - Merrit	82	79	81	\$251	472,174	SEAL CRACKS
PANCHITA WY	ALVARADO AV	MARICH WY	PANCHI	ALVMAR	1,130	30	33,900	R	AC/AC		91	88	89	\$34	1,541,532	SEAL CRACKS
PORTOLA AV W	LOS ALTOS AV	SAN ANTONIO RD N	PORTOW	LOSSAN	2,049	21	56,520	R	AC/AC		78	76	78	\$472	630,512	SEAL CRACKS

** - Treatment from Project Selection

Scenarios - Sections Selected for

Agenda Item # 5.

Interest: 2.00%

Inflation: 3.00%

Scenario: (2) Current Funding (\$2.5M/Yr)

Year: 2025

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment		
												PCI Before	PCI After					
QUEENSBURY AV	WAKEFIELD TR	ELMHURST DR	QUEENS	WAKELM	1,051	30	35,084	R	AC/AC	3F - Queensbury	79	77	79	\$284	449,108	SEAL CRACKS		
RUSSELL AV	COVINGTON AV	END	RUSSEL	COVEND	642	25	16,050	R	AC/AC		89	86	87	\$36	827,590	SEAL CRACKS		
SANDALWOOD LN	END	GRANGER AV	SANDAL	ENDGRA	435	38	17,927	R	AC/AC		90	88	89	\$12	2,782,949	SEAL CRACKS		
SANTA RITA AV	VAN BUREN ST	PORTOLA AV W	SANTAV	VANPOR	464	20	9,280	R	AC/AC		74	71	74	\$89	419,809	SEAL CRACKS		
SCOTT LN	KENT DR	ST JOSEPH AV	SCOTT	KENSTJ	796	40	31,840	R	AC/AC		76	73	76	\$292	428,606	SEAL CRACKS		
SECOND ST	STATE ST	EDITH AV W	SECOND	STAEDI	878	25	21,950	R	AC/AC		91	88	89	\$22	1,535,607	SEAL CRACKS		
THATCHER DR	COVINGTON RD	CITY LIMIT (1 parcel N of O'Dell Wy)	THATDR	COVCIT	673	38	25,574	R	AC/AC	4G - Thatcher	92	88	89	\$9	3,919,808	SEAL CRACKS		
VALLEY ST	ELEANOR AV	GORDON WY S	VALLEY	ELEGOR	641	22	14,102	R	AC/AC		82	79	81	\$98	472,203	SEAL CRACKS		
VAN BUREN ST	END	SANTA RITA AV	VANBUR	ENDSAN	1,671	20	35,647	R	AC/AC		83	80	82	\$234	479,735	SEAL CRACKS		
VERA CRUZ AV	ALVARADO AV	JORDAN AV	VERACR	ALVJOR	878	23	20,194	R	AC/AC		91	88	89	\$20	1,537,586	SEAL CRACKS		
VICTORIA CT	END	FALLEN LEAF LN	VICTOR	ENDFAL	180	30	7,327	R	AC/AC		75	72	75	\$69	424,498	SEAL CRACKS		
WAKEFIELD TR	QUEENSBURY AV	TRUMAN AV	WAKEFI	QUETRU	385	30	11,550	R	AC/AC	3F - Queensbury	86	83	85	\$52	556,855	SEAL CRACKS		
WOODSTOCK LN	END	EL MONTE AV S	WOODST	ENDELM	541	30	17,574	R	AC/AC		92	88	89	\$6	3,886,522	SEAL CRACKS		
Treatment Total													\$5,479					
Year 2025 Area Total									3,589,418	Year 2025 Total				\$2,499,358				

Year: 2026

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment
												PCI Before	PCI After			
B ST	FREMONT AV	MIRAMONTE AV	BST	FREMIR	379	32	12,128	R	AC/AC		53	48	100	\$53,010	13,038	MILL & MEDIUM OVERLAY(2 IN.)
DELPHI CR	JORDAN AV	PORTOLA CT	DELPCR	JORPOR	1,466	30	43,980	R	AC	6B - Delphi	55	49	100	\$192,233	13,061	MILL & MEDIUM OVERLAY(2 IN.)
ECHO DR	FREMONT AV	COVINGTON RD	ECHO	FRECOV	900	24	21,600	R	AC/AC		50	44	100	\$94,412	13,363	MILL & MEDIUM OVERLAY(2 IN.)
MILLS AV	EL MONTE RD N	END	MILLS	ELMEND	654	31	21,113	R	AC/AC	5A - Mills	52	46	100	\$92,283	13,156	MILL & MEDIUM OVERLAY(2 IN.)
MUIR WY	EASTWOOD DR	END	MUIR	EASEND	571	33	20,242	R	AC/AC		51	45	100	\$88,476	13,340	MILL & MEDIUM OVERLAY(2 IN.)
NEWCASTLE DR	GRANT RD	MORTON AV	NEWCAS	GRAMOR	2,508	40	100,320	R	AC/AC		51	45	100	\$438,489	13,358	MILL & MEDIUM OVERLAY(2 IN.)
ROBINHOOD LN	CROOKED CREEK DR	ST JOSEPH AV	ROBILN	CROSTJ	714	37	26,418	R	AC/AC		50	45	100	\$115,471	13,262	MILL & MEDIUM OVERLAY(2 IN.)
SHERIDAN ST	UNIVERSITY AV W	PALM AV	SHERID	UNIPAL	649	25	16,225	R	AC/AC		53	47	100	\$70,918	13,047	MILL & MEDIUM OVERLAY(2 IN.)
SIESTA DR	FREMONT AV	GARTHWICK DR	SIESTA	FREGAR	664	33	24,073	R	AC/AC	3H - Garthwick	50	45	100	\$105,221	13,238	MILL & MEDIUM OVERLAY(2 IN.)

** - Treatment from Project Selection

Year: 2026

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
STANLEY AV	END	MIRAMONTE AV	STANLE	ENDMIR	602	25	15,050	R	AC/AC		55	48	100	\$65,782	13,061	MILL & MEDIUM OVERLAY(2 IN.)
ST MATTHEW WY	STONEHAVEN DR	WOODVIEW TR	STMATT	STOWOO	868	30	26,040	R	AC	1C - St. Matthews	52	45	100	\$113,818	13,363	MILL & MEDIUM OVERLAY(2 IN.)
UNIVERSITY AV W	BURKE RD	210FT S. OF LINCOLN AV	UNIVEW	BURLIN	482	29	13,978	R	AC/AC		52	47	100	\$61,097	13,113	MILL & MEDIUM OVERLAY(2 IN.)
Treatment Total											\$1,491,210					
EL MONTE AV S	SHIRLYNN CT	CUESTA DR	ELMONS	SHICUE	637	40	25,480	A	AC/AC		91	85	92	\$20,109	20,984	MICROSURFACING
LOS ALTOS AV	LOUCKS AV	EI CAMINO REAL	LOSAAV	LOUELC	2,017	35	70,595	C	AC/AC		93	90	95	\$55,713	24,786	MICROSURFACING
LOS ALTOS AV	PINE LN	PORTOLA AV W	LOSAAV	PINPOR	1,721	38	65,398	C	AC/AC		93	90	95	\$51,612	24,786	MICROSURFACING
LOS ALTOS AV	PORTOLA AV W	LOUCKS AV	LOSAAV	PORLOU	1,166	35	40,810	C	AC/AC		93	90	95	\$32,207	24,786	MICROSURFACING
LOS ALTOS AV	YERBA SANTA AV	PINE LN	LOSAAV	YERPIN	1,319	38	50,122	C	AC/AC		93	90	95	\$39,556	24,786	MICROSURFACING
MAIN ST	STATE ST	SAN ANTONIO RD S	MAIN	STASAN	410	50	20,500	C	AC/PCC		80	77	85	\$16,178	21,469	MICROSURFACING
SAN ANTONIO RD N	ALMOND AV	PORTOLA AV W	SANANN	ALMPOR	4,304	51	219,504	A	AC/AC		83	80	88	\$173,231	29,222	MICROSURFACING
SAN ANTONIO RD N	PORTOLA AV W	EL CAMINO REAL	SANANN	PORELC	1,620	60	97,200	A	AC/AC		85	82	89	\$76,709	27,558	MICROSURFACING
SAN ANTONIO RD S	FOOTHILL EX	EDITH AV W	SANANS	FOEDI	2,910	59	172,260	A	AC/AC		85	82	89	\$135,946	27,558	MICROSURFACING
ST JOSEPH AV	ST MATTHEW WY	FOOTHILL EX	STJOAV	STMFOO	1,364	40	54,560	C	AC/AC		84	79	87	\$43,058	20,590	MICROSURFACING
Treatment Total											\$644,319					
BELLWOOD CT	END	MIDDLETON AV	BELLWO	ENDMID	232	30	9,217	R	AC/AC		92	90	95	\$5,595	21,552	SLURRY SEAL
BIARRITZ CR	VALENCIA DR	END	BIARRI	VALEND	175	27	4,699	R	AC/AC	6E - Valencia	88	84	91	\$2,853	19,167	SLURRY SEAL
CAMELLIA WY	CLARK AV S	SPRINGER RD S	CAMELL	CLASPR	1,300	41	53,300	R	AC/AC		81	79	87	\$32,357	22,771	SLURRY SEAL
CAROB LN	B ST	LORAIN AV	CAROB	BSTLOR	431	22	9,482	R	AC/AC		85	82	90	\$5,756	20,693	SLURRY SEAL
CAVALIER CT	TORWOOD LN	END	CAVALI	TOREND	90	30	4,627	R	AC/AC	7F - Heather	82	80	87	\$2,809	22,554	SLURRY SEAL
CHULETA CT	VIA HUERTA	END	CHULET	VIAEND	215	30	8,377	R	AC/AC	1B - Sierra Ventura	83	81	88	\$5,085	21,908	SLURRY SEAL
CLINTON RD	END	MIRAMONTE AV	CLINTO	ENDMIR	1,118	22	24,596	R	AC/AC		83	81	88	\$14,932	22,030	SLURRY SEAL
COLLEEN DR	NEWCASTLE DR	HOLLIDALE CT	COLLEE	NEWHOL	1,755	30	52,650	R	AC/AC		86	82	89	\$31,962	20,841	SLURRY SEAL
DISTEL DR	JARDIN DR	ALVARADO AV	DISTDR	JARALV	1,237	38	47,006	R	AC/AC		83	81	88	\$28,536	22,044	SLURRY SEAL
DON KIRK ST	GRANT RD	JUAREZ AV	DONKIR	GRAJUA	735	25	18,375	R	AC/AC		92	90	95	\$11,155	21,552	SLURRY SEAL
GIRALDA DR	CLARK AV S	SPRINGER RD S	GIRALD	CLASPR	1,300	33	42,250	R	AC/AC		85	82	90	\$25,649	20,808	SLURRY SEAL
HAWTHORNE AV	EL MONTE AV S	CLARK AV S	HAWTAV	ELMCLA	1,012	31	31,372	R	AC/AC		85	82	90	\$19,045	20,832	SLURRY SEAL
HAWTHORNE CT	END	CLARK AV S	HAWTCT	ENDCLA	284	30	10,447	R	AC/AC		81	79	87	\$6,342	22,905	SLURRY SEAL
LAS CAMPANAS CT	END	SIERRA VENTURA DR	LASCAM	ENDSIE	113	30	5,317	R	AC/AC	1B - Sierra Ventura	84	81	89	\$3,228	21,346	SLURRY SEAL
LILAC LN	UNIVERSITY AV E	END	LILAC	UNIEND	83	30	4,417	R	AC/AC		86	83	90	\$2,681	20,108	SLURRY SEAL
LOUCKS AV	LOS ALTOS AV	SAN ANTONIO RD	LOUCKS	LOSSAN	2,136	22	46,992	R	AC/AC		85	82	89	\$28,527	20,877	SLURRY SEAL

** - Treatment from Project Selection

Year: 2026

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
MARICH WY	CASITA WY	END	MARICH	CASEND	366	41	15,006	R	AC/AC		78	77	85	\$9,110	35,225	SLURRY SEAL
MCKENZIE AV	OAKHURST AV	PORTLAND AV	MCKENZ	OAKPOR	1,705	26	44,330	R	AC/AC		85	82	90	\$26,911	20,811	SLURRY SEAL
ORR CT	END	RICHARDSON AV	ORR	ENDRIC	268	37	11,788	R	AC/AC		84	81	89	\$7,156	21,343	SLURRY SEAL
RANDOLPH PARKWAY	END	FREMONT AV	RANDOL	ENDFRE	332	40	15,059	R	AC/AC		83	81	88	\$9,142	21,904	SLURRY SEAL
REGENT DR	HIGHLANDS CR	KENT DR	REGENT	HIGKEN	651	30	19,530	R	AC/AC		92	90	95	\$11,856	21,551	SLURRY SEAL
RIVERSIDE DR	BERRY AV	COVINGTON RD	RIVERS	BERCOV	881	30	26,430	R	AC/AC		86	82	89	\$16,045	20,833	SLURRY SEAL
RIVERSIDE DR	COVINTON RD	SPRINGER RD S	RIVERS	COVSPR	1,618	40	64,720	R	AC/AC	4B - Riverside	85	82	90	\$39,290	20,693	SLURRY SEAL
SECOND ST	MAIN ST	STATE ST	SECOND	MAISTA	318	25	7,950	R	AC/AC		77	75	84	\$4,826	23,647	SLURRY SEAL
Treatment Total												\$350,849				
ALBA CT	LOS ALTOS AV	END	ALBA	LOSEND	153	30	6,517	R	AC/AC		77	81	83	\$40	484,272	SEAL CRACKS
ALICIA WY	JARDIN DR	CASITA WY	ALICIA	JARCAS	1,237	38	47,006	R	AC/AC	6D - Alicia	88	85	86	\$178	599,847	SEAL CRACKS
ALVINA CT	BERRY AV	END	ALVINA	BEREND	440	24	12,667	R	AC/AC		78	82	84	\$71	501,120	SEAL CRACKS
AMADOR AV	SAN LUIS AV	BENVENUE AV	AMADOR	SANBEN	272	18	4,896	R	AC/AC		76	80	82	\$32	470,477	SEAL CRACKS
ANDERSON DR	END	ROSITA AV	ANDERS	ENDROS	511	38	22,122	R	AC/AC		75	80	81	\$155	461,402	SEAL CRACKS
ANGELA DR	SAN ANTONIO RD N	CIELITO DR	ANGEDR	SANCIE	972	39	37,908	R	AC/AC	6H - Angela	94	88	89	\$14	3,777,996	SEAL CRACKS
ANNETTE LN	END	HOLT AV	ANNETT	ENDHOL	982	31	30,442	R	AC/AC		75	80	81	\$213	461,344	SEAL CRACKS
ARBUELO WY	SAN ANTONIO RD N	PANCHITA WY	ARBUEL	SANPAN	1,473	40	58,920	R	AC/AC		94	88	89	\$22	3,777,996	SEAL CRACKS
AURA CT	AURA WY	END	AURACT	AUREND	325	27	9,525	R	AC/AC		75	80	81	\$67	461,421	SEAL CRACKS
AURA WY	MANOR WY	MIRAMONTE AV	AURAWY	MANMIR	1,287	21	27,660	R	AC/AC		94	88	89	\$13	3,041,534	SEAL CRACKS
BELLEVUE CT	FREMONT AV	COVINGTON RD	BELLEV	FRECOV	495	24	11,880	R	AC/AC		94	88	89	\$4	3,777,996	SEAL CRACKS
BERRY AV	SPRINGER RD S	MIRAMONTE AV	BERRY	SPRMIR	2,633	31	82,914	R	AC/AC		94	88	89	\$30	3,777,996	SEAL CRACKS
BLINN CT	END	SPRINGER RD N	BLINN	ENDSPR	165	24	6,067	R	AC		73	77	79	\$48	412,062	SEAL CRACKS
BRIDGTON CT	MT HAMILTON AV	END	BRIDGT	MTHEND	425	30	15,548	R	AC		74	78	80	\$119	419,543	SEAL CRACKS
BRUCITO AV	PENINSULAR AV	END	BRUCIT	PENEND	567	24	15,108	R	AC/AC		94	88	89	\$7	3,046,945	SEAL CRACKS
CAPISTRANO WY	END	ST JOSEPH AV	CAPIST	ENDSTJ	318	36	12,766	R	AC/AC		77	81	83	\$78	484,566	SEAL CRACKS
CATALINA WY	CATALINA CT	JORDAN AV	CATAWY	CATJOR	551	20	11,020	R	AC/AC		79	83	84	\$56	520,817	SEAL CRACKS
CHAMISAL AV	ALTA VISTA AV	LOS ALTOS AV	CHAMIS	ALTLOS	529	33	17,457	R	AC/AC		76	80	82	\$115	469,748	SEAL CRACKS
CHELSEA DR	OAK AV	MIRAVALLE AV	CHELDL	OAKMIR	712	30	21,360	R	AC/AC	3D - Chelsea	93	88	89	\$20	1,590,291	SEAL CRACKS
COVINGTON RD	SPRINGER RD S	MIRAMONTE AV	COVIRD	SPRMIR	2,570	37	95,466	C	AC/AC		85	81	83	\$571	588,328	SEAL CRACKS
CREEDEN WY	ALICIA WY	CITY LIMIT (117' E/ ALICIA WY)	CREEDE	ALICIT	117	28	3,276	R	AC/AC	6D - Alicia	88	88	89	\$3	1,896,195	SEAL CRACKS
DAUPHINE PL	VALENCIA DR	END	DAUPHI	VALEND	200	26	5,288	R	AC/AC	6E - Valencia	74	79	81	\$39	450,015	SEAL CRACKS
DEL CENTRO WY	END	ROSITA WY	DELCEN	ENDROS	265	39	11,992	R	AC/AC		73	78	80	\$94	446,045	SEAL CRACKS
DEL MONTE AV	CARMEL AV	SAN ANTONIO RD N	DELMON	CARSAN	1,674	19	31,806	R	AC/AC		94	88	89	\$12	3,777,996	SEAL CRACKS

** - Treatment from Project Selection

Year: 2026

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment
												PCI Before	PCI After			
DEODARA DR	ST JOSEPH AV	360' S/ WIMBLEDON PL. (TENNIS COURT)	DEODAR	STJTEN	1,404	40	56,160	R	AC/AC	1D - Deodora	74	79	81	\$418	450,006	SEAL CRACKS
DIOR TR	CHATEAU DR	VALENCIA DR	DIOR	CHAVAL	516	30	15,480	R	AC/AC	6E - Valencia	77	81	83	\$94	484,365	SEAL CRACKS
EDITH AV E	CIELITO DR	ELEANOR AV	EDITHE	CIEELE	271	32	8,672	R	AC/AC		94	88	89	\$3	3,777,996	SEAL CRACKS
EDITH AV E	ELEANOR AV	GORDON WY N	EDITHE	ELEGOR	678	30	20,340	R	AC/AC		94	88	89	\$7	3,777,996	SEAL CRACKS
ELMHURST DR	TRUMAN AV	END	ELMHUR	TRUEND	352	30	12,487	R	AC/AC		93	88	89	\$12	1,585,807	SEAL CRACKS
ESTRELLITA WY	END	LUNADA DR	ESTREL	ENDLUN	279	24	8,803	R	AC/AC	7A - Laureles	75	80	81	\$62	461,139	SEAL CRACKS
EUREKA AV	W END	E END	EUREAV	ENDEND	542	20	10,840	R	AC/AC		93	87	88	\$15	1,187,411	SEAL CRACKS
EUREKA CT	END	EUREKA AV	EURECT	ENDEUR	91	33	4,542	R	AC/AC	3B - Eureka	73	78	80	\$36	446,031	SEAL CRACKS
FALLEN LEAF LN	FREMONT AV	HAVENHURST DR	FALLEN	FREHAV	925	40	37,000	R	AC/AC		74	79	81	\$275	450,118	SEAL CRACKS
FALLEN LEAF LN	VICTORIA CT	JONES LN	FALLEN	VICJON	283	40	11,320	R	AC/AC		75	80	81	\$79	461,344	SEAL CRACKS
FARNON AV	CRIST DR	MORTON WY	FARNDO	CRIMOR	1,797	39	70,083	R	AC/AC		75	80	81	\$491	461,353	SEAL CRACKS
FARNON AV	GRANT RD	CRIST DR	FARNDO	GRACRI	1,423	38	54,074	R	AC/AC		75	80	81	\$379	461,353	SEAL CRACKS
FILIP RD	SPRINGER RD S	COVINGTON RD	FILIP	SPRCOV	942	30	28,260	R	AC/AC		94	88	89	\$10	3,777,996	SEAL CRACKS
FIR LANE	W END	E END	FIRLN	ENDEND	620	30	18,600	R	AC		75	79	81	\$136	422,043	SEAL CRACKS
FRIARS CT	FRIARS LN	END	FRIACT	FRIEND	146	25	5,727	R	AC/AC	1G - Friars	94	88	89	\$2	3,777,996	SEAL CRACKS
FRIARS LN	CRISTO REY DR	END	FRIALN	CRRIEND	620	25	17,577	R	AC/AC		94	88	89	\$6	3,777,996	SEAL CRACKS
GALLI DR	CIELITO DR	GORDON WY N	GALLDR	CIEGOR	972	22	21,384	R	AC/AC		94	88	89	\$8	3,777,996	SEAL CRACKS
GOLDEN WY	ALTOS OAKS DR	BERRY AV	GOLDEN	ALTBER	756	40	30,240	R	AC/AC		94	88	89	\$11	3,777,996	SEAL CRACKS
GORDON WY S	HAWTHORNE AV	HILLVIEW AV	GORDOS	HAWHIL	663	25	16,575	R	AC/AC		79	83	84	\$84	521,631	SEAL CRACKS
GRANGER AV	LOYOLA DR	MONTCLAIRE WY	GRANGE	LOYMON	1,780	31	55,180	R	AC/AC		94	88	89	\$20	3,777,996	SEAL CRACKS
HACIENDA CT	END	HACIENDA WY	HACICT	ENDHAC	115	24	4,867	R	AC/AC	7J - Hacienda	73	78	80	\$38	445,703	SEAL CRACKS
HAWTHORNE AV	SAN ANTONIO RD S	ELEANOR AV	HAWTAV	SANELE	1,274	21	26,754	R	AC/AC		75	80	81	\$187	461,432	SEAL CRACKS
HOLLIDALE CT	AUSTIN AV	END	HOLLID	AUSEND	476	31	16,653	R	AC/AC		77	81	83	\$101	484,600	SEAL CRACKS
HOLLINGSWORTH DR	SPARGUR DR	EL MONTE AV S	HOLLIN	SPAELM	1,280	25	32,000	R	AC/AC	6I - Hollingsworth	94	88	89	\$12	3,777,996	SEAL CRACKS
HOLT AV	AUSTIN AV	NEWCASTLE DR	HOLT	AUSNEW	1,482	41	60,762	R	AC/AC		78	82	84	\$339	500,916	SEAL CRACKS
HOLT AV	FALLEN LEAF LN	END	HOLT	FALEND	360	39	15,697	R	AC/AC		75	80	81	\$110	461,353	SEAL CRACKS
HOMESTEAD RD	FOOTHILL EXP	END (Mid of Ste'ns Crk Bridge)	HOMEST	FOOEND	1,812	52	57,824	A	AC/AC		76	80	82	\$399	799,153	SEAL CRACKS
HUNTINGTON LN	END	EVA AV	HUNTIN	ENDEVA	216	24	8,000	R	AC/AC		77	81	83	\$49	484,566	SEAL CRACKS
KINGSWOOD WY	PINE LN	THAMES LN	KINGSW	PINTHA	777	30	23,310	R	AC/AC	7E - Kingswood	76	80	82	\$153	469,748	SEAL CRACKS
KRING WY	END	CRISTO REY DR	KRING	ENDCRI	437	24	15,386	R	AC/AC		94	88	89	\$6	3,777,996	SEAL CRACKS
LAURELES DR	END	END	LAUREL	ENDEND	1,619	28	47,860	R	AC/AC	7A - Laureles	75	80	81	\$336	461,139	SEAL CRACKS
LEONELLO AV	COVINGTON RD	END (North)	LEONEL	COVEND	644	22	14,168	R	AC/AC		94	88	89	\$5	3,777,996	SEAL CRACKS
LEONELLO AV	END (South)	COVINGTON RD	LEONEL	ENDCOV	489	22	12,172	R	AC/AC		76	82	83	\$72	787,293	SEAL CRACKS

** - Treatment from Project Selection

Year: 2026

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												PCI Before	PCI After	PCI			
LUNADA CT	LUNADA DR	END	LUNACT	LUNEND	160	23	5,817	R	AC/AC	7A - Laureles	75	80	81	\$41	461,139	SEAL CRACKS	
MANOR WY	FREMONT AV	MIRAMONTE AV	MANOR	FREMIR	1,763	22	38,786	R	AC/AC		94	88	89	\$18	3,081,820	SEAL CRACKS	
MARICH WY	JORDAN AV	DISTEL DR	MARICH	JORDIS	1,672	36	52,414	R	AC/AC		76	80	82	\$344	469,834	SEAL CRACKS	
MCCLURE LN	END	GARTHWICK DR	MCCLUR	ENDGAR	105	30	4,284	R	AC/AC	3H - Garthwick	75	80	81	\$30	461,394	SEAL CRACKS	
MEADOW LN	END	TORWOOD LN	MEADOW	ENDTOR	577	30	19,237	R	AC/AC	7G - Twelve Acres	80	84	85	\$88	547,113	SEAL CRACKS	
MEDFORD DR	END	HAVENHURST DR	MEDFOR	ENDHAV	350	36	14,376	R	AC/AC		79	83	84	\$73	521,501	SEAL CRACKS	
MERCEDES AV	PORTOLA AV W	LOUCKS AV	MERCED	PORLOU	1,200	25	30,000	R	AC/AC		73	78	80	\$235	445,648	SEAL CRACKS	
MIRAVALLE AV	END (Baricated)	CHELSEA DR	MIRAVA	ENDCHE	371	30	11,130	R	AC/AC	3D - Chelsea	78	82	84	\$62	501,080	SEAL CRACKS	
MONTCLAIRE CT	END	MONTCLAIRE WY	MONTCT	ENDMON	116	30	5,911	R	AC/AC	1F - Montclair	73	78	80	\$46	445,997	SEAL CRACKS	
MORTON AV	FALLEN LEAF LN	END	MORTON	FALEND	144	37	5,328	R	AC/AC		80	84	85	\$24	547,576	SEAL CRACKS	
NASH RD	END	UNIVERSITY AV E	NASH	ENDUNI	834	26	24,069	R	AC/AC		77	81	83	\$147	484,272	SEAL CRACKS	
NELA LN	END	PORTOLA AV E	NELA	ENDPOR	139	22	4,095	R	AC/AC	6A - Portola	80	84	85	\$19	547,138	SEAL CRACKS	
NOTTINGHAM WY	ROBINHOOD LN	END	NOTTIN	ROBEND	352	31	13,137	R	AC/AC		74	79	81	\$98	450,090	SEAL CRACKS	
OAK AV	TRUMAN AV	HARWALT DR	OAKAV	TRUHAR	850	37	15,725	R	AC/AC		77	81	83	\$96	484,730	SEAL CRACKS	
OAK ST	EDITH AV W	MT HAMILTON AV	OAKST	EDIMTH	695	21	14,595	R	AC/AC		79	83	84	\$74	520,722	SEAL CRACKS	
ORANGE AV	LINCOLN AV	END (Fenced near Lincoln Av)	ORANGE	LINEND	3,120	35	109,200	R	AC/AC		77	81	83	\$665	484,255	SEAL CRACKS	
ORILLA CT	LAURELES DR	END	ORILLA	LAUEND	122	28	5,095	R	AC/AC	7A - Laureles	74	79	81	\$38	449,948	SEAL CRACKS	
PARKHILLS AV	BEN ROE DR	FREMONT AV	PARKHI	BENFRE	1,136	38	43,168	R	AC/AC		78	82	84	\$241	500,916	SEAL CRACKS	
PARMA WY	COVINGTON RD	ROSITA AV	PARMA	COVROS	1,846	22	40,612	R	AC/AC		94	88	89	\$15	3,777,996	SEAL CRACKS	
PARMA WY	FREMONT AV	COVINGTON RD	PARMA	FRECOV	1,283	24	30,792	R	AC/AC	4C - Parma	94	88	89	\$11	3,777,996	SEAL CRACKS	
PARMA WY	ROSITA AV	ARBOLEDA DR	PARMA	ROSARB	750	35	26,250	R	AC/AC		94	88	89	\$10	3,777,996	SEAL CRACKS	
PASA ROBLES AV	CARMEL AV	SAN ANTONIO RD N	PASARO	CARSAN	1,687	23	37,964	R	AC/AC		79	83	84	\$193	520,655	SEAL CRACKS	
PENINSULAR AV	END (South East)	JOLLY CT	PENIAV	ENDJOL	1,244	25	29,856	R	AC/AC		73	78	80	\$234	446,021	SEAL CRACKS	
PEPPER DR	SAN ANTONIO RD S	ELEANOR AV	PEPPDR	SANELE	1,262	22	27,822	R	AC/AC		94	88	89	\$14	2,879,965	SEAL CRACKS	
PINE LN	END	LOS ALTOS AV	PINE	ENDLOS	1,867	31	59,774	R	AC/AC		75	80	81	\$420	461,175	SEAL CRACKS	
PRITCHETT CT	E END	W END	PRITCH	ENDEND	512	30	18,914	R	AC		73	77	79	\$151	412,048	SEAL CRACKS	
RAQUEL LN	TORWOOD LN	GUADALUPE DR	RAQULN	TORGUA	1,159	38	44,042	R	AC/AC		77	81	83	\$268	484,272	SEAL CRACKS	
RAYMUNDO AV	SPRINGER RD S	MOUNTAIN VIEW AV	RAYMUN	SPRMOU	1,507	30	45,210	R	AC/AC		79	83	84	\$229	521,631	SEAL CRACKS	
RICHARDSON AV	AUSTIN AV	PARKHILLS AV	RICHAR	AUSPAR	1,065	38	40,470	R	AC/AC		77	81	83	\$246	484,600	SEAL CRACKS	
RIVIERA DR	END	SPRINGER RD S	RIVIER	ENDSPR	484	30	16,447	R	AC/AC		76	80	82	\$108	470,503	SEAL CRACKS	
RUSSELL AV	BERRY AV	COVINGTON RD	RUSSEL	BERCOV	1,294	38	49,172	R	AC/AC		94	88	89	\$18	3,777,996	SEAL CRACKS	
SAN ANTONIO RD N	EDITH AV W	ALMOND AV	SANANN	EDIALEM	1,319	60	79,140	A	AC/AC		84	85	86	\$263	1,080,792	SEAL CRACKS	

** - Treatment from Project Selection

Year: 2026

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment
												PCI Before	PCI After			
SAN MARTIN PL	END	SPRINGER RD S	SANMAR	ENDSPR	526	30	16,870	R	AC/AC		75	80	81	\$118	461,432	SEAL CRACKS
SANTANDER CT	END	MARGARITA CT	SANTAN	ENDMAR	131	24	5,251	R	AC/AC	7B - Margarita	78	82	84	\$29	499,996	SEAL CRACKS
SEENA AV	COVINGTON RD	END (North)	SEENA	COVEND	573	24	13,752	R	AC/AC		94	88	89	\$5	3,777,996	SEAL CRACKS
SEENA AV	END	COVINGTON RD	SEENA	ENDCOV	1,008	36	38,035	R	AC/AC		94	88	89	\$14	3,777,996	SEAL CRACKS
SHASTA ST	FIRST ST	END	SHASTA	FIREND	180	30	5,400	R	AC/AC		79	83	84	\$27	520,722	SEAL CRACKS
SOMERSET CT	END	DEODARA DR	SOMERS	ENDDEO	87	25	4,592	R	AC/AC	1D - Deodora	74	79	81	\$34	450,103	SEAL CRACKS
SPENCER WY	COVINGTON RD	END (Spencer CT)	SPENWY	COVEND	556	43	23,908	R	AC/AC	4D - Spencer	77	82	84	\$129	803,201	SEAL CRACKS
STEVENS PL	END	FALLEN LEAF LN	STEVEN	ENDFAL	427	30	14,737	R	AC/AC		79	83	84	\$75	521,371	SEAL CRACKS
ST JOSEPH AV	END	EVA AV	STJOAV	ENDEVA	1,980	39	77,220	R	AC/AC		94	88	89	\$28	3,777,996	SEAL CRACKS
ST JOSEPH AV	EVA AV	STONEHAVEN DR	STJOAV	EVASTO	1,294	40	51,760	R	AC/AC		94	88	89	\$19	3,777,996	SEAL CRACKS
STRATFORD PL	LOS ALTOS AV	END	STRATF	LOSEND	376	30	13,207	R	AC/AC		80	84	85	\$60	547,087	SEAL CRACKS
SUFFOLK WY	RUNNYMEAD DR	BUCKINGHAM DR	SUFFWY	RUNBUC	729	30	21,870	R	AC/AC	3A - Runnymead	75	81	82	\$142	727,555	SEAL CRACKS
THAMES LN	KINGSWOOD WY	TEMPLEBAR WY	THAMES	KINTEM	270	30	8,100	R	AC/AC	7E - Kingswood	74	79	81	\$60	449,978	SEAL CRACKS
THURSTON AV	PENINSULAR AV	GRANT RD	THURST	PENGRA	1,026	26	26,676	R	AC/AC		94	88	89	\$13	2,998,445	SEAL CRACKS
TORWOOD CT	END	TORWOOD LN	TORWCT	ENDTOR	204	24	7,003	R	AC/AC	7I - Torwood	76	80	82	\$46	469,722	SEAL CRACKS
TRIANON WY	DIOR TR	END	TRIANO	DIOEND	230	24	7,627	R	AC/AC	6E - Valencia	73	78	80	\$60	445,795	SEAL CRACKS
UNIVERSITY AV W	210FT S. OF LINCOLN AV	SHERIDAN ST	UNIVEW	LINSHE	1,584	35	55,440	R	AC/AC		76	80	82	\$364	469,722	SEAL CRACKS
VERNAL CT	LOS ALTOS AV	END	VERNAL	LOSEND	196	30	7,807	R	AC/AC		80	84	85	\$36	547,113	SEAL CRACKS
VIEW ST	EDITH AV W	MT HAMILTON AV	VIEW	EDIMTH	693	20	13,860	R	AC/AC		88	85	86	\$53	599,427	SEAL CRACKS
VINEYARD CT	END	VINEYARD DR	VINECT	ENDVIN	276	25	8,977	R	AC/AC		81	84	86	\$36	586,195	SEAL CRACKS
VOLTI LN	END	ALTAMEAD DR	VOLTI	ENDALT	301	38	13,125	R	AC/AC		93	88	89	\$13	1,592,529	SEAL CRACKS
WESTMINSTER LN	END	PORTOLA AV W	WESTMI	ENDPOR	659	22	17,193	R	AC/AC		88	85	86	\$65	603,606	SEAL CRACKS
WIMBLEDON PL	DEODARA DR	END	WIMBLE	DEOEND	153	25	5,902	R	AC/AC	1D - Deodora	77	81	83	\$36	484,600	SEAL CRACKS
YERBA SANTA AV	LOS ALTOS AV	CHERRY AV	YERBAS	LOSCHE	925	35	32,375	R	AC/AC		75	81	83	\$196	734,766	SEAL CRACKS
YERBA BUENA PL	LOS ALTOS AV	END	YERBPL	LOSEND	231	30	9,187	R	AC/AC		76	80	82	\$60	469,776	SEAL CRACKS

Treatment Total \$12,191

Year 2026 Area Total 4,636,647

Year 2026 Total \$2,498,568

Year: 2027

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment
												PCI Before	PCI After			
ALICIA WY	ALMOND AV	JARDIN DR	ALICIA	ALMJAR	1,281	39	49,959	R	AC/AC		54	47	100	\$224,917	12,723	MILL & MEDIUM OVERLAY(2 IN.)

** - Treatment from Project Selection

Scenarios - Sections Selected for

Agenda Item # 5.

Interest: 2.00%

Inflation: 3.00%

Scenario: (2) Current Funding (\$2.5M/Yr)

Year: 2027

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment
												PCI Before	PCI After			
ALTA VISTA AV	CHAMISAL AV	YERBA BUENA AV	ALTAVI	CHAYER	681	25	17,025	R	AC/AC		53	46	100	\$76,647	12,696	MILL & MEDIUM OVERLAY(2 IN.)
ANDOVER WY	HIGHLANDS CR	KENT DR	ANDOVE	HIGKEN	758	31	23,498	R	AC/AC		53	46	100	\$105,789	12,716	MILL & MEDIUM OVERLAY(2 IN.)
ASKAM LN	FALLEN LEAF LN	END	ASKAM	FALEND	166	34	7,451	R	AC/AC		56	49	100	\$33,545	12,425	MILL & MEDIUM OVERLAY(2 IN.)
BLUE OAK LN	N END	S END	BLUELN	ENDEND	860	30	25,800	R	AC		55	47	100	\$116,153	12,851	MILL & MEDIUM OVERLAY(2 IN.)
BRENTWOOD PL	END	BRENTWOOD ST	BRENPL	ENDBRE	192	37	8,266	R	AC/AC	4E - Brentwood	55	47	100	\$37,214	12,708	MILL & MEDIUM OVERLAY(2 IN.)
ROSITA AV	CAMPBELL AV	SPRINGER RD S	ROSITA	CAMSPR	1,679	24	40,296	R	AC/AC		55	47	100	\$181,414	12,801	MILL & MEDIUM OVERLAY(2 IN.)
SEVILLA DR	SAN ANTONIO RD N	VALENCIA DR	SEVILL	SANVAL	758	30	22,740	R	AC/AC		54	47	100	\$102,376	12,761	MILL & MEDIUM OVERLAY(2 IN.)
ST JOSEPH CT	END	ST JOSEPH AV	STJOCT	ENDSTJ	145	34	7,229	R	AC/AC		53	46	100	\$32,545	12,716	MILL & MEDIUM OVERLAY(2 IN.)
SUNKIST CT	SUNKIST LN	END	SUNKCT	SUNEND	116	24	4,018	R	AC/AC	6F - Sunkist	57	50	100	\$18,089	12,398	MILL & MEDIUM OVERLAY(2 IN.)
SUNKIST LN	ALMOND AV	END	SUNKLN	ALMEND	1,274	25	31,427	R	AC/AC	6F - Sunkist	54	47	100	\$141,485	12,761	MILL & MEDIUM OVERLAY(2 IN.)
TRAVERSO AV	END	LOS ALTOS AV	TRAVAV	ENDLOS	785	38	31,517	R	AC/AC	7C - Traverso	54	47	100	\$141,891	12,655	MILL & MEDIUM OVERLAY(2 IN.)
TYNDALL ST	CUESTA DR	LYELL ST	TYNDAL	CUELYE	509	23	11,707	R	AC/AC		52	45	100	\$52,705	12,813	MILL & MEDIUM OVERLAY(2 IN.)
UNIVERSITY AV W	EDITH AV W	BURKE RD	UNIVEW	EDIBUR	1,718	30	51,540	R	AC/AC		55	48	100	\$232,035	12,648	MILL & MEDIUM OVERLAY(2 IN.)
Treatment Total												\$1,496,805				
COVINGTON RD	SPRINGER RD S	MIRAMONTE AV	COVIRD	SPRMIR	2,570	37	95,466	C	AC/AC		85	81	89	\$77,601	18,848	MICROSURFACING
CUESTA DR	EL MONTE RD S	CAMPBELL AV	CUESTA	ELMCAM	1,648	32	52,736	C	AC/AC		85	80	87	\$42,867	19,957	MICROSURFACING
CUESTA DR	TYNDALL ST	GABILAN ST	CUESTA	TYNGAB	681	26	17,706	C	AC/AC		85	79	87	\$14,393	20,428	MICROSURFACING
EL MONTE AV N	CLARK AV S	ALMOND AV	ELMONN	CLAALM	1,633	40	65,320	C	AC/AC		84	79	87	\$53,097	20,335	MICROSURFACING
FREMONT AV	GRANT RD	CITY LIMIT (760' E/ FALLEN LEAF LN)	FREMONT	GRACIT	3,985	52	209,010	A	AC/AC		92	84	91	\$169,897	22,572	MICROSURFACING
PORTLAND AV	MIRAMONTE AV	GRANT RD	PORTLA	MIRGRA	2,760	32	88,320	C	AC/AC		87	80	88	\$71,792	19,346	MICROSURFACING
Treatment Total												\$429,648				
AUSTIN AV	MORTON AV	FREMONT AV	AUSTIN	MORFRE	1,407	36	50,652	R	AC/AC		87	82	90	\$31,672	20,072	SLURRY SEAL
BENDIGO DR	GREEN OAK LN	NIGHTINGALE CT	BENDIG	GRENIG	245	30	7,350	R	AC	2B - Green Oak	87	81	88	\$4,596	19,672	SLURRY SEAL
BENVENUE AV	CLARK AV S	END	BENVEN	CLAEND	2,121	31	65,751	R	AC/AC		90	84	91	\$41,113	18,415	SLURRY SEAL
BIRCHWOOD CT	END	RIVERSIDE DR	BIRCHW	ENDRIV	184	31	7,447	R	AC/AC	4B - Riverside	89	83	90	\$4,656	19,203	SLURRY SEAL
CARMEL CT	E END	W END	CARMCT	ENDEND	479	28	18,054	R	AC/AC	7D - Carmel	86	82	89	\$11,289	20,594	SLURRY SEAL

** - Treatment from Project Selection

Year: 2027

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
CHATEAU DR	DIOR TERR	STUART CT	CHATEA	ENDSTU	522	30	15,660	R	AC/AC	6E - Valencia	88	82	90	\$9,792	19,941	SLURRY SEAL
CIELITO DR	EDITH AV E	ANGELA DR	CIELIT	EDIANG	652	32	20,864	R	AC/AC		87	82	89	\$13,046	20,626	SLURRY SEAL
COLLEGE CT	EL MONTE AV S	END	COLLEG	ELMEND	273	26	9,483	R	AC/AC		87	82	90	\$5,930	19,979	SLURRY SEAL
CONCORD AV	EUREKA AV	PORTLAND AV	CONCOR	EURPOR	638	23	14,674	R	AC/AC		86	82	89	\$9,175	20,693	SLURRY SEAL
CORONADO AV	CHERRY AV	SAN ANTONIO RD N	CORONA	CHESAN	885	20	17,700	R	AC/AC		87	82	90	\$11,068	20,093	SLURRY SEAL
CORONADO AV	END	CHERRY AV	CORONA	ENDCHE	545	30	18,277	R	AC/AC		87	82	89	\$11,428	20,632	SLURRY SEAL
CYPRESS CT	END	CYPRESS DR	CYPRCT	ENDCYP	291	24	9,091	R	AC/AC		89	83	90	\$5,684	19,344	SLURRY SEAL
EL MONTE CT	END	EL MONTE AV N	ELMOCT	ENDELM	321	23	8,641	R	AC/AC		89	83	90	\$5,403	19,199	SLURRY SEAL
GARDENIA WY	UNIVERSITY AV E	END	GARDEN	UNIEND	178	24	6,379	R	AC/AC		90	84	91	\$3,989	18,562	SLURRY SEAL
GOLDEN WY	COVINGTON RD	END (CITY LIMITS)	GOLDEN	COVEND	635	40	25,400	R	AC/AC		90	84	91	\$15,882	18,555	SLURRY SEAL
GREEN OAK LN	END	GRANT RD	GREENO	ENDGRA	747	30	23,624	R	AC	2B - Green Oak	86	80	88	\$14,772	20,154	SLURRY SEAL
HAMILTON CT	MT HAMILTON AV	END	HAMILT	MTHEND	495	30	17,107	R	AC/AC		90	84	91	\$10,697	18,458	SLURRY SEAL
HONEYSUCKLE PL	END	DEODARA DR	HONEYS	ENDDEO	172	31	7,557	R	AC/AC		88	83	90	\$4,725	19,318	SLURRY SEAL
JORDAN AV	SAN ANTONIO RD N	PORTOLA AV E	JORDAN	SANPOR	1,271	27	34,317	R	AC/AC		87	82	89	\$21,458	20,630	SLURRY SEAL
LOCKHART LN	END	MARIPOSA WY	LOCKLN	ENDMAR	652	31	21,530	R	AC/AC		86	82	89	\$13,462	20,710	SLURRY SEAL
LOS NINOS WY	JARDIN DR	ALVARADO AV	LOSININ	JARALV	1,448	30	43,440	R	AC/AC		88	83	90	\$27,162	19,333	SLURRY SEAL
LYELL ST	FIRST ST	SAN ANTONIO RD S	LYELL	FIRSAN	308	27	8,316	R	AC/AC		89	83	90	\$5,200	19,233	SLURRY SEAL
MAYER CT	EL MONTE AV N	END	MAYER	ELMEND	150	38	7,541	R	AC/AC		89	84	91	\$4,715	18,479	SLURRY SEAL
MIMOSA COURT	ARBORETUM DR	END	MIMOCT	ARBEND	640	34	21,760	R	AC		86	81	88	\$13,606	19,640	SLURRY SEAL
OKEEFE LN	EL MONTE AV S	CITY LIMIT(near Deep Well Ln)	OKEEFE	ELMDEE	1,566	12	19,575	R	AC		85	79	87	\$12,240	20,582	SLURRY SEAL
PATLEN DR	PAYNE DR	END	PATLEN	PAYEND	505	33	18,204	R	AC/AC		87	82	90	\$11,383	20,065	SLURRY SEAL
PAYNE DR	OAKHURST AV	HERITAGE CT	PAYNE	OAKHER	654	23	15,042	R	AC/AC		89	84	91	\$9,406	18,483	SLURRY SEAL
PAYNE DR	PATLEN DR	HERITAGE CT	PAYNE	PATHER	356	23	8,188	R	AC/AC		88	83	90	\$5,120	19,419	SLURRY SEAL
PICO LN	PORTOLA AV E	END	PICO	POREND	134	25	4,321	R	AC/AC	6A - Portola	90	85	91	\$2,702	17,664	SLURRY SEAL
PINECREST DR	ARBORETUM DR	BEACHWOOD LANE	PINECR	ARBBEA	810	28	22,680	R	AC		87	81	88	\$14,181	19,676	SLURRY SEAL
PORTOLA AV E	SAN ANTONIO AV N	JORDAN AV	PORTOE	SANJOR	1,208	22	26,576	R	AC/AC	6A - Portola	87	82	90	\$16,618	19,976	SLURRY SEAL
RAQUEL CT	END	RAQUEL LN	RAQUCT	ENDRAQ	193	24	7,081	R	AC/AC		88	83	90	\$4,428	19,336	SLURRY SEAL
ROCKPOINT LN	SUMMERHILL AV	END	ROCKPO	SUMEND	420	25	12,115	R	AC/AC		86	82	89	\$7,575	20,710	SLURRY SEAL
RUSSELL AV	LINDA VISTA WY	BERRY AV	RUSSEL	LINBER	505	38	19,190	R	AC/AC	4F - Linda Vista	89	83	90	\$11,999	19,312	SLURRY SEAL
SANDALWOOD LN	END	GRANGER AV	SANDAL	ENDGRA	435	38	17,927	R	AC/AC		90	87	93	\$11,209	20,585	SLURRY SEAL
SAN DOMINGO WY	TORWOOD LN	JUANITA WY	SANDOM	TORJUA	1,138	30	34,140	R	AC/AC		87	82	89	\$21,347	20,633	SLURRY SEAL
CRIST DR	GRANT RD	FARNDON AV	ST	GRAFAR	1,648	39	64,272	R	AC/AC		87	82	90	\$40,188	20,105	SLURRY SEAL
SYCAMORE CT	REDWOOD DR	END	SYCAMO	REDEND	246	25	8,567	R	AC/AC		88	83	90	\$5,357	19,318	SLURRY SEAL

** - Treatment from Project Selection

Year: 2027

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
TERESI LN	ROSITA AV	END	TERESI	ROSEND	483	31	16,870	R	AC/AC		87	82	90	\$10,549	20,065	SLURRY SEAL
VINEYARD DR	REDWOOD DR	DEODARA DR	VINEDR	REDDEO	911	37	33,707	R	AC/AC		87	82	90	\$21,076	19,960	SLURRY SEAL
WINDIMER DR	STONEHAVEN DR	END	WINDIM	STOEND	1,246	40	51,183	R	AC/AC		87	82	90	\$32,004	20,108	SLURRY SEAL
WISTARIA LN	DEODARA DR	DEODARA DR	WISTLN	DEODEO	970	31	34,520	R	AC/AC	1A - Wistaria	88	83	90	\$21,585	19,318	SLURRY SEAL
Treatment Total													\$559,486			
ACACIA AV	SHERWOOD AV	END	ACACIA	SHEEND	550	20	11,000	R	AC/AC		40	87	88	\$17	1,069,076	SEAL CRACKS
ALEXANDER WY	CLAY DR	FALLEN LEAF LN	ALEXWY	CLAFAL	929	31	28,799	R	AC/AC		82	84	85	\$125	549,522	SEAL CRACKS
ARBOLEDA DR	CAMPBELL AV	SPRINGER RD S	ARBOLE	CAMSPR	1,733	25	43,325	R	AC/AC		82	80	82	\$297	679,457	SEAL CRACKS
ARBOLEDA DR	CUESTA DR	CAMPBELL AV	ARBOLE	CUECAM	1,248	31	38,688	R	AC/AC		78	76	78	\$342	540,784	SEAL CRACKS
ARTHUR CT	END	GRANGER AV	ARTHUR	ENDGRA	134	33	6,583	R	AC/AC		73	71	74	\$67	529,849	SEAL CRACKS
ASHBY LN	KINGSWOOD WY	TEMPLEBAR WY	ASHBY	KINTEM	240	30	7,200	R	AC/AC	7E - Kingswood	82	84	85	\$31	548,588	SEAL CRACKS
ASPEN DRIVE	ARBORETUM DR	BEACHWOOD LANE	ASPNDR	ARBBEA	695	33	22,935	R	AC		78	80	82	\$161	415,220	SEAL CRACKS
AVALON DR N	ALMOND AV	JARDIN DR	AVALON	ALMJAR	1,299	22	28,578	R	AC/AC		40	87	88	\$44	1,069,076	SEAL CRACKS
CAMELLIA WY	END	CAMELLIA WY	CAMELL	ENDCAM	87	36	3,132	R	AC/AC	5D - Camellia	48	87	88	\$5	1,069,076	SEAL CRACKS
CAMPBELL AV	FREMONT AV	ROSITA AV	CAMPBE	FREROS	2,419	26	64,005	R	AC/AC		79	76	79	\$553	527,140	SEAL CRACKS
CAMPBELL AV	ROSITA AV	CUESTA DR	CAMPBE	ROSCUE	1,006	33	33,198	R	AC/AC		86	82	83	\$197	482,637	SEAL CRACKS
CARVO CT	END	PORTLAND AV	CARVO	ENDPOR	378	24	11,208	R	AC		43	87	88	\$17	1,069,076	SEAL CRACKS
CASITA CT	CASITA WY	END	CASICT	CASEND	260	30	9,727	R	AC/AC		41	87	88	\$15	1,069,076	SEAL CRACKS
CASTLE LN	EL MONTE AV N	END	CASTLE	ELMEND	103	34	5,309	R	AC/AC		76	81	83	\$34	467,154	SEAL CRACKS
CATALINA CT	VERA CRUZ AV	END	CATACT	VEREND	547	24	15,235	R	AC/AC		78	82	84	\$84	495,643	SEAL CRACKS
CRISTO REY PL	CRISTO REY DR	END	CRISPL	CRIEND	364	25	11,177	R	AC/AC		88	86	87	\$33	1,244,232	SEAL CRACKS
CUESTA DR	SAN ANTONIO RD S	TYNDALL ST	CUESTA	SANTYN	308	36	11,088	C	AC/AC		74	76	79	\$96	506,223	SEAL CRACKS
DAMIAN WY	COVINGTON RD	END	DAMIAN	COVEND	492	24	14,257	R	AC		43	87	88	\$22	1,069,076	SEAL CRACKS
DEODARA DR	VINEYARD DR	BEECHWOOD LN	DEODAR	VINBEE	1,145	37	42,365	R	AC/AC		82	84	85	\$185	548,836	SEAL CRACKS
DISTEL DR	ALVARADO AV	END	DISTDR	ALVEND	195	39	9,262	R	AC/AC		79	85	86	\$32	1,098,854	SEAL CRACKS
DISTEL DR	END	MARICH WY	DISTDR	ENDMAR	675	40	28,627	R	AC/AC		80	84	85	\$129	542,609	SEAL CRACKS
EASTWOOD DR	MIRAMONTE AV	COVINGTON RD	EASTDR	MIRCOV	1,771	41	72,136	R	AC/AC		78	77	79	\$614	615,975	SEAL CRACKS
ELEANOR AV	HILLVIEW AV	EDITH AV E	ELEANO	HILEDI	654	29	18,966	R	AC/AC		81	79	81	\$146	587,365	SEAL CRACKS
ELEANOR AV	MARVIN AV	PEPPER DR	ELEANO	MARPEP	364	21	7,644	R	AC/AC		85	80	82	\$51	457,831	SEAL CRACKS
ELEANOR AV	PEPPER DR	HILLVIEW AV	ELEANO	PEPHIL	809	21	16,989	R	AC/AC		80	77	79	\$145	423,608	SEAL CRACKS
EL MONTE AV N	ALMOND AV	SPRINGER RD N	ELMONN	ALMSPR	1,046	40	41,840	C	AC/AC		75	79	81	\$308	535,708	SEAL CRACKS
EL MONTE AV S	FOOTHILL EXP	SHIRLYNN CT	ELMONS	FOOSHI	856	69	59,026	A	AC/AC		82	84	85	\$254	954,891	SEAL CRACKS
EL SERENO AV	HOMESTEAD	CRIST DR	ELSEAV	GRACRI	1,087	30	32,610	R	AC/AC	2C - El Sereno	80	83	84	\$177	497,536	SEAL CRACKS
FALLEN LEAF LN	HAVENHURST DR	RAVENSWOOD DR	FALLEN	HAVRAV	1,347	40	53,880	R	AC/AC		81	83	85	\$264	520,648	SEAL CRACKS

** - Treatment from Project Selection

Year: 2027

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
FORMWAY CT	END	ALMOND AV	FORMWA	ENDALM	300	22	8,767	R	AC		40	87	88	\$13	1,069,076	SEAL CRACKS
FREMONT AV	DOLORES AV	MIRAMONTE AV	FREMOM	DOLMIR	968	34	32,912	R	AC/AC		72	80	82	\$233	656,531	SEAL CRACKS
GABILAN ST	CUESTA DR	LYELL ST	GABILA	CUELYE	532	29	15,428	R	AC/AC		44	87	88	\$24	1,069,076	SEAL CRACKS
GRANT RD	FARNDON AV	HOMESTEAD RD	GRANRD	FARHOM	963	33	31,779	C	AC/AC		78	80	82	\$223	546,795	SEAL CRACKS
GRANT RD	FOOTHILL EXP	FREMONT AVE	GRANRD	FOOFRE	2,495	56	140,590	C	AC/AC		77	83	84	\$711	922,225	SEAL CRACKS
GRANT RD	FREMONT AV	CITY LIMIT (385' N/ COVINGTON RD)	GRANRD	FRECIT	5,017	44	198,078	A	AC/AC		74	79	81	\$1,522	751,307	SEAL CRACKS
GRANT RD	GRANT RD	NEWCASTLE DR	GRANRD	GRANEW	1,937	34	65,858	C	AC/AC		77	79	81	\$492	529,864	SEAL CRACKS
HAVENHURST DR	FALLEN LEAF LN	RAVENSWOOD DR	HAVENH	FALRAV	680	37	25,160	R	AC/AC		82	84	85	\$109	549,620	SEAL CRACKS
HAWTHORNE AV	ELEANOR AV	EL MONTE AV S	HAWTAV	ELEELM	1,539	26	40,014	R	AC/AC		43	87	88	\$61	1,069,076	SEAL CRACKS
HEATHER CT	TORWOOD LN	END	HEATHE	TOREND	90	30	4,627	R	AC/AC	7F - Heather	76	83	85	\$22	849,859	SEAL CRACKS
HOLLY AV	MCKENZIE AV	PORTLAND AV	HOLLY	MCKPOR	995	24	23,880	R	AC/AC		81	84	86	\$96	576,283	SEAL CRACKS
HOLT AV	ALFORD AV	FALLEN LEAF LN	HOLT	ALFFAL	650	38	24,700	R	AC/AC		82	84	85	\$107	549,522	SEAL CRACKS
JAY ST	CLARK AV N	EL MONTE AV N	JAY	CLAELM	1,426	25	35,650	R	AC/AC		40	87	88	\$55	1,069,076	SEAL CRACKS
KATHY LN	FREMONT AV	END	KATHY	FREEND	456	30	15,607	R	AC/AC		82	84	85	\$68	552,850	SEAL CRACKS
LARNEL PL	END	GRANGER AV	LARNEL	ENDGRA	281	35	12,277	R	AC/AC		43	87	88	\$19	1,069,076	SEAL CRACKS
LAVER CT	ST JOSEPH AV	END	LAVER	STJEND	724	30	25,844	R	AC/AC		44	87	88	\$40	1,069,076	SEAL CRACKS
LINCOLN AV	UNIVERSITY AV W	SHERMAN ST	LINCOL	UNISHE	876	56	49,054	R	AC/AC		78	76	79	\$425	580,024	SEAL CRACKS
LINDEN AV	PINE LN	PORTOLA AV W	LINDEN	PINPOR	1,670	22	36,630	R	AC/AC		75	80	82	\$251	453,984	SEAL CRACKS
LISA LN	FREMONT AV	LISA CT	LISALN	FRELIS	702	40	28,080	R	AC/AC		86	88	89	\$23	2,346,270	SEAL CRACKS
LOMA PRIETA CT	MIRAMONTE AV	END	LOMAPR	MIREND	145	40	7,579	R	AC/AC		44	87	88	\$12	1,069,076	SEAL CRACKS
LOS ALTOS AV	EDITH AV W	YERBA SANTA AV	LOSAAV	EDIYER	2,739	36	98,130	C	AC/AC		74	76	79	\$850	506,223	SEAL CRACKS
MARGARITA CT	LOS ALTOS AV	VIA DEL POZO	MARGAR	LOSVIA	528	31	16,368	R	AC/AC	7B - Margarita	82	84	85	\$72	548,443	SEAL CRACKS
MARIPOSA AV	END	LOS ALTOS AV	MARIPO	ENDLOS	713	18	12,834	R	AC/AC		75	82	84	\$71	743,104	SEAL CRACKS
MARVIN AV	PEPPER DR	ELEANOR AV	MARVIN	PEPELE	1,180	21	24,780	R	AC/AC		80	79	81	\$190	658,815	SEAL CRACKS
MIRAFLORES WY	LINDA VISTA WY	BERRY AV	MIRAFLL	LINBER	471	34	16,014	R	AC/AC	4F - Linda Vista	75	82	84	\$89	745,085	SEAL CRACKS
MIRAMONTE AV	PORTLAND AV	EASTWOOD DR	MIRAMO	POREAS	1,197	35	41,895	C	AC/AC		75	77	79	\$347	514,711	SEAL CRACKS
MORTON AV	NEWCASTLE DR	FALLEN LEAF LN	MORTON	NEWFAL	1,055	36	37,980	R	AC/AC		81	83	85	\$186	520,608	SEAL CRACKS
NAVAJO LN	END	ANGELA DR	NAVAJO	ENDANG	135	24	5,347	R	AC/AC	6A - Portola	81	83	85	\$26	520,913	SEAL CRACKS
NIGHTINGALE CT	E END	W END	NIGHTI	MIGEND	531	30	18,500	R	AC/AC	2B - Green Oak	80	83	84	\$101	497,591	SEAL CRACKS
OAK AV	GRANT RD	TRUMAN AV	OAKAV	GRATRU	2,646	37	97,902	R	AC/AC		80	83	84	\$532	497,701	SEAL CRACKS
OAKHURST AV	FREMONT AV	PORTLAND AV	OAKHUR	FREPOR	2,617	26	67,408	R	AC/AC		45	87	88	\$103	1,069,076	SEAL CRACKS
OAKWOOD CT	RIVERSIDE DR	END	OAKWOO	RIVEND	186	41	9,531	R	AC/AC		82	84	85	\$41	549,768	SEAL CRACKS
ORCHID PL	UNIVERSITY AV E	END	ORCHID	UNIEND	396	30	13,807	R	AC/AC		86	84	85	\$62	898,402	SEAL CRACKS
OTIS WY	END	MILLS AV	OTIS	ENDMIL	392	31	13,605	R	AC/AC	5A - Mills	41	87	88	\$21	1,069,076	SEAL CRACKS

** - Treatment from Project Selection

Year: 2027

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment	
											Current PCI	PCI Before	PCI After				
PORTOLA CT	JORDAN AV	END	PORTCT	JOREND	877	27	23,679	R	AC/AC		78	77	79	\$204	594,112	SEAL CRACKS	
SANTA RITA CT	LOS ALTOS AV	END	SANTCT	LOSEND	446	30	13,380	R	AC/AC		42	87	88	\$20	1,069,076	SEAL CRACKS	
SEQUOIA DRIVE	ARBORETUM DR	BEACHWOOD LN	SEQDR	ARBBEA	770	24	18,480	R	AC		78	82	83	\$117	417,385	SEAL CRACKS	
SEQUOIA WAY	ARBORETUM DR	END	SEQWY	ARBEND	270	32	8,640	R	AC		75	80	81	\$63	412,357	SEAL CRACKS	
SHELBY LN	END	CUESTA DR	SHELBY	ENDCUE	242	25	8,127	R	AC		42	87	88	\$12	1,069,076	SEAL CRACKS	
SIoux LN	END	ANGELA DR	SIoux	ENDANG	112	24	4,795	R	AC/AC	6H - Angela	64	70	73	\$50	501,072	SEAL CRACKS	
SOLANA DR	END	ALMOND AV	SOLANA	ENDALM	982	27	27,803	R	AC/AC		40	87	88	\$43	1,069,076	SEAL CRACKS	
STAGI LN	MADONNA WY	QUINHILL AV	STAGLN	MADQUI	582	30	17,460	R	AC/AC	8A - Stagi	81	84	86	\$70	574,958	SEAL CRACKS	
ST CHARLES CT	ST MATTHEW WY	END	STCHAR	STMEND	442	31	16,465	R	AC	1C - St. Matthews	44	87	88	\$25	1,069,076	SEAL CRACKS	
ST MARK CT	WOODVIEW TR	END	STMARK	WOOEND	505	30	17,077	R	AC	1C - St. Matthews	78	80	82	\$120	415,220	SEAL CRACKS	
STUART CT	END	VALENCIA DR	STUART	ENDVAL	617	30	18,510	R	AC/AC	6E - Valencia	81	83	85	\$91	520,116	SEAL CRACKS	
SUNSHINE CT	END	SUNSHINE DR	SUNSCT	ENDSUN	211	31	8,438	R	AC/AC	5C - Sunshine	81	84	86	\$34	576,389	SEAL CRACKS	
SUNSHINE DR	SPRINGER RD S	SPRINGER RD S	SUNSDR	SPRSPR	1,822	24	43,147	R	AC/AC	5C - Sunshine	81	84	86	\$173	576,389	SEAL CRACKS	
SYLVIAN WY	END	CHERRY AV	SYLVIA	ENDCHE	248	17	6,533	R	AC/AC		81	84	86	\$26	575,548	SEAL CRACKS	
TERRACE CT	SPRINGER RD S	END	TERRAC	SPREND	154	22	4,670	R	AC/AC		81	84	86	\$19	576,389	SEAL CRACKS	
TRAVERSO CT	END	TRAVERSO AV	TRAVCT	ENDTRA	86	34	4,731	R	AC/AC	7C - Traverso	48	87	88	\$7	1,069,076	SEAL CRACKS	
TRUMAN AV	OAK AV	CITY LIMIT (415' N/ OAK AV)	TRUMAN	OAKCIT	415	38	15,770	R	AC/AC		80	83	84	\$86	497,645	SEAL CRACKS	
TWELVE ACRES DR	PINE LN	MEADOW LN	TWELVE	PINMEA	879	32	28,128	R	AC/AC	7G - Twelve Acres	79	78	80	\$227	650,482	SEAL CRACKS	
VINEYARD DR	DEODARA DR	FOOTHILL EX	VINEDR	DEOFOO	730	36	26,280	R	AC/AC		76	81	83	\$168	466,992	SEAL CRACKS	
WHITNEY ST	FIRST ST	SAN ANTONIO RD S	WHITNE	FIRSAN	778	31	24,118	R	AC/AC		83	80	82	\$164	623,270	SEAL CRACKS	
WISTARIA CT	END	WISTARIA LN	WISTCT	ENDWIS	186	31	5,766	R	AC/AC	1A - Wistaria	74	79	81	\$42	447,184	SEAL CRACKS	
YERBA SANTA AV	CHERRY AV	END	YERBAS	CHEEND	500	30	15,000	R	AC/AC		73	79	81	\$115	436,748	SEAL CRACKS	
Treatment Total												\$13,519					
Year 2027 Area Total									4,158,205	Year 2027 Total			\$2,499,458				
Grand Total Section Area:									20,260,222	Grand Total			\$12,496,460				

** - Treatment from Project Selection

Year	Budget	PM	Year	Budget	PM	Year	Budget	PM
2023	\$12,291,349	0%	2025	\$3,411,211	0%	2027	\$2,959,579	0%
2024	\$4,060,689	0%	2026	\$5,345,272	0%			

Year: 2023

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment
												PCI Before	PCI After			
ACACIA AV	SHERWOOD AV	END	ACACIA	SHEEND	550	20	11,000	R	AC/AC		40	40	100	\$44,000	14,944	MILL & MEDIUM OVERLAY(2 IN.)
ANCORA CT	END	VIA MADEROS	ANCORA	ENDVIA	180	30	7,327	R	AC/AC	1B - Sierra Ventura	49	49	100	\$29,308	13,998	MILL & MEDIUM OVERLAY(2 IN.)
AVALON DR N	ALMOND AV	JARDIN DR	AVALON	ALMJAR	1,299	22	28,578	R	AC/AC		40	40	100	\$114,312	14,943	MILL & MEDIUM OVERLAY(2 IN.)
CAMELLIA WY	END	CAMELLIA WY	CAMELL	ENDCAM	87	36	3,132	R	AC/AC	5D - Camellia	48	48	100	\$12,528	14,156	MILL & MEDIUM OVERLAY(2 IN.)
CARVO CT	END	PORTLAND AV	CARVO	ENDPOR	378	24	11,208	R	AC		43	43	100	\$44,832	14,770	MILL & MEDIUM OVERLAY(2 IN.)
CASITA CT	CASITA WY	END	CASICT	CASEND	260	30	9,727	R	AC/AC		41	41	100	\$38,908	14,935	MILL & MEDIUM OVERLAY(2 IN.)
CLARK AV N	ALMOND AV	JARDIN DR	CLARKN	ALMJAR	1,282	30	38,460	R	AC/AC		49	49	100	\$153,840	14,046	MILL & MEDIUM OVERLAY(2 IN.)
CLARK AV S	CUESTA DR	EL MONTE AV N	CLARKS	CUEELM	2,720	27	73,440	R	AC/AC		48	48	100	\$293,760	14,244	MILL & MEDIUM OVERLAY(2 IN.)
DAMIAN WY	COVINGTON RD	END	DAMIAN	COVEND	492	24	14,257	R	AC		43	43	100	\$57,028	14,798	MILL & MEDIUM OVERLAY(2 IN.)
EDITH AV E	GORDON WY N	END	EDITHE	GOREND	1,656	31	50,840	R	AC/AC		49	49	100	\$203,360	14,125	MILL & MEDIUM OVERLAY(2 IN.)
FORMWAY CT	END	ALMOND AV	FORMWA	ENDALM	300	22	8,767	R	AC		40	40	100	\$35,068	15,016	MILL & MEDIUM OVERLAY(2 IN.)
GABILAN ST	CUESTA DR	LYELL ST	GABILA	CUELYE	532	29	15,428	R	AC/AC		44	44	100	\$61,712	14,536	MILL & MEDIUM OVERLAY(2 IN.)
GRANT PARK LN	HOLT AV	END	GRANLN	HOLEND	869	36	31,284	R	AC		48	48	100	\$125,136	14,266	MILL & MEDIUM OVERLAY(2 IN.)
HAWTHORNE AV	ELEANOR AV	EL MONTE AV S	HAWTAV	ELEELM	1,539	26	40,014	R	AC/AC		43	43	100	\$160,056	14,702	MILL & MEDIUM OVERLAY(2 IN.)
HAYMAN PL	COVINGTON RD	END	HAYMAN	COVEND	557	30	18,637	R	AC		47	47	100	\$74,548	14,434	MILL & MEDIUM OVERLAY(2 IN.)
JAY ST	CLARK AV N	EL MONTE AV N	JAY	CLAELM	1,426	25	35,650	R	AC/AC		40	40	100	\$142,600	15,002	MILL & MEDIUM OVERLAY(2 IN.)
LARNEL PL	END	GRANGER AV	LARNEL	ENDGRA	281	35	12,277	R	AC/AC		43	43	100	\$49,108	14,661	MILL & MEDIUM OVERLAY(2 IN.)
LAVER CT	ST JOSEPH AV	END	LAVER	STJEND	724	30	25,844	R	AC/AC		44	44	100	\$103,376	14,601	MILL & MEDIUM OVERLAY(2 IN.)
LOMA PRIETA CT	MIRAMONTE AV	END	LOMAPR	MIREND	145	40	7,579	R	AC/AC		44	44	100	\$30,316	14,599	MILL & MEDIUM OVERLAY(2 IN.)
LYELL ST	SAN ANTONIO RD S	END	LYELL	SANEND	1,894	28	54,170	R	AC/AC		47	47	100	\$216,680	14,262	MILL & MEDIUM OVERLAY(2 IN.)
OAKHURST AV	FREMONT AV	PORTLAND AV	OAKHUR	FREPOR	2,617	26	67,408	R	AC/AC		45	45	100	\$269,632	14,597	MILL & MEDIUM OVERLAY(2 IN.)

** - Treatment from Project Selection

Year: 2023

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment		
												PCI Before	PCI After					
OAKLEY DR	DALEHURST AV	NEWCASTLE DR	OAKLEY	DALNEW	352	30	10,560	R	AC/AC		48	48	100	\$42,240	14,180	MILL & MEDIUM OVERLAY(2 IN.)		
OTIS WY	END	MILLS AV	OTIS	ENDMIL	392	31	13,605	R	AC/AC	5A - Mills	41	41	100	\$54,420	14,863	MILL & MEDIUM OVERLAY(2 IN.)		
PENNY WY	FALLEN LEAF LN	END	PENNY	FALEND	232	35	9,897	R	AC/AC		49	49	100	\$39,588	13,924	MILL & MEDIUM OVERLAY(2 IN.)		
SANTA RITA CT	LOS ALTOS AV	END	SANTCT	LOSEND	446	30	13,380	R	AC/AC		42	42	100	\$53,520	14,856	MILL & MEDIUM OVERLAY(2 IN.)		
SHELBY LN	END	CUESTA DR	SHELBY	ENDCUE	242	25	8,127	R	AC		42	42	100	\$32,508	14,876	MILL & MEDIUM OVERLAY(2 IN.)		
SHERMAN ST	UNIVERSITY AV W	LINCOLN AV	SHERMA	UNILIN	685	25	17,125	R	AC/AC		49	49	100	\$68,500	14,033	MILL & MEDIUM OVERLAY(2 IN.)		
SIERRA VENTURA DR	STONEHAVEN DR	VIA MADEROS	SIERRA	STOVIA	2,020	40	80,800	R	AC/AC	1B - Sierra Ventura	48	48	100	\$323,200	14,136	MILL & MEDIUM OVERLAY(2 IN.)		
SOLANA DR	ALMOND AV	JARDIN DR	SOLANA	ALMJAR	1,281	22	28,182	R	AC/AC		44	44	100	\$112,728	14,582	MILL & MEDIUM OVERLAY(2 IN.)		
SOLANA DR	END	ALMOND AV	SOLANA	ENDALM	982	27	27,803	R	AC/AC		40	40	100	\$111,212	15,002	MILL & MEDIUM OVERLAY(2 IN.)		
SPRINGER TR	CLARK AV S	SPRINGER RD S	SPRITR	CLASPR	1,295	31	40,145	R	AC/AC		45	45	100	\$160,580	14,595	MILL & MEDIUM OVERLAY(2 IN.)		
ST CHARLES CT	ST MATTHEW WY	END	STCHAR	STMEND	442	31	16,465	R	AC	1C - St. Matthews	44	44	100	\$65,860	14,721	MILL & MEDIUM OVERLAY(2 IN.)		
STONEHAVEN DR	END	ST MATTHEW WY	STONEH	ENDSTM	1,816	38	69,008	R	AC/AC		49	49	100	\$276,032	13,998	MILL & MEDIUM OVERLAY(2 IN.)		
TRAVERSO CT	END	TRAVERSO AV	TRAVCT	ENDTRA	86	34	4,731	R	AC/AC	7C - Traverso	48	48	100	\$18,924	14,053	MILL & MEDIUM OVERLAY(2 IN.)		
VALENCIA DR	ALMOND AV	JARDIN DR	VALENC	ALMJAR	1,309	40	52,360	R	AC/AC	6E - Valencia	45	45	100	\$209,440	14,457	MILL & MEDIUM OVERLAY(2 IN.)		
VERANO DR	ALMOND AV	JARDIN DR	VERANO	ALMJAR	1,282	24	30,768	R	AC/AC		48	48	100	\$123,072	14,161	MILL & MEDIUM OVERLAY(2 IN.)		
YORKSHIRE DR	KENT DR	SCOTT LN	YORKSH	KENSCO	672	31	20,832	R	AC/AC		46	46	100	\$83,328	14,328	MILL & MEDIUM OVERLAY(2 IN.)		
												Treatment Total		\$4,035,260				
SPRINGER RD S	FOOTHILL EX	BERRY AV	SPRINS	FOOBER	682	71	48,422	C	AC/AC		48	48	100	\$287,842	10,785	MILL AND DEEP OVERLAY(3 IN.)		
												Treatment Total		\$287,842				
ALVARADO AV	SAN ANTONIO RD N	PANCHITA WY	ALVARA	SANPAN	1,640	21	34,440	R	AC/AC		64	64	74	\$57,400	8,217	RUBBERIZED CAPE SEAL		
AMBER LN	END	UNIVERSITY AV E	AMBER	ENDUNI	263	30	9,817	R	AC/AC		66	66	76	\$16,362	8,347	RUBBERIZED CAPE SEAL		
ARROWOOD CT	RIVERSIDE DR	END	ARROWO	RIVEND	196	36	11,086	R	AC/AC	4B - Riverside	70	70	79	\$18,477	11,445	RUBBERIZED CAPE SEAL		
AVON WY	ECHO DR	END	AVON	ECHEND	128	25	4,674	R	AC/AC	4A - Echo	60	60	71	\$7,790	7,935	RUBBERIZED CAPE SEAL		

** - Treatment from Project Selection

Year: 2023

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment
												PCI Before	PCI After			
BEN ROE DR	AUSTIN AV	FALLEN LEAF LN	BENROE	AUSFAL	2,379	35	83,265	R	AC/AC		61	61	72	\$138,775	8,000	RUBBERIZED CAPE SEAL
BLACK MOUNTAIN CT	END	THATCHER DR	BLACKM	ENDTHA	286	30	10,352	R	AC/AC	4G - Thatcher	66	66	76	\$17,253	8,347	RUBBERIZED CAPE SEAL
BRENTWOOD ST	END	BERRY AV	BRENST	ENDBER	642	37	23,754	R	AC/AC	4E - Brentwood	64	64	74	\$39,590	8,848	RUBBERIZED CAPE SEAL
BURKE RD	CITY LIMIT (300' W/ UNIVERSITY AV)	FOOTHILL EXPWY	BURKE	CITFOO	381	37	14,149	C	AC/AC		69	69	79	\$24,368	9,760	RUBBERIZED CAPE SEAL
CANDACE WY	CLAY DR	ALEXANDER WY	CANDAC	CLAALE	679	31	21,049	R	AC/AC		70	70	79	\$35,082	10,310	RUBBERIZED CAPE SEAL
CARRIAGE CT	ALMA CT	END	CARRIA	ALMEND	385	30	13,477	R	AC/AC	7H - Alma	67	67	76	\$22,462	10,073	RUBBERIZED CAPE SEAL
CHRISTINA DR	FALLEN LEAF LN	END	CHRIST	FALEND	936	33	33,398	R	AC/AC	2A - Christina	69	69	79	\$55,663	8,531	RUBBERIZED CAPE SEAL
CLARK CT	END	CLARKE AV S	CLARCT	ENDCLA	353	29	12,194	R	AC/AC		69	69	78	\$20,323	11,119	RUBBERIZED CAPE SEAL
CROOKED CREEK DR	WOODED GLEN DR	END	CROOKE	WOOEND	1,334	36	49,927	R	AC/AC		68	68	78	\$83,212	8,468	RUBBERIZED CAPE SEAL
CYNTHIA WY	FALLEN LEAF LN	END	CYNTHI	FALEND	286	30	10,507	R	AC/AC		67	67	77	\$17,512	8,421	RUBBERIZED CAPE SEAL
ECHO DR	COVINGTON RD	HARRINGTON AV	ECHO	COVHAR	883	29	25,607	R	AC/AC	4A - Echo	62	62	73	\$42,678	8,077	RUBBERIZED CAPE SEAL
EL SERENO CT	END	EL SERENO AV	ELSECT	ENDELS	168	25	5,539	R	AC/AC	2C - El Sereno	68	68	78	\$9,232	8,468	RUBBERIZED CAPE SEAL
EUGENIA WY	LOUISE LN	END	EUGENI	LOUEND	132	24	5,275	R	AC/AC		67	67	77	\$8,792	8,421	RUBBERIZED CAPE SEAL
FOOTHILL BL SB	280 SB OFF RAMP	CITY LIMITS	FOOTHI	280CIT	600	30	18,000	A	AC/AC		62	62	73	\$31,000	13,370	RUBBERIZED CAPE SEAL
GALLI CT	GORDON WY N	END	GALLCT	GOREND	195	32	8,107	R	AC/AC		68	68	78	\$13,512	8,467	RUBBERIZED CAPE SEAL
GORDON WY S	END	HAWTHORNE AV	GORDOS	ENDHAW	840	40	33,600	R	AC/AC		60	60	71	\$56,000	7,936	RUBBERIZED CAPE SEAL
HARRINGTON AV	CAMPBELL AV	PARMA WY	HARRAV	CAMPAR	806	27	21,762	R	AC/AC		61	61	72	\$36,270	8,000	RUBBERIZED CAPE SEAL
HIGGINS AV	EL MONTE AV N	ALMOND AV	HIGGIN	ELMALM	965	26	25,090	R	AC/AC		66	66	76	\$41,817	8,349	RUBBERIZED CAPE SEAL
HIGHLANDS CR	KENT DR	SCOTT LN	HIGHCR	KENSCO	1,118	30	33,540	R	AC/AC		68	68	78	\$55,900	8,468	RUBBERIZED CAPE SEAL
JONES LN	CRIST DR	FALLEN LEAF LN	JONES	CRIFAL	299	38	11,362	R	AC/AC		66	66	76	\$18,937	8,348	RUBBERIZED CAPE SEAL
JUAREZ AV	MORTON AV	RICHARDSON AV	JUAREZ	MORRIC	919	34	31,329	R	AC/AC		62	62	73	\$52,215	8,076	RUBBERIZED CAPE SEAL
KENSINGTON CR	FREMONT AV	END	KENSCR	FREEND	650	33	23,782	R	AC/AC		66	66	76	\$39,637	8,348	RUBBERIZED CAPE SEAL
KENT DR	ST JOSEPH AV	REGENT DR	KENT	STJREG	815	41	33,415	R	AC/AC		61	61	71	\$55,692	9,773	RUBBERIZED CAPE SEAL

** - Treatment from Project Selection

Year: 2023

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
KIRCHER CT	FALLEN LEAF LN	END	KIRCHE	FALEND	100	36	6,008	R	AC/AC		66	66	76	\$10,013	8,348	RUBBERIZED CAPE SEAL
LARKELLEN LN	END	RAVENSWOOD DR	LARKEL	ENDRAV	415	30	14,707	R	AC/AC		67	67	77	\$24,512	8,421	RUBBERIZED CAPE SEAL
LASSEN ST	GIFFIN RD	CUESTA RD	LASSEN	GIFCUE	600	25	15,000	R	AC/AC		69	69	79	\$25,000	8,531	RUBBERIZED CAPE SEAL
LOCKHAVEN DR	STONEHAVEN DR	HIGHLANDS CR	LOCKDR	STOHIG	869	31	26,939	R	AC/AC	1E - Lockhaven	61	61	71	\$44,898	9,773	RUBBERIZED CAPE SEAL
LONGDEN CR	END	ST JOSEPH AV	LONGDE	ENDSTJ	324	30	11,647	R	AC/AC		62	62	72	\$19,412	9,998	RUBBERIZED CAPE SEAL
LORAIN AV	END	MIRAMONTE AV	LORAIN	ENDMIR	694	22	15,268	R	AC/AC		62	62	73	\$25,447	8,987	RUBBERIZED CAPE SEAL
MARLBAROUGH AV	CANTERBURY WY	OAK AV	MARLAV	CANOAK	1,126	30	33,780	R	AC/AC	3G - Wessex	61	61	72	\$56,300	8,917	RUBBERIZED CAPE SEAL
MAYWOOD CT	RIVERSIDE DR	END	MAYWOO	RIVEND	108	73	7,884	R	AC/AC	4B - Riverside	65	65	74	\$13,140	9,993	RUBBERIZED CAPE SEAL
MIRAMONTE AV	EASTWOOD DR	END (Yardis Ct)	MIRAMO	EASEND	1,222	35	42,770	C	AC/AC		62	62	73	\$73,659	10,068	RUBBERIZED CAPE SEAL
MONTCLAIRE WY	EVA AV	GRANGER AV	MONTWY	EVAGRA	2,152	33	71,214	R	AC/AC	1F - Montclair	67	67	77	\$118,690	8,420	RUBBERIZED CAPE SEAL
NESTON WY	END	FARNDON AV	NESTON	ENDFAR	523	39	20,736	R	AC/AC		68	68	78	\$34,560	8,468	RUBBERIZED CAPE SEAL
OAK AV	HARWALT DR	END	OAKAV	HAREND	643	34	24,338	R	AC/AC		68	68	78	\$40,563	8,469	RUBBERIZED CAPE SEAL
ODELL WY	END	THATCHER DR	ODELL	ENDTHA	247	30	9,337	R	AC/AC	4G - Thatcher	69	69	79	\$15,562	8,530	RUBBERIZED CAPE SEAL
RAVENSWOOD DR	BROOKMILL RD	OAK AV	RAVENS	BROOAK	1,096	39	42,744	R	AC/AC		64	64	74	\$71,240	8,219	RUBBERIZED CAPE SEAL
RICHARDSON AV	KENSINGTON AV	GRANT RD	RICHAR	KENGRA	1,366	26	35,516	R	AC/AC		63	63	74	\$59,193	8,133	RUBBERIZED CAPE SEAL
ROSEMONT CT	ROSEMONT AV	END	ROSECT	ROSEND	121	30	6,428	R	AC/AC	3C - Rosemont	62	62	73	\$10,713	8,077	RUBBERIZED CAPE SEAL
RUNNYMEAD DR	PORTLAND AV	SUFFOLK WY	RUNNDR	PORSUF	875	30	26,250	R	AC/AC	3A - Runnymead	69	69	78	\$43,750	10,481	RUBBERIZED CAPE SEAL
SIOUX LN	END	ANGELA DR	SIOUX	ENDANG	112	24	4,795	R	AC/AC	6H - Angela	65	65	74	\$7,992	10,345	RUBBERIZED CAPE SEAL
SUFFOLK CT	END	SUFFOLK WY	SUFFCT	ENDSUF	145	24	5,587	R	AC/AC	3A - Runnymead	65	65	74	\$9,312	9,418	RUBBERIZED CAPE SEAL
SUNRISE CT	END	PORTLAND AV	SUNRIS	ENDPOR	387	33	14,460	R	AC/AC		69	69	79	\$24,100	8,531	RUBBERIZED CAPE SEAL
THIRD ST	MAIN ST	STATE ST	THIRD	MAISTA	357	26	9,282	R	AC/AC		68	68	77	\$15,470	10,507	RUBBERIZED CAPE SEAL
TIPTOE LN	END	HAVENHURST DR	TIPTOE	ENDHAV	414	30	14,677	R	AC/AC		69	69	79	\$24,462	8,531	RUBBERIZED CAPE SEAL
TORWOOD LN	PINE LN	END (Meadow Ln)	TORWLN	PINEND	795	30	23,850	R	AC/AC	7F - Heather	62	62	73	\$39,750	8,590	RUBBERIZED CAPE SEAL

** - Treatment from Project Selection

Year: 2023

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment		
												PCI Before	PCI After					
VIA HUERTA	SIERRA VENTURA DR	SIERRA VENTURA DR	VIAHUE	SIESIE	1,475	30	44,250	R	AC/AC	1B - Sierra Ventura	68	68	77	\$73,750	10,807	RUBBERIZED CAPE SEAL		
VIA MADEROS	END	VIA HUERTA	VIAMAD	ENDVIA	792	30	25,687	R	AC/AC	1B - Sierra Ventura	60	60	71	\$42,812	9,107	RUBBERIZED CAPE SEAL		
WAVERLY LN	END	HAWTHORNE AV	WAVERL	ENDHAW	359	31	13,026	R	AC/AC		65	65	75	\$21,710	8,279	RUBBERIZED CAPE SEAL		
WENRICK CT	END	MORTON AV	WENRIC	ENDMOR	289	25	9,302	R	AC/AC		60	60	71	\$15,503	7,935	RUBBERIZED CAPE SEAL		
YORKSHIRE DR	HIGHLANDS CR	KENT DR	YORKSH	HIGKEN	739	30	22,170	R	AC/AC		65	65	75	\$36,950	8,277	RUBBERIZED CAPE SEAL		
												Treatment Total		\$2,014,411				
CUESTA DR	GABILAN ST	EL MONTE AV S	CUESTA	GABELM	794	35	27,790	C	AC		80	80	88	\$20,071	20,172	MICROSURFACING		
CUESTA DR	SAN ANTONIO RD S	TYNDALL ST	CUESTA	SANTYN	308	36	11,088	C	AC/AC		74	74	83	\$8,008	23,865	MICROSURFACING		
CUESTA DR	TYNDALL ST	GABILAN ST	CUESTA	TYNGAB	681	26	17,706	C	AC/AC		85	85	92	\$12,788	16,058	MICROSURFACING		
GRANT RD	FARNDON AV	HOMESTEAD RD	GRANRD	FARHOM	963	33	31,779	C	AC/AC		78	78	86	\$22,952	23,193	MICROSURFACING		
GRANT RD	GRANT RD	NEWCASTLE DR	GRANRD	GRANNEW	1,937	34	65,858	C	AC/AC		77	77	85	\$47,564	23,403	MICROSURFACING		
GRANT RD	NEWCASTLE DR	FARNDON AV	GRANRD	NEWFAR	1,174	38	44,612	C	AC/AC		82	82	90	\$32,220	20,006	MICROSURFACING		
HOMESTEAD RD	FOOTHILL EXP	END (Mid of Ste'ns Crk Bridge)	HOMEST	FOOEND	1,812	52	57,824	A	AC/AC		76	76	85	\$41,762	33,933	MICROSURFACING		
LOS ALTOS AV	EDITH AV W	YERBA SANTA AV	LOSAAV	EDIYER	2,739	36	98,130	C	AC/AC		74	74	83	\$70,872	23,865	MICROSURFACING		
MIRAMONTE AV	PORTLAND AV	EASTWOOD DR	MIRAMO	POREAS	1,197	35	41,895	C	AC/AC		75	75	84	\$30,258	23,989	MICROSURFACING		
PORTLAND AV	MIRAMONTE AV	GRANT RD	PORTLA	MIRGRA	2,760	32	88,320	C	AC/AC		87	87	93	\$63,787	12,409	MICROSURFACING		
SAN ANTONIO RD N	EDITH AV W	ALMOND AV	SANANN	EDIALM	1,319	60	79,140	A	AC/AC		84	84	91	\$57,157	25,196	MICROSURFACING		
ST JOSEPH AV	ST MATTHEW WY	FOOTHILL EX	STJOAV	STMFOO	1,364	40	54,560	C	AC/AC		84	84	91	\$39,404	17,430	MICROSURFACING		
												Treatment Total		\$446,840				
ALFORD AV	CHURTON AV	MORTON AV	ALFORD	CHUMOR	2,347	39	91,533	R	AC/AC		65	65	75	\$172,896	7,304	RUBBERIZED CAPE SEAL w/DIGOUTS		
ALMA CT	YERBA SANTA AV	SAN ANTONIO RD N	ALMA	YERSAN	1,578	30	47,340	R	AC/AC	7H - Alma	63	63	74	\$89,420	8,242	RUBBERIZED CAPE SEAL w/DIGOUTS		
ALTAMEAD DR	CARMEL TR	LAMMY PL	ALTAME	CARLAM	716	40	28,640	R	AC/AC		64	65	74	\$54,098	7,962	RUBBERIZED CAPE SEAL w/DIGOUTS		
ALTAMEAD DR	LAMMY PL	GRANT RD	ALTAME	LAMGRA	621	37	22,977	R	AC/AC		69	69	78	\$43,401	8,843	RUBBERIZED CAPE SEAL w/DIGOUTS		
ALVARADO AV	PANCHITA WY	CASITA WY	ALVARA	PANCAS	923	35	32,305	R	AC/AC		68	68	77	\$61,021	9,134	RUBBERIZED CAPE SEAL w/DIGOUTS		
ANGELA CT	GORDON WY N	END	ANGECT	GOREND	194	32	8,075	R	AC/AC		61	61	72	\$15,253	7,058	RUBBERIZED CAPE SEAL w/DIGOUTS		
AUSTIN AV	HOLLIDALE CT	MORTON AV	AUSTIN	HOLMOR	632	41	25,912	R	AC/AC		65	65	75	\$48,945	7,304	RUBBERIZED CAPE SEAL w/DIGOUTS		
BENVENUE AV	EL MONTE AVS	CLARK AV S	BENVEN	ELMCLA	1,636	23	37,628	R	AC/AC		65	65	74	\$71,075	8,818	RUBBERIZED CAPE SEAL w/DIGOUTS		

** - Treatment from Project Selection

Year: 2023

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment
												PCI Before	PCI After			
CASITA WY	JARDIN DR	ALVARADO AV	CASIWY	JARALV	851	38	32,338	R	AC/AC		62	62	72	\$61,083	8,948	RUBBERIZED CAPE SEAL w/DIGOUTS
CECELIA CT	END	CECELIA WY	CECECT	ENDCEC	222	34	9,355	R	AC/AC	6C - Cecelia	69	69	79	\$17,671	7,526	RUBBERIZED CAPE SEAL w/DIGOUTS
CECELIA WY	CASITA WY	END	CECEWY	CASEND	401	34	13,634	R	AC/AC	6C - Cecelia	64	64	74	\$25,753	7,251	RUBBERIZED CAPE SEAL w/DIGOUTS
CHERRY AV	END	PINE LN	CHERRY	ENDPIN	2,500	22	55,000	R	AC/AC		61	61	72	\$103,889	7,057	RUBBERIZED CAPE SEAL w/DIGOUTS
CHURTON AV	NESTON WY	FARNDON AV	CHURTO	NESFAR	1,299	39	50,661	R	AC/AC		68	68	78	\$95,693	7,472	RUBBERIZED CAPE SEAL w/DIGOUTS
CORAL CT	END	SPRINGER RD N	CORAL	ENDSPR	362	30	13,472	R	AC/AC		66	66	75	\$25,447	9,460	RUBBERIZED CAPE SEAL w/DIGOUTS
DALLAS CT	END	FREMONT AV	DALLAS	ENDFRE	404	35	15,485	R	AC/AC		67	67	77	\$29,249	7,430	RUBBERIZED CAPE SEAL w/DIGOUTS
DOLORES AV	FREMONT AV	MIRAMONTE AV	DOLORE	FREMIR	561	22	12,342	C	AC/AC		63	63	73	\$24,684	8,945	RUBBERIZED CAPE SEAL w/DIGOUTS
EDITH AV W	CITY LIMIT (58' W/ CYPRESS DR)	FOOTHILL EXPWY	EDITHW	CITFOO	612	35	21,420	C	AC/AC		63	63	73	\$42,840	7,790	RUBBERIZED CAPE SEAL w/DIGOUTS
FRANCES DR	ELEANOR AV	GORDON WY S	FRANCE	ELEGOR	651	20	13,020	R	AC/AC		62	62	73	\$24,593	7,127	RUBBERIZED CAPE SEAL w/DIGOUTS
FREMONT AV	COVINGTON RD	BELLEVUE CT	FREMOM	COVBEL	1,671	33	55,143	R	AC/AC		68	68	77	\$104,159	9,530	RUBBERIZED CAPE SEAL w/DIGOUTS
HIGHLAND VIEW CT	EVA AV	END	HIGHCT	EVAEND	392	32	14,111	R	AC/AC		65	65	75	\$26,654	7,303	RUBBERIZED CAPE SEAL w/DIGOUTS
HOLT AV	NEWCASTLE DR	ALFORD WY	HOLT	NEWALF	849	41	34,809	R	AC/AC		69	69	79	\$65,750	7,527	RUBBERIZED CAPE SEAL w/DIGOUTS
JUAREZ AV	AUSTIN AV	MORTON AV	JUAREZ	AUSMOR	779	33	25,707	R	AC/AC		63	63	74	\$48,558	7,176	RUBBERIZED CAPE SEAL w/DIGOUTS
KENSINGTON AV	MIGUEL AV	FREMONT AV	KENSAV	MIGFRE	839	26	21,814	R	AC/AC		62	62	73	\$41,204	7,126	RUBBERIZED CAPE SEAL w/DIGOUTS
KENT DR	REGENT DR	ANDOVER WY	KENT	REGAND	249	40	9,960	R	AC/AC		65	65	75	\$18,813	7,303	RUBBERIZED CAPE SEAL w/DIGOUTS
KINGSTON CT	TRUMAN AV	END	KINGST	TRUEND	150	32	7,229	R	AC/AC		66	66	76	\$13,655	7,366	RUBBERIZED CAPE SEAL w/DIGOUTS
LAMMY PL	END	ALTAMEAD DR	LAMMY	ENDALT	701	30	29,535	R	AC/AC		66	66	76	\$55,788	7,366	RUBBERIZED CAPE SEAL w/DIGOUTS
LANGTON AV	LAURELES DR	LOS ALTOS AV	LANGTO	LAULOS	649	29	18,677	R	AC/AC	7A - Laureles	67	67	77	\$35,279	7,427	RUBBERIZED CAPE SEAL w/DIGOUTS
LANTIS LN	FALLEN LEAF LN	END	LANTIS	FALEND	576	38	25,395	R	AC/AC		68	68	78	\$47,968	7,472	RUBBERIZED CAPE SEAL w/DIGOUTS
LASSEN ST	CUESTA DR	LYELL ST	LASSEN	CUELYE	533	24	12,792	R	AC/AC		68	68	77	\$24,163	9,890	RUBBERIZED CAPE SEAL w/DIGOUTS
LINCOLN AV	SHERMAN ST	END (Orange Ave)	LINCOL	SHEEND	1,950	25	46,800	R	AC/AC		62	62	73	\$88,400	7,123	RUBBERIZED CAPE SEAL w/DIGOUTS
LOCKHAVEN CT	END	LOCKHAVEN DR	LOCKCT	ENDLOC	189	30	7,597	R	AC/AC	1E - Lockhaven	61	61	71	\$14,350	8,623	RUBBERIZED CAPE SEAL w/DIGOUTS

** - Treatment from Project Selection

Year: 2023

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment
												PCI Before	PCI After			
LUNADA DR	LAURELES DR	LOS ALTOS AV	LUNADR	LAULOS	667	30	20,010	R	AC/AC	7A - Laureles	65	65	75	\$37,797	7,301	RUBBERIZED CAPE SEAL w/DIGOUTS
MADONNA WY	END	UNIVERSITY AV S	MADONN	ENDUNI	1,537	24	39,337	R	AC/AC		64	65	74	\$74,303	8,443	RUBBERIZED CAPE SEAL w/DIGOUTS
MERCEDES AV	LOUCKS AV	END	MERCED	LOUEND	573	24	15,859	R	AC/AC		66	66	76	\$29,956	7,364	RUBBERIZED CAPE SEAL w/DIGOUTS
MIRAMONTE AV	FREMONT AV	LORAIN AV	MIRAMO	FRELOR	913	44	40,172	C	AC/AC		68	68	78	\$80,344	10,428	RUBBERIZED CAPE SEAL w/DIGOUTS
MONTEBELLO OAKS CT	FREMONT AV	END	MONTEB	FREEND	414	22	12,385	R	AC		67	67	77	\$23,394	6,857	RUBBERIZED CAPE SEAL w/DIGOUTS
MUNDELL WY	END	LOS ALTOS AV	MUNDEL	ENDLOS	925	23	21,275	R	AC/AC		63	63	74	\$40,186	8,593	RUBBERIZED CAPE SEAL w/DIGOUTS
OXFORD DR	KENT DR	HIGHLANDS CR	OXFORD	KENHIG	972	30	29,160	R	AC/AC		63	63	73	\$55,080	9,032	RUBBERIZED CAPE SEAL w/DIGOUTS
PACO DR	EL MONTE AV S	CLARKE AV S	PACO	ELMCLA	1,258	23	28,934	R	AC/AC		64	64	74	\$54,653	8,602	RUBBERIZED CAPE SEAL w/DIGOUTS
PALM AV	LINCOLN AV	WASHINGTON ST	PALM	LINWAS	1,640	30	49,200	R	AC/AC		65	65	75	\$92,933	7,301	RUBBERIZED CAPE SEAL w/DIGOUTS
PARSONS WY	SAN ANTONIO RD N	END	PARSON	SANEND	225	25	7,702	R	AC		66	66	76	\$14,548	6,802	RUBBERIZED CAPE SEAL w/DIGOUTS
PATRICK WY	LOS ALTOS AV	PINE LN	PATRIC	LOSPIN	1,524	31	47,244	R	AC/AC		68	68	77	\$89,239	9,529	RUBBERIZED CAPE SEAL w/DIGOUTS
PENINSULAR CT	JOLLY CT	END	PENICT	JOLEND	320	24	9,471	R	AC/AC		62	62	73	\$17,890	7,126	RUBBERIZED CAPE SEAL w/DIGOUTS
PINE LN	LOS ALTOS AV	SAN ANTONIO RD N.	PINE	LOSSAN	1,853	32	55,512	R	AC/AC		66	66	75	\$104,856	9,261	RUBBERIZED CAPE SEAL w/DIGOUTS
PLEASANT WY	PORTOLA AV W	PASA ROBLES AV	PLEASA	PORPAS	541	24	12,984	R	AC/AC		64	64	74	\$24,525	7,250	RUBBERIZED CAPE SEAL w/DIGOUTS
RAY AV	LOUCKS AV	END	RAY	LOUEND	560	27	15,120	R	AC		60	60	71	\$28,560	6,410	RUBBERIZED CAPE SEAL w/DIGOUTS
RICHELIEU CT	VALENCIA DR	END	RICHEL	VALEND	95	24	4,387	R	AC/AC	6E - Valencia	63	63	73	\$8,287	8,952	RUBBERIZED CAPE SEAL w/DIGOUTS
ROSEMONT AV	ROSEMONT CT	OAKHURST AV	ROSEAV	ROSOAK	485	21	10,185	R	AC/AC	3C - Rosemont	69	69	79	\$19,238	7,527	RUBBERIZED CAPE SEAL w/DIGOUTS
SECOND ST	LYELL ST	MAIN ST	SECOND	SANMAI	1,145	25	28,625	R	AC/AC		67	67	76	\$54,069	9,023	RUBBERIZED CAPE SEAL w/DIGOUTS
SILVIA CT	HAWTHORNE AV	END	SILVCT	HAWEND	406	30	14,107	R	AC/AC		60	60	71	\$26,647	7,002	RUBBERIZED CAPE SEAL w/DIGOUTS
SPRINGER RD S	CUESTA DR	CORAL CT	SPRINS	CUECOR	2,909	48	139,632	C	AC/AC		62	62	73	\$279,264	7,692	RUBBERIZED CAPE SEAL w/DIGOUTS
ST ANTHONY CT	ST MATTHEW WY	END	STANTH	STMEND	494	30	16,747	R	AC	1C - St. Matthews	64	64	74	\$31,633	6,672	RUBBERIZED CAPE SEAL w/DIGOUTS
STARLITE LN	END	UNIVERSITY AV E	STARLI	ENDUNI	364	30	12,847	R	AC/AC		60	60	71	\$24,267	8,551	RUBBERIZED CAPE SEAL w/DIGOUTS
STATE ST	FIRST ST	MAIN ST	STATE	FIRMAI	1,130	35	39,550	C	AC/PCC		65	65	75	\$79,100	9,564	RUBBERIZED CAPE SEAL w/DIGOUTS

** - Treatment from Project Selection

Year: 2023

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
SUNKIST LN	EDITH AV E	ALMOND AV	SUNKLN	EDIA LM	1,352	30	40,560	R	AC/AC		60	60	71	\$76,613	6,999	RUBBERIZED CAPE SEAL w/DIGOUTS
THATCHER CT	THATCHER DR	END	THACT	THAEND	78	33	4,259	R	AC/AC	4G - Thatcher	69	69	79	\$8,045	7,526	RUBBERIZED CAPE SEAL w/DIGOUTS
THIRD ST	WHITNEY ST	MAIN ST	THIRD	SANMAI	670	27	18,090	R	AC/AC		60	60	71	\$34,170	6,999	RUBBERIZED CAPE SEAL w/DIGOUTS
TORWOOD LN	RAQUEL LN	PINE LN	TORWLN	RAQPIN	1,157	38	43,966	R	AC/AC	7I - Torwood	68	68	77	\$83,047	9,529	RUBBERIZED CAPE SEAL w/DIGOUTS
TRUMAN AV	FREMONT AV	OAK AV	TRUMAN	FREOAK	1,696	38	64,448	R	AC/AC		66	66	76	\$121,735	7,366	RUBBERIZED CAPE SEAL w/DIGOUTS
UNIVERSITY AV E	EL MONTE AV S	ANITA AV	UNIVEE	ELMANI	2,420	40	96,800	R	AC/AC		65	65	74	\$182,844	9,389	RUBBERIZED CAPE SEAL w/DIGOUTS
UNIVERSITY AV W	SHERIDAN ST	EL MONTE AV S	UNIVEW	SHEELM	1,862	27	51,050	R	AC/AC		64	64	74	\$96,428	7,250	RUBBERIZED CAPE SEAL w/DIGOUTS
UNIVERSITY TR	END	UNIVERSITY AV W	UNIVTR	ENDUNI	134	29	5,537	R	AC/AC		67	67	77	\$10,459	7,428	RUBBERIZED CAPE SEAL w/DIGOUTS
VALENCIA DR	SEVILLA DR	ARBUELO WY	VALENC	SEVARB	772	40	30,880	R	AC/AC		61	61	72	\$58,329	7,863	RUBBERIZED CAPE SEAL w/DIGOUTS
VIA DEL POZO	N END	S END	VIADEL	ENDEND	419	24	14,296	R	AC/AC	7B - Margarita	64	64	74	\$27,004	8,895	RUBBERIZED CAPE SEAL w/DIGOUTS
VIOLA PL	EL MONTE AV S	END	VIOLA	ELMEND	344	30	12,247	R	AC/AC		66	66	76	\$23,133	7,365	RUBBERIZED CAPE SEAL w/DIGOUTS
YERBA BUENA AV	CHERRY AV	SAN ANTONIO RD N	YERBAV	CHESAN	900	27	24,300	R	AC/AC		62	62	73	\$45,900	8,050	RUBBERIZED CAPE SEAL w/DIGOUTS
YERBA BUENA AV	END (Blue Oak Ln)	LOS ALTOS AV	YERBAV	ENDLOS	1,198	27	32,346	R	AC/AC		64	64	74	\$61,098	7,250	RUBBERIZED CAPE SEAL w/DIGOUTS
Treatment Total												\$3,711,325				
ALBA CT	LOS ALTOS AV	END	ALBA	LOSEND	153	30	6,517	R	AC/AC		77	77	86	\$3,621	25,410	SLURRY SEAL
ALEXANDER WY	CLAY DR	FALLEN LEAF LN	ALEXWY	CLAFAL	929	31	28,799	R	AC/AC		83	83	90	\$15,999	22,363	SLURRY SEAL
ALVINA CT	BERRY AV	END	ALVINA	BEREND	440	24	12,667	R	AC/AC		79	79	86	\$7,037	25,017	SLURRY SEAL
AMADOR AV	SAN LUIS AV	BENVENUE AV	AMADOR	SANBEN	272	18	4,896	R	AC/AC		77	77	85	\$2,720	25,659	SLURRY SEAL
ANDERSON DR	END	ROSITA AV	ANDERS	ENDROS	511	38	22,122	R	AC/AC		76	76	84	\$12,290	25,812	SLURRY SEAL
ANNETTE LN	END	HOLT AV	ANNETT	ENDHOL	982	31	30,442	R	AC/AC		76	76	84	\$16,912	25,812	SLURRY SEAL
ASHBY LN	KINGSWOOD WY	TEMPLEBAR WY	ASHBY	KINTEM	240	30	7,200	R	AC/AC	7E - Kingswood	82	82	90	\$4,000	22,391	SLURRY SEAL
ASPEN DRIVE	ARBORETUM DR	BEACHWOOD LANE	ASPNDR	ARBBEA	695	33	22,935	R	AC		78	78	86	\$12,742	23,412	SLURRY SEAL
AURA CT	AURA WY	END	AURACT	AUREND	325	27	9,525	R	AC/AC		76	76	84	\$5,292	25,811	SLURRY SEAL
BEACHWOOD LANE	DEODARA DRIVE	END	BEACH	DEOEND	1,470	30	44,100	R	AC		84	84	91	\$24,500	18,832	SLURRY SEAL
BENDIGO DR	GREEN OAK LN	NIGHTINGALE CT	BENDIG	GRENIG	245	30	7,350	R	AC	2B - Green Oak	87	87	93	\$4,083	14,447	SLURRY SEAL
BIARRITZ CR	VALENCIA DR	END	BIARRI	VALEND	175	27	4,699	R	AC/AC	6E - Valencia	88	88	94	\$2,611	13,797	SLURRY SEAL
BLINN CT	END	SPRINGER RD N	BLINN	ENDSPR	165	24	6,067	R	AC		73	73	82	\$3,371	24,179	SLURRY SEAL
BRIDGTON CT	MT HAMILTON AV	END	BRIDGT	MTHEND	425	30	15,548	R	AC		74	74	83	\$8,638	24,120	SLURRY SEAL

** - Treatment from Project Selection

Year: 2023

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
CAPISTRANO WY	END	ST JOSEPH AV	CAPIST	ENDSTJ	318	36	12,766	R	AC/AC		78	78	86	\$7,092	25,404	SLURRY SEAL
CASTILLEJA CT	COVINGTON RD	END	CASTIL	COVEND	165	24	6,067	R	AC/AC		81	81	89	\$3,371	19,992	SLURRY SEAL
CATALINA WY	CATALINA CT	JORDAN AV	CATAWY	CATJOR	551	20	11,020	R	AC/AC		79	79	87	\$6,122	24,603	SLURRY SEAL
CEDAR PL	REDWOOD DR	DEODARA DR	CEDAR	REDDEO	1,078	31	33,418	R	AC/AC		84	84	91	\$18,566	20,148	SLURRY SEAL
CHAMISAL AV	ALTA VISTA AV	LOS ALTOS AV	CHAMIS	ALTLOS	529	33	17,457	R	AC/AC		76	76	85	\$9,698	25,671	SLURRY SEAL
CHATEAU DR	DIOR TERR	STUART CT	CHATEA	ENDSTU	522	30	15,660	R	AC/AC	6E - Valencia	88	88	94	\$8,700	13,797	SLURRY SEAL
CHESTER CR	SAN ANTONIO RD N	SAN ANTONIO RD N	CHESTE	SANSAN	990	25	24,750	R	AC/AC		84	84	91	\$13,750	20,184	SLURRY SEAL
CIELITO DR	EDITH AV E	ANGELA DR	CIELIT	EDIANG	652	32	20,864	R	AC/AC		87	87	93	\$11,591	15,608	SLURRY SEAL
CLAY DR	FALLEN LEAF LN	CANDACE WY	CLAY	FALCAN	1,356	31	42,036	R	AC/AC		84	84	91	\$23,353	21,521	SLURRY SEAL
COLLEEN DR	NEWCASTLE DR	HOLLIDALE CT	COLLEE	NEWHOL	1,755	30	52,650	R	AC/AC		86	86	93	\$29,250	17,282	SLURRY SEAL
CORONADO AV	END	CHERRY AV	CORONA	ENDCHE	545	30	18,277	R	AC/AC		87	87	93	\$10,154	15,625	SLURRY SEAL
CREEDEN WY	ALICIA WY	CITY LIMIT (117' E/ ALICIA WY)	CREEDE	ALICIT	117	28	3,276	R	AC/AC	6D - Alicia	88	88	94	\$1,820	13,803	SLURRY SEAL
CYPRESS CT	END	CYPRESS DR	CYPRCT	ENDCYP	291	24	9,091	R	AC/AC		89	89	95	\$5,051	12,000	SLURRY SEAL
DARTMOUTH LN	RUNNYMEAD DR	BUCKINGHAM DR	DARTMO	RUNBUC	1,161	30	34,830	R	AC/AC	3A - Runnymead	84	84	91	\$19,350	21,367	SLURRY SEAL
DAUPHINE PL	VALENCIA DR	END	DAUPHI	VALEND	200	26	5,288	R	AC/AC	6E - Valencia	74	74	83	\$2,938	25,913	SLURRY SEAL
DEL CENTRO WY	END	ROSITA WY	DELCEN	ENDROS	265	39	11,992	R	AC/AC		74	74	82	\$6,662	25,935	SLURRY SEAL
DEODARA DR	CEDAR PL	VINEYARD DR	DEODAR	CEDVIN	1,180	36	42,480	R	AC/AC		84	84	91	\$23,600	20,169	SLURRY SEAL
DEODARA DR	END	CEDAR PL	DEODAR	ENDCED	333	34	11,322	R	AC/AC		86	86	93	\$6,290	17,314	SLURRY SEAL
DEODARA DR	ST JOSEPH AV	360' S/ WIMBLEDON PL. (TENNIS COURT)	DEODAR	STJTEN	1,404	40	56,160	R	AC/AC	1D - Deodora	74	74	83	\$31,200	25,913	SLURRY SEAL
DEODARA DR	360' S/ WIMBLEDON PL (TENNIS COURT)	BEACHWOOD LN	DEODAR	TENBEA	1,600	29	46,400	R	AC/AC		85	85	92	\$25,778	18,807	SLURRY SEAL
DEODARA DR	VINEYARD DR	BEECHWOOD LN	DEODAR	VINBEE	1,145	37	42,365	R	AC/AC		82	82	90	\$23,536	22,383	SLURRY SEAL
DIOR TR	CHATEAU DR	VALENCIA DR	DIOR	CHAVAL	516	30	15,480	R	AC/AC	6E - Valencia	77	77	86	\$8,600	25,408	SLURRY SEAL
EL SERENO AV	HOMESTEAD	CRIST DR	ELSEAV	GRACRI	1,087	30	32,610	R	AC/AC	2C - El Sereno	81	81	88	\$18,117	23,981	SLURRY SEAL
ESTRELLITA WY	END	LUNADA DR	ESTREL	ENDLUN	279	24	8,803	R	AC/AC	7A - Laureles	75	75	84	\$4,891	25,816	SLURRY SEAL
EUREKA CT	END	EUREKA AV	EURECT	ENDEUR	91	33	4,542	R	AC/AC	3B - Eureka	73	74	82	\$2,523	25,935	SLURRY SEAL
FALLEN LEAF LN	FREMONT AV	HAVENHURST DR	FALLEN	FREHAV	925	40	37,000	R	AC/AC		75	75	83	\$20,556	25,912	SLURRY SEAL
FALLEN LEAF LN	HAVENHURST DR	RAVENSWOOD DR	FALLEN	HAVRAV	1,347	40	53,880	R	AC/AC		82	82	89	\$29,933	23,260	SLURRY SEAL
FALLEN LEAF LN	JONES LN	MORTON AV	FALLEN	JONMOR	2,235	38	84,930	R	AC/AC		84	84	91	\$47,183	21,375	SLURRY SEAL
FALLEN LEAF LN	MORTON AV	FREMONT AV	FALLEN	MORFRE	1,471	40	58,840	R	AC/AC		84	84	91	\$32,689	21,375	SLURRY SEAL
FALLEN LEAF LN	VICTORIA CT	JONES LN	FALLEN	VICJON	283	40	11,320	R	AC/AC		76	76	84	\$6,289	25,812	SLURRY SEAL
FARNDON AV	CRIST DR	MORTON WY	FARNDON	CRIMOR	1,797	39	70,083	R	AC/AC		76	76	84	\$38,935	25,812	SLURRY SEAL

** - Treatment from Project Selection

Year: 2023

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
FARDON AV	GRANT RD	CRIST DR	FARND0	GRACRI	1,423	38	54,074	R	AC/AC		76	76	84	\$30,041	25,812	SLURRY SEAL
FIR LANE	W END	E END	FIRLN	ENDEND	620	30	18,600	R	AC		75	75	84	\$10,333	24,093	SLURRY SEAL
FONTAINBLEAU TR	END	VALENCIA DR	FONTAI	ENDVAL	168	24	6,139	R	AC/AC	6E - Valencia	86	86	93	\$3,411	17,314	SLURRY SEAL
GORDON WY N	EDITH AV E	ALMOND AV	GORDON	EDIALM	1,286	32	40,732	R	AC/AC		84	84	91	\$22,629	21,361	SLURRY SEAL
GORDON WY S	HAWTHORNE AV	HILLVIEW AV	GORDOS	HAWHIL	663	25	16,575	R	AC/AC		80	80	87	\$9,208	24,583	SLURRY SEAL
GREEN OAK LN	END	GRANT RD	GREENO	ENDGRA	747	30	23,624	R	AC	2B - Green Oak	86	86	93	\$13,124	16,049	SLURRY SEAL
HACIENDA CT	END	HACIENDA WY	HACICT	ENDHAC	115	24	4,867	R	AC/AC	7J - Hacienda	73	73	82	\$2,704	25,934	SLURRY SEAL
HACIENDA WY	RAQUEL LN	LOS ALTOS AV	HACIWY	RAQLOS	1,332	30	39,960	R	AC/AC	7J - Hacienda	86	86	93	\$22,200	17,326	SLURRY SEAL
HARRINGTON CT	END	CAMPBELL AV	HARRCT	ENDCAM	331	30	13,380	R	AC/AC		86	86	93	\$7,433	17,269	SLURRY SEAL
HAVENHURST DR	FALLEN LEAF LN	RAVENSWOOD DR	HAVENH	FALRAV	680	37	25,160	R	AC/AC		83	83	90	\$13,978	22,360	SLURRY SEAL
HAWTHORNE AV	SAN ANTONIO RD S	ELEANOR AV	HAWTAV	SANELE	1,274	21	26,754	R	AC/AC		76	76	84	\$14,863	25,811	SLURRY SEAL
HIGHLANDS CR	YORKSHIRE DR	ANDOVER WY	HIGHCR	YORAND	573	30	17,190	R	AC/AC		83	84	91	\$9,550	21,379	SLURRY SEAL
HOLLIDALE CT	AUSTIN AV	END	HOLLID	AUSEND	476	31	16,653	R	AC/AC		78	78	86	\$9,252	25,403	SLURRY SEAL
HOLT AV	ALFORD AV	FALLEN LEAF LN	HOLT	ALFFAL	650	38	24,700	R	AC/AC		83	83	90	\$13,722	22,363	SLURRY SEAL
HOLT AV	AUSTIN AV	NEWCASTLE DR	HOLT	AUSNEW	1,482	41	60,762	R	AC/AC		79	79	86	\$33,757	25,020	SLURRY SEAL
HOLT AV	FALLEN LEAF LN	END	HOLT	FALEND	360	39	15,697	R	AC/AC		76	76	84	\$8,721	25,812	SLURRY SEAL
HUNTINGTON LN	END	EVA AV	HUNTIN	ENDEVA	216	24	8,000	R	AC/AC		78	78	86	\$4,444	25,404	SLURRY SEAL
JORDAN AV	PORTOLA AV E	EL CAMINO REAL	JORDAN	PORELC	1,088	31	33,728	R	AC/AC		83	83	90	\$18,738	21,399	SLURRY SEAL
JORDAN AV	SAN ANTONIO RD N	PORTOLA AV E	JORDAN	SANPOR	1,271	27	34,317	R	AC/AC		87	87	93	\$19,065	15,619	SLURRY SEAL
KATHY LN	FREMONT AV	END	KATHY	FREEND	456	30	15,607	R	AC/AC		83	83	90	\$8,671	22,492	SLURRY SEAL
KAY DR	COLLEEN DR	HOLT AV	KAY	COLHOL	387	31	11,997	R	AC/AC		84	85	91	\$6,665	20,142	SLURRY SEAL
KINGSWOOD WY	PINE LN	THAMES LN	KINGSW	PINTHA	777	30	23,310	R	AC/AC	7E - Kingswood	76	76	85	\$12,950	25,671	SLURRY SEAL
LAURELES DR	END	END	LAUREL	ENDEND	1,619	28	47,860	R	AC/AC	7A - Laureles	75	75	84	\$26,589	25,816	SLURRY SEAL
LEONELLO AV	END (South)	COVINGTON RD	LEONEL	ENDCOV	489	22	12,172	R	AC/AC		76	76	84	\$6,762	38,883	SLURRY SEAL
LERIDA AV	SAN LUIS AV	BENVENUE AV	LERIDA	SANBEN	269	21	5,649	R	AC/AC		84	84	91	\$3,138	21,362	SLURRY SEAL
LISA LN	FREMONT AV	LISA CT	LISALN	FRELIS	702	40	28,080	R	AC/AC		87	87	93	\$15,600	22,447	SLURRY SEAL
LISA LN	OAKHURST AV	LISA CT	LISALN	OAKLIS	944	39	36,816	R	AC/AC		83	84	91	\$20,453	21,012	SLURRY SEAL
LIVE OAK LN	LOS ALTOS AV	END	LIVEOA	LOSEND	667	32	23,537	R	AC/AC		84	84	91	\$13,076	20,178	SLURRY SEAL
LOS ALTOS CT	LOS ALTOS AV	END	LOSACT	LOSEND	160	24	5,947	R	AC		84	84	91	\$3,304	18,864	SLURRY SEAL
LUNADA CT	LUNADA DR	END	LUNACT	LUNEND	160	23	5,817	R	AC/AC	7A - Laureles	75	75	84	\$3,232	25,816	SLURRY SEAL
LYELL ST	FIRST ST	SAN ANTONIO RD S	LYELL	FIRSAN	308	27	8,316	R	AC/AC		89	89	95	\$4,620	11,936	SLURRY SEAL
MARGARITA CT	LOS ALTOS AV	VIA DEL POZO	MARGAR	LOSVIA	528	31	16,368	R	AC/AC	7B - Margarita	82	82	90	\$9,093	22,395	SLURRY SEAL
MARICH WY	JORDAN AV	DISTEL DR	MARICH	JORDIS	1,672	36	52,414	R	AC/AC		76	76	85	\$29,119	25,669	SLURRY SEAL
MARSHALL CT	FALLEN LEAF LN	END	MARSHA	FALEND	500	30	16,927	R	AC/AC		84	85	91	\$9,404	20,142	SLURRY SEAL

** - Treatment from Project Selection

Year: 2023

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											Current PCI	PCI Before	PCI After			
MCCLURE LN	END	GARTHWICK DR	MCCLUR	ENDGAR	105	30	4,284	R	AC/AC	3H - Garthwick	76	76	84	\$2,380	25,812	SLURRY SEAL
MEADOW LN	END	TORWOOD LN	MEADOW	ENDTOR	577	30	19,237	R	AC/AC	7G - Twelve Acres	80	80	88	\$10,687	23,995	SLURRY SEAL
MEDFORD DR	END	HAVENHURST DR	MEDFOR	ENDHAV	350	36	14,376	R	AC/AC		80	80	87	\$7,987	24,586	SLURRY SEAL
MERCEDES AV	PORTOLA AV W	LOUCKS AV	MERCED	PORLOU	1,200	25	30,000	R	AC/AC		73	73	82	\$16,667	25,934	SLURRY SEAL
MIDDLETON AV	AUSTIN AV	MORTON AV	MIDDAV	AUSMOR	1,022	33	33,726	R	AC/AC		84	85	91	\$18,737	20,142	SLURRY SEAL
MIDDLETON CT	END	MIDDLETON AV	MIDDCT	ENDMID	276	25	8,663	R	AC/AC		85	85	92	\$4,813	18,777	SLURRY SEAL
MIRAVALLE AV	END (Baricated)	CHELSEA DR	MIRAVA	ENDCHE	371	30	11,130	R	AC/AC	3D - Chelsea	79	79	86	\$6,183	25,018	SLURRY SEAL
MONTCLAIRE CT	END	MONTCLAIRE WY	MONTCT	ENDMON	116	30	5,911	R	AC/AC	1F - Montclair	73	73	82	\$3,284	25,934	SLURRY SEAL
MORTON AV	FALLEN LEAF LN	END	MORTON	FALEND	144	37	5,328	R	AC/AC		81	81	88	\$2,960	23,981	SLURRY SEAL
MORTON AV	NEWCASTLE DR	FALLEN LEAF LN	MORTON	NEWFAL	1,055	36	37,980	R	AC/AC		82	82	89	\$21,100	23,261	SLURRY SEAL
NASH RD	END	UNIVERSITY AV E	NASH	ENDUNI	834	26	24,069	R	AC/AC		77	77	86	\$13,372	25,410	SLURRY SEAL
NAVAJO LN	END	ANGELA DR	NAVAJO	ENDANG	135	24	5,347	R	AC/AC	6A - Portola	82	82	89	\$2,971	23,252	SLURRY SEAL
NELA LN	END	PORTOLA AV E	NELA	ENDPOR	139	22	4,095	R	AC/AC	6A - Portola	80	80	88	\$2,275	23,994	SLURRY SEAL
NIGHTINGALE CT	E END	W END	NIGHTI	MIGEND	531	30	18,500	R	AC/AC	2B - Green Oak	81	81	88	\$10,278	23,979	SLURRY SEAL
NOTTINGHAM WY	ROBINHOOD LN	END	NOTTIN	ROBEND	352	31	13,137	R	AC/AC		74	75	83	\$7,298	25,912	SLURRY SEAL
OAK AV	GRANT RD	TRUMAN AV	OAKAV	GRATRU	2,646	37	97,902	R	AC/AC		81	81	88	\$54,390	23,976	SLURRY SEAL
OAK AV	TRUMAN AV	HARWALT DR	OAKAV	TRUHAR	850	37	15,725	R	AC/AC		78	78	86	\$8,736	25,401	SLURRY SEAL
OAK ST	EDITH AV W	MT HAMILTON AV	OAKST	EDIMTH	695	21	14,595	R	AC/AC		79	79	87	\$8,108	24,606	SLURRY SEAL
OAKWOOD CT	RIVERSIDE DR	END	OAKWOO	RIVEND	186	41	9,531	R	AC/AC		83	83	90	\$5,295	22,356	SLURRY SEAL
OKEEFE LN	EL MONTE AV S	CITY LIMIT(near Deep Well Ln)	OKEEFE	ELMDEE	1,566	12	19,575	R	AC		85	85	92	\$10,875	17,517	SLURRY SEAL
ORANGE AV	LINCOLN AV	END (Fenced near Lincoln Av)	ORANGE	LINEND	3,120	35	109,200	R	AC/AC		77	77	86	\$60,667	25,410	SLURRY SEAL
ORILLA CT	LAURELES DR	END	ORILLA	LAUEND	122	28	5,095	R	AC/AC	7A - Laureles	74	74	83	\$2,831	25,913	SLURRY SEAL
PARKHILLS AV	BEN ROE DR	FREMONT AV	PARKHI	BENFRE	1,136	38	43,168	R	AC/AC		79	79	86	\$23,982	25,020	SLURRY SEAL
PASA ROBLES AV	CARMEL AV	SAN ANTONIO RD N	PASARO	CARSAN	1,687	23	37,964	R	AC/AC		79	79	87	\$21,091	24,607	SLURRY SEAL
PENINSULAR AV	END (South East)	JOLLY CT	PENIAV	ENDJOL	1,244	25	29,856	R	AC/AC		73	74	82	\$16,587	25,934	SLURRY SEAL
PEPPER CT	PEPPER DR	END	PEPPCT	PEPEND	92	24	4,657	R	AC/AC		84	84	91	\$2,587	20,171	SLURRY SEAL
PINE LN	END	LOS ALTOS AV	PINE	ENDLOS	1,867	31	59,774	R	AC/AC		75	75	84	\$33,208	25,815	SLURRY SEAL
PINECREST DR	ARBORETUM DR	BEACHWOOD LANE	PINECR	ARBBEA	810	28	22,680	R	AC		87	87	93	\$12,600	14,459	SLURRY SEAL
PRITCHETT CT	E END	W END	PRITCH	ENDEND	512	30	18,914	R	AC		73	73	82	\$10,508	24,179	SLURRY SEAL
PRITCHETT WY	OAK AV	PRITCHETT CT	PRITWY	OAKPRI	246	30	7,380	R	AC		80	80	88	\$4,100	22,414	SLURRY SEAL
RAQUEL LN	TORWOOD LN	GUADALUPE DR	RAQULN	TORGUA	1,159	38	44,042	R	AC/AC		77	77	86	\$24,468	25,410	SLURRY SEAL

** - Treatment from Project Selection

Year: 2023

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment	
											Current PCI	PCI Before	PCI After				
RAYMUNDO AV	SPRINGER RD S	MOUNTAIN VIEW AV	RAYMUN	SPRMOU	1,507	30	45,210	R	AC/AC		80	80	87	\$25,117	24,583	SLURRY SEAL	
RICHARDSON AV	AUSTIN AV	PARKHILLS AV	RICHAR	AUSPAR	1,065	38	40,470	R	AC/AC		78	78	86	\$22,483	25,403	SLURRY SEAL	
RIVERSIDE DR	BERRY AV	COVINGTON RD	RIVERS	BERCOV	881	30	26,430	R	AC/AC		86	86	93	\$14,683	17,267	SLURRY SEAL	
RIVIERA DR	END	SPRINGER RD S	RIVIER	ENDSPR	484	30	16,447	R	AC/AC		77	77	85	\$9,137	25,658	SLURRY SEAL	
SAN DOMINGO WY	TORWOOD LN	JUANITA WY	SANDOM	TORJUA	1,138	30	34,140	R	AC/AC		87	87	93	\$18,967	15,628	SLURRY SEAL	
SAN JUAN CT	END	JORDAN AV	SANJUA	ENDJOR	595	30	19,777	R	AC/AC		84	84	91	\$10,987	20,176	SLURRY SEAL	
SAN MARTIN PL	END	SPRINGER RD S	SANMAR	ENDSPR	526	30	16,870	R	AC/AC		76	76	84	\$9,372	25,811	SLURRY SEAL	
SANTANDER CT	END	MARGARITA CT	SANTAN	ENDMAR	131	24	5,251	R	AC/AC	7B - Margarita	78	78	86	\$2,917	25,035	SLURRY SEAL	
SHASTA ST	FIRST ST	END	SHASTA	FIREND	180	30	5,400	R	AC/AC		79	79	87	\$3,000	24,606	SLURRY SEAL	
SOMERSET CT	END	DEODARA DR	SOMERS	ENDDEO	87	25	4,592	R	AC/AC	1D - Deodora	74	75	83	\$2,551	25,912	SLURRY SEAL	
SPAGNOLI CT	END	LOS ALTOS AV	SPAGNO	ENDLOS	100	25	4,577	R	AC/AC		85	85	92	\$2,543	18,816	SLURRY SEAL	
SPENCER WY	COVINGTON RD	END (Spencer CT)	SPENWY	COVEND	556	43	23,908	R	AC/AC	4D - Spencer	77	77	85	\$13,282	38,351	SLURRY SEAL	
STEVENS PL	END	FALLEN LEAF LN	STEVEN	ENDFAL	427	30	14,737	R	AC/AC		80	80	87	\$8,187	24,589	SLURRY SEAL	
ST MARK CT	WOODVIEW TR	END	STMARK	WOOEND	505	30	17,077	R	AC	1C - St. Matthews	78	78	86	\$9,487	23,412	SLURRY SEAL	
STRATFORD PL	LOS ALTOS AV	END	STRATF	LOSEND	376	30	13,207	R	AC/AC		80	80	88	\$7,337	23,995	SLURRY SEAL	
STUART CT	END	VALENCIA DR	STUART	ENDVAL	617	30	18,510	R	AC/AC	6E - Valencia	81	81	89	\$10,283	23,276	SLURRY SEAL	
SUFFOLK WY	RUNNYMEAD DR	BUCKINGHAM DR	SUFFWY	RUNBUC	729	30	21,870	R	AC/AC	3A - Runnymead	75	75	83	\$12,150	37,683	SLURRY SEAL	
SURREY PL	LOS ALTOS AV	END	SURREY	LOSEND	304	30	11,047	R	AC/AC		84	84	91	\$6,137	20,180	SLURRY SEAL	
TEMPLEBAR WY	ASHBY LN	THAMES LN	TEMPLE	ASHTHA	510	30	15,300	R	AC/AC	7E - Kingswood	85	85	92	\$8,500	18,816	SLURRY SEAL	
THAMES LN	KINGSWOOD WY	TEMPLEBAR WY	THAMES	KINTEM	270	30	8,100	R	AC/AC	7E - Kingswood	74	74	83	\$4,500	25,913	SLURRY SEAL	
TORWOOD CT	END	TORWOOD LN	TORWCT	ENDTOR	204	24	7,003	R	AC/AC	7I - Torwood	76	76	85	\$3,891	25,671	SLURRY SEAL	
TRIANON WY	DIOR TR	END	TRIANO	DIOEND	230	24	7,627	R	AC/AC	6E - Valencia	73	73	82	\$4,237	25,934	SLURRY SEAL	
TRUMAN AV	OAK AV	CITY LIMIT (415' N/ OAK AV)	TRUMAN	OAKCIT	415	38	15,770	R	AC/AC		81	81	88	\$8,761	23,978	SLURRY SEAL	
UNIVERSITY AV W	210FT S. OF LINCOLN AV	SHERIDAN ST	UNIVEW	LINSHE	1,584	35	55,440	R	AC/AC		76	76	85	\$30,800	25,671	SLURRY SEAL	
VERNAL CT	LOS ALTOS AV	END	VERNAL	LOSEND	196	30	7,807	R	AC/AC		80	80	88	\$4,337	23,995	SLURRY SEAL	
VINEYARD CT	END	VINEYARD DR	VINECT	ENDVIN	276	25	8,977	R	AC/AC		82	82	89	\$4,987	23,425	SLURRY SEAL	
WAREC WY	CYPRESS DR	END	WAREC	CYPEND	203	30	8,017	R	AC/AC	7K - Cypress	84	84	91	\$4,454	20,293	SLURRY SEAL	
WIMBLETON PL	DEODARA DR	END	WIMBLE	DEOEND	153	25	5,902	R	AC/AC	1D - Deodora	78	78	86	\$3,279	25,403	SLURRY SEAL	
YERBA SANTA AV	LOS ALTOS AV	CHERRY AV	YERBAS	LOSCH	925	35	32,375	R	AC/AC		76	76	84	\$17,986	37,119	SLURRY SEAL	
YERBA BUENA PL	LOS ALTOS AV	END	YERBPL	LOSEND	231	30	9,187	R	AC/AC		76	76	85	\$5,104	25,670	SLURRY SEAL	
Treatment Total												\$1,781,733					
ALICIA WY	JARDIN DR	CASITA WY	ALICIA	JARCAS	1,237	38	47,006	R	AC/AC	6D - Alicia	88	88	89	\$15	4,268,885	SEAL CRACKS	
ARBORETUM DRIVE	SEQUOIA DR	S END	ARBORE	SEQEND	2,136	36	76,896	R	AC		83	83	85	\$387	465,394	SEAL CRACKS	

** - Treatment from Project Selection

Year: 2023

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
AUSTIN AV	MORTON AV	FREMONT AV	AUSTIN	MORFRE	1,407	36	50,652	R	AC/AC		87	87	88	\$59	1,362,490	SEAL CRACKS
BUCKINGHAM DR	PORTLAND AV	SUFFOLK WY	BUCKIN	PORSUF	915	30	27,450	R	AC/AC	3A - Runnymede	85	85	86	\$96	650,318	SEAL CRACKS
CAMELLIA WY	CLARK AV S	SPRINGER RD S	CAMELL	CLASPR	1,300	41	53,300	R	AC/AC		82	82	83	\$288	534,761	SEAL CRACKS
CARMEL AV	PORTOLA AV W	CARMEL CT	CARMAV	PORCAR	823	21	17,283	R	AC/AC	7D - Carmel	83	83	85	\$73	594,597	SEAL CRACKS
CARMEL CT	E END	W END	CARMCT	ENDEND	479	28	18,054	R	AC/AC	7D - Carmel	86	86	87	\$37	908,709	SEAL CRACKS
CARNATION CT	UNIVERSITY AV E	END	CARNAT	UNIEND	288	30	10,567	R	AC/AC		85	85	87	\$30	737,498	SEAL CRACKS
CAROB LN	B ST	LORAIN AV	CAROB	BSTLOR	431	22	9,482	R	AC/AC		85	86	87	\$26	737,288	SEAL CRACKS
CASTLE LN	EL MONTE AV N	END	CASTLE	ELMEND	103	34	5,309	R	AC/AC		77	77	79	\$41	476,291	SEAL CRACKS
CATALINA CT	VERA CRUZ AV	END	CATACT	VEREND	547	24	15,235	R	AC/AC		78	78	80	\$105	490,397	SEAL CRACKS
CAVALIER CT	TORWOOD LN	END	CAVALI	TOREND	90	30	4,627	R	AC/AC	7F - Heather	82	82	84	\$22	563,243	SEAL CRACKS
CHULETA CT	VIA HUERTA	END	CHULET	VIAEND	215	30	8,377	R	AC/AC	1B - Sierra Ventura	83	84	85	\$35	595,824	SEAL CRACKS
CLINTON RD	END	MIRAMONTE AV	CLINTO	ENDMIR	1,118	22	24,596	R	AC/AC		84	84	85	\$103	600,046	SEAL CRACKS
COLLEGE CT	EL MONTE AV S	END	COLLEG	ELMEND	273	26	9,483	R	AC/AC		87	87	88	\$11	1,327,308	SEAL CRACKS
CONCORD AV	EUREKA AV	PORTLAND AV	CONCOR	EURPOR	638	23	14,674	R	AC/AC		86	86	88	\$29	923,612	SEAL CRACKS
CORONADO AV	CHERRY AV	SAN ANTONIO RD N	CORONA	CHESAN	885	20	17,700	R	AC/AC		87	87	88	\$21	1,338,214	SEAL CRACKS
COVINGTON RD	SPRINGER RD S	MIRAMONTE AV	COVIRD	SPRMIR	2,570	37	95,466	C	AC/AC		85	85	87	\$275	840,457	SEAL CRACKS
CUESTA DR	EL MONTE RD S	CAMPBELL AV	CUESTA	ELMCAM	1,648	32	52,736	C	AC/AC		85	85	87	\$152	838,576	SEAL CRACKS
DE ANZA LN	END	EL MONTE AV S	DEANZA	ENDELM	495	24	13,987	R	AC/AC		85	85	86	\$49	655,585	SEAL CRACKS
DISTEL DR	ALVARADO AV	END	DISTDR	ALVEND	195	39	9,262	R	AC/AC		79	79	81	\$63	741,109	SEAL CRACKS
DISTEL DR	END	MARICH WY	DISTDR	ENDMAR	675	40	28,627	R	AC/AC		80	80	82	\$171	518,859	SEAL CRACKS
DISTEL DR	JARDIN DR	ALVARADO AV	DISTDR	JARALV	1,237	38	47,006	R	AC/AC		83	83	85	\$198	598,608	SEAL CRACKS
DOUD DR	EDITH AV E	ALMOND AV	DOUD	EDIALM	1,294	35	45,290	R	AC/AC		81	81	83	\$246	534,096	SEAL CRACKS
EL MONTE AV N	ALMOND AV	SPRINGER RD N	ELMONN	ALMSPR	1,046	40	41,840	C	AC/AC		75	75	78	\$336	560,729	SEAL CRACKS
EL MONTE AV N	CLARK AV S	ALMOND AV	ELMONN	CLAALM	1,633	40	65,320	C	AC/AC		84	84	86	\$235	763,482	SEAL CRACKS
EL MONTE AV S	CUESTA DR	CLARK AV S	ELMONS	CUECLA	3,364	40	134,560	C	AC/AC		77	77	79	\$989	579,378	SEAL CRACKS
EL MONTE AV S	FOOTHILL EXP	SHIRLYNN CT	ELMONS	FOOSHI	856	69	59,026	A	AC/AC		82	82	84	\$288	967,704	SEAL CRACKS
FREMONT AV	DOLORES AV	MIRAMONTE AV	FREMONT	DOLMIR	968	34	32,912	R	AC/AC		73	73	75	\$289	595,474	SEAL CRACKS
GIRALDA DR	CLARK AV S	SPRINGER RD S	GIRALD	CLASPR	1,300	33	42,250	R	AC/AC		85	86	87	\$117	742,666	SEAL CRACKS
GRANT RD	FOOTHILL EXP	FREMONT AVE	GRANRD	FOOFRE	2,495	56	140,590	C	AC/AC		78	78	80	\$1,025	765,439	SEAL CRACKS
GRANT RD	FREMONT AV	CITY LIMIT (385' N/ COVINGTON RD)	GRANRD	FRECIT	5,017	44	198,078	A	AC/AC		74	74	77	\$1,650	777,743	SEAL CRACKS
HAMPTON CT	EDITH AV W	END	HAMPTO	EDIEND	124	25	5,177	R	AC/AC		86	86	87	\$11	916,263	SEAL CRACKS
HAWTHORNE AV	EL MONTE AV S	CLARK AV S	HAWTAV	ELMCLA	1,012	31	31,372	R	AC/AC		85	86	87	\$87	743,310	SEAL CRACKS
HAWTHORNE CT	END	CLARK AV S	HAWTCT	ENDCLA	284	30	10,447	R	AC/AC		82	82	83	\$56	537,959	SEAL CRACKS
HEATHER CT	TORWOOD LN	END	HEATHE	TOREND	90	30	4,627	R	AC/AC	7F - Heather	77	77	79	\$35	676,557	SEAL CRACKS

** - Treatment from Project Selection

Year: 2023

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
HOLLY AV	MCKENZIE AV	PORTLAND AV	HOLLY	MCKPOR	995	24	23,880	R	AC/AC		82	82	83	\$129	537,903	SEAL CRACKS
HOLLY AV	OAKHURST AV	MCKENZIE AV	HOLLY	OAKMCK	898	27	24,246	R	AC/AC		84	84	85	\$102	600,046	SEAL CRACKS
HONEYSUCKLE PL	END	DEODARA DR	HONEYS	ENDDEO	172	31	7,557	R	AC/AC		88	88	89	\$2	4,509,964	SEAL CRACKS
JULIE LN	FREMONT AV	RANCHITA DR	JULIE	FRERAN	1,049	37	38,813	R	AC/AC		83	83	84	\$187	560,317	SEAL CRACKS
LANDELL CT	NEWCASTLE DR	END	LANDEL	NEWEND	316	25	10,317	R	AC/AC		84	85	86	\$36	653,902	SEAL CRACKS
LAS CAMPANAS CT	END	SIERRA VENTURA DR	LASCAM	ENDSIE	113	30	5,317	R	AC/AC	1B - Sierra Ventura	84	84	86	\$19	649,484	SEAL CRACKS
LILAC LN	UNIVERSITY AV E	END	LILAC	UNIEND	83	30	4,417	R	AC/AC		86	86	87	\$9	916,263	SEAL CRACKS
LINDA VISTA WY	RUSSELL AV	END	LINDAV	RUSEND	579	34	21,493	R	AC/AC	4F - Linda Vista	85	85	86	\$75	654,428	SEAL CRACKS
LINDEN AV	PINE LN	PORTOLA AV W	LINDEN	PINPOR	1,670	22	36,630	R	AC/AC		75	75	78	\$294	466,839	SEAL CRACKS
LOCKHART LN	END	MARIPOSA WY	LOCKLN	ENDMAR	652	31	21,530	R	AC/AC		86	86	87	\$44	916,263	SEAL CRACKS
LOS NINOS WY	ALVARADO AV	MARICH WY	LOSININ	ALVMAR	1,130	30	33,900	R	AC/AC		82	82	84	\$164	559,349	SEAL CRACKS
LOS NINOS WY	JARDIN DR	ALVARADO AV	LOSININ	JARALV	1,448	30	43,440	R	AC/AC		88	88	89	\$14	4,231,412	SEAL CRACKS
LOUCKS AV	LOS ALTOS AV	SAN ANTONIO RD	LOUCKS	LOSSAN	2,136	22	46,992	R	AC/AC		85	85	87	\$132	737,793	SEAL CRACKS
MAIN ST	STATE ST	SAN ANTONIO RD S	MAIN	STASAN	410	50	20,500	C	AC/PCC		80	80	82	\$123	617,616	SEAL CRACKS
MARICH WY	CASITA WY	END	MARICH	CASEND	366	41	15,006	R	AC/AC		78	78	80	\$109	700,129	SEAL CRACKS
MARIPOSA AV	END	LOS ALTOS AV	MARIPO	ENDLOS	713	18	12,834	R	AC/AC		76	76	78	\$102	632,905	SEAL CRACKS
MCKENZIE AV	OAKHURST AV	PORTLAND AV	MCKENZ	OAKPOR	1,705	26	44,330	R	AC/AC		85	86	87	\$123	742,105	SEAL CRACKS
MIMOSA COURT	ARBORETUM DR	END	MIMOCT	ARBEND	640	34	21,760	R	AC		86	86	87	\$86	435,148	SEAL CRACKS
MIRAFLORES WY	LINDA VISTA WY	BERRY AV	MIRAF	LINBER	471	34	16,014	R	AC/AC	4F - Linda Vista	76	76	78	\$128	633,549	SEAL CRACKS
ORR CT	END	RICHARDSON AV	ORR	ENDRIC	268	37	11,788	R	AC/AC		84	85	86	\$41	649,796	SEAL CRACKS
OSAGE AV	END	EDITH AV E	OSAGE	ENDEDI	975	18	17,550	R	AC/AC		89	89	89	\$2	14,278,945	SEAL CRACKS
PATLEN DR	PAYNE DR	END	PATLEN	PAYEND	505	33	18,204	R	AC/AC		87	87	88	\$21	1,370,402	SEAL CRACKS
PAULA CT	END	GRANT RD	PAULA	ENDGRA	262	25	8,967	R	AC/AC		84	84	85	\$38	600,652	SEAL CRACKS
PAYNE DR	PATLEN DR	HERITAGE CT	PAYNE	PATHER	356	23	8,188	R	AC/AC		88	88	89	\$2	4,774,493	SEAL CRACKS
PORTOLA AV E	SAN ANTONIO AV N	JORDAN AV	PORTOE	SANJOR	1,208	22	26,576	R	AC/AC	6A - Portola	87	87	88	\$32	1,331,019	SEAL CRACKS
RANCHITA CT	END	RANCHITA DR	RANCT	ENDRAN	220	30	8,527	R	AC/AC		84	84	85	\$36	596,477	SEAL CRACKS
RANDOLPH PARKWAY	END	FREMONT AV	RANDOL	ENDFRE	332	40	15,059	R	AC/AC		84	84	85	\$63	596,150	SEAL CRACKS
RAQUEL CT	END	RAQUEL LN	RAQUCT	ENDRAQ	193	24	7,081	R	AC/AC		88	88	89	\$2	4,176,537	SEAL CRACKS
REDWOOD DR	END	DEODARA DR	REDWOO	ENDDEO	1,670	31	53,667	R	AC/AC		84	84	86	\$189	649,588	SEAL CRACKS
RENETTA CT	END	UNIVERSITY AV E	RENETT	ENDUNI	213	24	7,219	R	AC/AC		86	86	87	\$15	916,610	SEAL CRACKS
RINCONADA CT	END	EL MONTE AV S	RINCON	ENDELM	358	30	12,667	R	AC/AC		84	84	86	\$45	652,441	SEAL CRACKS
RIVERSIDE DR	COVINTON RD	SPRINGER RD S	RIVERS	COVSPR	1,618	40	64,720	R	AC/AC	4B - Riverside	85	86	87	\$180	737,288	SEAL CRACKS
ROCKPOINT LN	SUMMERHILL AV	END	ROCKPO	SUMEND	420	25	12,115	R	AC/AC		86	86	87	\$25	916,263	SEAL CRACKS

** - Treatment from Project Selection

Year: 2023

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment	
											Current PCI	PCI Before	PCI After				
ROSEWOOD CT	END	RIVERSIDE DR	ROSEWO	ENDRIV	173	40	11,482	R	AC/AC	4B - Riverside	85	85	86	\$40	650,318	SEAL CRACKS	
RUNNYMEAD CT	RUNNYMEAD DR	END	RUNNCT	RUNEND	200	24	6,907	R	AC/AC	3A - Runnymead	85	85	86	\$24	650,318	SEAL CRACKS	
SAN ANTONIO RD N	ALMOND AV	PORTOLA AV W	SANANN	ALMPOR	4,304	51	219,504	A	AC/AC		83	83	85	\$936	1,011,387	SEAL CRACKS	
SAN ANTONIO RD N	PORTOLA AV W	EL CAMINO REAL	SANANN	PORELC	1,620	60	97,200	A	AC/AC		85	85	87	\$279	1,221,822	SEAL CRACKS	
SAN ANTONIO RD S	FOOTHILL EX	EDITH AV W	SANANS	FOEDI	2,910	59	172,260	A	AC/AC		85	85	87	\$495	1,221,822	SEAL CRACKS	
SAN LUIS AV	EL MONTE AV S	CLARK AV S	SANLUI	ELMCLA	1,891	27	50,456	R	AC/AC		83	83	84	\$243	560,317	SEAL CRACKS	
SECOND ST	MAIN ST	STATE ST	SECOND	MAISTA	318	25	7,950	R	AC/AC		77	77	80	\$58	481,743	SEAL CRACKS	
SEQUOIA DRIVE	ARBORETUM DR	BEACHWOOD LN	SEQDR	ARBBEA	770	24	18,480	R	AC		78	78	80	\$128	459,385	SEAL CRACKS	
SEQUOIA WAY	ARBORETUM DR	END	SEQWY	ARBEND	270	32	8,640	R	AC		75	75	78	\$69	435,812	SEAL CRACKS	
SHIRLYNN CT	END	EL MONTE RD S	SHIRLY	ENDELM	325	27	10,064	R	AC/AC		85	85	86	\$35	655,477	SEAL CRACKS	
CRIST DR	GRANT RD	FARNDON AV	ST	GRAFAR	1,648	39	64,272	R	AC/AC		87	87	88	\$76	1,362,422	SEAL CRACKS	
STAGI LN	MADONNA WY	QUINHILL AV	STAGLN	MADQUI	582	30	17,460	R	AC/AC	8A - Stagi	81	81	83	\$95	537,208	SEAL CRACKS	
SUNSHINE CT	END	SUNSHINE DR	SUNSCT	ENDSUN	211	31	8,438	R	AC/AC	5C - Sunshine	82	82	83	\$46	537,959	SEAL CRACKS	
SUNSHINE DR	SPRINGER RD S	SPRINGER RD S	SUNSDR	SPRSPR	1,822	24	43,147	R	AC/AC	5C - Sunshine	82	82	83	\$233	537,959	SEAL CRACKS	
SYCAMORE CT	REDWOOD DR	END	SYCAMO	REDEND	246	25	8,567	R	AC/AC		88	88	89	\$3	4,509,964	SEAL CRACKS	
SYLVIAN WY	CHERRY AV	SAN ANTONIO RD N	SYLVIA	CHESAN	889	20	17,780	R	AC/AC		82	82	84	\$86	562,653	SEAL CRACKS	
SYLVIAN WY	END	CHERRY AV	SYLVIA	ENDCHE	248	17	6,533	R	AC/AC		81	81	83	\$35	537,784	SEAL CRACKS	
TERESI LN	ROSITA AV	END	TERESI	ROSEND	483	31	16,870	R	AC/AC		87	87	88	\$20	1,370,402	SEAL CRACKS	
TERRACE CT	SPRINGER RD S	END	TERRAC	SPREND	154	22	4,670	R	AC/AC		82	82	83	\$25	537,959	SEAL CRACKS	
VIEW ST	EDITH AV W	MT HAMILTON AV	VIEW	EDIMTH	693	20	13,860	R	AC/AC		88	88	89	\$5	4,176,537	SEAL CRACKS	
VINEYARD DR	DEODARA DR	FOOTHILL EX	VINEDR	DEOFOO	730	36	26,280	R	AC/AC		77	77	79	\$202	476,266	SEAL CRACKS	
VINEYARD DR	REDWOOD DR	DEODARA DR	VINEDR	REDDEO	911	37	33,707	R	AC/AC		87	87	88	\$40	1,348,713	SEAL CRACKS	
VISTA GRANDE AV	SPRINGER RD N	MOUNTAIN VIEW AV	VISTAG	SPRMOU	1,602	30	48,060	R	AC/AC		85	85	86	\$169	654,744	SEAL CRACKS	
WESTMINSTER LN	END	PORTOLA AV W	WESTMI	ENDPOR	659	22	17,193	R	AC/AC		88	88	89	\$6	4,197,009	SEAL CRACKS	
WINDIMER DR	STONEHAVEN DR	END	WINDIM	STOEND	1,246	40	51,183	R	AC/AC		87	87	88	\$60	1,358,522	SEAL CRACKS	
WISTARIA CT	END	WISTARIA LN	WISTCT	ENDWIS	186	31	5,766	R	AC/AC	1A - Wistaria	74	75	77	\$48	461,841	SEAL CRACKS	
WISTARIA LN	DEODARA DR	DEODARA DR	WISTLN	DEODEO	970	31	34,520	R	AC/AC	1A - Wistaria	88	88	89	\$10	4,509,964	SEAL CRACKS	
YERBA SANTA AV	CHERRY AV	END	YERBAS	CHEEND	500	30	15,000	R	AC/AC		73	73	76	\$129	457,786	SEAL CRACKS	
YERBA BUENA AV	END	CHERRY AV	YERBAV	ENDCHE	707	32	24,817	R	AC/AC		82	82	84	\$120	562,653	SEAL CRACKS	
Treatment Total												\$13,937					
Year 2023 Area Total										11,290,771		Year 2023 Total			\$12,291,348		

** - Treatment from Project Selection

Year: 2024

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment
												PCI Before	PCI After			
EASTWOOD PL	COVINGTON RD	END	EASTPL	COVEND	480	30	16,327	R	AC		50	48	100	\$67,267	13,935	MILL & MEDIUM OVERLAY(2 IN.)
ECHO DR	FREMONT AV	COVINGTON RD	ECHO	FRECOV	900	24	21,600	R	AC/AC		50	48	100	\$88,992	13,738	MILL & MEDIUM OVERLAY(2 IN.)
MORGAN PL	END	SPENCER WY	MORGAN	ENDSPE	195	31	7,942	R	AC/AC	4D - Spencer	50	48	100	\$32,721	13,822	MILL & MEDIUM OVERLAY(2 IN.)
MUIR WY	EASTWOOD DR	END	MUIR	EASEND	571	33	20,242	R	AC/AC		52	49	100	\$83,397	13,695	MILL & MEDIUM OVERLAY(2 IN.)
NEWCASTLE DR	GRANT RD	MORTON AV	NEWCAS	GRAMOR	2,508	40	100,320	R	AC/AC		51	49	100	\$413,318	13,719	MILL & MEDIUM OVERLAY(2 IN.)
RANCHITA DR	JULIE LN	MARBAROUGH AV	RANCDR	JULMAR	434	40	17,360	R	AC/AC		50	48	100	\$71,523	13,746	MILL & MEDIUM OVERLAY(2 IN.)
ROBINHOOD LN	CROOKED CREEK DR	ST JOSEPH AV	ROBILN	CROSTJ	714	37	26,418	R	AC/AC		50	49	100	\$108,842	13,624	MILL & MEDIUM OVERLAY(2 IN.)
SIESTA DR	FREMONT AV	GARTHWICK DR	SIESTA	FREGAR	664	33	24,073	R	AC/AC	3H - Garthwick	50	49	100	\$99,181	13,595	MILL & MEDIUM OVERLAY(2 IN.)
WOODVIEW TR	ST MATTHEW WY	WINDIMER DR	WOODVI	STMWIN	1,215	30	36,450	R	AC	1C - St. Matthews	50	48	100	\$150,174	13,937	MILL & MEDIUM OVERLAY(2 IN.)
Treatment Total												\$1,115,416				
EDGE LN	SPRINGER RD S	SEENA AV	EDGE	SPRSEE	1,144	20	22,880	R	AC/AC		71	70	79	\$39,277	8,301	RUBBERIZED CAPE SEAL
FREMONT AV	MIRAMONTE AV	PERMANENTE CREEK	FREMONT	MIRPER	267	45	12,015	C	AC/AC		64	62	73	\$21,313	9,888	RUBBERIZED CAPE SEAL
HIGHLANDS CR	ANDOVER WY	KENT DR	HIGHCR	ANDKEN	1,314	30	39,420	R	AC/AC		70	69	78	\$67,671	8,258	RUBBERIZED CAPE SEAL
HIGHLANDS CR	YORKSHIRE DR	KENT DR	HIGHCR	YORKEN	1,178	30	35,340	R	AC/AC		70	69	78	\$60,667	8,258	RUBBERIZED CAPE SEAL
LAS FLORES CT	LAURELES DR	END	LASFLO	LAUEND	95	28	4,339	R	AC/AC	7A - Laureles	70	69	78	\$7,449	8,255	RUBBERIZED CAPE SEAL
MARICH WY	DISTEL DR	CASITA WY	MARICH	DISCAS	382	41	15,662	R	AC/AC		71	70	79	\$26,886	8,300	RUBBERIZED CAPE SEAL
MORTON AV	GRANT RD	NEWCASTLE DR	MORTON	GRANNEW	2,420	37	89,540	R	AC/AC		70	69	78	\$153,710	8,259	RUBBERIZED CAPE SEAL
NANCY LN	END	AURA WY	NANCY	ENDAUR	281	23	8,600	R	AC/AC		70	69	78	\$14,763	8,259	RUBBERIZED CAPE SEAL
SHERWOOD AV	SAN ANTONIO RD N	EL CAMINO REAL	SHERWO	SANELC	842	26	21,892	R	AC/AC		71	69	79	\$37,581	10,900	RUBBERIZED CAPE SEAL
STANWIRTH CT	END	EUREKA AV	STANWI	ENDEUR	115	24	5,389	R	AC/AC	3B - Eureka	70	69	78	\$9,251	8,259	RUBBERIZED CAPE SEAL
THORPE CT	END	EUREKA AV	THORPE	ENDEUR	80	33	4,972	R	AC/AC	3B - Eureka	71	70	79	\$8,535	8,301	RUBBERIZED CAPE SEAL
VALENCIA DR	JARDIN DR	SEVILLA DR	VALENC	JARSEV	486	40	19,440	R	AC/AC		70	69	78	\$33,372	8,256	RUBBERIZED CAPE SEAL
WILLIAM HENRY CT	END	RICHARDSON AV	WILLIA	ENDRIC	220	39	10,237	R	AC/AC		70	69	78	\$17,574	8,258	RUBBERIZED CAPE SEAL

** - Treatment from Project Selection

										Treatment Total			\$498,051			
EL MONTE AV N	ALMOND AV	SPRINGER RD N	ELMONN	ALMSPR	1,046	40	41,840	C	AC/AC	75	76	84	\$31,124	23,216	MICROSURFACING	
EL MONTE AV N	CLARK AV S	ALMOND AV	ELMONN	CLAALM	1,633	40	65,320	C	AC/AC	84	84	91	\$48,591	17,673	MICROSURFACING	
EL MONTE AV S	CUESTA DR	CLARK AV S	ELMONS	CUECLA	3,364	40	134,560	C	AC/AC	77	78	86	\$100,098	22,766	MICROSURFACING	
EL MONTE AV S	FOOTHILL EXP	SHIRLYNN CT	ELMONS	FOOSHI	856	69	59,026	A	AC/AC	82	82	90	\$43,909	28,389	MICROSURFACING	
EL MONTE AV S	SHIRLYNN CT	CUESTA DR	ELMONS	SHICUE	637	40	25,480	A	AC/AC	92	89	95	\$18,954	12,143	MICROSURFACING	
GRANT RD	FOOTHILL EXP	FREMONT AVE	GRANRD	FOOFRE	2,495	56	140,590	C	AC/AC	78	78	86	\$104,583	32,458	MICROSURFACING	
GRANT RD	FREMONT AV	CITY LIMIT (385' N/ COVINGTON RD)	GRANRD	FRECIT	5,017	44	198,078	A	AC/AC	74	75	83	\$147,348	33,097	MICROSURFACING	
SUMMERHILL AV WB	EL MONTE AVE	CITY LIMIT (ROCKPOINT LN)	SUMMWB	ELMCIT	900	15	13,500	C	AC/AC	92	89	95	\$10,043	8,752	MICROSURFACING	
										Treatment Total			\$504,650			
CASITA WY	ALVARADO AV	MARICH WY	CASIWY	ALVMAR	1,122	40	44,880	R	AC/AC	70	69	78	\$87,317	7,285	RUBBERIZED CAPE SEAL w/DIGOUTS	
EL MONTE AV S	OKEEFE LN	FOOTHILL EX	ELMONS	OKEFOO	2,556	65	166,140	A	AC/AC	70	69	78	\$342,248	11,339	RUBBERIZED CAPE SEAL w/DIGOUTS	
EL MONTE AV SB	SPRINGER RD N	CITY LIMIT (167' N/ HOLLINGSWORTH DR)	ELMOSB	SPRCIT	959	26	24,934	A	AC/AC	71	70	79	\$51,364	11,523	RUBBERIZED CAPE SEAL w/DIGOUTS	
HELEN CT	NEWCASTLE DR	END	HELEN	NEWEND	123	20	4,687	R	AC/AC	70	68	78	\$9,119	8,524	RUBBERIZED CAPE SEAL w/DIGOUTS	
MADELAINE CT	END	ST JOSEPH AV	MADELA	ENDSTJ	272	30	10,087	R	AC/AC	71	70	79	\$19,625	7,324	RUBBERIZED CAPE SEAL w/DIGOUTS	
MAIN ST	FOOTHILL EXP	STATE ST	MAIN	FOOSTA	1,565	50	78,250	C	AC	71	68	78	\$161,195	5,910	RUBBERIZED CAPE SEAL w/DIGOUTS	
RILMA LN	LOUCKS AV	END	RILMA	LOUEND	351	30	12,457	R	AC/AC	70	69	78	\$24,236	7,284	RUBBERIZED CAPE SEAL w/DIGOUTS	
SPRINGER RD N	CORAL CT	EL MONTE AV N	SPRINN	CORELM	1,679	45	71,107	C	AC/AC	70	69	78	\$146,480	8,077	RUBBERIZED CAPE SEAL w/DIGOUTS	
										Treatment Total			\$841,584			
ARBORETUM DRIVE	FOOTHILL EXPRESSWY	SEQUOIA DR	ARBORE	FTHSEQ	1,000	36	36,000	R	AC	90	88	94	\$20,600	12,429	SLURRY SEAL	
ARBORETUM DRIVE	SEQUOIA DR	S END	ARBORE	SEQEND	2,136	36	76,896	R	AC	83	83	90	\$44,002	19,596	SLURRY SEAL	
ASPEN WAY	ARBORETUM DR	END	ASPNWY	ARBEND	190	30	5,700	R	AC	92	90	95	\$3,262	9,701	SLURRY SEAL	
BENVENUE AV	CLARK AV S	END	BENVEN	CLAEND	2,121	31	65,751	R	AC/AC	90	89	94	\$37,624	13,012	SLURRY SEAL	
BIRCHWOOD CT	END	RIVERSIDE DR	BIRCHW	ENDRIV	184	31	7,447	R	AC/AC	4B - Riverside	89	88	94	\$4,261	14,612	SLURRY SEAL
BRENTWOOD CT	END	BRENTWOOD ST	BRENCT	ENDBRE	194	36	8,172	R	AC/AC	4E - Brentwood	91	89	95	\$4,676	11,548	SLURRY SEAL
BUCKINGHAM DR	PORTLAND AV	SUFFOLK WY	BUCKIN	PORSUF	915	30	27,450	R	AC/AC	3A - Runnymead	85	84	91	\$15,708	19,805	SLURRY SEAL
CARMEL AV	PORTOLA AV W	CARMEL CT	CARMAV	PORCAR	823	21	17,283	R	AC/AC	7D - Carmel	83	83	90	\$9,890	20,852	SLURRY SEAL
CARMEL CT	E END	W END	CARMCT	ENDEND	479	28	18,054	R	AC/AC	7D - Carmel	86	86	92	\$10,331	17,558	SLURRY SEAL
CARMEL TR	PORTLAND AV	ALTAMEAD DR	CARMTR	PORALT	1,126	37	40,127	R	AC/AC		91	89	95	\$22,962	11,571	SLURRY SEAL
CARNATION CT	UNIVERSITY AV E	END	CARNAT	UNIEND	288	30	10,567	R	AC/AC		85	85	92	\$6,047	18,855	SLURRY SEAL

** - Treatment from Project Selection

Year: 2024

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
CASTLE LN	EL MONTE AV N	END	CASTLE	ELMEND	103	34	5,309	R	AC/AC		77	77	85	\$3,038	24,729	SLURRY SEAL
CATALINA CT	VERA CRUZ AV	END	CATACT	VEREND	547	24	15,235	R	AC/AC		78	79	87	\$8,718	24,110	SLURRY SEAL
COLLEGE CT	EL MONTE AV S	END	COLLEG	ELMEND	273	26	9,483	R	AC/AC		87	87	93	\$5,426	16,270	SLURRY SEAL
CONCORD AV	EUREKA AV	PORTLAND AV	CONCOR	EURPOR	638	23	14,674	R	AC/AC		86	86	92	\$8,397	17,614	SLURRY SEAL
CORONADO AV	CHERRY AV	SAN ANTONIO RD N	CORONA	CHESAN	885	20	17,700	R	AC/AC		87	87	93	\$10,128	16,359	SLURRY SEAL
DE ANZA LN	END	EL MONTE AV S	DEANZA	ENDELM	495	24	13,987	R	AC/AC		85	84	91	\$8,004	19,945	SLURRY SEAL
DISTEL DR	ALVARADO AV	END	DISTDR	ALVEND	195	39	9,262	R	AC/AC		79	80	87	\$5,300	39,092	SLURRY SEAL
DISTEL DR	END	MARICH WY	DISTDR	ENDMAR	675	40	28,627	R	AC/AC		80	81	88	\$16,381	23,253	SLURRY SEAL
DOUD DR	EDITH AV E	ALMOND AV	DOUD	EDIALM	1,294	35	45,290	R	AC/AC		81	82	89	\$25,916	22,461	SLURRY SEAL
EL MONTE CT	END	EL MONTE AV N	ELMOCT	ENDELM	321	23	8,641	R	AC/AC		89	88	94	\$4,945	14,604	SLURRY SEAL
FREMONT AV	DOLORES AV	MIRAMONTE AV	FREMONT	DOLMIR	968	34	32,912	R	AC/AC		73	74	83	\$18,833	35,049	SLURRY SEAL
GARDENIA WY	UNIVERSITY AV E	END	GARDEN	UNIEND	178	24	6,379	R	AC/AC		90	89	94	\$3,650	13,165	SLURRY SEAL
GOLDEN WY	COVINGTON RD	END (CITY LIMITS)	GOLDEN	COVEND	635	40	25,400	R	AC/AC		90	89	94	\$14,534	13,115	SLURRY SEAL
GORDON WY S	HILLVIEW AV	EDITH AV E	GORDOS	HILEDI	701	23	16,123	R	AC/AC		90	89	94	\$9,226	13,009	SLURRY SEAL
HAMILTON CT	MT HAMILTON AV	END	HAMILT	MTHEND	495	30	17,107	R	AC/AC		90	89	94	\$9,789	13,096	SLURRY SEAL
HAMPTON CT	EDITH AV W	END	HAMPTO	EDIEND	124	25	5,177	R	AC/AC		86	86	92	\$2,962	17,650	SLURRY SEAL
HAWTHORNE AV	EL MONTE AV S	CLARK AV S	HAWTAV	ELMCLA	1,012	31	31,372	R	AC/AC		85	85	92	\$17,952	18,827	SLURRY SEAL
HEATHER CT	TORWOOD LN	END	HEATHE	TOREND	90	30	4,627	R	AC/AC	7F - Heather	77	78	86	\$2,648	37,598	SLURRY SEAL
HOLLY AV	MCKENZIE AV	PORTLAND AV	HOLLY	MCKPOR	995	24	23,880	R	AC/AC		82	82	89	\$13,665	22,571	SLURRY SEAL
HOLLY AV	OAKHURST AV	MCKENZIE AV	HOLLY	OAKMCK	898	27	24,246	R	AC/AC		84	83	90	\$13,874	20,937	SLURRY SEAL
HONEYSUCKLE PL	END	DEODARA DR	HONEYS	ENDDEO	172	31	7,557	R	AC/AC		88	88	94	\$4,324	14,857	SLURRY SEAL
JULIE LN	FREMONT AV	RANCHITA DR	JULIE	FRERAN	1,049	37	38,813	R	AC/AC		83	83	90	\$22,210	21,653	SLURRY SEAL
LANDELL CT	NEWCASTLE DR	END	LANDEL	NEWEND	316	25	10,317	R	AC/AC		84	84	91	\$5,904	19,925	SLURRY SEAL
LILAC LN	UNIVERSITY AV E	END	LILAC	UNIEND	83	30	4,417	R	AC/AC		86	86	92	\$2,528	17,650	SLURRY SEAL
LINDA VISTA WY	RUSSELL AV	END	LINDAV	RUSEND	579	34	21,493	R	AC/AC	4F - Linda Vista	85	84	91	\$12,299	19,917	SLURRY SEAL
LINDEN AV	PINE LN	PORTOLA AV W	LINDEN	PINPOR	1,670	22	36,630	R	AC/AC		75	76	85	\$20,961	24,960	SLURRY SEAL
LOCKHART LN	END	MARIPOSA WY	LOCKLN	ENDMAR	652	31	21,530	R	AC/AC		86	86	92	\$12,320	17,650	SLURRY SEAL
LOS NINOS WY	ALVARADO AV	MARICH WY	LOSININ	ALVMAR	1,130	30	33,900	R	AC/AC		82	83	90	\$19,398	21,681	SLURRY SEAL
LOS NINOS WY	JARDIN DR	ALVARADO AV	LOSININ	JARALV	1,448	30	43,440	R	AC/AC		88	88	94	\$24,857	14,890	SLURRY SEAL
MARIPOSA AV	END	LOS ALTOS AV	MARIPO	ENDLOS	713	18	12,834	R	AC/AC		76	77	85	\$7,344	35,730	SLURRY SEAL
MIMOSA COURT	ARBORETUM DR	END	MIMOCT	ARBEND	640	34	21,760	R	AC		86	86	92	\$12,452	16,523	SLURRY SEAL
MIRAFLORES WY	LINDA VISTA WY	BERRY AV	MIRAFLL	LINBER	471	34	16,014	R	AC/AC	4F - Linda Vista	76	77	85	\$9,164	35,759	SLURRY SEAL
MOUNTAIN VIEW AV	ARROYO RD	VISTA GRANDE AV	MOUNTA	ARRVIS	883	29	25,607	R	AC/AC		90	89	94	\$14,653	13,006	SLURRY SEAL
OSAGE AV	END	EDITH AV E	OSAGE	ENDEDI	975	18	17,550	R	AC/AC		89	88	94	\$10,043	20,271	SLURRY SEAL
PAULA CT	END	GRANT RD	PAULA	ENDGRA	262	25	8,967	R	AC/AC		84	83	90	\$5,131	20,962	SLURRY SEAL

** - Treatment from Project Selection

Year: 2024

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
RANCHITA CT	END	RANCHITA DR	RANCCT	ENDRAN	220	30	8,527	R	AC/AC		84	83	90	\$4,879	20,816	SLURRY SEAL
REDWOOD DR	END	DEODARA DR	REDWOO	ENDDEO	1,670	31	53,667	R	AC/AC		84	84	91	\$30,709	19,816	SLURRY SEAL
RENETTA CT	END	UNIVERSITY AV E	RENETT	ENDUNI	213	24	7,219	R	AC/AC		86	86	92	\$4,131	17,682	SLURRY SEAL
RINCONADA CT	END	EL MONTE AV S	RINCON	ENDELM	358	30	12,667	R	AC/AC		84	84	91	\$7,248	19,946	SLURRY SEAL
RIVERSIDE DR	COVINTON RD	SPRINGER RD S	RIVERS	COVSPR	1,618	40	64,720	R	AC/AC	4B - Riverside	85	85	92	\$37,034	18,706	SLURRY SEAL
ROCKPOINT LN	SUMMERHILL AV	END	ROCKPO	SUMEND	420	25	12,115	R	AC/AC		86	86	92	\$6,932	17,650	SLURRY SEAL
ROSEWOOD CT	END	RIVERSIDE DR	ROSEWO	ENDRIV	173	40	11,482	R	AC/AC	4B - Riverside	85	84	91	\$6,570	19,805	SLURRY SEAL
RUNNYMEAD CT	RUNNYMEAD DR	END	RUNNCT	RUNEND	200	24	6,907	R	AC/AC	3A - Runnymead	85	84	91	\$3,952	19,805	SLURRY SEAL
RUSSELL AV	LINDA VISTA WY	BERRY AV	RUSSEL	LINBER	505	38	19,190	R	AC/AC	4F - Linda Vista	89	88	94	\$10,981	14,690	SLURRY SEAL
SAN LUIS AV	EL MONTE AV S	CLARK AV S	SANLUI	ELMCLA	1,891	27	50,456	R	AC/AC		83	83	90	\$28,872	21,653	SLURRY SEAL
SEQUOIA DRIVE	ARBORETUM DR	BEACHWOOD LN	SEQDR	ARBBEA	770	24	18,480	R	AC		78	79	87	\$10,575	22,591	SLURRY SEAL
SEQUOIA WAY	ARBORETUM DR	END	SEQWY	ARBEND	270	32	8,640	R	AC		75	76	84	\$4,944	23,290	SLURRY SEAL
SHIRLYNN CT	END	EL MONTE RD S	SHIRLY	ENDELM	325	27	10,064	R	AC/AC		85	84	91	\$5,759	19,934	SLURRY SEAL
CRIST DR	GRANT RD	FARNDON AV	ST	GRAFAR	1,648	39	64,272	R	AC/AC		87	87	93	\$36,778	16,346	SLURRY SEAL
STAGI LN	MADONNA WY	QUINHILL AV	STAGLN	MADQUI	582	30	17,460	R	AC/AC	8A - Stagi	81	82	89	\$9,991	22,595	SLURRY SEAL
SUNSHINE CT	END	SUNSHINE DR	SUNSCT	ENDSUN	211	31	8,438	R	AC/AC	5C - Sunshine	82	82	89	\$4,828	22,569	SLURRY SEAL
SUNSHINE DR	SPRINGER RD S	SPRINGER RD S	SUNSDR	SPRSPR	1,822	24	43,147	R	AC/AC	5C - Sunshine	82	82	89	\$24,690	22,569	SLURRY SEAL
SYCAMORE CT	REDWOOD DR	END	SYCAMO	REDEND	246	25	8,567	R	AC/AC		88	88	94	\$4,902	14,857	SLURRY SEAL
SYLVIAN WY	CHERRY AV	SAN ANTONIO RD N	SYLVIA	CHESAN	889	20	17,780	R	AC/AC		82	83	90	\$10,174	21,808	SLURRY SEAL
SYLVIAN WY	END	CHERRY AV	SYLVIA	ENDCHE	248	17	6,533	R	AC/AC		81	82	89	\$3,738	22,621	SLURRY SEAL
TERRACE CT	SPRINGER RD S	END	TERRAC	SPREND	154	22	4,670	R	AC/AC		82	82	89	\$2,672	22,569	SLURRY SEAL
VINEYARD DR	DEODARA DR	FOOTHILL EX	VINEDR	DEOFOO	730	36	26,280	R	AC/AC		77	77	85	\$15,038	24,732	SLURRY SEAL
VINEYARD DR	REDWOOD DR	DEODARA DR	VINEDR	REDDEO	911	37	33,707	R	AC/AC		87	87	93	\$19,288	16,233	SLURRY SEAL
VISTA GRANDE AV	SPRINGER RD N	MOUNTAIN VIEW AV	VISTAG	SPRMOU	1,602	30	48,060	R	AC/AC		85	84	91	\$27,501	19,912	SLURRY SEAL
WINDIMER DR	STONEHAVEN DR	END	WINDIM	STOEND	1,246	40	51,183	R	AC/AC		87	87	93	\$29,288	16,352	SLURRY SEAL
WISTARIA CT	END	WISTARIA LN	WISTCT	ENDWIS	186	31	5,766	R	AC/AC	1A - Wistaria	74	75	84	\$3,299	25,073	SLURRY SEAL
WISTARIA LN	DEODARA DR	DEODARA DR	WISTLN	DEODEO	970	31	34,520	R	AC/AC	1A - Wistaria	88	88	94	\$19,753	14,857	SLURRY SEAL
YERBA SANTA AV	CHERRY AV	END	YERBAS	CHEEND	500	30	15,000	R	AC/AC		73	74	83	\$8,583	25,159	SLURRY SEAL
YERBA BUENA AV	END	CHERRY AV	YERBAV	ENDCHE	707	32	24,817	R	AC/AC		82	83	90	\$14,201	21,808	SLURRY SEAL
Treatment Total												\$963,646				
ARBOLEDA DR	CAMPBELL AV	SPRINGER RD S	ARBOLE	CAMSPR	1,733	25	43,325	R	AC/AC		82	81	83	\$248	784,472	SEAL CRACKS
ARBOLEDA DR	CUESTA DR	CAMPBELL AV	ARBOLE	CUECAM	1,248	31	38,688	R	AC/AC		78	77	79	\$298	607,954	SEAL CRACKS
ARTHUR CT	END	GRANGER AV	ARTHUR	ENDGRA	134	33	6,583	R	AC/AC		73	72	74	\$61	585,400	SEAL CRACKS

** - Treatment from Project Selection

Year: 2024

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment		
											Current PCI	PCI Before	PCI After					
CAMPBELL AV	FREMONT AV	ROSITA AV	CAMPBE	FREROS	2,419	26	64,005	R	AC/AC		79	78	80	\$475	595,575	SEAL CRACKS		
CAMPBELL AV	ROSITA AV	CUESTA DR	CAMPBE	ROSCUE	1,006	33	33,198	R	AC/AC		86	85	86	\$111	664,486	SEAL CRACKS		
CHELSEA CT	END	CHELSEA DR	CHELCT	ENDCHE	109	24	4,723	R	AC/AC	3D - Chelsea	90	89	89	\$1	9,641,906	SEAL CRACKS		
CRISTO REY PL	CRISTO REY DR	END	CRISPL	CRIEND	364	25	11,177	R	AC/AC		88	87	88	\$19	1,987,241	SEAL CRACKS		
DISTEL DR	MARICH WY	EL CAMINO REAL	DISTDR	MARELC	710	35	24,850	R	AC/AC		89	88	89	\$24	1,571,577	SEAL CRACKS		
EASTWOOD DR	MIRAMONTE AV	COVINGTON RD	EASTDR	MIRCOV	1,771	41	72,136	R	AC/AC		78	78	80	\$541	690,867	SEAL CRACKS		
ELEANOR AV	HILLVIEW AV	EDITH AV E	ELEANO	HILEDI	654	29	18,966	R	AC/AC		81	80	82	\$122	670,329	SEAL CRACKS		
ELEANOR AV	MARVIN AV	PEPPER DR	ELEANO	MARPEP	364	21	7,644	R	AC/AC		85	83	85	\$34	572,787	SEAL CRACKS		
ELEANOR AV	PEPPER DR	HILLVIEW AV	ELEANO	PEPHIL	809	21	16,989	R	AC/AC		81	79	81	\$116	485,062	SEAL CRACKS		
ELNORA CT	END	NEWCASTLE DR	ELNORA	ENDNEW	202	30	7,987	R	AC/AC		90	89	89	\$1	9,220,017	SEAL CRACKS		
FIRST ST	MAIN ST	EDITH AV W	FIRST	MAIEDI	1,446	30	43,380	C	AC/AC		90	88	89	\$13	8,819,119	SEAL CRACKS		
FOURTH ST	STATE ST	EDITH AV W	FOURTH	STAEDI	455	25	11,375	R	AC/AC		90	89	89	\$2	7,725,409	SEAL CRACKS		
LINCOLN AV	UNIVERSITY AV W	SHERMAN ST	LINCOL	UNISHE	876	56	49,054	R	AC/AC		78	77	79	\$372	651,411	SEAL CRACKS		
MARVIN AV	PEPPER DR	ELEANOR AV	MARVIN	PEPELE	1,180	21	24,780	R	AC/AC		80	80	81	\$165	745,623	SEAL CRACKS		
MAYER CT	EL MONTE AV N	END	MAYER	ELMEND	150	38	7,541	R	AC/AC		89	88	89	\$7	1,636,347	SEAL CRACKS		
ORCHID PL	UNIVERSITY AV E	END	ORCHID	UNIEND	396	30	13,807	R	AC/AC		86	85	86	\$44	1,157,469	SEAL CRACKS		
PAYNE DR	OAKHURST AV	HERITAGE CT	PAYNE	OAKHER	654	23	15,042	R	AC/AC		89	88	89	\$14	1,629,815	SEAL CRACKS		
PICO LN	PORTOLA AV E	END	PICO	POREND	134	25	4,321	R	AC/AC	6A - Portola	90	89	89	\$1	7,715,489	SEAL CRACKS		
PORTOLA CT	JORDAN AV	END	PORTCT	JOREND	877	27	23,679	R	AC/AC		78	77	79	\$179	665,198	SEAL CRACKS		
SPENCER CT	LIMETREE LN	SPENCER WY	SPENCT	LIMSPE	225	38	8,550	R	AC/AC	4D - Spencer	89	88	89	\$8	1,619,244	SEAL CRACKS		
TWELVE ACRES DR	PINE LN	MEADOW LN	TWELVE	PINMEA	879	32	28,128	R	AC/AC	7G - Twelve Acres	79	79	81	\$199	728,691	SEAL CRACKS		
WHITNEY ST	FIRST ST	SAN ANTONIO RD S	WHITNE	FIRSAN	778	31	24,118	R	AC/AC		83	82	83	\$131	733,366	SEAL CRACKS		
												Treatment Total		\$3,186				
COVINGTON CT	END	COVINGTON RD	COVICT	ENDCOV	90	24	4,609	R	AC/AC		27	25	100	\$77,011	3,426	RECONSTRUCT STRUCTURE (AC)		
RIXFORD LN	PARMA WY	END	RIXFOR	PAREND	190	18	3,420	R	AC/AC	4C - Parma	27	25	100	\$57,144	3,426	RECONSTRUCT STRUCTURE (AC)		
												Treatment Total		\$134,156				
Year 2024 Area Total									3,947,510		Year 2024 Total			\$4,060,688				

** - Treatment from Project Selection

Year: 2025

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
ANDOVER WY	HIGHLANDS CR	KENT DR	ANDOVE	HIGKEN	758	31	23,498	R	AC/AC		53	50	100	\$99,716	13,028	MILL & MEDIUM OVERLAY(2 IN.)
B ST	FREMONT AV	MIRAMONTE AV	BST	FREMIR	379	32	12,128	R	AC/AC		53	50	100	\$51,466	13,194	MILL & MEDIUM OVERLAY(2 IN.)
MILLS AV	EL MONTE RD N	END	MILLS	ELMEND	654	31	21,113	R	AC/AC	5A - Mills	52	48	100	\$89,595	13,326	MILL & MEDIUM OVERLAY(2 IN.)
SHERIDAN ST	UNIVERSITY AV W	PALM AV	SHERID	UNIPAL	649	25	16,225	R	AC/AC		53	49	100	\$68,852	13,204	MILL & MEDIUM OVERLAY(2 IN.)
ST JOSEPH CT	END	ST JOSEPH AV	STJOCT	ENDSTJ	145	34	7,229	R	AC/AC		53	50	100	\$30,677	13,028	MILL & MEDIUM OVERLAY(2 IN.)
ST MATTHEW WY	STONEHAVEN DR	WOODVIEW TR	STMATT	STOWOO	868	30	26,040	R	AC	1C - St. Matthews	52	48	100	\$110,503	13,548	MILL & MEDIUM OVERLAY(2 IN.)
TYNDALL ST	CUESTA DR	LYELL ST	TYNDAL	CUELYE	509	23	11,707	R	AC/AC		52	49	100	\$49,680	13,150	MILL & MEDIUM OVERLAY(2 IN.)
UNIVERSITY AV W	BURKE RD	210FT S. OF LINCOLN AV	UNIVEW	BURLIN	482	29	13,978	R	AC/AC		52	49	100	\$59,317	13,281	MILL & MEDIUM OVERLAY(2 IN.)
Treatment Total													\$559,807			
SPRINGER RD S	ROSITA AV	CUESTA DR	SPRINS	ROSCUE	1,056	48	50,688	C	AC/AC		54	49	100	\$319,662	10,050	MILL AND DEEP OVERLAY(3 IN.)
Treatment Total													\$319,662			
BECKER LN	LOS ALTOS AV	END	BECKER	LOSEND	204	25	7,177	R	AC		72	69	78	\$12,690	7,421	RUBBERIZED CAPE SEAL
CANTERBURY WY	MARBAROUGH AV	WESSEX AV	CANTER	MARWES	288	30	8,640	R	AC/PCC	3G - Wessex	72	69	78	\$15,277	10,557	RUBBERIZED CAPE SEAL
EDNA CT	END	EL MONTE AV S	EDNA	ENDELM	230	24	7,627	R	AC/AC		71	68	77	\$13,486	9,495	RUBBERIZED CAPE SEAL
GARLAND WY	MT HAMILTON AV	END	GARLAN	MTHEND	775	22	17,050	R	AC/AC		72	69	78	\$30,147	9,966	RUBBERIZED CAPE SEAL
LISA CT	LISA LN	END	LISACT	LISEND	187	33	8,657	R	AC/AC		72	70	79	\$15,307	8,042	RUBBERIZED CAPE SEAL
PACO DR	CLARK AV S	SPRINGER RD S	PACO	CLASPR	1,280	22	28,160	R	AC/AC		72	69	78	\$49,792	10,404	RUBBERIZED CAPE SEAL
ROSSWAY CT	END	MIDDLETON AV	ROSSWA	ENDMID	272	30	10,417	R	AC/AC		72	69	78	\$18,419	9,973	RUBBERIZED CAPE SEAL
Treatment Total													\$155,118			
COVINGTON RD	MIRAMONTE AV	GRANT RD	COVIRD	MIRGRA	2,689	40	107,756	C	AC/AC		92	87	93	\$82,563	12,258	MICROSURFACING
FIRST ST	MAIN ST	EDITH AV W	FIRST	MAIEDI	1,446	30	43,380	C	AC/AC		90	88	94	\$33,238	21,739	MICROSURFACING
FREMONT AV	GRANT RD	CITY LIMIT (760' E/ FALLEN LEAF LN)	FREMOM	GRACIT	3,985	52	209,010	A	AC/AC		93	88	94	\$160,145	15,293	MICROSURFACING
Treatment Total													\$275,946			
CODY LN	CODY LN (150' N/ ANGELA DR	NW END	CODY	CODEND	226	24	5,424	R	AC/AC	6H - Angela	71	68	78	\$10,869	7,043	RUBBERIZED CAPE SEAL w/DIGOUTS

** - Treatment from Project Selection

Year: 2025

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
FREMONT AV	PERMANENTE CREEK	GRANT RD	FREMON	PERGRA	2,238	40	87,837	C	AC/PCC		72	70	79	\$186,373	10,194	RUBBERIZED CAPE SEAL w/DIGOUTS
GUADALUPE DR	RAQUEL LN	PINE LN	GUADAL	RAQPIN	1,110	38	42,180	R	AC/AC		72	69	79	\$84,525	7,095	RUBBERIZED CAPE SEAL w/DIGOUTS
MILVERTON RD	UNIVERSITY AV W	EL MONTE AV S	MILVER	UNIELM	1,371	22	30,162	R	AC/AC		72	69	78	\$60,442	9,438	RUBBERIZED CAPE SEAL w/DIGOUTS
MIRAMONTE AV	LORAIN AV	PORTLAND AV	MIRAMO	LORPOR	1,756	35	61,460	C	AC/AC		73	70	79	\$130,406	10,206	RUBBERIZED CAPE SEAL w/DIGOUTS
TOMI LEA ST	PINE LN	END (fenced at North End)	TOMILE	PINEND	609	31	18,879	R	AC/AC		72	69	79	\$37,832	9,693	RUBBERIZED CAPE SEAL w/DIGOUTS
WASHINGTON ST	ORANGE AV	LINCOLN AV	WASHIN	ORALIN	400	25	10,000	R	AC/AC		72	69	79	\$20,039	7,095	RUBBERIZED CAPE SEAL w/DIGOUTS
Treatment Total													\$530,487			
ALEXANDER CT	ALEXANDER WY	END	ALEXCT	ALEEND	132	30	5,989	R	AC/AC		92	88	94	\$3,530	13,070	SLURRY SEAL
BEVERLY LN	END	ALMOND AV	BEVERL	ENDALM	223	31	8,810	R	AC/AC		94	89	95	\$5,193	11,139	SLURRY SEAL
CASITA WY	NW END	SE END	CASIWY	ENDEND	425	30	12,750	R	AC/AC		92	88	94	\$7,515	13,032	SLURRY SEAL
CASTANO CORTE	END	ARBUELO WY	CASTAN	ENDARB	394	30	11,820	R	AC/AC		92	88	94	\$6,967	13,032	SLURRY SEAL
CYPRESS DR	CYPRESS CT	EDITH AV W	CYPRDR	CYPEDI	698	30	22,867	R	AC/AC		92	88	94	\$13,478	13,110	SLURRY SEAL
DELPHI CT	DELPHI CR	END	DELPCT	DELEND	229	25	8,142	R	AC/AC	6B - Delphi	94	89	95	\$4,799	11,222	SLURRY SEAL
DISTEL CR	EL CAMINO REAL	DISTEL DR	DISTCR	ELCDIS	906	36	32,616	R	AC/AC		94	89	95	\$19,224	11,148	SLURRY SEAL
EASTWOOD CT	EASTWOOD DR	END	EASTCT	EASEND	547	30	18,337	R	AC/AC		92	88	94	\$10,808	12,962	SLURRY SEAL
HAWTHORNE AV	CLARK AV S	END	HAWTAV	CLAEND	659	23	15,157	R	AC/AC		94	89	95	\$8,933	11,124	SLURRY SEAL
MONTEREY PL	CYPRESS DR	END	MONTER	CYPEND	211	30	8,257	R	AC/AC	7K - Cypress	92	88	94	\$4,867	13,110	SLURRY SEAL
PINEHURST DR	TRUMAN AV	END	PINEHU	TRUEND	354	30	12,877	R	AC/AC		94	89	95	\$7,590	11,084	SLURRY SEAL
RANCHITA DR	GRANT RD	JULIE LN	RANCDR	GRAJUL	1,200	30	36,000	R	AC/AC		94	89	95	\$21,218	11,156	SLURRY SEAL
RONALD CT	SPRINGER RD S	END	RONALD	SPREND	187	31	7,855	R	AC/AC		94	89	95	\$4,630	11,078	SLURRY SEAL
STAGI CT	END	STAGI LN	STAGCT	ENDSTA	248	24	8,059	R	AC/AC	8A - Stagi	92	88	94	\$4,750	13,068	SLURRY SEAL
Treatment Total													\$123,498			
ALMOND AV	GORDON WY N	EL MONTE AV N	ALMOND	GORELM	2,933	38	111,454	C	AC/AC		93	88	89	\$98	1,886,107	SEAL CRACKS
ALMOND AV	SAN ANTONIO RD N	GORDON WY N	ALMOND	SANGOR	1,974	38	75,012	C	AC/AC		93	88	89	\$66	1,886,107	SEAL CRACKS
ARROYO RD	SPRINGER RD N	END	ARROYO	SPREND	1,909	30	58,131	R	AC/AC		92	88	89	\$18	4,455,605	SEAL CRACKS
A ST	FREMONT AV	MIRAMONTE AV	AST	FREMIR	165	30	4,950	C	AC/AC		93	88	89	\$4	1,882,314	SEAL CRACKS
BRIARWOOD CT	BERRY AV	END	BRIARW	BEREND	381	34	15,430	R	AC/AC		87	84	85	\$61	592,071	SEAL CRACKS
BROOKMILL RD	FALLEN LEAF LN	END	BROOKM	FALEND	1,772	37	68,117	R	AC/AC		91	88	89	\$66	1,576,303	SEAL CRACKS
CASA BONITA CT	END	ROSITA AV	CASABO	ENDROS	465	30	15,877	R	AC/AC		91	88	89	\$15	1,582,638	SEAL CRACKS
CASITA WY	MARICH WY	END AT TEE	CASIWY	MARTEE	339	30	10,170	R	AC/AC		91	88	89	\$10	1,537,586	SEAL CRACKS
CODY LN	ANGELA DR	NE END	CODY	ANGEND	292	24	7,008	R	AC/AC	6H - Angela	78	76	78	\$58	642,774	SEAL CRACKS
COVINGTON RD	CAMPBELL AV	HALE CREEEK	COVIRD	CAMHAL	938	36	33,768	C	AC/AC		93	88	89	\$30	1,886,107	SEAL CRACKS

** - Treatment from Project Selection

Year: 2025

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
COVINGTON RD	EL MONTE AV S	CAMPBELL AV	COVIRD	ELMCAM	3,036	32	97,152	C	AC/AC		93	88	89	\$86	1,886,107	SEAL CRACKS
COVINGTON RD	HALE CREEK	SPRINGER RD S	COVIRD	HALSPR	842	36	30,312	C	AC/AC		93	88	89	\$28	1,816,620	SEAL CRACKS
CUESTA DR	CAMPBELL AV	SPRINGER RD S	CUESTA	CAMSPR	1,737	32	55,584	C	AC/AC		92	87	88	\$89	1,199,302	SEAL CRACKS
DIXON WY	VAN BUREN ST	END	DIXON	VANEND	893	25	23,940	R	AC/AC		84	81	83	\$146	494,021	SEAL CRACKS
EDGEWOOD LN	UNIVERSITY AV W	ORANGE AV	EDGEWO	UNIORA	479	19	9,101	R	AC/AC		90	88	89	\$8	2,381,822	SEAL CRACKS
EDITH AV W	FOOTHILL EX	SAN ANTONIO RD S	EDITHW	FOOSAN	1,959	32	62,439	C	AC/AC		92	87	88	\$79	1,412,537	SEAL CRACKS
ELMHURST DR	QUEENSBURY AV	TRUMAN AV	ELMHUR	QUETRU	385	30	11,550	R	AC/AC	3F - Queensbury	88	85	86	\$39	643,908	SEAL CRACKS
EUREKA AV	END	GRANT AV	EUREAV	ENDGRA	864	31	27,210	R	AC/AC	3B - Eureka	82	79	81	\$190	472,039	SEAL CRACKS
EVA AV	ST JOSEPH AV	GRANGER AV	EVA	STJGRA	1,417	40	56,680	R	AC/AC		74	72	74	\$540	568,255	SEAL CRACKS
FALLEN LEAF LN	HOMESTEAD RD	LOUISE LN	FALLEN	HOMLOU	567	41	23,247	R	AC/AC		85	83	84	\$118	529,904	SEAL CRACKS
FALLEN LEAF LN	LOUISE LN	VICTORIA CT	FALLEN	LOUVIC	1,099	40	43,960	R	AC/AC		81	78	80	\$325	461,580	SEAL CRACKS
FREDERICK CT	MERRITT RD	ALMOND AV	FREDER	MERLALM	347	39	13,533	R	AC/AC	6G - Merrit	92	89	89	\$2	7,424,118	SEAL CRACKS
FREMONT AV	MANOR WY	DOLORES AV	FREMONT	MANDOL	1,572	33	55,276	C	AC/AC		93	88	89	\$49	1,892,874	SEAL CRACKS
FREMONT AV	SPRINGER RD S	MANOR WY	FREMONT	SPRMAN	1,528	38	58,064	C	AC/AC		93	88	89	\$51	1,892,874	SEAL CRACKS
GOLDEN WY	BERRY AV	COVINGTON RD	GOLDEN	BERCOV	1,270	39	49,530	R	AC/AC		89	86	87	\$141	712,020	SEAL CRACKS
HARWALT DR	OAK AV	JOEL WY	HARWAL	OAKJOE	825	37	30,525	R	AC/AC	3E - Harwalt	86	83	85	\$138	556,912	SEAL CRACKS
HAWKINS DR	HARWALT DR	END	HAWKIN	HAREND	433	32	15,723	R	AC/AC	3E - Harwalt	85	82	83	\$88	508,871	SEAL CRACKS
HILLVIEW AV	SAN ANTONIO RD S	ELEANOR AV	HILLVI	SANELE	1,260	29	36,540	R	AC/AC		89	86	87	\$104	712,207	SEAL CRACKS
JOEL WY	E END	W END	JOEL	ENDEND	577	35	21,972	R	AC/AC	3E - Harwalt	85	82	83	\$123	508,871	SEAL CRACKS
KNOLLWOOD LN	ST JOSEPH AV	END	KNOLLW	STJEND	484	30	16,777	R	AC/AC		81	78	80	\$124	461,564	SEAL CRACKS
LEAF CT	END	TWELVE ACRES DR	LEAF	ENDTWE	147	24	5,635	R	AC/AC	7G - Twelve Acres	92	88	89	\$2	3,886,522	SEAL CRACKS
LOUISE LN	FALLEN LEAF LN	VICTORIA CT	LOUISE	FALVIC	1,226	30	36,780	R	AC/AC		79	76	78	\$310	441,110	SEAL CRACKS
MARINOVICH WY	OAK AV	OAK AV	MARINO	OAKOAK	1,165	30	34,950	R	AC/AC		80	78	80	\$271	454,302	SEAL CRACKS
MERRITT CT	END	MERRITT RD	MERRCT	ENDMER	103	37	6,185	R	AC/AC	6G - Merrit	88	85	86	\$21	644,410	SEAL CRACKS
MERRITT RD	FREDERICK CT	GORDON WY N	MERRRD	FREGOR	1,241	29	35,989	R	AC/AC	6G - Merrit	82	79	81	\$251	472,174	SEAL CRACKS
PANCHITA WY	ALVARADO AV	MARICH WY	PANCHI	ALVMAR	1,130	30	33,900	R	AC/AC		91	88	89	\$34	1,541,532	SEAL CRACKS
PORTOLA AV W	LOS ALTOS AV	SAN ANTONIO RD N	PORTOW	LOSSAN	2,049	21	56,520	R	AC/AC		78	76	78	\$472	630,512	SEAL CRACKS
QUEENSBURY AV	WAKEFIELD TR	ELMHURST DR	QUEENS	WAKELM	1,051	30	35,084	R	AC/AC	3F - Queensbury	79	77	79	\$284	449,108	SEAL CRACKS
RUSSELL AV	COVINGTON AV	END	RUSSEL	COVEND	642	25	16,050	R	AC/AC		90	86	87	\$36	827,590	SEAL CRACKS
SANDALWOOD LN	END	GRANGER AV	SANDAL	ENDGRA	435	38	17,927	R	AC/AC		91	88	89	\$12	2,782,949	SEAL CRACKS
SANTA RITA AV	VAN BUREN ST	PORTOLA AV W	SANTAV	VANPOR	464	20	9,280	R	AC/AC		74	71	74	\$89	419,809	SEAL CRACKS
SCOTT LN	KENT DR	ST JOSEPH AV	SCOTT	KENSTJ	796	40	31,840	R	AC/AC		76	73	76	\$292	428,606	SEAL CRACKS
SECOND ST	STATE ST	EDITH AV W	SECOND	STAEDI	878	25	21,950	R	AC/AC		91	88	89	\$22	1,535,607	SEAL CRACKS

** - Treatment from Project Selection

Year: 2025

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment		
												PCI Before	PCI After					
THATCHER DR	COVINGTON RD	CITY LIMIT (1 parcel N of O'Dell Wy)	THATDR	COVCIT	673	38	25,574	R	AC/AC	4G - Thatcher	92	88	89	\$9	3,919,808	SEAL CRACKS		
VALLEY ST	ELEANOR AV	GORDON WY S	VALLEY	ELEGOR	641	22	14,102	R	AC/AC		82	79	81	\$98	472,203	SEAL CRACKS		
VAN BUREN ST	END	SANTA RITA AV	VANBUR	ENDSAN	1,671	20	35,647	R	AC/AC		83	80	82	\$234	479,735	SEAL CRACKS		
VERA CRUZ AV	ALVARADO AV	JORDAN AV	VERACR	ALVJOR	878	23	20,194	R	AC/AC		91	88	89	\$20	1,537,586	SEAL CRACKS		
VICTORIA CT	END	FALLEN LEAF LN	VICTOR	ENDFAL	180	30	7,327	R	AC/AC		75	72	75	\$69	424,498	SEAL CRACKS		
WAKEFIELD TR	QUEENSBURY AV	TRUMAN AV	WAKEFI	QUETRU	385	30	11,550	R	AC/AC	3F - Queensbury	86	83	85	\$52	556,855	SEAL CRACKS		
WOODSTOCK LN	END	EL MONTE AV S	WOODST	ENDELM	541	30	17,574	R	AC/AC		92	88	89	\$6	3,886,522	SEAL CRACKS		
												Treatment Total		\$5,479				
BRIGHT OAKS CT	END	FREMONT AV	BRIGHT	ENDFRE	770	30	25,898	R	AC/AC		30	25	100	\$445,709	3,326	RECONSTRUCT STRUCTURE (AC)		
ESTATE DR	END	GRANT AV	ESTATE	ENDGRA	510	24	14,347	R	AC		30	24	100	\$246,914	3,326	RECONSTRUCT STRUCTURE (AC)		
GIFFIN RD	FREMONT AV	EL MONTE AV S	GIFFIN	FREELM	904	24	21,696	R	AC/AC		28	23	100	\$373,392	3,326	RECONSTRUCT STRUCTURE (AC)		
MIRAVALLE AV	GRANT RD	END (Baricated)	MIRAVA	GRAEND	1,036	20	21,801	R	AC		30	24	100	\$375,199	3,326	RECONSTRUCT STRUCTURE (AC)		
												Treatment Total		\$1,441,213				
Year 2025 Area Total										2,792,790		Year 2025 Total		\$3,411,210				

Year: 2026

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment
												PCI Before	PCI After			
ALICIA WY	ALMOND AV	JARDIN DR	ALICIA	ALMJAR	1,281	39	49,959	R	AC/AC		54	49	100	\$218,366	12,884	MILL & MEDIUM OVERLAY(2 IN.)
ALTA VISTA AV	CHAMISAL AV	YERBA BUENA AV	ALTAVI	CHAYER	681	25	17,025	R	AC/AC		53	48	100	\$74,415	12,860	MILL & MEDIUM OVERLAY(2 IN.)
BLUE OAK LN	N END	S END	BLUELN	ENDEND	860	30	25,800	R	AC		55	49	100	\$112,769	13,017	MILL & MEDIUM OVERLAY(2 IN.)
BRENTWOOD PL	END	BRENTWOOD ST	BRENPL	ENDBRE	192	37	8,266	R	AC/AC	4E - Brentwood	55	49	100	\$36,130	12,863	MILL & MEDIUM OVERLAY(2 IN.)
DELPHI CR	JORDAN AV	PORTOLA CT	DELPCR	JORPOR	1,466	30	43,980	R	AC	6B - Delphi	55	49	100	\$192,233	13,061	MILL & MEDIUM OVERLAY(2 IN.)
EVEMARIE AV	FALLEN LEAF LN	CHRISTINA DR	EVEMAR	FALCHR	359	35	12,565	R	AC/AC	2A - Christina	55	50	100	\$54,920	12,794	MILL & MEDIUM OVERLAY(2 IN.)
GLEN ALTO DR	CAMPBELL AV	PARMA WY	GLENAL	CAMPAR	801	37	29,637	R	AC/AC		55	50	100	\$129,541	12,793	MILL & MEDIUM OVERLAY(2 IN.)
HAVENHURST DR	TRUMAN AV	FALLEN LEAF LN	HAVENH	TRUFAL	608	38	23,104	R	AC/AC		54	49	100	\$100,985	12,720	MILL & MEDIUM OVERLAY(2 IN.)

** - Treatment from Project Selection

Year: 2026

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment
												PCI Before	PCI After			
ROSE CR E	END (of east half circle)	COVINGTON RD	ROSEE	ENDCOV	720	31	22,320	R	AC/AC	4H - Rose	55	50	100	\$97,559	12,793	MILL & MEDIUM OVERLAY(2 IN.)
ROSITA AV	CAMPBELL AV	SPRINGER RD S	ROSITA	CAMSPR	1,679	24	40,296	R	AC/AC		55	49	100	\$176,130	12,966	MILL & MEDIUM OVERLAY(2 IN.)
SEVILLA DR	SAN ANTONIO RD N	VALENCIA DR	SEVILL	SANVAL	758	30	22,740	R	AC/AC		54	49	100	\$99,394	12,926	MILL & MEDIUM OVERLAY(2 IN.)
STANLEY AV	END	MIRAMONTE AV	STANLE	ENDMIR	602	25	15,050	R	AC/AC		55	48	100	\$65,782	13,061	MILL & MEDIUM OVERLAY(2 IN.)
SUNKIST LN	ALMOND AV	END	SUNKLN	ALMEND	1,274	25	31,427	R	AC/AC	6F - Sunkist	54	49	100	\$137,365	12,926	MILL & MEDIUM OVERLAY(2 IN.)
TRAVERSO AV	END	LOS ALTOS AV	TRAVAV	ENDLOS	785	38	31,517	R	AC/AC	7C - Traverso	54	49	100	\$137,758	12,811	MILL & MEDIUM OVERLAY(2 IN.)
UNIVERSITY AV W	EDITH AV W	BURKE RD	UNIVEW	EDIBUR	1,718	30	51,540	R	AC/AC		55	50	100	\$225,277	12,799	MILL & MEDIUM OVERLAY(2 IN.)
WAKEFIELD TR	TRUMAN AV	END	WAKEFI	TRUEND	350	36	12,427	R	AC/AC		55	50	100	\$54,317	12,794	MILL & MEDIUM OVERLAY(2 IN.)
WESSEX AV	FREMONT AV	MARBAROUGH AV	WESSEX	FREMAR	1,687	30	50,610	R	AC/AC	3G - Wessex	55	50	100	\$221,212	12,735	MILL & MEDIUM OVERLAY(2 IN.)
WOODED GLEN DR	CROOKED CREEK DR	ST JOSEPH AV	WOODED	CROSTJ	435	37	16,095	R	AC/AC		54	49	100	\$70,350	12,736	MILL & MEDIUM OVERLAY(2 IN.)
Treatment Total													\$2,204,502			
FIRST ST	SAN ANTONIO RD S	MAIN ST	FIRST	SANMAI	1,665	34	56,610	C	AC/AC		55	48	100	\$367,719	9,889	MILL AND DEEP OVERLAY(3 IN.)
SPRINGER RD S	BERRY AV	ROSITA AV	SPRINS	BERROS	3,497	50	174,850	C	AC/AC		57	50	100	\$1,135,765	9,690	MILL AND DEEP OVERLAY(3 IN.)
Treatment Total													\$1,503,484			
A ST	FREMONT AV	MIRAMONTE AV	AST	FREMIR	165	30	4,950	C	AC/AC		93	87	93	\$3,907	12,400	MICROSURFACING
CUESTA DR	EL MONTE RD S	CAMPBELL AV	CUESTA	ELMCAM	1,648	32	52,736	C	AC/AC		85	81	89	\$41,619	19,368	MICROSURFACING
EDITH AV W	FOOTHILL EX	SAN ANTONIO RD S	EDITHW	FOOSAN	1,959	32	62,439	C	AC/AC		92	86	93	\$49,276	12,995	MICROSURFACING
LOS ALTOS AV	LOUCKS AV	EI CAMINO REAL	LOSAAV	LOUELC	2,017	35	70,595	C	AC/AC		93	90	95	\$55,713	24,786	MICROSURFACING
LOS ALTOS AV	PINE LN	PORTOLA AV W	LOSAAV	PINPOR	1,721	38	65,398	C	AC/AC		93	90	95	\$51,612	24,786	MICROSURFACING
LOS ALTOS AV	PORTOLA AV W	LOUCKS AV	LOSAAV	PORLOU	1,166	35	40,810	C	AC/AC		93	90	95	\$32,207	24,786	MICROSURFACING
LOS ALTOS AV	YERBA SANTA AV	PINE LN	LOSAAV	YERPIN	1,319	38	50,122	C	AC/AC		93	90	95	\$39,556	24,786	MICROSURFACING
MAIN ST	STATE ST	SAN ANTONIO RD S	MAIN	STASAN	410	50	20,500	C	AC/PCC		80	77	85	\$16,178	21,469	MICROSURFACING
SAN ANTONIO RD N	ALMOND AV	PORTOLA AV W	SANANN	ALMPOR	4,304	51	219,504	A	AC/AC		83	80	88	\$173,231	29,222	MICROSURFACING
SAN ANTONIO RD N	PORTOLA AV W	EL CAMINO REAL	SANANN	PORELC	1,620	60	97,200	A	AC/AC		85	82	89	\$76,709	27,558	MICROSURFACING
SAN ANTONIO RD S	FOOTHILL EX	EDITH AV W	SANANS	FOEDI	2,910	59	172,260	A	AC/AC		85	82	89	\$135,946	27,558	MICROSURFACING
Treatment Total													\$675,954			
ALTOS OAKS DR	FREMONT AV	GOLDEN WAY	ALTOSO	FREGOL	1,350	30	40,500	R	AC/AC		94	88	94	\$24,586	13,280	SLURRY SEAL

** - Treatment from Project Selection

Year: 2026

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
ALTOS OAKS DR	GOLDEN WAY	MIRAMONTE AV	ALTOSO	GOLMIR	1,050	30	31,500	R	AC/AC		94	88	94	\$19,123	13,767	SLURRY SEAL
ARROYO RD	SPRINGER RD N	END	ARROYO	SPREND	1,909	30	58,131	R	AC/AC		92	88	94	\$35,290	14,067	SLURRY SEAL
AUSTIN AV	MORTON AV	FREMONT AV	AUSTIN	MORFRE	1,407	36	50,652	R	AC/AC		87	84	91	\$30,749	19,297	SLURRY SEAL
AVALON DR S	SANTA BARBARA DR	EDITH AV E	AVALOS	SANEDI	417	30	12,510	R	AC/AC	5B - Santa Barbara	94	88	94	\$7,594	13,335	SLURRY SEAL
BELLWOOD CT	END	MIDDLETON AV	BELLWO	ENDMID	232	30	9,217	R	AC/AC		93	90	95	\$5,595	21,552	SLURRY SEAL
BRADDALE AV	END	OAK AV	BRADDA	ENDOAK	265	23	7,484	R	AC/AC		94	88	94	\$4,543	13,767	SLURRY SEAL
BROOKMILL RD	FALLEN LEAF LN	END	BROOKM	FALEND	1,772	37	68,117	R	AC/AC		91	87	93	\$41,352	14,901	SLURRY SEAL
CAMELLIA WY	CLARK AV S	SPRINGER RD S	CAMELL	CLASPR	1,300	41	53,300	R	AC/AC		82	79	87	\$32,357	22,771	SLURRY SEAL
CAROB LN	B ST	LORAIN AV	CAROB	BSTLOR	431	22	9,482	R	AC/AC		85	82	90	\$5,756	20,693	SLURRY SEAL
CASA BONITA CT	END	ROSITA AV	CASABO	ENDROS	465	30	15,877	R	AC/AC		91	87	93	\$9,638	14,895	SLURRY SEAL
CAVALIER CT	TORWOOD LN	END	CAVALI	TOREND	90	30	4,627	R	AC/AC	7F - Heather	82	80	87	\$2,809	22,554	SLURRY SEAL
CHULETA CT	VIA HUERTA	END	CHULET	VIAEND	215	30	8,377	R	AC/AC	1B - Sierra Ventura	83	81	88	\$5,085	21,908	SLURRY SEAL
CLINTON RD	END	MIRAMONTE AV	CLINTO	ENDMIR	1,118	22	24,596	R	AC/AC		84	81	88	\$14,932	22,030	SLURRY SEAL
DISTEL DR	JARDIN DR	ALVARADO AV	DISTDR	JARALV	1,237	38	47,006	R	AC/AC		83	81	88	\$28,536	22,044	SLURRY SEAL
DISTEL DR	MARICH WY	EL CAMINO REAL	DISTDR	MARELC	710	35	24,850	R	AC/AC		89	86	92	\$15,086	17,157	SLURRY SEAL
DON KIRK ST	GRANT RD	JUAREZ AV	DONKIR	GRAJUA	735	25	18,375	R	AC/AC		93	90	95	\$11,155	21,552	SLURRY SEAL
ELNORA CT	END	NEWCASTLE DR	ELNORA	ENDNEW	202	30	7,987	R	AC/AC		90	86	93	\$4,849	16,201	SLURRY SEAL
FOURTH ST	STATE ST	EDITH AV W	FOURTH	STAEDI	455	25	11,375	R	AC/AC		90	86	93	\$6,905	16,329	SLURRY SEAL
GIRALDA DR	CLARK AV S	SPRINGER RD S	GIRALD	CLASPR	1,300	33	42,250	R	AC/AC		85	82	90	\$25,649	20,808	SLURRY SEAL
HAWTHORNE CT	END	CLARK AV S	HAWTCT	ENDCLA	284	30	10,447	R	AC/AC		82	79	87	\$6,342	22,905	SLURRY SEAL
LAS CAMPANAS CT	END	SIERRA VENTURA DR	LASCAM	ENDSIE	113	30	5,317	R	AC/AC	1B - Sierra Ventura	84	81	89	\$3,228	21,346	SLURRY SEAL
LEAF CT	END	TWELVE ACRES DR	LEAF	ENDTWE	147	24	5,635	R	AC/AC	7G - Twelve Acres	92	88	94	\$3,421	14,048	SLURRY SEAL
LOUCKS AV	LOS ALTOS AV	SAN ANTONIO RD	LOUCKS	LOSSAN	2,136	22	46,992	R	AC/AC		85	82	89	\$28,527	20,877	SLURRY SEAL
MARICH WY	CASITA WY	END	MARICH	CASEND	366	41	15,006	R	AC/AC		78	77	85	\$9,110	35,225	SLURRY SEAL
MAYER CT	EL MONTE AV N	END	MAYER	ELMEND	150	38	7,541	R	AC/AC		89	86	92	\$4,578	17,212	SLURRY SEAL
MCKENZIE AV	OAKHURST AV	PORTLAND AV	MCKENZ	OAKPOR	1,705	26	44,330	R	AC/AC		85	82	90	\$26,911	20,811	SLURRY SEAL
MT HAMILTON AV	LOS ALTOS AV	SANANTONIO RD N	MTHAMI	LOSSAN	1,850	22	40,700	R	AC/AC		94	88	94	\$24,708	13,830	SLURRY SEAL
ORR CT	END	RICHARDSON AV	ORR	ENDRIC	268	37	11,788	R	AC/AC		84	81	89	\$7,156	21,343	SLURRY SEAL
PATLEN DR	PAYNE DR	END	PATLEN	PAYEND	505	33	18,204	R	AC/AC		87	84	91	\$11,051	19,289	SLURRY SEAL
PAYNE DR	OAKHURST AV	HERITAGE CT	PAYNE	OAKHER	654	23	15,042	R	AC/AC		89	86	92	\$9,132	17,217	SLURRY SEAL
PAYNE DR	PATLEN DR	HERITAGE CT	PAYNE	PATHER	356	23	8,188	R	AC/AC		88	85	91	\$4,971	18,416	SLURRY SEAL

** - Treatment from Project Selection

Year: 2026

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												PCI Before	PCI After					
PORTOLA AV E	SAN ANTONIO AV N	JORDAN AV	PORTOE	SANJOR	1,208	22	26,576	R	AC/AC	6A - Portola	87	84	91	\$16,134	19,211	SLURRY SEAL		
RANDOLPH PARKWAY	END	FREMONT AV	RANDOL	ENDFRE	332	40	15,059	R	AC/AC		84	81	88	\$9,142	21,904	SLURRY SEAL		
RAQUEL CT	END	RAQUEL LN	RAQUCT	ENDRAQ	193	24	7,081	R	AC/AC		88	85	91	\$4,299	18,350	SLURRY SEAL		
REGENT DR	HIGHLANDS CR	KENT DR	REGENT	HIGKEN	651	30	19,530	R	AC/AC		93	90	95	\$11,856	21,551	SLURRY SEAL		
SANDALWOOD LN	END	GRANGER AV	SANDAL	ENDGRA	435	38	17,927	R	AC/AC		91	88	94	\$10,883	19,176	SLURRY SEAL		
SANTA BARBARA DR	AVALON DR	EL MONTE RD S	SANTAB	AVAELM	720	30	21,600	R	AC/AC	5B - Santa Barbara	94	88	94	\$13,113	13,335	SLURRY SEAL		
SECOND ST	MAIN ST	STATE ST	SECOND	MAISTA	318	25	7,950	R	AC/AC		77	75	84	\$4,826	23,647	SLURRY SEAL		
SECOND ST	STATE ST	EDITH AV W	SECOND	STAEDI	878	25	21,950	R	AC/AC		91	87	93	\$13,325	14,943	SLURRY SEAL		
SPENCER CT	LIMETREE LN	SPENCER WY	SPENCT	LIMSPE	225	38	8,550	R	AC/AC	4D - Spencer	89	86	92	\$5,190	17,118	SLURRY SEAL		
TERESI LN	ROSITA AV	END	TERESI	ROSEND	483	31	16,870	R	AC/AC		87	84	91	\$10,241	19,289	SLURRY SEAL		
												Treatment Total		\$569,733				
ALBA CT	LOS ALTOS AV	END	ALBA	LOSEND	153	30	6,517	R	AC/AC		77	81	83	\$40	484,272	SEAL CRACKS		
ALEXANDER WY	CLAY DR	FALLEN LEAF LN	ALEXWY	CLAFAL	929	31	28,799	R	AC/AC		83	85	86	\$100	630,796	SEAL CRACKS		
ALFORD AV	CHURTON AV	MORTON AV	ALFORD	CHUMOR	2,347	39	91,533	R	AC/AC		65	71	73	\$911	405,073	SEAL CRACKS		
ALICIA WY	JARDIN DR	CASITA WY	ALICIA	JARCAS	1,237	38	47,006	R	AC/AC	6D - Alicia	88	85	86	\$178	599,847	SEAL CRACKS		
ALTAMEAD DR	CARMEL TR	LAMMY PL	ALTAME	CARLAM	716	40	28,640	R	AC/AC		64	70	73	\$287	447,068	SEAL CRACKS		
ALTAMEAD DR	LAMMY PL	GRANT RD	ALTAME	LAMGRA	621	37	22,977	R	AC/AC		69	74	77	\$210	507,767	SEAL CRACKS		
ALVARADO AV	PANCHITA WY	CASITA WY	ALVARA	PANCAS	923	35	32,305	R	AC/AC		68	74	76	\$301	528,050	SEAL CRACKS		
ALVINA CT	BERRY AV	END	ALVINA	BEREND	440	24	12,667	R	AC/AC		79	82	84	\$71	501,120	SEAL CRACKS		
AMADOR AV	SAN LUIS AV	BENVENUE AV	AMADOR	SANBEN	272	18	4,896	R	AC/AC		77	80	82	\$32	470,477	SEAL CRACKS		
AMBER LN	END	UNIVERSITY AV E	AMBER	ENDUNI	263	30	9,817	R	AC/AC		66	72	74	\$96	409,453	SEAL CRACKS		
ANDERSON DR	END	ROSITA AV	ANDERS	ENDROS	511	38	22,122	R	AC/AC		76	80	81	\$155	461,402	SEAL CRACKS		
ANGELA DR	SAN ANTONIO RD N	CIELITO DR	ANGEDR	SANCIE	972	39	37,908	R	AC/AC	6H - Angela	95	88	89	\$14	3,777,996	SEAL CRACKS		
ANNETTE LN	END	HOLT AV	ANNETT	ENDHOL	982	31	30,442	R	AC/AC		76	80	81	\$213	461,344	SEAL CRACKS		
ARBUELO WY	SAN ANTONIO RD N	PANCHITA WY	ARBUEL	SANPAN	1,473	40	58,920	R	AC/AC		95	88	89	\$22	3,777,996	SEAL CRACKS		
ARROWOOD CT	RIVERSIDE DR	END	ARROWO	RIVEND	196	36	11,086	R	AC/AC	4B - Riverside	70	76	78	\$96	601,482	SEAL CRACKS		
ASHBY LN	KINGSWOOD WY	TEMPLEBAR WY	ASHBY	KINTEM	240	30	7,200	R	AC/AC	7E - Kingswood	82	85	86	\$25	629,288	SEAL CRACKS		
ASPEN DRIVE	ARBORETUM DR	BEACHWOOD LANE	ASPNDR	ARBBEA	695	33	22,935	R	AC		78	82	83	\$144	429,950	SEAL CRACKS		
AURA CT	AURA WY	END	AURACT	AUREND	325	27	9,525	R	AC/AC		76	80	81	\$67	461,421	SEAL CRACKS		
AURA WY	MANOR WY	MIRAMONTE AV	AURAWY	MANMIR	1,287	21	27,660	R	AC/AC		95	88	89	\$13	3,041,534	SEAL CRACKS		
AUSTIN AV	HOLLIDALE CT	MORTON AV	AUSTIN	HOLMOR	632	41	25,912	R	AC/AC		65	71	73	\$258	405,067	SEAL CRACKS		
BEACHWOOD LANE	DEODARA DRIVE	END	BEACH	DEOEND	1,470	30	44,100	R	AC		84	86	87	\$203	409,012	SEAL CRACKS		
BELLEVUE CT	FREMONT AV	COVINGTON RD	BELLEV	FRECOV	495	24	11,880	R	AC/AC		95	88	89	\$4	3,777,996	SEAL CRACKS		

** - Treatment from Project Selection

Year: 2026

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BENDIGO DR	GREEN OAK LN	NIGHTINGALE CT	BENDIG	GRENIG	245	30	7,350	R	AC	2B - Green Oak	87	87	88	\$30	383,369	SEAL CRACKS
BENVENUE AV	EL MONTE AVS	CLARK AV S	BENVEN	ELMCLA	1,636	23	37,628	R	AC/AC		65	71	74	\$373	506,847	SEAL CRACKS
BERRY AV	SPRINGER RD S	MIRAMONTE AV	BERRY	SPRMIR	2,633	31	82,914	R	AC/AC		95	88	89	\$30	3,777,996	SEAL CRACKS
BIARRITZ CR	VALENCIA DR	END	BIARRI	VALEND	175	27	4,699	R	AC/AC	6E - Valencia	88	88	89	\$4	1,898,450	SEAL CRACKS
BLACK MOUNTAIN CT	END	THATCHER DR	BLACKM	ENDTHA	286	30	10,352	R	AC/AC	4G - Thatcher	66	72	74	\$101	409,473	SEAL CRACKS
BLINN CT	END	SPRINGER RD N	BLINN	ENDSPR	165	24	6,067	R	AC		73	77	79	\$48	412,062	SEAL CRACKS
BRENTWOOD ST	END	BERRY AV	BRENST	ENDBER	642	37	23,754	R	AC/AC	4E - Brentwood	64	70	73	\$238	437,321	SEAL CRACKS
BRIDGTON CT	MT HAMILTON AV	END	BRIDGT	MTHEND	425	30	15,548	R	AC		74	78	80	\$119	419,543	SEAL CRACKS
BRUCITO AV	PENINSULAR AV	END	BRUCIT	PENEND	567	24	15,108	R	AC/AC		95	88	89	\$7	3,046,945	SEAL CRACKS
BURKE RD	CITY LIMIT (300' W/ UNIVERSITY AV)	FOOTHILL EXPWY	BURKE	CITFOO	381	37	14,149	C	AC/AC		69	74	76	\$132	495,241	SEAL CRACKS
CANDACE WY	CLAY DR	ALEXANDER WY	CANDAC	CLAALE	679	31	21,049	R	AC/AC		70	75	78	\$185	527,007	SEAL CRACKS
CAPISTRANO WY	END	ST JOSEPH AV	CAPIST	ENDSTJ	318	36	12,766	R	AC/AC		78	81	83	\$78	484,566	SEAL CRACKS
CARRIAGE CT	ALMA CT	END	CARRIA	ALMEND	385	30	13,477	R	AC/AC	7H - Alma	67	73	75	\$129	510,712	SEAL CRACKS
CASTILLEJA CT	COVINGTON RD	END	CASTIL	COVEND	165	24	6,067	R	AC/AC		81	83	85	\$29	465,080	SEAL CRACKS
CATALINA WY	CATALINA CT	JORDAN AV	CATAWY	CATJOR	551	20	11,020	R	AC/AC		79	83	84	\$56	520,817	SEAL CRACKS
CECELIA CT	END	CECELIA WY	CECECT	ENDCEC	222	34	9,355	R	AC/AC	6C - Cecelia	69	74	77	\$85	421,015	SEAL CRACKS
CEDAR PL	REDWOOD DR	DEODARA DR	CEDAR	REDDEO	1,078	31	33,418	R	AC/AC		84	86	87	\$81	780,666	SEAL CRACKS
CHAMISAL AV	ALTA VISTA AV	LOS ALTOS AV	CHAMIS	ALTLOS	529	33	17,457	R	AC/AC		76	80	82	\$115	469,748	SEAL CRACKS
CHATEAU DR	DIOR TERR	STUART CT	CHATEA	ENDSTU	522	30	15,660	R	AC/AC	6E - Valencia	88	88	89	\$12	1,898,450	SEAL CRACKS
CHELSEA DR	OAK AV	MIRAVALLE AV	CHELDL	OAKMIR	712	30	21,360	R	AC/AC	3D - Chelsea	94	88	89	\$20	1,590,291	SEAL CRACKS
CHESTER CR	SAN ANTONIO RD N	SAN ANTONIO RD N	CHESTE	SANSAN	990	25	24,750	R	AC/AC		84	86	87	\$61	777,617	SEAL CRACKS
CHRISTINA DR	FALLEN LEAF LN	END	CHRIST	FALEND	936	33	33,398	R	AC/AC	2A - Christina	69	74	77	\$305	421,196	SEAL CRACKS
CHURTON AV	NESTON WY	FARNON AV	CHURTO	NEFAR	1,299	39	50,661	R	AC/AC		68	73	76	\$475	418,665	SEAL CRACKS
CIELITO DR	EDITH AV E	ANGELA DR	CIELIT	EDIANG	652	32	20,864	R	AC/AC		87	88	89	\$23	1,387,110	SEAL CRACKS
CLARK CT	END	CLARKE AV S	CLARCT	ENDCLA	353	29	12,194	R	AC/AC		69	75	77	\$109	578,575	SEAL CRACKS
CLAY DR	FALLEN LEAF LN	CANDACE WY	CLAY	FALCAN	1,356	31	42,036	R	AC/AC		84	86	87	\$123	694,033	SEAL CRACKS
COLLEEN DR	NEWCASTLE DR	HOLLIDALE CT	COLLEE	NEWHOL	1,755	30	52,650	R	AC/AC		86	87	88	\$79	1,088,026	SEAL CRACKS
CORAL CT	END	SPRINGER RD N	CORAL	ENDSPR	362	30	13,472	R	AC/AC		66	72	75	\$130	553,901	SEAL CRACKS
CORONADO AV	END	CHERRY AV	CORONA	ENDCHE	545	30	18,277	R	AC/AC		87	88	89	\$21	1,383,395	SEAL CRACKS
COVINGTON RD	SPRINGER RD S	MIRAMONTE AV	COVIRD	SPRMIR	2,570	37	95,466	C	AC/AC		85	81	83	\$571	588,328	SEAL CRACKS
CREEDEN WY	ALICIA WY	CITY LIMIT (117' E/ ALICIA WY)	CREEDE	ALICIT	117	28	3,276	R	AC/AC	6D - Alicia	88	88	89	\$3	1,896,195	SEAL CRACKS
CROOKED CREEK DR	WOODED GLEN DR	END	CROOKE	WOOEND	1,334	36	49,927	R	AC/AC		68	73	76	\$468	418,643	SEAL CRACKS
CUESTA DR	GABILAN ST	EL MONTE AV S	CUESTA	GABELM	794	35	27,790	C	AC		80	82	83	\$171	470,061	SEAL CRACKS

** - Treatment from Project Selection

Year: 2026

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											Current PCI	PCI Before	PCI After			
CUESTA DR	SAN ANTONIO RD S	TYNDALL ST	CUESTA	SANTYN	308	36	11,088	C	AC/AC		74	78	80	\$86	532,913	SEAL CRACKS
CUESTA DR	TYNDALL ST	GABILAN ST	CUESTA	TYNGAB	681	26	17,706	C	AC/AC		85	85	87	\$55	773,146	SEAL CRACKS
CYNTHIA WY	FALLEN LEAF LN	END	CYNTHI	FALEND	286	30	10,507	R	AC/AC		67	73	75	\$101	412,145	SEAL CRACKS
CYPRESS CT	END	CYPRESS DR	CYPRCT	ENDCYP	291	24	9,091	R	AC/AC		89	88	89	\$5	2,819,672	SEAL CRACKS
DALLAS CT	END	FREMONT AV	DALLAS	ENDFRE	404	35	15,485	R	AC/AC		67	73	75	\$149	412,145	SEAL CRACKS
DARTMOUTH LN	RUNNYMEAD DR	BUCKINGHAM DR	DARTMO	RUNBUC	1,161	30	34,830	R	AC/AC	3A - Runnymead	84	86	87	\$102	689,578	SEAL CRACKS
DAUPHINE PL	VALENCIA DR	END	DAUPHI	VALEND	200	26	5,288	R	AC/AC	6E - Valencia	74	79	81	\$39	450,015	SEAL CRACKS
DEL CENTRO WY	END	ROSITA WY	DELCEN	ENDROS	265	39	11,992	R	AC/AC		74	78	80	\$94	446,045	SEAL CRACKS
DEL MONTE AV	CARMEL AV	SAN ANTONIO RD N	DELMON	CARSAN	1,674	19	31,806	R	AC/AC		95	88	89	\$12	3,777,996	SEAL CRACKS
DEODARA DR	CEDAR PL	VINEYARD DR	DEODAR	CEDVIN	1,180	36	42,480	R	AC/AC		84	86	87	\$104	778,897	SEAL CRACKS
DEODARA DR	END	CEDAR PL	DEODAR	ENDCED	333	34	11,322	R	AC/AC		86	87	88	\$17	1,083,235	SEAL CRACKS
DEODARA DR	ST JOSEPH AV	360' S/ WIMBLETON PL. (TENNIS COURT)	DEODAR	STJTEN	1,404	40	56,160	R	AC/AC	1D - Deodora	74	79	81	\$418	450,006	SEAL CRACKS
DEODARA DR	360' S/ WIMBLETON PL. (TENNIS COURT)	BEACHWOOD LN	DEODAR	TENBEA	1,600	29	46,400	R	AC/AC		85	87	88	\$91	901,757	SEAL CRACKS
DEODARA DR	VINEYARD DR	BEECHWOOD LN	DEODAR	VINBEE	1,145	37	42,365	R	AC/AC		82	85	86	\$147	629,690	SEAL CRACKS
DIOR TR	CHATEAU DR	VALENCIA DR	DIOR	CHAVAL	516	30	15,480	R	AC/AC	6E - Valencia	77	81	83	\$94	484,365	SEAL CRACKS
EDITH AV E	CIELITO DR	ELEANOR AV	EDITHE	CIEELE	271	32	8,672	R	AC/AC		95	88	89	\$3	3,777,996	SEAL CRACKS
EDITH AV E	ELEANOR AV	GORDON WY N	EDITHE	ELEGOR	678	30	20,340	R	AC/AC		95	88	89	\$7	3,777,996	SEAL CRACKS
ELMHURST DR	TRUMAN AV	END	ELMHUR	TRUEND	352	30	12,487	R	AC/AC		94	88	89	\$12	1,585,807	SEAL CRACKS
EL SERENO AV	HOMESTEAD	CRIST DR	ELSEAV	GRACRI	1,087	30	32,610	R	AC/AC	2C - El Sereno	81	84	85	\$148	547,576	SEAL CRACKS
EL SERENO CT	END	EL SERENO AV	ELSECT	ENDELS	168	25	5,539	R	AC/AC	2C - El Sereno	68	73	76	\$52	418,665	SEAL CRACKS
ESTRELLITA WY	END	LUNADA DR	ESTREL	ENDLUN	279	24	8,803	R	AC/AC	7A - Laureles	75	80	81	\$62	461,139	SEAL CRACKS
EUGENIA WY	LOUISE LN	END	EUGENI	LOUEND	132	24	5,275	R	AC/AC		67	73	75	\$51	412,145	SEAL CRACKS
EUREKA AV	W END	E END	EUREAV	ENDEND	542	20	10,840	R	AC/AC		93	87	88	\$15	1,187,411	SEAL CRACKS
EUREKA CT	END	EUREKA AV	EURECT	ENDEUR	91	33	4,542	R	AC/AC	3B - Eureka	73	78	80	\$36	446,031	SEAL CRACKS
FALLEN LEAF LN	FREMONT AV	HAVENHURST DR	FALLEN	FREHAV	925	40	37,000	R	AC/AC		75	79	81	\$275	450,118	SEAL CRACKS
FALLEN LEAF LN	HAVENHURST DR	RAVENSWOOD DR	FALLEN	HAVRAV	1,347	40	53,880	R	AC/AC		82	84	86	\$215	582,245	SEAL CRACKS
FALLEN LEAF LN	JONES LN	MORTON AV	FALLEN	JONMOR	2,235	38	84,930	R	AC/AC		84	86	87	\$250	689,027	SEAL CRACKS
FALLEN LEAF LN	MORTON AV	FREMONT AV	FALLEN	MORFRE	1,471	40	58,840	R	AC/AC		84	86	87	\$173	689,027	SEAL CRACKS
FALLEN LEAF LN	VICTORIA CT	JONES LN	FALLEN	VICJON	283	40	11,320	R	AC/AC		76	80	81	\$79	461,344	SEAL CRACKS
FARNDON AV	CRIST DR	MORTON WY	FARNDON	CRIMOR	1,797	39	70,083	R	AC/AC		76	80	81	\$491	461,353	SEAL CRACKS
FARNDON AV	GRANT RD	CRIST DR	FARNDON	GRACRI	1,423	38	54,074	R	AC/AC		76	80	81	\$379	461,353	SEAL CRACKS

** - Treatment from Project Selection

Year: 2026

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment			Cost	Rating	Treatment
												PCI Before	PCI After	PCI			
FILIP RD	SPRINGER RD S	COVINGTON RD	FILIP	SPRCOV	942	30	28,260	R	AC/AC		95	88	89	\$10	3,777,996	SEAL CRACKS	
FIR LANE	W END	E END	FIRLN	ENDEND	620	30	18,600	R	AC		75	79	81	\$136	422,043	SEAL CRACKS	
FONTAINBLEAU TR	END	VALENCIA DR	FONTAI	ENDVAL	168	24	6,139	R	AC/AC	6E - Valencia	86	87	88	\$9	1,083,235	SEAL CRACKS	
FREMONT AV	COVINGTON RD	BELLEVUE CT	FREMOM	COVBEL	1,671	33	55,143	R	AC/AC		68	74	76	\$511	557,600	SEAL CRACKS	
FRIARS CT	FRIARS LN	END	FRIACT	FRIEND	146	25	5,727	R	AC/AC	1G - Friars	95	88	89	\$2	3,777,996	SEAL CRACKS	
FRIARS LN	CRISTO REY DR	END	FRIALN	CRIEND	620	25	17,577	R	AC/AC		95	88	89	\$6	3,777,996	SEAL CRACKS	
GALLI CT	GORDON WY N	END	GALLCT	GOREND	195	32	8,107	R	AC/AC		68	73	76	\$76	418,525	SEAL CRACKS	
GALLI DR	CIELITO DR	GORDON WY N	GALLDR	CIEGOR	972	22	21,384	R	AC/AC		95	88	89	\$8	3,777,996	SEAL CRACKS	
GOLDEN WY	ALTOS OAKS DR	BERRY AV	GOLDEN	ALTBER	756	40	30,240	R	AC/AC		95	88	89	\$11	3,777,996	SEAL CRACKS	
GORDON WY N	EDITH AV E	ALMOND AV	GORDON	EDIALM	1,286	32	40,732	R	AC/AC		84	86	87	\$119	690,020	SEAL CRACKS	
GORDON WY S	HAWTHORNE AV	HILLVIEW AV	GORDOS	HAWHIL	663	25	16,575	R	AC/AC		80	83	84	\$84	521,631	SEAL CRACKS	
GRANGER AV	LOYOLA DR	MONTCLAIRE WY	GRANGE	LOYMON	1,780	31	55,180	R	AC/AC		95	88	89	\$20	3,777,996	SEAL CRACKS	
GRANT RD	FARNDON AV	HOMESTEAD RD	GRANRD	FARHOM	963	33	31,779	C	AC/AC		78	81	83	\$193	584,529	SEAL CRACKS	
GRANT RD	GRANT RD	NEWCASTLE DR	GRANRD	GRANEW	1,937	34	65,858	C	AC/AC		77	80	82	\$431	565,940	SEAL CRACKS	
GRANT RD	NEWCASTLE DR	FARNDON AV	GRANRD	NEWFAR	1,174	38	44,612	C	AC/AC		82	84	85	\$190	665,584	SEAL CRACKS	
GREEN OAK LN	END	GRANT RD	GREENO	ENDGRA	747	30	23,624	R	AC	2B - Green Oak	86	87	88	\$100	392,142	SEAL CRACKS	
HACIENDA CT	END	HACIENDA WY	HACICT	ENDHAC	115	24	4,867	R	AC/AC	7J - Hacienda	73	78	80	\$38	445,703	SEAL CRACKS	
HACIENDA WY	RAQUEL LN	LOS ALTOS AV	HACIWY	RAQLOS	1,332	30	39,960	R	AC/AC	7J - Hacienda	86	87	88	\$61	1,081,404	SEAL CRACKS	
HARRINGTON CT	END	CAMPBELL AV	HARRCT	ENDCAM	331	30	13,380	R	AC/AC		86	87	88	\$20	1,089,866	SEAL CRACKS	
HAVENHURST DR	FALLEN LEAF LN	RAVENSWOOD DR	HAVENH	FALRAV	680	37	25,160	R	AC/AC		83	85	86	\$87	630,918	SEAL CRACKS	
HAWTHORNE AV	SAN ANTONIO RD S	ELEANOR AV	HAWTAV	SANELE	1,274	21	26,754	R	AC/AC		76	80	81	\$187	461,432	SEAL CRACKS	
HIGGINS AV	EL MONTE AV N	ALMOND AV	HIGGIN	ELMALM	965	26	25,090	R	AC/AC		66	72	74	\$245	409,693	SEAL CRACKS	
HIGHLANDS CR	KENT DR	SCOTT LN	HIGHCR	KENSCO	1,118	30	33,540	R	AC/AC		68	73	76	\$314	418,643	SEAL CRACKS	
HIGHLANDS CR	YORKSHIRE DR	ANDOVER WY	HIGHCR	YORAND	573	30	17,190	R	AC/AC		83	86	87	\$51	688,693	SEAL CRACKS	
HIGHLAND VIEW CT	EVA AV	END	HIGHCT	EVAEND	392	32	14,111	R	AC/AC		65	71	73	\$140	405,079	SEAL CRACKS	
HOLLIDALE CT	AUSTIN AV	END	HOLLID	AUSEND	476	31	16,653	R	AC/AC		78	81	83	\$101	484,600	SEAL CRACKS	
HOLLINGSWORTH DR	SPARGUR DR	EL MONTE AV S	HOLLIN	SPAELM	1,280	25	32,000	R	AC/AC	6I - Hollingsworth	95	88	89	\$12	3,777,996	SEAL CRACKS	
HOLT AV	ALFORD AV	FALLEN LEAF LN	HOLT	ALFFAL	650	38	24,700	R	AC/AC		83	85	86	\$86	630,796	SEAL CRACKS	
HOLT AV	AUSTIN AV	NEWCASTLE DR	HOLT	AUSNEW	1,482	41	60,762	R	AC/AC		79	82	84	\$339	500,916	SEAL CRACKS	
HOLT AV	FALLEN LEAF LN	END	HOLT	FALEND	360	39	15,697	R	AC/AC		76	80	81	\$110	461,353	SEAL CRACKS	
HOLT AV	NEWCASTLE DR	ALFORD WY	HOLT	NEWALF	849	41	34,809	R	AC/AC		69	74	77	\$318	421,196	SEAL CRACKS	
HOMESTEAD RD	FOOTHILL EXP	END (Mid of Ste'ns Crk Bridge)	HOMEST	FOOEND	1,812	52	57,824	A	AC/AC		76	80	82	\$399	799,153	SEAL CRACKS	
HUNTINGTON LN	END	EVA AV	HUNTIN	ENDEVA	216	24	8,000	R	AC/AC		78	81	83	\$49	484,566	SEAL CRACKS	
JONES LN	CRIST DR	FALLEN LEAF LN	JONES	CRIFAL	299	38	11,362	R	AC/AC		66	72	74	\$111	409,619	SEAL CRACKS	

** - Treatment from Project Selection

Year: 2026

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											Current PCI	PCI Before	PCI After			
JORDAN AV	PORTOLA AV E	EL CAMINO REAL	JORDAN	PORELC	1,088	31	33,728	R	AC/AC		83	86	87	\$100	687,267	SEAL CRACKS
JORDAN AV	SAN ANTONIO RD N	PORTOLA AV E	JORDAN	SANPOR	1,271	27	34,317	R	AC/AC		87	88	89	\$39	1,384,630	SEAL CRACKS
KATHY LN	FREMONT AV	END	KATHY	FREEND	456	30	15,607	R	AC/AC		83	85	86	\$54	634,615	SEAL CRACKS
KAY DR	COLLEEN DR	HOLT AV	KAY	COLHOL	387	31	11,997	R	AC/AC		84	86	87	\$29	781,146	SEAL CRACKS
KENSINGTON CR	FREMONT AV	END	KENSCR	FREEND	650	33	23,782	R	AC/AC		66	72	74	\$233	409,619	SEAL CRACKS
KENT DR	REGENT DR	ANDOVER WY	KENT	REGAND	249	40	9,960	R	AC/AC		65	71	73	\$99	405,079	SEAL CRACKS
KINGSTON CT	TRUMAN AV	END	KINGST	TRUEND	150	32	7,229	R	AC/AC		66	72	74	\$71	409,655	SEAL CRACKS
KINGSWOOD WY	PINE LN	THAMES LN	KINGSW	PINTHA	777	30	23,310	R	AC/AC	7E - Kingswood	76	80	82	\$153	469,748	SEAL CRACKS
KIRCHER CT	FALLEN LEAF LN	END	KIRCHE	FALEND	100	36	6,008	R	AC/AC		66	72	74	\$59	409,637	SEAL CRACKS
KRING WY	END	CRISTO REY DR	KRING	ENDCRI	437	24	15,386	R	AC/AC		95	88	89	\$6	3,777,996	SEAL CRACKS
LAMMY PL	END	ALTAMEAD DR	LAMMY	ENDALT	701	30	29,535	R	AC/AC		66	72	74	\$289	409,682	SEAL CRACKS
LANGTON AV	LAURELES DR	LOS ALTOS AV	LANGTO	LAULOS	649	29	18,677	R	AC/AC	7A - Laureles	67	73	75	\$179	411,947	SEAL CRACKS
LANTIS LN	FALLEN LEAF LN	END	LANTIS	FALEND	576	38	25,395	R	AC/AC		68	73	76	\$238	418,665	SEAL CRACKS
LARKELLEN LN	END	RAVENSWOOD DR	LARKEL	ENDRAV	415	30	14,707	R	AC/AC		67	73	75	\$141	412,164	SEAL CRACKS
LASSEN ST	CUESTA DR	LYELL ST	LASSEN	CUELYE	533	24	12,792	R	AC/AC		68	74	76	\$118	583,335	SEAL CRACKS
LASSEN ST	GIFFIN RD	CUESTA RD	LASSEN	GIFCUE	600	25	15,000	R	AC/AC		69	74	77	\$137	421,276	SEAL CRACKS
LAURELES DR	END	END	LAUREL	ENDEND	1,619	28	47,860	R	AC/AC	7A - Laureles	75	80	81	\$336	461,139	SEAL CRACKS
LEONELLO AV	COVINGTON RD	END (North)	LEONEL	COVEND	644	22	14,168	R	AC/AC		95	88	89	\$5	3,777,996	SEAL CRACKS
LEONELLO AV	END (South)	COVINGTON RD	LEONEL	ENDCOV	489	22	12,172	R	AC/AC		76	82	83	\$72	787,293	SEAL CRACKS
LERIDA AV	SAN LUIS AV	BENVENUE AV	LERIDA	SANBEN	269	21	5,649	R	AC/AC		84	86	87	\$17	689,907	SEAL CRACKS
LISA LN	FREMONT AV	LISA CT	LISALN	FRELIS	702	40	28,080	R	AC/AC		87	89	89	\$3	16,258,887	SEAL CRACKS
LISA LN	OAKHURST AV	LISA CT	LISALN	OAKLIS	944	39	36,816	R	AC/AC		83	86	87	\$112	670,035	SEAL CRACKS
LIVE OAK LN	LOS ALTOS AV	END	LIVEOA	LOSEND	667	32	23,537	R	AC/AC		84	86	87	\$58	778,095	SEAL CRACKS
LOS ALTOS AV	EDITH AV W	YERBA SANTA AV	LOSAAV	EDIYER	2,739	36	98,130	C	AC/AC		74	78	80	\$765	532,913	SEAL CRACKS
LOS ALTOS CT	LOS ALTOS AV	END	LOSACT	LOSEND	160	24	5,947	R	AC		84	86	87	\$27	409,118	SEAL CRACKS
LUNADA CT	LUNADA DR	END	LUNACT	LUNEND	160	23	5,817	R	AC/AC	7A - Laureles	75	80	81	\$41	461,139	SEAL CRACKS
LUNADA DR	LAURELES DR	LOS ALTOS AV	LUNADR	LAULOS	667	30	20,010	R	AC/AC	7A - Laureles	65	71	73	\$199	405,138	SEAL CRACKS
LYELL ST	FIRST ST	SAN ANTONIO RD S	LYELL	FIRSAN	308	27	8,316	R	AC/AC		89	88	89	\$4	2,799,820	SEAL CRACKS
MADONNA WY	END	UNIVERSITY AV S	MADONN	ENDUNI	1,537	24	39,337	R	AC/AC		64	71	73	\$392	480,245	SEAL CRACKS
MANOR WY	FREMONT AV	MIRAMONTE AV	MANOR	FREMIR	1,763	22	38,786	R	AC/AC		95	88	89	\$18	3,081,820	SEAL CRACKS
MARGARITA CT	LOS ALTOS AV	VIA DEL POZO	MARGAR	LOSVIA	528	31	16,368	R	AC/AC	7B - Margarita	82	85	86	\$57	629,043	SEAL CRACKS
MARICH WY	JORDAN AV	DISTEL DR	MARICH	JORDIS	1,672	36	52,414	R	AC/AC		76	80	82	\$344	469,834	SEAL CRACKS
MARSHALL CT	FALLEN LEAF LN	END	MARSHA	FALEND	500	30	16,927	R	AC/AC		84	86	87	\$41	781,146	SEAL CRACKS

** - Treatment from Project Selection

Year: 2026

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
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MAYWOOD CT	RIVERSIDE DR	END	MAYWOO	RIVEND	108	73	7,884	R	AC/AC	4B - Riverside	65	71	74	\$78	506,803	SEAL CRACKS
MCCLURE LN	END	GARTHWICK DR	MCCLUR	ENDGAR	105	30	4,284	R	AC/AC	3H - Garthwick	76	80	81	\$30	461,394	SEAL CRACKS
MEADOW LN	END	TORWOOD LN	MEADOW	ENDTOR	577	30	19,237	R	AC/AC	7G - Twelve Acres	80	84	85	\$88	547,113	SEAL CRACKS
MEDFORD DR	END	HAVENHURST DR	MEDFOR	ENDHAV	350	36	14,376	R	AC/AC		80	83	84	\$73	521,501	SEAL CRACKS
MERCEDES AV	LOUCKS AV	END	MERCED	LOUEND	573	24	15,859	R	AC/AC		66	72	74	\$155	409,417	SEAL CRACKS
MERCEDES AV	PORTOLA AV W	LOUCKS AV	MERCED	PORLOU	1,200	25	30,000	R	AC/AC		73	78	80	\$235	445,648	SEAL CRACKS
MIDDLETON AV	AUSTIN AV	MORTON AV	MIDDAV	AUSMOR	1,022	33	33,726	R	AC/AC		84	86	87	\$82	781,146	SEAL CRACKS
MIDDLETON CT	END	MIDDLETON AV	MIDDCT	ENDMID	276	25	8,663	R	AC/AC		85	87	88	\$17	904,690	SEAL CRACKS
MIRAMONTE AV	FREMONT AV	LORAIN AV	MIRAMO	FRELOR	913	44	40,172	C	AC/AC		68	74	76	\$371	648,352	SEAL CRACKS
MIRAMONTE AV	PORTLAND AV	EASTWOOD DR	MIRAMO	POREAS	1,197	35	41,895	C	AC/AC		75	79	81	\$309	547,183	SEAL CRACKS
MIRAVALLE AV	END (Baricated)	CHELSEA DR	MIRAVA	ENDCHE	371	30	11,130	R	AC/AC	3D - Chelsea	79	82	84	\$62	501,080	SEAL CRACKS
MONTCLAIRE CT	END	MONTCLAIRE WY	MONTCT	ENDMON	116	30	5,911	R	AC/AC	1F - Montclair	73	78	80	\$46	445,997	SEAL CRACKS
MONTEBELLO OAKS CT	FREMONT AV	END	MONTEB	FREEND	414	22	12,385	R	AC		67	72	75	\$124	369,146	SEAL CRACKS
MONTCLAIRE WY	EVA AV	GRANGER AV	MONTWY	EVAGRA	2,152	33	71,214	R	AC/AC	1F - Montclair	67	73	75	\$683	412,125	SEAL CRACKS
MORTON AV	FALLEN LEAF LN	END	MORTON	FALEND	144	37	5,328	R	AC/AC		81	84	85	\$24	547,576	SEAL CRACKS
MORTON AV	NEWCASTLE DR	FALLEN LEAF LN	MORTON	NEWFAL	1,055	36	37,980	R	AC/AC		82	84	86	\$152	582,184	SEAL CRACKS
MUNDELL WY	END	LOS ALTOS AV	MUNDEL	ENDLOS	925	23	21,275	R	AC/AC		63	70	73	\$214	491,731	SEAL CRACKS
NASH RD	END	UNIVERSITY AV E	NASH	ENDUNI	834	26	24,069	R	AC/AC		77	81	83	\$147	484,272	SEAL CRACKS
NAVAJO LN	END	ANGELA DR	NAVAJO	ENDANG	135	24	5,347	R	AC/AC	6A - Portola	82	84	86	\$21	582,653	SEAL CRACKS
NELA LN	END	PORTOLA AV E	NELA	ENDPOR	139	22	4,095	R	AC/AC	6A - Portola	80	84	85	\$19	547,138	SEAL CRACKS
NESTON WY	END	FARNON AV	NESTON	ENDFAR	523	39	20,736	R	AC/AC		68	73	76	\$194	418,665	SEAL CRACKS
NIGHTINGALE CT	E END	W END	NIGHTI	MIGEND	531	30	18,500	R	AC/AC	2B - Green Oak	81	84	85	\$84	547,628	SEAL CRACKS
NOTTINGHAM WY	ROBINHOOD LN	END	NOTTIN	ROBEND	352	31	13,137	R	AC/AC		74	79	81	\$98	450,090	SEAL CRACKS
OAK AV	GRANT RD	TRUMAN AV	OAKAV	GRATRU	2,646	37	97,902	R	AC/AC		81	84	85	\$444	547,729	SEAL CRACKS
OAK AV	HARWALT DR	END	OAKAV	HAREND	643	34	24,338	R	AC/AC		68	73	76	\$228	418,739	SEAL CRACKS
OAK AV	TRUMAN AV	HARWALT DR	OAKAV	TRUHAR	850	37	15,725	R	AC/AC		78	81	83	\$96	484,730	SEAL CRACKS
OAK ST	EDITH AV W	MT HAMILTON AV	OAKST	EDIMTH	695	21	14,595	R	AC/AC		79	83	84	\$74	520,722	SEAL CRACKS
OAKWOOD CT	RIVERSIDE DR	END	OAKWOO	RIVEND	186	41	9,531	R	AC/AC		83	85	86	\$33	631,097	SEAL CRACKS
ODELL WY	END	THATCHER DR	ODELL	ENDTHA	247	30	9,337	R	AC/AC	4G - Thatcher	69	74	77	\$85	421,004	SEAL CRACKS
OKEEFE LN	EL MONTE AV S	CITY LIMIT (near Deep Well Ln)	OKEEFE	ELMDEE	1,566	12	19,575	R	AC		85	86	87	\$86	405,132	SEAL CRACKS
ORANGE AV	LINCOLN AV	END (Fenced near Lincoln Av)	ORANGE	LINEND	3,120	35	109,200	R	AC/AC		77	81	83	\$665	484,255	SEAL CRACKS
ORILLA CT	LAURELES DR	END	ORILLA	LAUEND	122	28	5,095	R	AC/AC	7A - Laureles	74	79	81	\$38	449,948	SEAL CRACKS

** - Treatment from Project Selection

Year: 2026

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											Current PCI	PCI Before	PCI After			
PACO DR	EL MONTE AV S	CLARKE AV S	PACO	ELMCLA	1,258	23	28,934	R	AC/AC		64	70	73	\$291	492,176	SEAL CRACKS
PALM AV	LINCOLN AV	WASHINGTON ST	PALM	LINWAS	1,640	30	49,200	R	AC/AC		65	71	73	\$490	405,128	SEAL CRACKS
PARKHILLS AV	BEN ROE DR	FREMONT AV	PARKHI	BENFRE	1,136	38	43,168	R	AC/AC		79	82	84	\$241	500,916	SEAL CRACKS
PARMA WY	COVINGTON RD	ROSITA AV	PARMA	COVROS	1,846	22	40,612	R	AC/AC		95	88	89	\$15	3,777,996	SEAL CRACKS
PARMA WY	FREMONT AV	COVINGTON RD	PARMA	FRECOV	1,283	24	30,792	R	AC/AC	4C - Parma	95	88	89	\$11	3,777,996	SEAL CRACKS
PARMA WY	ROSITA AV	ARBOLEDA DR	PARMA	ROSARB	750	35	26,250	R	AC/AC		95	88	89	\$10	3,777,996	SEAL CRACKS
PARSONS WY	SAN ANTONIO RD N	END	PARSON	SANEND	225	25	7,702	R	AC		66	71	74	\$80	358,991	SEAL CRACKS
PASA ROBLES AV	CARMEL AV	SAN ANTONIO RD N	PASARO	CARSAN	1,687	23	37,964	R	AC/AC		79	83	84	\$193	520,655	SEAL CRACKS
PATRICK WY	LOS ALTOS AV	PINE LN	PATRIC	LOSPIN	1,524	31	47,244	R	AC/AC		68	74	76	\$437	557,548	SEAL CRACKS
PENINSULAR AV	END (South East)	JOLLY CT	PENIAV	ENDJOL	1,244	25	29,856	R	AC/AC		73	78	80	\$234	446,021	SEAL CRACKS
PEPPER CT	PEPPER DR	END	PEPPCT	PEPEND	92	24	4,657	R	AC/AC		84	86	87	\$11	778,736	SEAL CRACKS
PEPPER DR	SAN ANTONIO RD S	ELEANOR AV	PEPPDR	SANELE	1,262	22	27,822	R	AC/AC		95	88	89	\$14	2,879,965	SEAL CRACKS
PINE LN	END	LOS ALTOS AV	PINE	ENDLOS	1,867	31	59,774	R	AC/AC		75	80	81	\$420	461,175	SEAL CRACKS
PINE LN	LOS ALTOS AV	SAN ANTONIO RD N.	PINE	LOSSAN	1,853	32	55,512	R	AC/AC		66	72	75	\$539	536,371	SEAL CRACKS
PINECREST DR	ARBORETUM DR	BEACHWOOD LANE	PINECR	ARBBEA	810	28	22,680	R	AC		87	87	88	\$93	383,404	SEAL CRACKS
PORTLAND AV	MIRAMONTE AV	GRANT RD	PORTLA	MIRGRA	2,760	32	88,320	C	AC/AC		87	86	87	\$227	867,526	SEAL CRACKS
PRITCHETT CT	E END	W END	PRITCH	ENDEND	512	30	18,914	R	AC		73	77	79	\$151	412,048	SEAL CRACKS
PRITCHETT WY	OAK AV	PRITCHETT CT	PRITWY	OAKPRI	246	30	7,380	R	AC		80	83	85	\$42	427,027	SEAL CRACKS
RAQUEL LN	TORWOOD LN	GUADALUPE DR	RAQULN	TORGUA	1,159	38	44,042	R	AC/AC		77	81	83	\$268	484,272	SEAL CRACKS
RAYMUNDO AV	SPRINGER RD S	MOUNTAIN VIEW AV	RAYMUN	SPRMOU	1,507	30	45,210	R	AC/AC		80	83	84	\$229	521,631	SEAL CRACKS
RICHARDSON AV	AUSTIN AV	PARKHILLS AV	RICHAR	AUSPAR	1,065	38	40,470	R	AC/AC		78	81	83	\$246	484,600	SEAL CRACKS
RIVERSIDE DR	BERRY AV	COVINGTON RD	RIVERS	BERCOV	881	30	26,430	R	AC/AC		86	87	88	\$40	1,090,239	SEAL CRACKS
RIVIERA DR	END	SPRINGER RD S	RIVIER	ENDSPR	484	30	16,447	R	AC/AC		77	80	82	\$108	470,503	SEAL CRACKS
ROSEMONT AV	ROSEMONT CT	OAKHURST AV	ROSEAV	ROSOAK	485	21	10,185	R	AC/AC	3C - Rosemont	69	74	77	\$93	421,230	SEAL CRACKS
RUNNYMEAD DR	PORTLAND AV	SUFFOLK WY	RUNNDR	PORSUF	875	30	26,250	R	AC/AC	3A - Runnymead	69	75	77	\$237	537,226	SEAL CRACKS
RUSSELL AV	BERRY AV	COVINGTON RD	RUSSEL	BERCOV	1,294	38	49,172	R	AC/AC		95	88	89	\$18	3,777,996	SEAL CRACKS
SAN ANTONIO RD N	EDITH AV W	ALMOND AV	SANANN	EDIALM	1,319	60	79,140	A	AC/AC		84	85	86	\$263	1,080,792	SEAL CRACKS
SAN DOMINGO WY	TORWOOD LN	JUANITA WY	SANDOM	TORJUA	1,138	30	34,140	R	AC/AC		87	88	89	\$38	1,382,792	SEAL CRACKS
SAN JUAN CT	END	JORDAN AV	SANJUA	ENDJOR	595	30	19,777	R	AC/AC		84	86	87	\$48	778,255	SEAL CRACKS
SAN MARTIN PL	END	SPRINGER RD S	SANMAR	ENDSPR	526	30	16,870	R	AC/AC		76	80	81	\$118	461,432	SEAL CRACKS
SANTANDER CT	END	MARGARITA CT	SANTAN	ENDMAR	131	24	5,251	R	AC/AC	7B - Margarita	78	82	84	\$29	499,996	SEAL CRACKS
SECOND ST	LYELL ST	MAIN ST	SECOND	SANMAI	1,145	25	28,625	R	AC/AC		67	73	75	\$273	519,508	SEAL CRACKS

** - Treatment from Project Selection

Year: 2026

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment			Cost	Rating	Treatment
												PCI Before	PCI After	PCI			
SEENA AV	COVINGTON RD	END (North)	SEENA	COVEND	573	24	13,752	R	AC/AC		95	88	89	\$5	3,777,996	SEAL CRACKS	
SEENA AV	END	COVINGTON RD	SEENA	ENDCOV	1,008	36	38,035	R	AC/AC		95	88	89	\$14	3,777,996	SEAL CRACKS	
SHASTA ST	FIRST ST	END	SHASTA	FIREND	180	30	5,400	R	AC/AC		79	83	84	\$27	520,722	SEAL CRACKS	
SIOUX LN	END	ANGELA DR	SIOUX	ENDANG	112	24	4,795	R	AC/AC	6H - Angela	65	71	74	\$47	529,325	SEAL CRACKS	
SOMERSET CT	END	DEODARA DR	SOMERS	ENDDEO	87	25	4,592	R	AC/AC	1D - Deodora	74	79	81	\$34	450,103	SEAL CRACKS	
SPAGNOLI CT	END	LOS ALTOS AV	SPAGNO	ENDLOS	100	25	4,577	R	AC/AC		85	87	88	\$9	900,915	SEAL CRACKS	
SPENCER WY	COVINGTON RD	END (Spencer CT)	SPENWY	COVEND	556	43	23,908	R	AC/AC	4D - Spencer	77	82	84	\$129	803,201	SEAL CRACKS	
SPRINGER RD S	FOOTHILL EX	BERRY AV	SPRINS	FOOBER	682	71	48,422	C	AC/AC		48	87	88	\$100	1,005,192	SEAL CRACKS	
STATE ST	FIRST ST	MAIN ST	STATE	FIRMAI	1,130	35	39,550	C	AC/PCC		65	71	74	\$392	583,554	SEAL CRACKS	
STEVENS PL	END	FALLEN LEAF LN	STEVEN	ENDFAL	427	30	14,737	R	AC/AC		80	83	84	\$75	521,371	SEAL CRACKS	
ST JOSEPH AV	END	EVA AV	STJOAV	ENDEVA	1,980	39	77,220	R	AC/AC		95	88	89	\$28	3,777,996	SEAL CRACKS	
ST JOSEPH AV	EVA AV	STONEHAVEN DR	STJOAV	EVASTO	1,294	40	51,760	R	AC/AC		95	88	89	\$19	3,777,996	SEAL CRACKS	
ST JOSEPH AV	ST MATTHEW WY	FOOTHILL EX	STJOAV	STMFOO	1,364	40	54,560	C	AC/AC		84	85	86	\$188	737,642	SEAL CRACKS	
ST MARK CT	WOODVIEW TR	END	STMARK	WOOEND	505	30	17,077	R	AC	1C - St. Matthews	78	82	83	\$107	429,950	SEAL CRACKS	
STRATFORD PL	LOS ALTOS AV	END	STRATF	LOSEND	376	30	13,207	R	AC/AC		80	84	85	\$60	547,087	SEAL CRACKS	
STUART CT	END	VALENCIA DR	STUART	ENDVAL	617	30	18,510	R	AC/AC	6E - Valencia	81	84	86	\$74	581,428	SEAL CRACKS	
SUFFOLK CT	END	SUFFOLK WY	SUFFCT	ENDSUF	145	24	5,587	R	AC/AC	3A - Runnymead	65	71	73	\$56	471,949	SEAL CRACKS	
SUFFOLK WY	RUNNYMEAD DR	BUCKINGHAM DR	SUFFWY	RUNBUC	729	30	21,870	R	AC/AC	3A - Runnymead	75	81	82	\$142	727,555	SEAL CRACKS	
SUNRISE CT	END	PORTLAND AV	SUNRIS	ENDPOR	387	33	14,460	R	AC/AC		69	74	77	\$132	421,196	SEAL CRACKS	
SURREY PL	LOS ALTOS AV	END	SURREY	LOSEND	304	30	11,047	R	AC/AC		84	86	87	\$27	777,936	SEAL CRACKS	
TEMPLEBAR WY	ASHBY LN	THAMES LN	TEMPLE	ASHTHA	510	30	15,300	R	AC/AC	7E - Kingswood	85	87	88	\$30	900,915	SEAL CRACKS	
THAMES LN	KINGSWOOD WY	TEMPLEBAR WY	THAMES	KINTEM	270	30	8,100	R	AC/AC	7E - Kingswood	74	79	81	\$60	449,978	SEAL CRACKS	
THATCHER CT	THATCHER DR	END	THATCT	THAEND	78	33	4,259	R	AC/AC	4G - Thatcher	69	74	77	\$39	421,004	SEAL CRACKS	
THIRD ST	MAIN ST	STATE ST	THIRD	MAISTA	357	26	9,282	R	AC/AC		68	74	76	\$86	537,213	SEAL CRACKS	
THURSTON AV	PENINSULAR AV	GRANT RD	THURST	PENGRA	1,026	26	26,676	R	AC/AC		95	88	89	\$13	2,998,445	SEAL CRACKS	
TIPTOE LN	END	HAVENHURST DR	TIPTOE	ENDHAV	414	30	14,677	R	AC/AC		69	74	77	\$134	421,230	SEAL CRACKS	
TORWOOD CT	END	TORWOOD LN	TORWCT	ENDTOR	204	24	7,003	R	AC/AC	7I - Torwood	76	80	82	\$46	469,722	SEAL CRACKS	
TORWOOD LN	RAQUEL LN	PINE LN	TORWLN	RAQPIN	1,157	38	43,966	R	AC/AC	7I - Torwood	68	74	76	\$407	557,548	SEAL CRACKS	
TRIANON WY	DIOR TR	END	TRIANO	DIOEND	230	24	7,627	R	AC/AC	6E - Valencia	73	78	80	\$60	445,795	SEAL CRACKS	
TRUMAN AV	FREMONT AV	OAK AV	TRUMAN	FREOAK	1,696	38	64,448	R	AC/AC		66	72	74	\$630	409,655	SEAL CRACKS	
TRUMAN AV	OAK AV	CITY LIMIT (415' N/ OAK AV)	TRUMAN	OAKCIT	415	38	15,770	R	AC/AC		81	84	85	\$71	547,676	SEAL CRACKS	
UNIVERSITY AV E	EL MONTE AV S	ANITA AV	UNIVEE	ELMANI	2,420	40	96,800	R	AC/AC		65	71	74	\$954	548,771	SEAL CRACKS	

** - Treatment from Project Selection

Year: 2026

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment	
												PCI Before	PCI After				
UNIVERSITY AV W	210FT S. OF LINCOLN AV	SHERIDAN ST	UNIVEV	LINSHE	1,584	35	55,440	R	AC/AC		76	80	82	\$364	469,722	SEAL CRACKS	
UNIVERSITY TR	END	UNIVERSITY AV W	UNIVTR	ENDUNI	134	29	5,537	R	AC/AC		67	73	75	\$53	411,975	SEAL CRACKS	
VERNAL CT	LOS ALTOS AV	END	VERNAL	LOSEND	196	30	7,807	R	AC/AC		80	84	85	\$36	547,113	SEAL CRACKS	
VIA DEL POZO	N END	S END	VIADEL	ENDEND	419	24	14,296	R	AC/AC	7B - Margarita	64	70	73	\$144	513,900	SEAL CRACKS	
VIA HUERTA	SIERRA VENTURA DR	SIERRA VENTURA DR	VIAHUE	SIESIE	1,475	30	44,250	R	AC/AC	1B - Sierra Ventura	68	74	76	\$409	557,863	SEAL CRACKS	
VIEW ST	EDITH AV W	MT HAMILTON AV	VIEW	EDIMTH	693	20	13,860	R	AC/AC		88	85	86	\$53	599,427	SEAL CRACKS	
VINEYARD CT	END	VINEYARD DR	VINECT	ENDVIN	276	25	8,977	R	AC/AC		82	84	86	\$36	586,195	SEAL CRACKS	
VIOLA PL	EL MONTE AV S	END	VIOLA	ELMEND	344	30	12,247	R	AC/AC		66	72	74	\$120	409,444	SEAL CRACKS	
VOLTI LN	END	ALTAMEAD DR	VOLTI	ENDALT	301	38	13,125	R	AC/AC		94	88	89	\$13	1,592,529	SEAL CRACKS	
WAREC WY	CYPRESS DR	END	WAREC	CYPEND	203	30	8,017	R	AC/AC	7K - Cypress	84	86	87	\$20	782,923	SEAL CRACKS	
WAVERLY LN	END	HAWTHORNE AV	WAVERL	ENDHAW	359	31	13,026	R	AC/AC		65	71	73	\$130	405,047	SEAL CRACKS	
WESTMINSTER LN	END	PORTOLA AV W	WESTMI	ENDPOR	659	22	17,193	R	AC/AC		88	85	86	\$65	603,606	SEAL CRACKS	
WIMBLEDON PL	DEODARA DR	END	WIMBLE	DEOEND	153	25	5,902	R	AC/AC	1D - Deodora	78	81	83	\$36	484,600	SEAL CRACKS	
YERBA SANTA AV	LOS ALTOS AV	CHERRY AV	YERBAS	LOSCHE	925	35	32,375	R	AC/AC		76	81	83	\$196	734,766	SEAL CRACKS	
YERBA BUENA PL	LOS ALTOS AV	END	YERBPL	LOSEND	231	30	9,187	R	AC/AC		76	80	82	\$60	469,776	SEAL CRACKS	
YORKSHIRE DR	HIGHLANDS CR	KENT DR	YORKSH	HIGKEN	739	30	22,170	R	AC/AC		65	71	73	\$221	405,082	SEAL CRACKS	
												Treatment Total		\$37,334			
RAMON DR	PACO DR	HAWTHORNE AV RAMON	PACHAW		448	23	10,304	R	AC/AC		32	25	100	\$182,653	3,229	RECONSTRUCT STRUCTURE (AC)	
SILVIA DR	PACO DR	HAWTHORNE AV SILVDR	PACHAW		461	21	9,681	R	AC/AC		31	23	100	\$171,610	3,229	RECONSTRUCT STRUCTURE (AC)	
												Treatment Total		\$354,263			
Year 2026 Area Total									9,431,688		Year 2026 Total			\$5,345,271			

Year: 2027

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment
												PCI Before	PCI After			
ASKAM LN	FALLEN LEAF LN	END	ASKAM	FALEND	166	34	7,451	R	AC/AC		56	49	100	\$33,545	12,425	MILL & MEDIUM OVERLAY(2 IN.)
AZALEA WY	EDITH AV E	END	AZALEA	EDIEND	678	30	22,267	R	AC/AC		56	49	100	\$100,247	12,525	MILL & MEDIUM OVERLAY(2 IN.)
BERRY AV	RIVERSIDE DR	SPRINGER RD S	BERRY	RIVSPR	817	41	33,497	R	AC/AC		56	50	100	\$150,805	12,335	MILL & MEDIUM OVERLAY(2 IN.)

** - Treatment from Project Selection

Year: 2027

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment		
												PCI Before	PCI After					
ENSENADA WY	END	JUAREZ AV	ENSENA	ENDJUA	637	30	21,037	R	AC/AC		56	49	100	\$94,709	12,522	MILL & MEDIUM OVERLAY(2 IN.)		
GABILAN ST	GIFFIN RD	CUESTA DR	GABILA	GIFCUE	570	27	15,390	R	AC/AC		55	48	100	\$69,286	12,484	MILL & MEDIUM OVERLAY(2 IN.)		
HERITAGE CT	PAYNE DR	END	HERITA	PAYEND	775	45	34,580	R	AC/AC		56	49	100	\$155,680	12,521	MILL & MEDIUM OVERLAY(2 IN.)		
NEWCASTLE DR	MORTON AV	FREMONT AV	NEWCAS	MORFRE	1,542	40	61,680	R	AC/AC		56	49	100	\$277,686	12,551	MILL & MEDIUM OVERLAY(2 IN.)		
ROSITA AV	END	CAMPBELL AV	ROSITA	ENDCAM	900	38	34,200	R	AC/AC		57	49	100	\$153,970	12,471	MILL & MEDIUM OVERLAY(2 IN.)		
SUNKIST CT	SUNKIST LN	END	SUNKCT	SUNEND	116	24	4,018	R	AC/AC	6F - Sunkist	57	50	100	\$18,089	12,398	MILL & MEDIUM OVERLAY(2 IN.)		
												Treatment Total		\$1,054,016				
ALMOND AV	GORDON WY N	EL MONTE AV N	ALMOND	GORELM	2,933	38	111,454	C	AC/AC		93	85	92	\$90,597	14,809	MICROSURFACING		
ALMOND AV	SAN ANTONIO RD N	GORDON WY N	ALMOND	SANGOR	1,974	38	75,012	C	AC/AC		93	85	92	\$60,975	14,809	MICROSURFACING		
COVINGTON RD	CAMPBELL AV	HALE CREEEK	COVIRD	CAMHAL	938	36	33,768	C	AC/AC		93	85	92	\$27,449	14,809	MICROSURFACING		
COVINGTON RD	EL MONTE AV S	CAMPBELL AV	COVIRD	ELMCAM	3,036	32	97,152	C	AC/AC		93	85	92	\$78,972	14,809	MICROSURFACING		
COVINGTON RD	HALE CREEK	SPRINGER RD S	COVIRD	HALSPR	842	36	30,312	C	AC/AC		93	85	92	\$24,640	14,853	MICROSURFACING		
COVINGTON RD	SPRINGER RD S	MIRAMONTE AV	COVIRD	SPRMIR	2,570	37	95,466	C	AC/AC		85	81	89	\$77,601	18,848	MICROSURFACING		
CUESTA DR	CAMPBELL AV	SPRINGER RD S	CUESTA	CAMSPR	1,737	32	55,584	C	AC/AC		92	84	91	\$45,182	15,587	MICROSURFACING		
												Treatment Total		\$405,416				
ALICIA WY	JARDIN DR	CASITA WY	ALICIA	JARCAS	1,237	38	47,006	R	AC/AC	6D - Alicia	88	84	91	\$29,392	18,056	SLURRY SEAL		
CASITA WY	MARICH WY	END AT TEE	CASIWY	MARTEE	339	30	10,170	R	AC/AC		91	86	92	\$6,359	16,647	SLURRY SEAL		
CHELSEA CT	END	CHELSEA DR	CHELCT	ENDCHE	109	24	4,723	R	AC/AC	3D - Chelsea	90	85	91	\$2,953	17,633	SLURRY SEAL		
CHELSEA DR	OAK AV	MIRAVALLE AV	CHELDR	OAKMIR	712	30	21,360	R	AC/AC	3D - Chelsea	94	87	93	\$13,356	14,410	SLURRY SEAL		
ELMHURST DR	TRUMAN AV	END	ELMHUR	TRUEND	352	30	12,487	R	AC/AC		94	87	93	\$7,808	14,414	SLURRY SEAL		
EUREKA AV	W END	E END	EUREAV	ENDEND	542	20	10,840	R	AC/AC		93	87	93	\$6,778	15,040	SLURRY SEAL		
PANCHITA WY	ALVARADO AV	MARICH WY	PANCHI	ALVMAR	1,130	30	33,900	R	AC/AC		91	86	92	\$21,197	16,644	SLURRY SEAL		
PICO LN	PORTOLA AV E	END	PICO	POREND	134	25	4,321	R	AC/AC	6A - Portola	90	85	91	\$2,702	17,664	SLURRY SEAL		
THATCHER DR	COVINGTON RD	CITY LIMIT (1 parcel N of O'Dell Wy)	THATDR	COVCIT	673	38	25,574	R	AC/AC	4G - Thatcher	92	86	92	\$15,991	15,944	SLURRY SEAL		
VERA CRUZ AV	ALVARADO AV	JORDAN AV	VERACR	ALVJOR	878	23	20,194	R	AC/AC		91	86	92	\$12,627	16,647	SLURRY SEAL		
VIEW ST	EDITH AV W	MT HAMILTON AV	VIEW	EDIMTH	693	20	13,860	R	AC/AC		88	84	91	\$8,666	18,062	SLURRY SEAL		
VOLTI LN	END	ALTAMEAD DR	VOLTI	ENDALT	301	38	13,125	R	AC/AC		94	87	93	\$8,207	14,408	SLURRY SEAL		
WESTMINSTER LN	END	PORTOLA AV W	WESTMI	ENDPOR	659	22	17,193	R	AC/AC		88	84	91	\$10,750	18,188	SLURRY SEAL		
WOODSTOCK LN	END	EL MONTE AV S	WOODST	ENDELM	541	30	17,574	R	AC/AC		92	86	92	\$10,989	15,948	SLURRY SEAL		

** - Treatment from Project Selection

Scenarios - Sections Selected for

Agenda Item # 5.

Interest: 2.00%

Inflation: 3.00%

Scenario: (1) Unconstrained Needs

										Treatment Total			\$157,776			
ACACIA AV	SHERWOOD AV	END	ACACIA	SHEEND	550	20	11,000	R	AC/AC		40	87	88	\$17	1,069,076	SEAL CRACKS
ANCORA CT	END	VIA MADEROS	ANCORA	ENDVIA	180	30	7,327	R	AC/AC	1B - Sierra Ventura	49	87	88	\$11	1,069,076	SEAL CRACKS
ARBOLEDA DR	CAMPBELL AV	SPRINGER RD S	ARBOLE	CAMSPR	1,733	25	43,325	R	AC/AC		82	80	82	\$297	679,457	SEAL CRACKS
ARBOLEDA DR	CUESTA DR	CAMPBELL AV	ARBOLE	CUECAM	1,248	31	38,688	R	AC/AC		78	76	78	\$342	540,784	SEAL CRACKS
ARBORETUM DRIVE	FOOTHILL EXPRESSWY	SEQUOIA DR	ARBORE	FTHSEQ	1,000	36	36,000	R	AC		90	87	88	\$147	368,299	SEAL CRACKS
ARBORETUM DRIVE	SEQUOIA DR	S END	ARBORE	SEQEND	2,136	36	76,896	R	AC		83	85	86	\$387	401,721	SEAL CRACKS
ARTHUR CT	END	GRANGER AV	ARTHUR	ENDGRA	134	33	6,583	R	AC/AC		73	71	74	\$67	529,849	SEAL CRACKS
ASPEN WAY	ARBORETUM DR	END	ASPNWY	ARBEND	190	30	5,700	R	AC		92	88	89	\$23	363,340	SEAL CRACKS
AVALON DR N	ALMOND AV	JARDIN DR	AVALON	ALMJAR	1,299	22	28,578	R	AC/AC		40	87	88	\$44	1,069,076	SEAL CRACKS
BENVENUE AV	CLARK AV S	END	BENVEN	CLAEND	2,121	31	65,751	R	AC/AC		90	88	89	\$49	1,986,640	SEAL CRACKS
BIRCHWOOD CT	END	RIVERSIDE DR	BIRCHW	ENDRIV	184	31	7,447	R	AC/AC	4B - Riverside	89	88	89	\$8	1,476,441	SEAL CRACKS
BRENTWOOD CT	END	BRENTWOOD ST	BRENCT	ENDBRE	194	36	8,172	R	AC/AC	4E - Brentwood	91	88	89	\$4	2,807,960	SEAL CRACKS
BUCKINGHAM DR	PORTLAND AV	SUFFOLK WY	BUCKIN	PORSUF	915	30	27,450	R	AC/AC	3A - Runnymead	85	86	87	\$72	737,654	SEAL CRACKS
CAMELLIA WY	END	CAMELLIA WY	CAMELL	ENDCAM	87	36	3,132	R	AC/AC	5D - Camellia	48	87	88	\$5	1,069,076	SEAL CRACKS
CAMPBELL AV	FREMONT AV	ROSITA AV	CAMPBE	FREROS	2,419	26	64,005	R	AC/AC		79	76	79	\$553	527,140	SEAL CRACKS
CAMPBELL AV	ROSITA AV	CUESTA DR	CAMPBE	ROSCUE	1,006	33	33,198	R	AC/AC		86	82	83	\$197	482,637	SEAL CRACKS
CARMEL AV	PORTOLA AV W	CARMEL CT	CARMAV	PORCAR	823	21	17,283	R	AC/AC	7D - Carmel	83	86	87	\$53	661,668	SEAL CRACKS
CARMEL CT	E END	W END	CARMCT	ENDEND	479	28	18,054	R	AC/AC	7D - Carmel	86	87	88	\$32	949,618	SEAL CRACKS
CARMEL TR	PORTLAND AV	ALTAMEAD DR	CARMTR	PORALT	1,126	37	40,127	R	AC/AC		91	88	89	\$20	2,808,386	SEAL CRACKS
CARNATION CT	UNIVERSITY AV E	END	CARNAT	UNIEND	288	30	10,567	R	AC/AC		85	87	88	\$23	836,290	SEAL CRACKS
CARVO CT	END	PORTLAND AV	CARVO	ENDPOR	378	24	11,208	R	AC		43	87	88	\$17	1,069,076	SEAL CRACKS
CASITA CT	CASITA WY	END	CASICT	CASEND	260	30	9,727	R	AC/AC		41	87	88	\$15	1,069,076	SEAL CRACKS
CASITA WY	ALVARADO AV	MARICH WY	CASIWY	ALVMAR	1,122	40	44,880	R	AC/AC		70	74	76	\$428	407,009	SEAL CRACKS
CASTLE LN	EL MONTE AV N	END	CASTLE	ELMEND	103	34	5,309	R	AC/AC		77	81	83	\$34	467,154	SEAL CRACKS
CATALINA CT	VERA CRUZ AV	END	CATACT	VEREND	547	24	15,235	R	AC/AC		78	82	84	\$84	495,643	SEAL CRACKS
CLARK AV N	ALMOND AV	JARDIN DR	CLARKN	ALMJAR	1,282	30	38,460	R	AC/AC		49	87	88	\$59	1,069,076	SEAL CRACKS
CLARK AV S	CUESTA DR	EL MONTE AV N	CLARKS	CUEELM	2,720	27	73,440	R	AC/AC		48	87	88	\$112	1,069,076	SEAL CRACKS
COLLEGE CT	EL MONTE AV S	END	COLLEG	ELMEND	273	26	9,483	R	AC/AC		87	87	88	\$13	1,134,163	SEAL CRACKS
CONCORD AV	EUREKA AV	PORTLAND AV	CONCOR	EURPOR	638	23	14,674	R	AC/AC		86	87	88	\$26	960,620	SEAL CRACKS
CORONADO AV	CHERRY AV	SAN ANTONIO RD N	CORONA	CHESAN	885	20	17,700	R	AC/AC		87	87	88	\$25	1,141,735	SEAL CRACKS
COVINGTON CT	END	COVINGTON RD	COVICT	ENDCOV	90	24	4,609	R	AC/AC		27	88	89	\$18	352,354	SEAL CRACKS
CRISTO REY PL	CRISTO REY DR	END	CRISPL	CRIEND	364	25	11,177	R	AC/AC		88	86	87	\$33	1,244,232	SEAL CRACKS
DAMIAN WY	COVINGTON RD	END	DAMIAN	COVEND	492	24	14,257	R	AC		43	87	88	\$22	1,069,076	SEAL CRACKS
DE ANZA LN	END	EL MONTE AV S	DEANZA	ENDELM	495	24	13,987	R	AC/AC		85	86	87	\$36	743,636	SEAL CRACKS
DISTEL DR	ALVARADO AV	END	DISTDR	ALVEND	195	39	9,262	R	AC/AC		79	85	86	\$32	1,098,854	SEAL CRACKS
DISTEL DR	END	MARICH WY	DISTDR	ENDMAR	675	40	28,627	R	AC/AC		80	84	85	\$129	542,609	SEAL CRACKS
DOUD DR	EDITH AV E	ALMOND AV	DOUD	EDIALM	1,294	35	45,290	R	AC/AC		81	84	86	\$183	571,705	SEAL CRACKS

** - Treatment from Project Selection

Year: 2027

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
EASTWOOD DR	MIRAMONTE AV	COVINGTON RD	EASTDR	MIRCOV	1,771	41	72,136	R	AC/AC		78	77	79	\$614	615,975	SEAL CRACKS
EDGE LN	SPRINGER RD S	SEENA AV	EDGE	SPRSEE	1,144	20	22,880	R	AC/AC		71	75	77	\$212	412,772	SEAL CRACKS
EDITH AV E	GORDON WY N	END	EDITHE	GOREND	1,656	31	50,840	R	AC/AC		49	87	88	\$78	1,069,076	SEAL CRACKS
ELEANOR AV	HILLVIEW AV	EDITH AV E	ELEANO	HILEDI	654	29	18,966	R	AC/AC		81	79	81	\$146	587,365	SEAL CRACKS
ELEANOR AV	MARVIN AV	PEPPER DR	ELEANO	MARPEP	364	21	7,644	R	AC/AC		85	80	82	\$51	457,831	SEAL CRACKS
ELEANOR AV	PEPPER DR	HILLVIEW AV	ELEANO	PEPHIL	809	21	16,989	R	AC/AC		81	77	79	\$145	423,608	SEAL CRACKS
EL MONTE CT	END	EL MONTE AV N	ELMOCT	ENDELM	321	23	8,641	R	AC/AC		89	88	89	\$9	1,478,598	SEAL CRACKS
EL MONTE AV N	ALMOND AV	SPRINGER RD N	ELMONN	ALMSPR	1,046	40	41,840	C	AC/AC		75	79	81	\$308	535,708	SEAL CRACKS
EL MONTE AV N	CLARK AV S	ALMOND AV	ELMONN	CLAALM	1,633	40	65,320	C	AC/AC		84	85	86	\$244	708,745	SEAL CRACKS
EL MONTE AV S	CUESTA DR	CLARK AV S	ELMONS	CUECLA	3,364	40	134,560	C	AC/AC		77	81	82	\$882	558,448	SEAL CRACKS
EL MONTE AV S	FOOTHILL EXP	SHIRLYNN CT	ELMONS	FOOSHI	856	69	59,026	A	AC/AC		82	84	85	\$254	954,891	SEAL CRACKS
EL MONTE AV S	OKEEFE LN	FOOTHILL EX	ELMONS	OKEFOO	2,556	65	166,140	A	AC/AC		70	73	75	\$1,631	672,551	SEAL CRACKS
EL MONTE AV S	SHIRLYNN CT	CUESTA DR	ELMONS	SHICUE	637	40	25,480	A	AC/AC		92	86	88	\$57	1,348,235	SEAL CRACKS
EL MONTE AV SB	SPRINGER RD N	CITY LIMIT (167' N/ HOLLINGSWORTH DR)	ELMOSB	SPRCIT	959	26	24,934	A	AC/AC		71	74	76	\$239	676,923	SEAL CRACKS
FORMWAY CT	END	ALMOND AV	FORMWA	ENDALM	300	22	8,767	R	AC		40	87	88	\$13	1,069,076	SEAL CRACKS
FREMONT AV	DOLORES AV	MIRAMONTE AV	FREMONT	DOLMIR	968	34	32,912	R	AC/AC		73	80	82	\$233	656,531	SEAL CRACKS
GABILAN ST	CUESTA DR	LYELL ST	GABILA	CUELYE	532	29	15,428	R	AC/AC		44	87	88	\$24	1,069,076	SEAL CRACKS
GARDENIA WY	UNIVERSITY AV E	END	GARDEN	UNIEND	178	24	6,379	R	AC/AC		90	88	89	\$5	1,968,533	SEAL CRACKS
GOLDEN WY	COVINGTON RD	END (CITY LIMITS)	GOLDEN	COVEND	635	40	25,400	R	AC/AC		90	88	89	\$19	1,998,744	SEAL CRACKS
GORDON WY S	HILLVIEW AV	EDITH AV E	GORDOS	HILEDI	701	23	16,123	R	AC/AC		90	88	89	\$12	1,987,885	SEAL CRACKS
GRANT PARK LN	HOLT AV	END	GRANLN	HOLEND	869	36	31,284	R	AC		48	87	88	\$48	1,069,076	SEAL CRACKS
GRANT RD	FOOTHILL EXP	FREMONT AVE	GRANRD	FOOFRE	2,495	56	140,590	C	AC/AC		78	83	84	\$711	922,225	SEAL CRACKS
GRANT RD	FREMONT AV	CITY LIMIT (385' N/ COVINGTON RD)	GRANRD	FRECIT	5,017	44	198,078	A	AC/AC		74	79	81	\$1,522	751,307	SEAL CRACKS
HAMILTON CT	MT HAMILTON AV	END	HAMILT	MTHEND	495	30	17,107	R	AC/AC		90	88	89	\$13	1,953,973	SEAL CRACKS
HAMPTON CT	EDITH AV W	END	HAMPTO	EDIEND	124	25	5,177	R	AC/AC		86	87	88	\$9	956,416	SEAL CRACKS
HAWTHORNE AV	ELEANOR AV	EL MONTE AV S	HAWTAV	ELEELM	1,539	26	40,014	R	AC/AC		43	87	88	\$61	1,069,076	SEAL CRACKS
HAWTHORNE AV	EL MONTE AV S	CLARK AV S	HAWTAV	ELMCLA	1,012	31	31,372	R	AC/AC		85	87	88	\$68	841,335	SEAL CRACKS
HAYMAN PL	COVINGTON RD	END	HAYMAN	COVEND	557	30	18,637	R	AC		47	87	88	\$29	1,069,076	SEAL CRACKS
HEATHER CT	TORWOOD LN	END	HEATHE	TOREND	90	30	4,627	R	AC/AC	7F - Heather	77	83	85	\$22	849,859	SEAL CRACKS
HELEN CT	NEWCASTLE DR	END	HELEN	NEWEND	123	20	4,687	R	AC/AC		70	74	76	\$44	488,431	SEAL CRACKS
HIGHLANDS CR	ANDOVER WY	KENT DR	HIGHCR	ANDKEN	1,314	30	39,420	R	AC/AC		70	74	76	\$376	406,994	SEAL CRACKS
HIGHLANDS CR	YORKSHIRE DR	KENT DR	HIGHCR	YORKEN	1,178	30	35,340	R	AC/AC		70	74	76	\$337	406,994	SEAL CRACKS
HOLLY AV	MCKENZIE AV	PORTLAND AV	HOLLY	MCKPOR	995	24	23,880	R	AC/AC		82	84	86	\$96	576,283	SEAL CRACKS

** - Treatment from Project Selection

Year: 2027

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
HOLLY AV	OAKHURST AV	MCKENZIE AV	HOLLY	OAKMCK	898	27	24,246	R	AC/AC		84	86	87	\$74	668,258	SEAL CRACKS
HONEYSUCKLE PL	END	DEODARA DR	HONEYS	ENDDEO	172	31	7,557	R	AC/AC		88	88	89	\$8	1,415,189	SEAL CRACKS
JAY ST	CLARK AV N	EL MONTE AV N	JAY	CLAELM	1,426	25	35,650	R	AC/AC		40	87	88	\$55	1,069,076	SEAL CRACKS
JULIE LN	FREMONT AV	RANCHITA DR	JULIE	FRERAN	1,049	37	38,813	R	AC/AC		83	85	86	\$137	615,048	SEAL CRACKS
LANDELL CT	NEWCASTLE DR	END	LANDEL	NEWEND	316	25	10,317	R	AC/AC		84	86	87	\$27	741,684	SEAL CRACKS
LARNEL PL	END	GRANGER AV	LARNEL	ENDGRA	281	35	12,277	R	AC/AC		43	87	88	\$19	1,069,076	SEAL CRACKS
LAS FLORES CT	LAURELES DR	END	LASFLO	LAUEND	95	28	4,339	R	AC/AC	7A - Laureles	70	74	76	\$41	407,015	SEAL CRACKS
LAVER CT	ST JOSEPH AV	END	LAVER	STJEND	724	30	25,844	R	AC/AC		44	87	88	\$40	1,069,076	SEAL CRACKS
LILAC LN	UNIVERSITY AV E	END	LILAC	UNIEND	83	30	4,417	R	AC/AC		86	87	88	\$8	956,416	SEAL CRACKS
LINCOLN AV	UNIVERSITY AV W.	SHERMAN ST	LINCOL	UNISHE	876	56	49,054	R	AC/AC		78	76	79	\$425	580,024	SEAL CRACKS
LINDA VISTA WY	RUSSELL AV	END	LINDAV	RUSEND	579	34	21,493	R	AC/AC	4F - Linda Vista	85	86	87	\$56	742,314	SEAL CRACKS
LINDEN AV	PINE LN	PORTOLA AV W	LINDEN	PINPOR	1,670	22	36,630	R	AC/AC		75	80	82	\$251	453,984	SEAL CRACKS
LOCKHART LN	END	MARIPOSA WY	LOCKLN	ENDMAR	652	31	21,530	R	AC/AC		86	87	88	\$38	956,416	SEAL CRACKS
LOMA PRIETA CT	MIRAMONTE AV	END	LOMAPR	MIREND	145	40	7,579	R	AC/AC		44	87	88	\$12	1,069,076	SEAL CRACKS
LOS NINOS WY	ALVARADO AV	MARICH WY	LOSININ	ALVMAR	1,130	30	33,900	R	AC/AC		82	85	86	\$120	613,808	SEAL CRACKS
LOS NINOS WY	JARDIN DR	ALVARADO AV	LOSININ	JARALV	1,448	30	43,440	R	AC/AC		88	88	89	\$48	1,407,341	SEAL CRACKS
LYELL ST	SAN ANTONIO RD S	END	LYELL	SANEND	1,894	28	54,170	R	AC/AC		47	87	88	\$83	1,069,076	SEAL CRACKS
MADELAINE CT	END	ST JOSEPH AV	MADELA	ENDSTJ	272	30	10,087	R	AC/AC		71	75	77	\$93	412,677	SEAL CRACKS
MAIN ST	FOOTHILL EXP	STATE ST	MAIN	FOOSTA	1,565	50	78,250	C	AC		71	70	73	\$857	307,642	SEAL CRACKS
MARICH WY	DISTEL DR	CASITA WY	MARICH	DISCAS	382	41	15,662	R	AC/AC		71	75	77	\$145	412,512	SEAL CRACKS
MARIPOSA AV	END	LOS ALTOS AV	MARIPO	ENDLOS	713	18	12,834	R	AC/AC		76	82	84	\$71	743,104	SEAL CRACKS
MARVIN AV	PEPPER DR	ELEANOR AV	MARVIN	PEPELE	1,180	21	24,780	R	AC/AC		80	79	81	\$190	658,815	SEAL CRACKS
MIMOSA COURT	ARBORETUM DR	END	MIMOCT	ARBEND	640	34	21,760	R	AC		86	86	87	\$98	388,714	SEAL CRACKS
MIRAFLORES WY	LINDA VISTA WY	BERRY AV	MIRAFL	LINBER	471	34	16,014	R	AC/AC	4F - Linda Vista	76	82	84	\$89	745,085	SEAL CRACKS
MORTON AV	GRANT RD	NEWCASTLE DR	MORTON	GRANNEW	2,420	37	89,540	R	AC/AC		70	74	76	\$854	406,988	SEAL CRACKS
MOUNTAIN VIEW AV	ARROYO RD	VISTA GRANDE AV	MOUNTA	ARRVIS	883	29	25,607	R	AC/AC		90	88	89	\$19	1,989,092	SEAL CRACKS
NANCY LN	END	AURA WY	NANCY	ENDAUR	281	23	8,600	R	AC/AC		70	74	76	\$82	406,983	SEAL CRACKS
OAKHURST AV	FREMONT AV	PORTLAND AV	OAKHUR	FREPOR	2,617	26	67,408	R	AC/AC		45	87	88	\$103	1,069,076	SEAL CRACKS
OAKLEY DR	DALEHURST AV	NEWCASTLE DR	OAKLEY	DALNEW	352	30	10,560	R	AC/AC		48	87	88	\$16	1,069,076	SEAL CRACKS
ORCHID PL	UNIVERSITY AV E	END	ORCHID	UNIEND	396	30	13,807	R	AC/AC		86	84	85	\$62	898,402	SEAL CRACKS
OTIS WY	END	MILLS AV	OTIS	ENDMIL	392	31	13,605	R	AC/AC	5A - Mills	41	87	88	\$21	1,069,076	SEAL CRACKS
PAULA CT	END	GRANT RD	PAULA	ENDGRA	262	25	8,967	R	AC/AC		84	86	87	\$27	668,914	SEAL CRACKS
PENNY WY	FALLEN LEAF LN	END	PENNY	FALEND	232	35	9,897	R	AC/AC		49	87	88	\$15	1,069,076	SEAL CRACKS
PORTOLA CT	JORDAN AV	END	PORTCT	JOREND	877	27	23,679	R	AC/AC		78	77	79	\$204	594,112	SEAL CRACKS
RANCHITA CT	END	RANCHITA DR	RANCCT	ENDRAN	220	30	8,527	R	AC/AC		84	86	87	\$26	664,292	SEAL CRACKS

** - Treatment from Project Selection

Year: 2027

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
REDWOOD DR	END	DEODARA DR	REDWOO	ENDDEO	1,670	31	53,667	R	AC/AC		84	86	87	\$140	736,776	SEAL CRACKS
RENETTA CT	END	UNIVERSITY AV E	RENETT	ENDUNI	213	24	7,219	R	AC/AC		86	87	88	\$13	957,303	SEAL CRACKS
RILMA LN	LOUCKS AV	END	RILMA	LOUEND	351	30	12,457	R	AC/AC		70	74	76	\$119	407,015	SEAL CRACKS
RINCONADA CT	END	EL MONTE AV S	RINCON	ENDELM	358	30	12,667	R	AC/AC		84	86	87	\$33	739,924	SEAL CRACKS
RIVERSIDE DR	COVINTON RD	SPRINGER RD S	RIVERS	COVSPR	1,618	40	64,720	R	AC/AC	4B - Riverside	85	87	88	\$141	834,791	SEAL CRACKS
RIXFORD LN	PARMA WY	END	RIXFOR	PAREND	190	18	3,420	R	AC/AC	4C - Parma	27	88	89	\$13	352,354	SEAL CRACKS
ROCKPOINT LN	SUMMERHILL AV	END	ROCKPO	SUMEND	420	25	12,115	R	AC/AC		86	87	88	\$22	956,416	SEAL CRACKS
ROSEWOOD CT	END	RIVERSIDE DR	ROSEWO	ENDRIV	173	40	11,482	R	AC/AC	4B - Riverside	85	86	87	\$30	737,654	SEAL CRACKS
RUNNYMEAD CT	RUNNYMEAD DR	END	RUNNCT	RUNEND	200	24	6,907	R	AC/AC	3A - Runnymead	85	86	87	\$18	737,654	SEAL CRACKS
RUSSELL AV	LINDA VISTA WY	BERRY AV	RUSSEL	LINBER	505	38	19,190	R	AC/AC	4F - Linda Vista	89	88	89	\$20	1,486,915	SEAL CRACKS
SAN LUIS AV	EL MONTE AV S	CLARK AV S	SANLUI	ELMCLA	1,891	27	50,456	R	AC/AC		83	85	86	\$178	615,048	SEAL CRACKS
SANTA RITA CT	LOS ALTOS AV	END	SANTCT	LOSEND	446	30	13,380	R	AC/AC		42	87	88	\$20	1,069,076	SEAL CRACKS
SEQUOIA DRIVE	ARBORETUM DR	BEACHWOOD LN	SEQDR	ARBBEA	770	24	18,480	R	AC		78	82	83	\$117	417,385	SEAL CRACKS
SEQUOIA WAY	ARBORETUM DR	END	SEQWY	ARBEND	270	32	8,640	R	AC		75	80	81	\$63	412,357	SEAL CRACKS
SHELBY LN	END	CUESTA DR	SHELBY	ENDCUE	242	25	8,127	R	AC		42	87	88	\$12	1,069,076	SEAL CRACKS
SHERMAN ST	UNIVERSITY AV W	LINCOLN AV	SHERMA	UNILIN	685	25	17,125	R	AC/AC		49	87	88	\$26	1,069,076	SEAL CRACKS
SHERWOOD AV	SAN ANTONIO RD N	EL CAMINO REAL	SHERWO	SANELC	842	26	21,892	R	AC/AC		71	76	78	\$197	570,251	SEAL CRACKS
SHIRLYNN CT	END	EL MONTE RD S	SHIRLY	ENDELM	325	27	10,064	R	AC/AC		85	86	87	\$26	743,520	SEAL CRACKS
SIERRA VENTURA DR	STONEHAVEN DR	VIA MADEROS	SIERRA	STOVIA	2,020	40	80,800	R	AC/AC	1B - Sierra Ventura	48	87	88	\$124	1,069,076	SEAL CRACKS
SOLANA DR	ALMOND AV	JARDIN DR	SOLANA	ALMJAR	1,281	22	28,182	R	AC/AC		44	87	88	\$43	1,069,076	SEAL CRACKS
SOLANA DR	END	ALMOND AV	SOLANA	ENDALM	982	27	27,803	R	AC/AC		40	87	88	\$43	1,069,076	SEAL CRACKS
SPRINGER RD N	CORAL CT	EL MONTE AV N	SPRINN	CORELM	1,679	45	71,107	C	AC/AC		70	73	75	\$699	474,998	SEAL CRACKS
SPRINGER TR	CLARK AV S	SPRINGER RD S	SPRITR	CLASPR	1,295	31	40,145	R	AC/AC		45	87	88	\$61	1,069,076	SEAL CRACKS
CRIST DR	GRANT RD	FARNDON AV	ST	GRAFAR	1,648	39	64,272	R	AC/AC		87	87	88	\$91	1,149,803	SEAL CRACKS
STAGI LN	MADONNA WY	QUINHILL AV	STAGLN	MADQUI	582	30	17,460	R	AC/AC	8A - Stagi	81	84	86	\$70	574,958	SEAL CRACKS
STANWIRTH CT	END	EUREKA AV	STANWI	ENDEUR	115	24	5,389	R	AC/AC	3B - Eureka	70	74	76	\$51	406,988	SEAL CRACKS
ST CHARLES CT	ST MATTHEW WY	END	STCHAR	STMEND	442	31	16,465	R	AC	1C - St. Matthews	44	87	88	\$25	1,069,076	SEAL CRACKS
STONEHAVEN DR	END	ST MATTHEW WY	STONEH	ENDSTM	1,816	38	69,008	R	AC/AC		49	87	88	\$106	1,069,076	SEAL CRACKS
SUMMERHILL AV WB	EL MONTE AVE	CITY LIMIT (ROCKPOINT LN)	SUMMWB	ELMCIT	900	15	13,500	C	AC/AC		92	86	87	\$32	923,047	SEAL CRACKS
SUNSHINE CT	END	SUNSHINE DR	SUNSCT	ENDSUN	211	31	8,438	R	AC/AC	5C - Sunshine	82	84	86	\$34	576,389	SEAL CRACKS
SUNSHINE DR	SPRINGER RD S	SPRINGER RD S	SUNSDR	SPRSPR	1,822	24	43,147	R	AC/AC	5C - Sunshine	82	84	86	\$173	576,389	SEAL CRACKS
SYCAMORE CT	REDWOOD DR	END	SYCAMO	REDEND	246	25	8,567	R	AC/AC		88	88	89	\$9	1,415,189	SEAL CRACKS

** - Treatment from Project Selection

Scenarios - Sections Selected for

Agenda Item # 5.

Interest: 2.00%

Inflation: 3.00%

Scenario: (1) Unconstrained Needs

Year: 2027

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment	
												PCI Before	PCI After				
SYLVIAN WY	CHERRY AV	SAN ANTONIO RD N	SYLVIA	CHESAN	889	20	17,780	R	AC/AC		82	85	86	\$63	617,407	SEAL CRACKS	
SYLVIAN WY	END	CHERRY AV	SYLVIA	ENDCHE	248	17	6,533	R	AC/AC		81	84	86	\$26	575,548	SEAL CRACKS	
TERRACE CT	SPRINGER RD S	END	TERRAC	SPREND	154	22	4,670	R	AC/AC		82	84	86	\$19	576,389	SEAL CRACKS	
THORPE CT	END	EUREKA AV	THORPE	ENDEUR	80	33	4,972	R	AC/AC	3B - Eureka	71	75	77	\$46	412,725	SEAL CRACKS	
TRAVERSO CT	END	TRAVERSO AV	TRAVCT	ENDTRA	86	34	4,731	R	AC/AC	7C - Traverso	48	87	88	\$7	1,069,076	SEAL CRACKS	
TWELVE ACRES DR	PINE LN	MEADOW LN	TWELVE	PINMEA	879	32	28,128	R	AC/AC	7G - Twelve Acres	79	78	80	\$227	650,482	SEAL CRACKS	
VALENCIA DR	ALMOND AV	JARDIN DR	VALENC	ALMJAR	1,309	40	52,360	R	AC/AC	6E - Valencia	45	87	88	\$80	1,069,076	SEAL CRACKS	
VALENCIA DR	JARDIN DR	SEVILLA DR	VALENC	JARSEV	486	40	19,440	R	AC/AC		70	74	76	\$185	407,008	SEAL CRACKS	
VERANO DR	ALMOND AV	JARDIN DR	VERANO	ALMJAR	1,282	24	30,768	R	AC/AC		48	87	88	\$47	1,069,076	SEAL CRACKS	
VINEYARD DR	DEODARA DR	FOOTHILL EX	VINEDR	DEOFOO	730	36	26,280	R	AC/AC		77	81	83	\$168	466,992	SEAL CRACKS	
VINEYARD DR	REDWOOD DR	DEODARA DR	VINEDR	REDDEO	911	37	33,707	R	AC/AC		87	87	88	\$48	1,140,291	SEAL CRACKS	
VISTA GRANDE AV	SPRINGER RD N	MOUNTAIN VIEW AV	VISTAG	SPRMOU	1,602	30	48,060	R	AC/AC		85	86	87	\$125	742,694	SEAL CRACKS	
WHITNEY ST	FIRST ST	SAN ANTONIO RD S	WHITNE	FIRSAN	778	31	24,118	R	AC/AC		83	80	82	\$164	623,270	SEAL CRACKS	
WILLIAM HENRY CT	END	RICHARDSON AV	WILLIA	ENDRIC	220	39	10,237	R	AC/AC		70	74	76	\$98	406,990	SEAL CRACKS	
WINDIMER DR	STONEHAVEN DR	END	WINDIM	STOEND	1,246	40	51,183	R	AC/AC		87	87	88	\$72	1,148,708	SEAL CRACKS	
WISTARIA CT	END	WISTARIA LN	WISTCT	ENDWIS	186	31	5,766	R	AC/AC	1A - Wistaria	74	79	81	\$42	447,184	SEAL CRACKS	
WISTARIA LN	DEODARA DR	DEODARA DR	WISTLN	DEODEO	970	31	34,520	R	AC/AC	1A - Wistaria	88	88	89	\$38	1,415,189	SEAL CRACKS	
YERBA SANTA AV	CHERRY AV	END	YERBAS	CHEEND	500	30	15,000	R	AC/AC		73	79	81	\$115	436,748	SEAL CRACKS	
YERBA BUENA AV	END	CHERRY AV	YERBAV	ENDCHE	707	32	24,817	R	AC/AC		82	85	86	\$88	617,407	SEAL CRACKS	
YORKSHIRE DR	KENT DR	SCOTT LN	YORKSH	KENSCO	672	31	20,832	R	AC/AC		46	87	88	\$32	1,069,076	SEAL CRACKS	
													Treatment Total		\$20,984		
AWALT CT	END	TRUMAN AV	AWALT	ENDTRU	370	30	13,027	R	AC/AC		34	24	100	\$237,850	3,135	RECONSTRUCT STRUCTURE (AC)	
FREMONT AV	END	GIFFIN RD	FREMOM	ENDGIF	890	28	28,827	R	AC/AC		33	23	100	\$526,331	3,135	RECONSTRUCT STRUCTURE (AC)	
RIVERSIDE DR	FREMONT RD	BERRY AV	RIVERS	FREBER	385	34	13,090	R	AC/AC		34	24	100	\$239,001	3,135	RECONSTRUCT STRUCTURE (AC)	
STARDUST LN	CLARK AV S	END	STARDU	CLAEND	501	31	17,428	R	AC/AC		34	24	100	\$318,205	3,135	RECONSTRUCT STRUCTURE (AC)	
													Treatment Total		\$1,321,386		
Year 2027 Area Total									5,585,826		Year 2027 Total			\$2,959,578			
Grand Total Section Area:									33,048,585		Grand Total			\$28,068,095			

** - Treatment from Project Selection

Appendix G

Maps

Map – Current PCI

Scenario Maps – PCI Condition after Treatments (all Scenarios)

Scenario Maps – Section Selected for Treatment (all Scenarios)



Current PCI Condition

Printed: 2/27/2023

Feature Legend

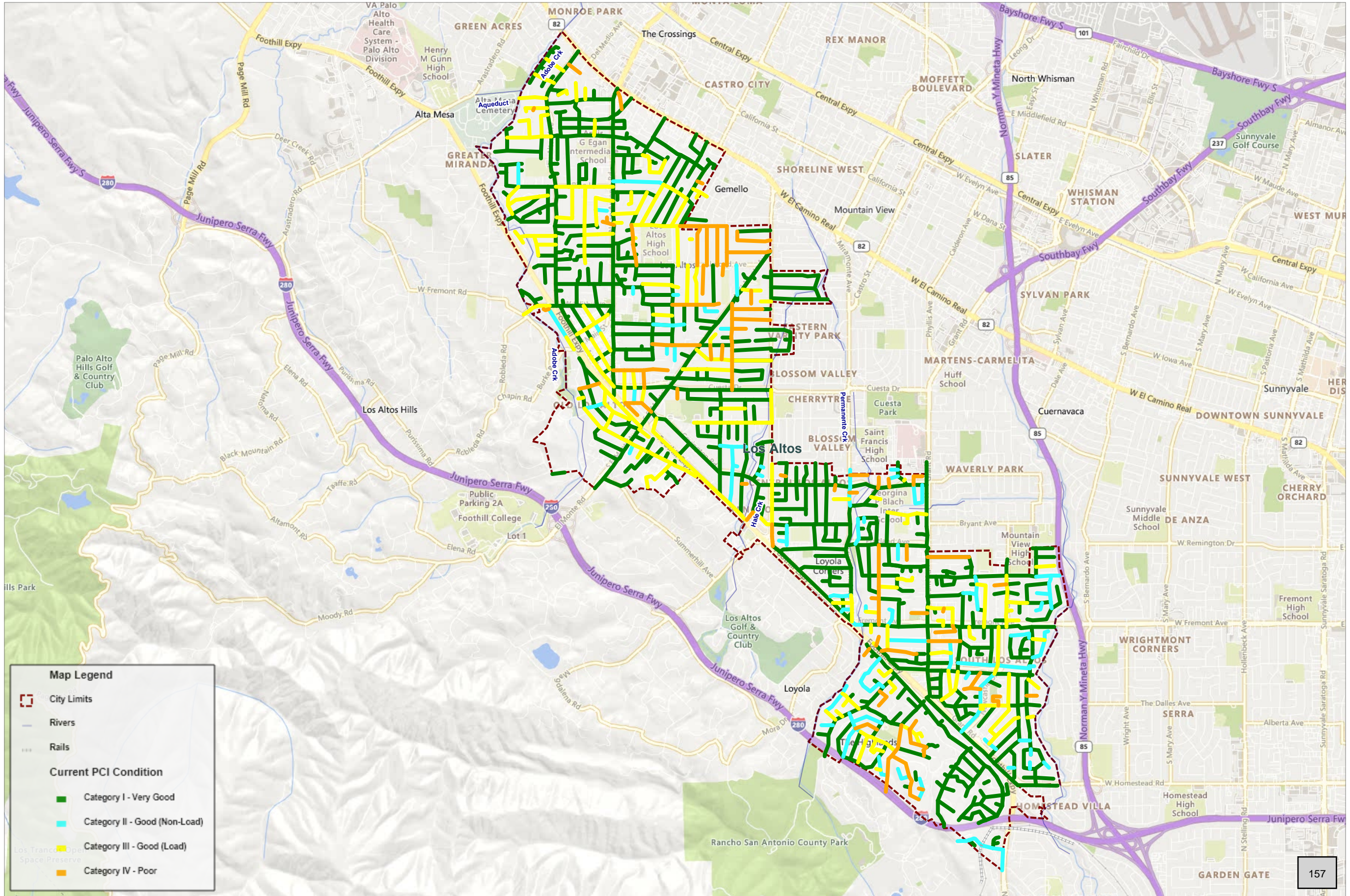
- Category I - Very Good
- Category II - Good (Non-Load)
- Category III - Good (Load)
- Category IV - Poor

Map Legend

- City Limits
- Rivers
- Rails

Current PCI Condition

- Category I - Very Good
- Category II - Good (Non-Load)
- Category III - Good (Load)
- Category IV - Poor





Scenario PCI Condition

(1) Unconstrained Needs - 2027 Project Period - Printed: 2/27/2023

Feature Legend

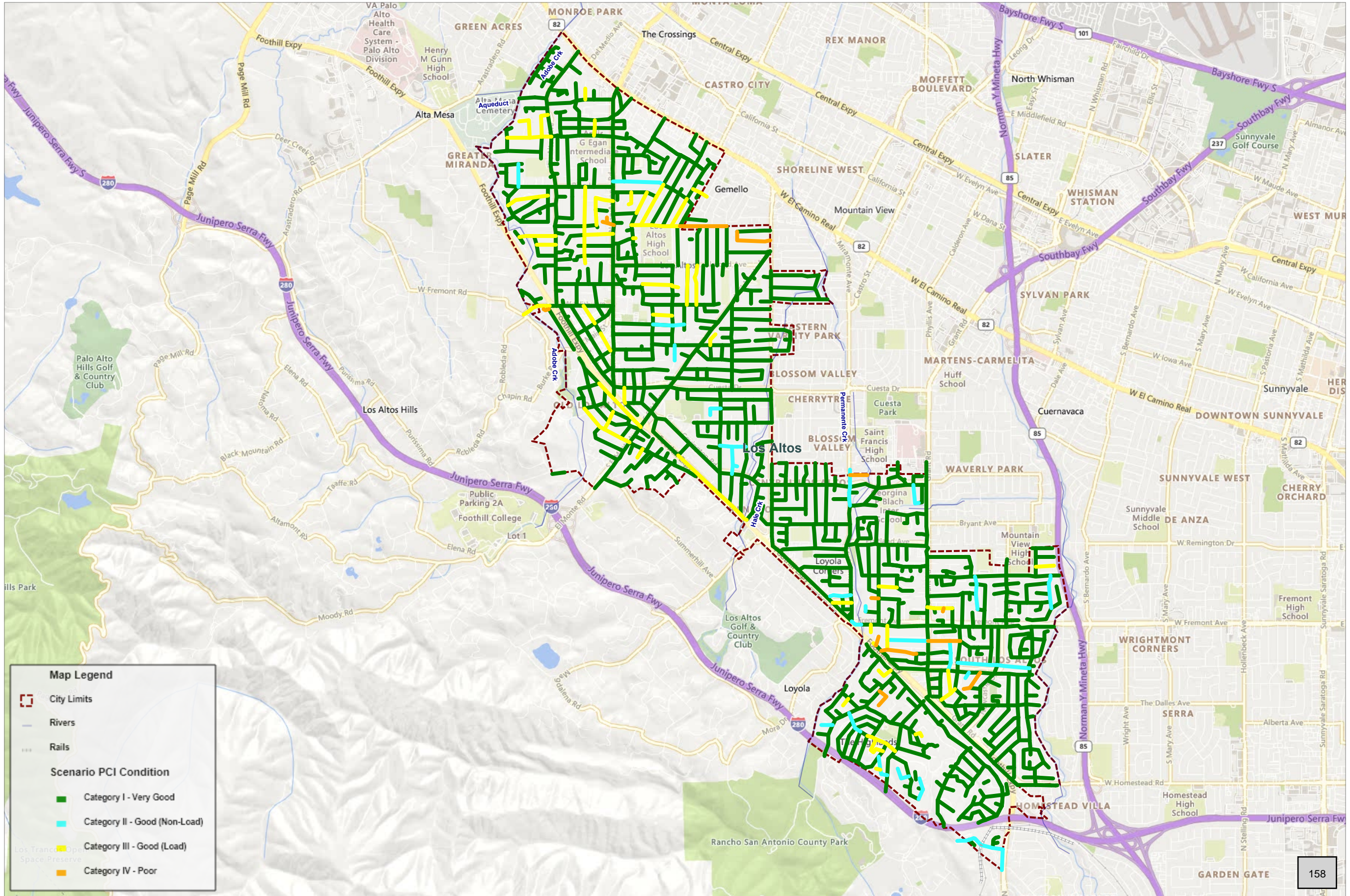
- Category I - Very Good
- Category II - Good (Non-Load)
- Category III - Good (Load)
- Category IV - Poor

Map Legend

- City Limits
- Rivers
- Rails

Scenario PCI Condition

- Category I - Very Good
- Category II - Good (Non-Load)
- Category III - Good (Load)
- Category IV - Poor





Scenario PCI Condition

(2) Current Funding (\$2.5M/Yr) - 2027 Project Period - Printed: 2/27/2023

Feature Legend

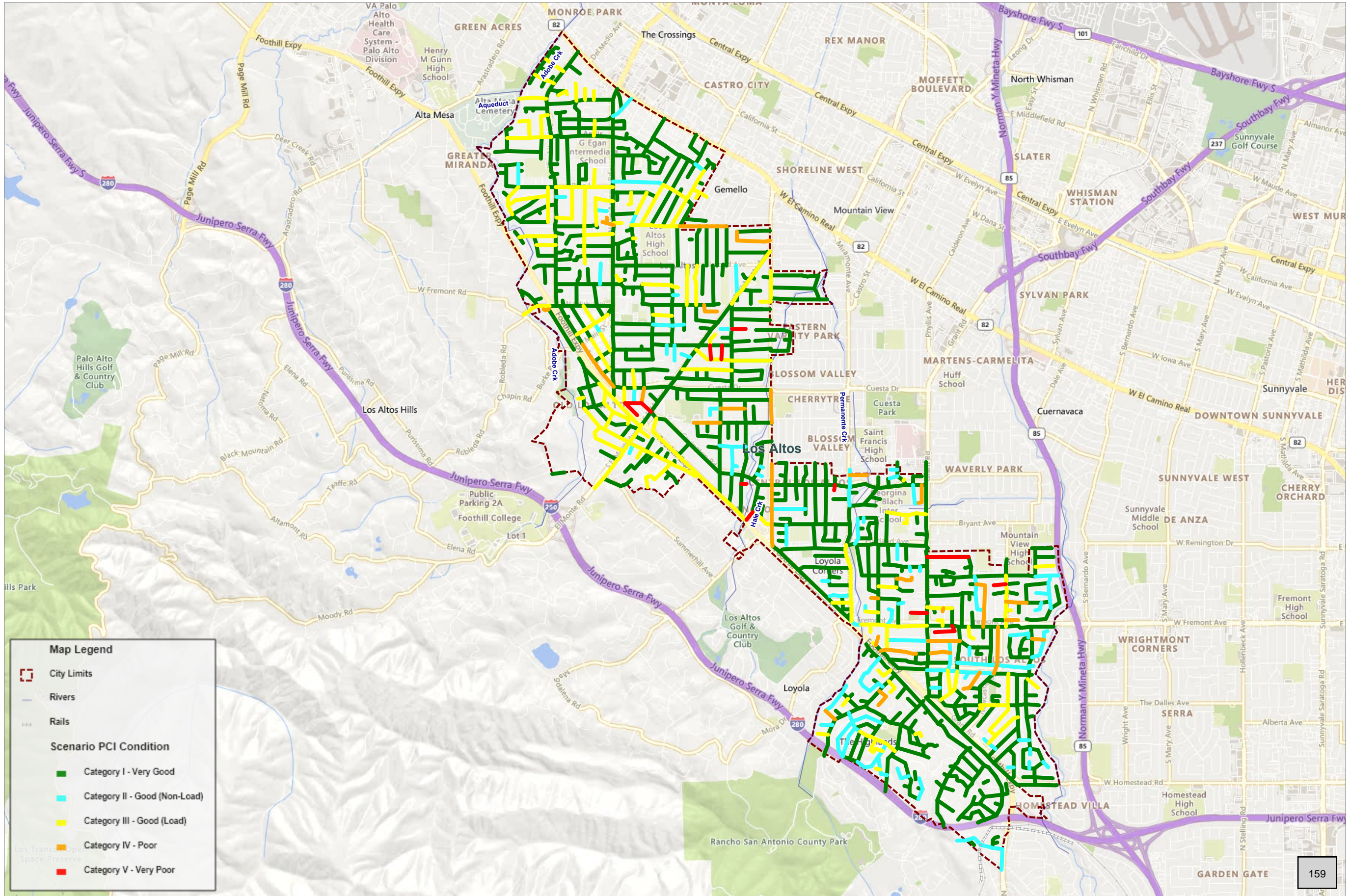
- Category I - Very Good
- Category II - Good (Non-Load)
- Category III - Good (Load)
- Category IV - Poor
- Category V - Very Poor

Map Legend

- City Limits
- Rivers
- Rails

Scenario PCI Condition

- Category I - Very Good
- Category II - Good (Non-Load)
- Category III - Good (Load)
- Category IV - Poor
- Category V - Very Poor





Scenario PCI Condition

(3) Maintain Current PCI (74) - 2027 Project Period - Printed: 2/27/2023

Feature Legend

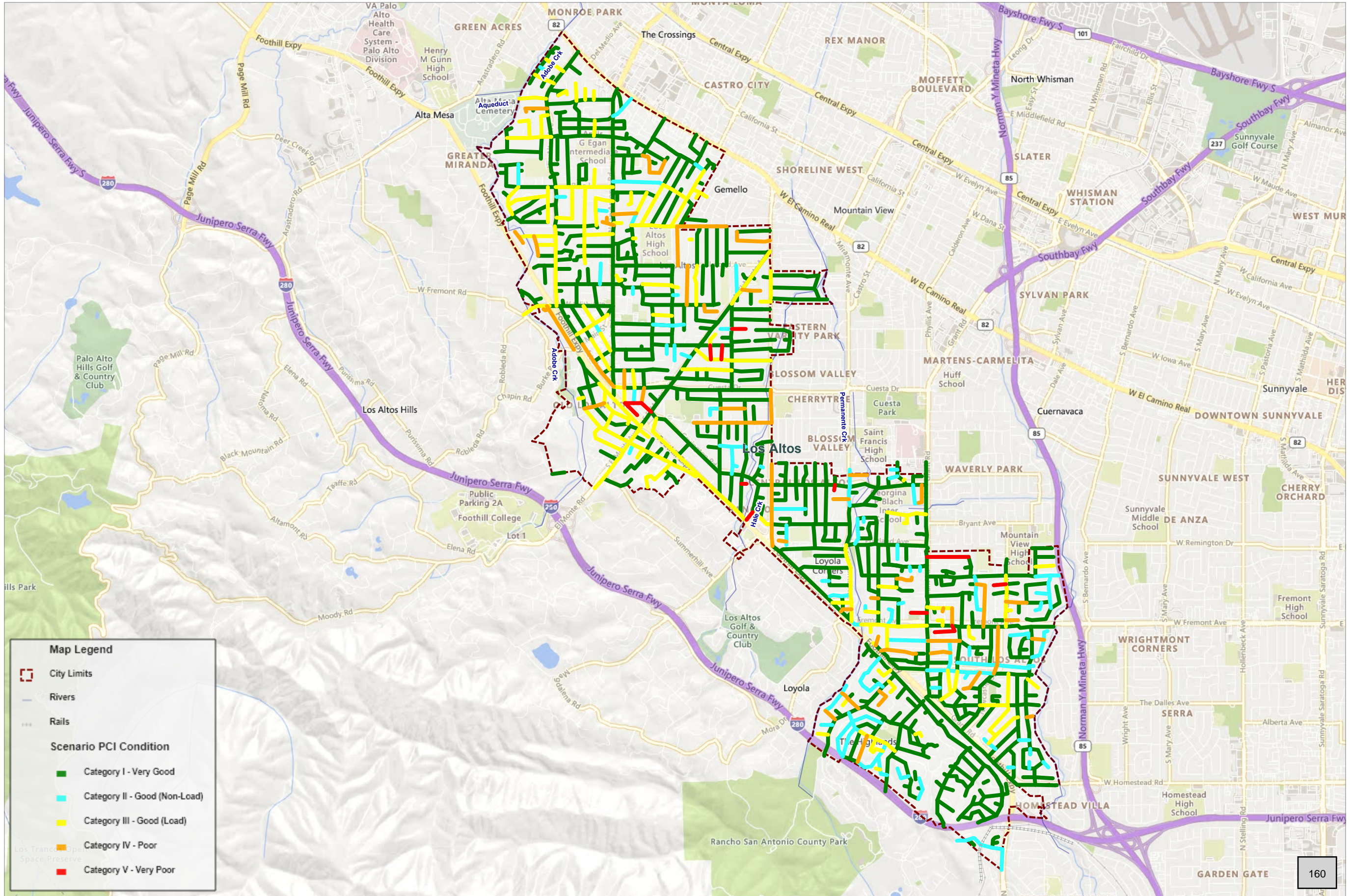
- Category I - Very Good
- Category II - Good (Non-Load)
- Category III - Good (Load)
- Category IV - Poor
- Category V - Very Poor

Map Legend

- City Limits
- Rivers
- Rails

Scenario PCI Condition

- Category I - Very Good
- Category II - Good (Non-Load)
- Category III - Good (Load)
- Category IV - Poor
- Category V - Very Poor





Scenario PCI Condition

(4) Increase PCI 5 points (to 79) - 2027 Project Period - Printed: 2/27/2023

Feature Legend

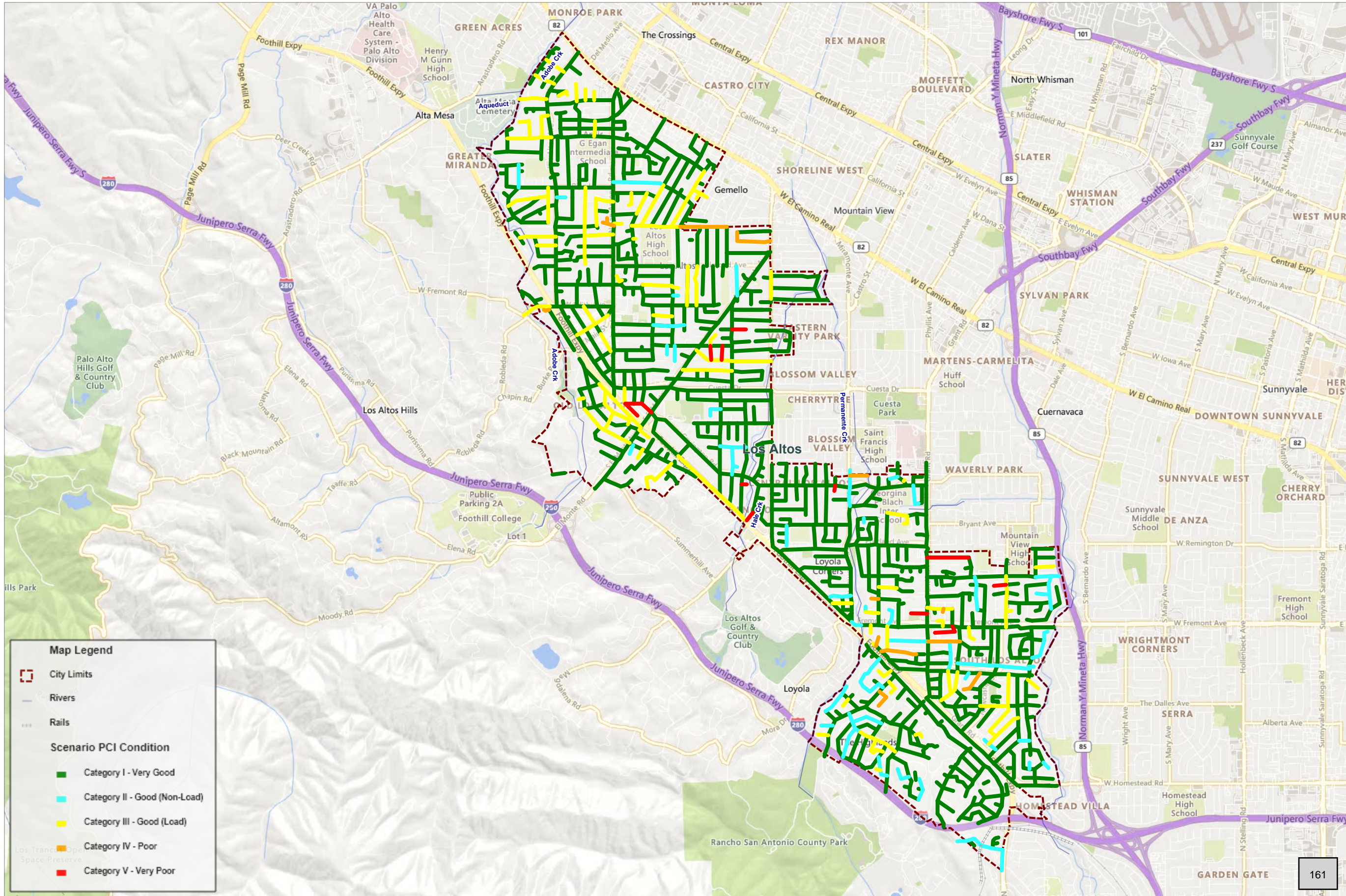
- Category I - Very Good
- Category II - Good (Non-Load)
- Category III - Good (Load)
- Category IV - Poor
- Category V - Very Poor

Map Legend

- City Limits
- Rivers
- Rails

Scenario PCI Condition

- Category I - Very Good
- Category II - Good (Non-Load)
- Category III - Good (Load)
- Category IV - Poor
- Category V - Very Poor





Scenario PCI Condition

(5) Current Funding with inflation adjustment - 2027 Project Period - Printed: 2/27/2023

Feature Legend

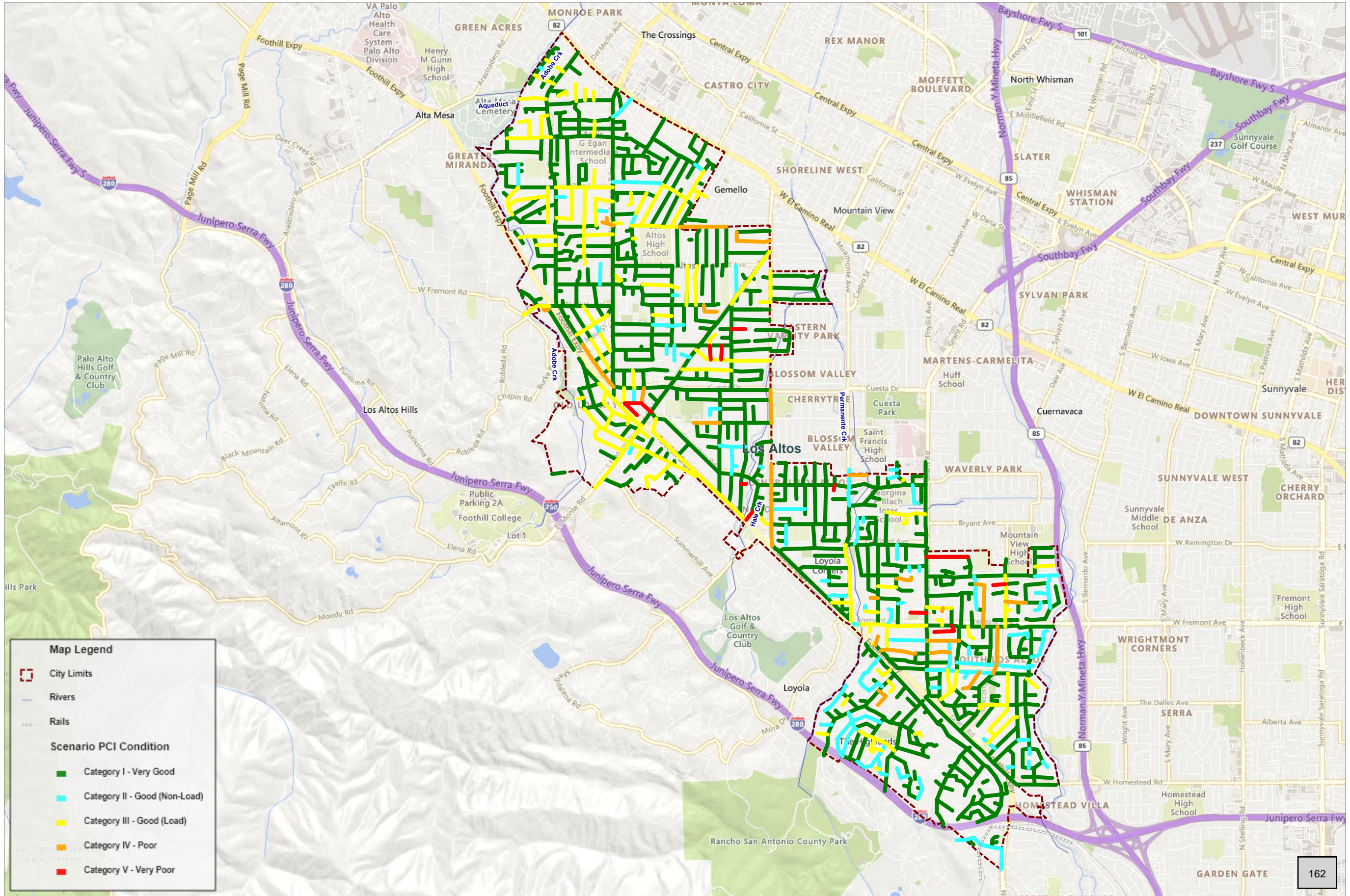
- Category I - Very Good
- Category II - Good (Non-Load)
- Category III - Good (Load)
- Category IV - Poor
- Category V - Very Poor

Map Legend

- City Limits
- Rivers
- Rails

Scenario PCI Condition

- Category I - Very Good
- Category II - Good (Non-Load)
- Category III - Good (Load)
- Category IV - Poor
- Category V - Very Poor





Scenario Treatments

(1) Unconstrained Needs - All Project Periods - Printed: 3/29/2023

Feature Legend

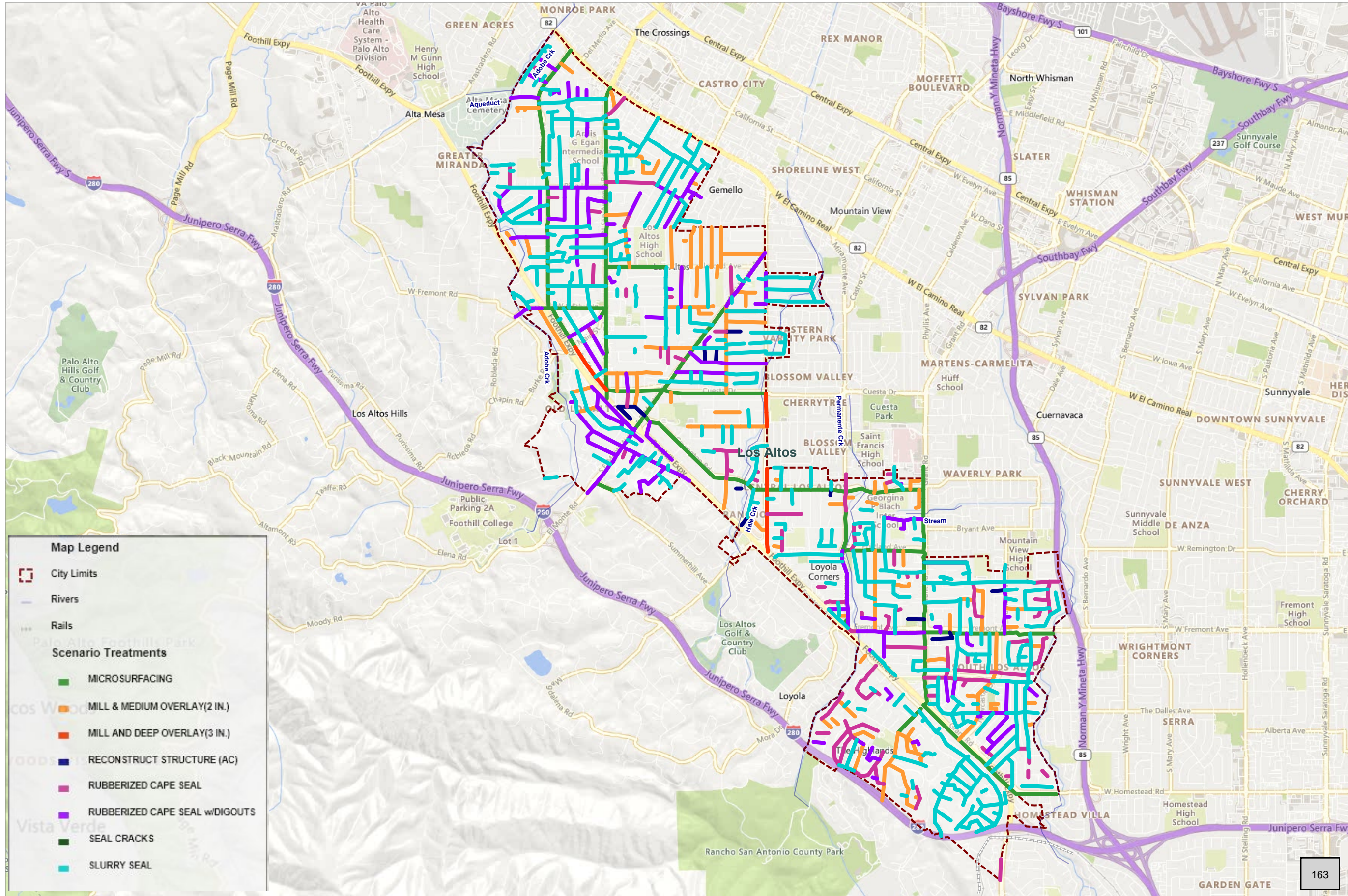
- MICROSURFACING
- MILL & MEDIUM OVERLAY(2 IN.)
- MILL AND DEEP OVERLAY(3 IN.)
- RECONSTRUCT STRUCTURE (AC)
- RUBBERIZED CAPE SEAL
- RUBBERIZED CAPE SEAL w/DIGOUTS
- SLURRY SEAL

Map Legend

- City Limits
- Rivers
- Rails

Scenario Treatments

- MICROSURFACING
- MILL & MEDIUM OVERLAY(2 IN.)
- MILL AND DEEP OVERLAY(3 IN.)
- RECONSTRUCT STRUCTURE (AC)
- RUBBERIZED CAPE SEAL
- RUBBERIZED CAPE SEAL w/DIGOUTS
- SEAL CRACKS
- SLURRY SEAL





Scenario Treatments

(2) Current Funding (\$2.5M/Yr) - All Project Periods - Printed: 3/29/2023

Feature Legend

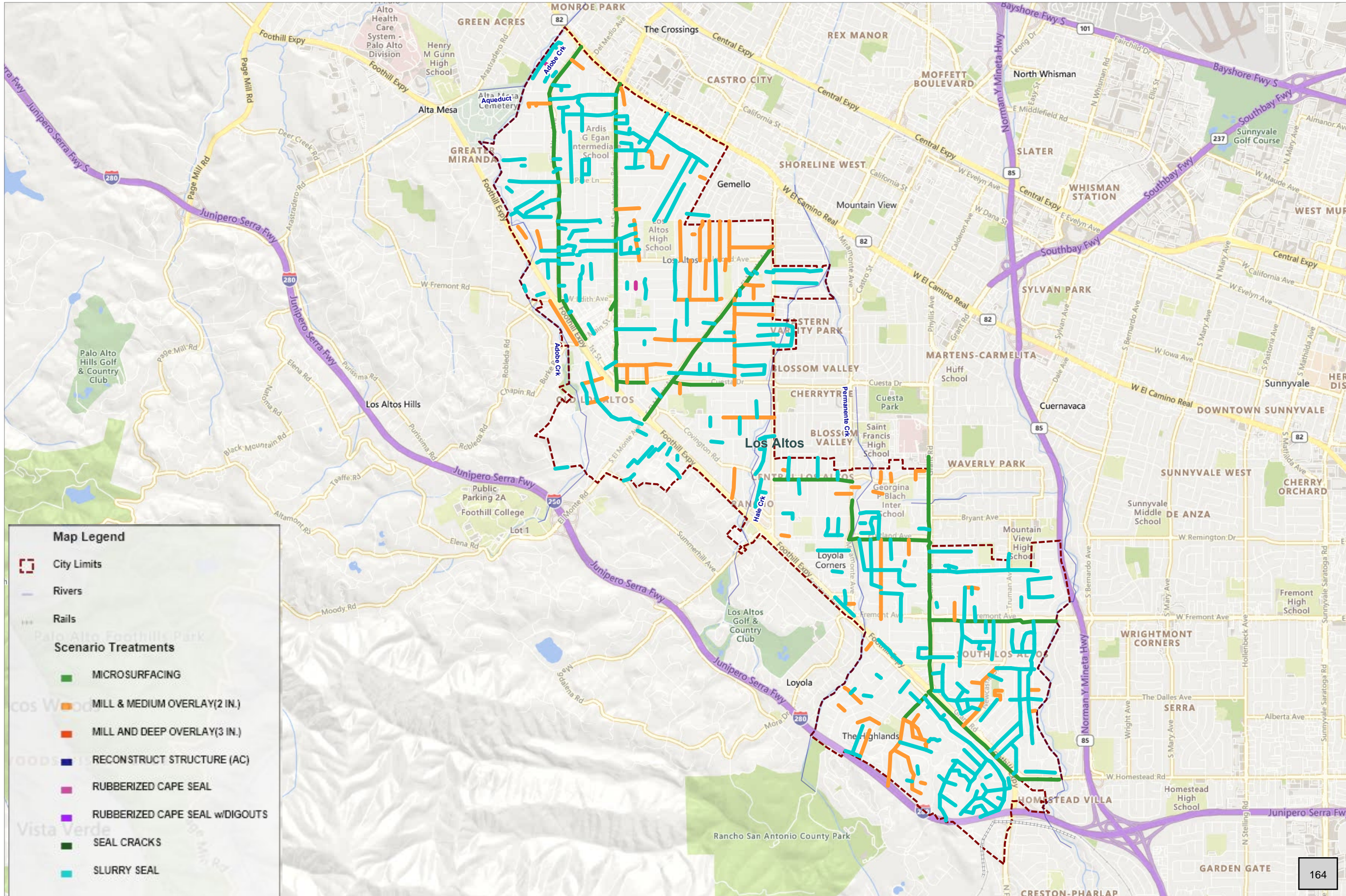
- MICROSURFACING
- MILL & MEDIUM OVERLAY(2 IN.)
- RUBBERIZED CAPE SEAL
- SLURRY SEAL

Map Legend

- City Limits
- Rivers
- Rails

Scenario Treatments

- MICROSURFACING
- MILL & MEDIUM OVERLAY(2 IN.)
- MILL AND DEEP OVERLAY(3 IN.)
- RECONSTRUCT STRUCTURE (AC)
- RUBBERIZED CAPE SEAL
- RUBBERIZED CAPE SEAL w/DIGOUTS
- SEAL CRACKS
- SLURRY SEAL





Scenario Treatments

(3) Maintain Current PCI (74) - All Project Periods - Printed: 3/29/2023

Feature Legend

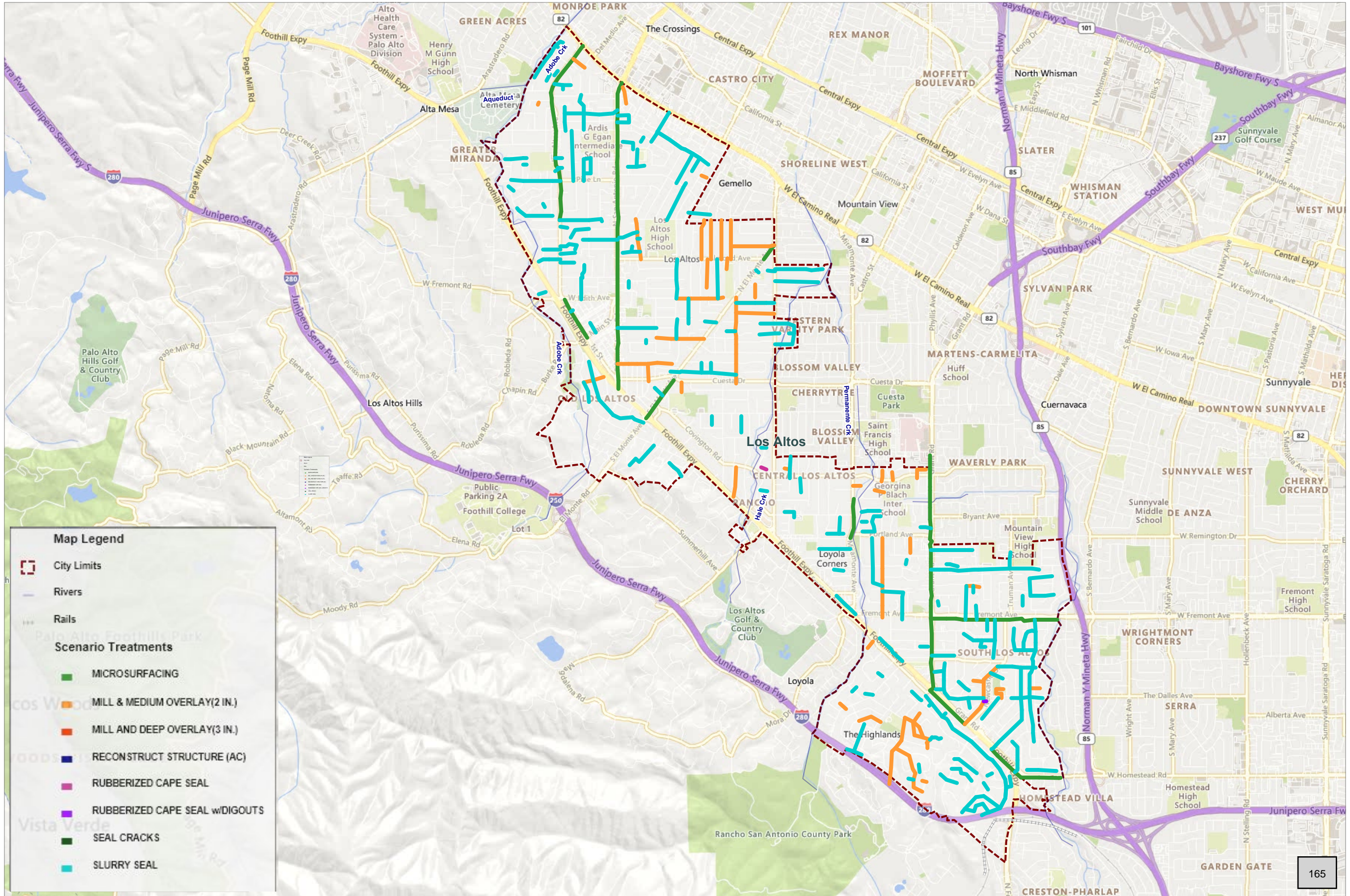
- MICROSURFACING
- MILL & MEDIUM OVERLAY(2 IN.)
- RUBBERIZED CAPE SEAL
- RUBBERIZED CAPE SEAL w/DIGOUTS
- SLURRY SEAL

Map Legend

- City Limits
- Rivers
- Rails

Scenario Treatments

- MICROSURFACING
- MILL & MEDIUM OVERLAY(2 IN.)
- MILL AND DEEP OVERLAY(3 IN.)
- RECONSTRUCT STRUCTURE (AC)
- RUBBERIZED CAPE SEAL
- RUBBERIZED CAPE SEAL w/DIGOUTS
- SEAL CRACKS
- SLURRY SEAL





Scenario Treatments

(4) Increase PCI 5 points (to 79) - All Project Periods - Printed: 3/29/2023

Feature Legend

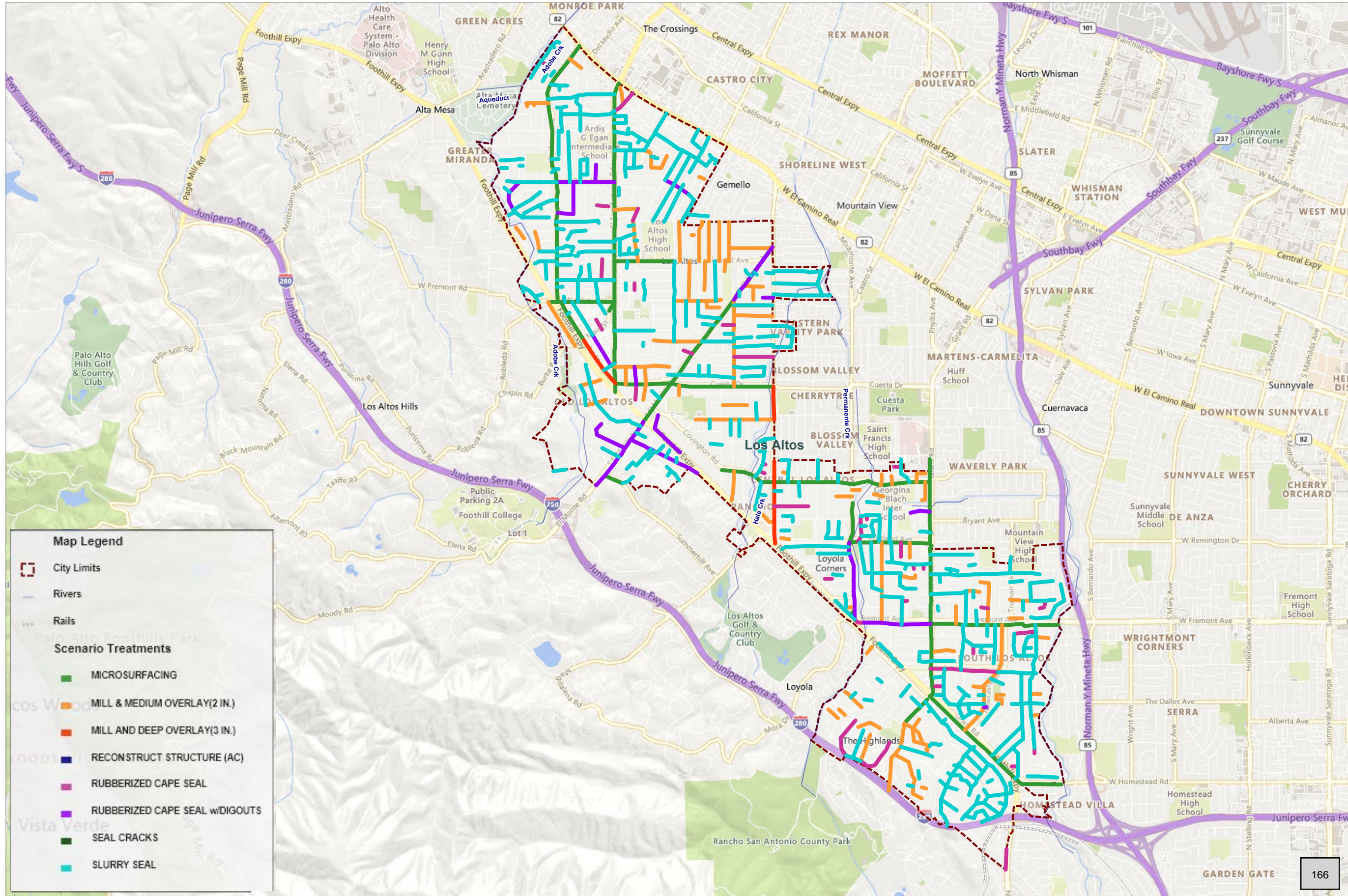
- MICROSURFACING
- MILL & MEDIUM OVERLAY(2 IN.)
- MILL AND DEEP OVERLAY(3 IN.)
- RUBBERIZED CAPE SEAL
- RUBBERIZED CAPE SEAL w/DIGOUTS
- SLURRY SEAL

Map Legend

- City Limits
- Rivers
- Rails

Scenario Treatments

- MICROSURFACING
- MILL & MEDIUM OVERLAY(2 IN.)
- MILL AND DEEP OVERLAY(3 IN.)
- RECONSTRUCT STRUCTURE (AC)
- RUBBERIZED CAPE SEAL
- RUBBERIZED CAPE SEAL w/DIGOUTS
- SEAL CRACKS
- SLURRY SEAL





Scenario Treatments

(5) Current Funding with inflation adjustment - All Project Periods - Printed: 3/29/2023

Feature Legend

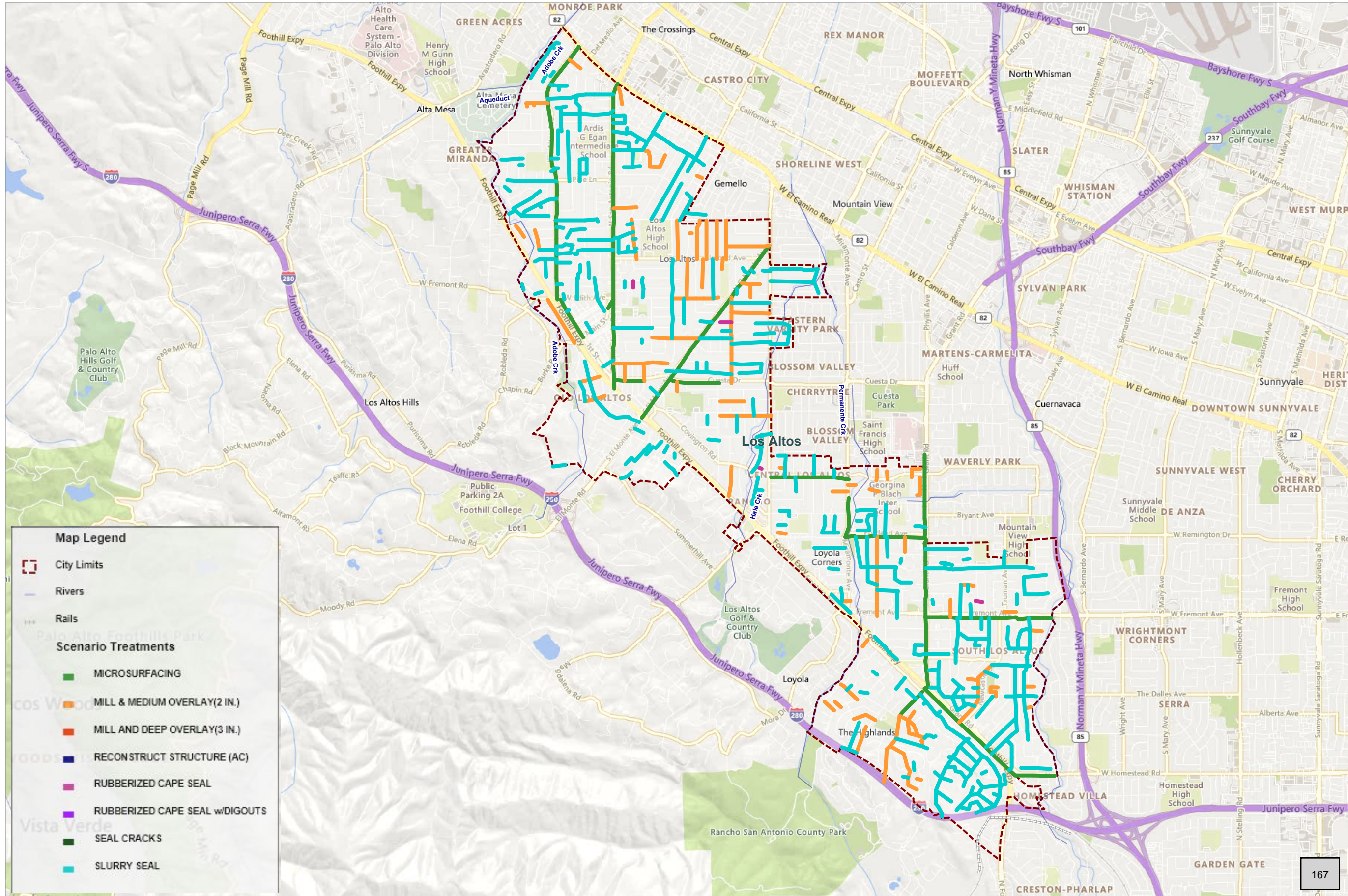
- MICROSURFACING
- MILL & MEDIUM OVERLAY(2 IN.)
- RUBBERIZED CAPE SEAL
- SLURRY SEAL

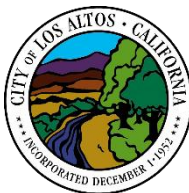
Map Legend

- City Limits
- Rivers
- Rails

Scenario Treatments

- MICROSURFACING
- MILL & MEDIUM OVERLAY(2 IN.)
- MILL AND DEEP OVERLAY(3 IN.)
- RECONSTRUCT STRUCTURE (AC)
- RUBBERIZED CAPE SEAL
- RUBBERIZED CAPE SEAL w/DIGOUTS
- SEAL CRACKS
- SLURRY SEAL





AGENDA REPORT SUMMARY

Meeting Date: January 23, 2024

Subject City Council Strategic Goals

Prepared by: Jon Maginot, Assistant City Manager

Approved by: Gabriel Engeland, City Manager

Attachment(s):

Attachment 1- Resolution

Initiated by:

City Council

Previous Council Consideration:

January 9, 2024

Fiscal Impact:

Unknown at this time

Environmental Review:

Not applicable

Policy Question(s) for Council Consideration:

- Does the Council wish to adopt the Resolution affirming the City Council Strategic Goals?

Summary:

- On January 9, 2024, the City Council reviewed its Strategic Goals
- The City Council has identified five goal areas: Business Communities, Circulation Safety and Efficiency, Environmental Sustainability, Housing, Neighborhood Safety Infrastructure

Staff Recommendation:

Adopt a Resolution affirming the City Council Strategic Goals



Subject: City Council Strategic Goals

Purpose

To adopt a Resolution affirming the City Council Strategic Goals

Background

On January 9, 2024, the City Council reviewed its Strategic Goals and provided direction on proposed revisions.

Discussion/Analysis

The five goals proposed by City Council are:

1. **Business Communities:** The City of Los Altos will support the different business communities, including implementing specific projects and/or elements of the Housing Element and Downtown Vision Plan, and launching initiatives to bolster the business communities.
2. **Circulation Safety and Efficiency:** The City of Los Altos will continue implementing the City’s policies as expressed in the Complete Streets Master Plan and other plans which support improving circulation safety and efficiencies, with an emphasis on improving Safe Routes to Schools.
3. **Environmental Sustainability:** The City of Los Altos will be a leader in environmental sustainability through education, incentives and adaptation initiatives, and practices identified in the City’s Climate Action and Adaptation Plan.
4. **Housing:** The City of Los Altos will implement the Housing Element, programs, and policies to facilitate, incentivize and administer the availability of housing that is safe, diverse and affordable for all income levels to meet the needs of the Community and seek to increase and protect its green space.
5. **Neighborhood Safety Infrastructure:** The City of Los Altos will conduct a public safety facilities condition assessment on the condition of the police station and the two firehouses and based on the public safety needs of the community, develop a plan to replace, repair and/or rehabilitate the City’s public safety infrastructure.

In addition, the City Council directed that the previous goal of asset management be incorporated into the introductory paragraph for the goals. This can be seen in the attached Resolution.

Recommendation

The staff recommends Council adopt the Resolution affirming the City Council Strategic Goals.

RESOLUTION NO. 2024-xx

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS
AFFIRMING THE CITY COUNCIL’S 5-YEAR STRATEGIC GOALS**

WHEREAS, the Mission of the City of Los Altos is “to foster and maintain the City of Los Altos as a great place to live and to raise a family;” and

WHEREAS, the City Council is committed to providing essential services to the community; and

WHEREAS, on February 23, 2021, the City Council adopted 5-Year Strategic Goals to help maintain Los Altos as the great place it is and on April 26, 2022 and February 21, 2023 the Council reviewed and revised the goals; and

WHEREAS, on January 9, 2024, the City Council reviewed its 5-Year Strategic Goals.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos hereby adopts the following as its 5-Year Strategic Goals:

The City Council Strategic Goals highlight those areas identified by the Council for emphasis and focus. The City Council will accomplish these goals by engaging the community and making decisions which are equitable, sustainable and fiscally prudent. The City Council will ensure that appropriate resources are allocated to maintain Los Altos as a great place to live and work, including providing a work culture and environment that supports recruitment and retention of exceptional employees to provide City services and maintenance and improvement of the City’s assets.

1. **Business Communities:** The City of Los Altos will support the different business communities including implementing specific projects and/or elements of the Housing Element Update and Downtown Vision Plan and launching initiatives to bolster the other business communities.
2. **Circulation Safety and Efficiency:** The City of Los Altos will continue implementing the City’s policies as expressed in the Complete Streets Master Plan and other plans which support improving circulation safety and efficiencies, with an emphasis on improving Safe Routes to Schools.
3. **Environmental Sustainability:** The City of Los Altos will be a leader in environmental sustainability through education, incentives and adaptation initiatives, and practices identified in the City’s Climate Action and Adaptation Plan.
4. **Housing:** The City of Los Altos will implement the Housing Element, programs, and policies to facilitate, incentivize and administer the availability of housing that is safe, diverse and affordable for all income levels to meet the needs of the Community and seek to increase and protect its green space.

- 5. **Neighborhood Safety Infrastructure:** The City of Los Altos will conduct a public safety facilities condition assessment on the condition of the police station and the two firehouses and based on the public safety needs of the community, develop a plan to replace, repair and/or rehabilitate the City’s public safety infrastructure.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 23rd day of January, 2024 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jonathan D. Weinberg, MAYOR

Attest:

Melissa Thurman, MMC, City Clerk

In



AGENDA REPORT SUMMARY

Meeting Date: January 23, 2024
Subject Establishment of an Inclusionary Housing In-Lieu Fee
Prepared by: Nick Zornes, Development Services Director
Reviewed by: Jolie Houston, City Attorney
Approved by: Gabriel Engeland, City Manager

Attachment(s):

- 1. Draft Resolution
- 2. Final Inclusionary Housing and In-Lieu Fee Financial Feasibility Study
- 3. AB 1505
- 4. AB 602
- 5. Bae Urban Economics December 12, 2023 PowerPoint

Initiated by:

Adopted 6th Cycle Housing Element, Program 2.B

Fiscal Impact:

Approximately \$65,000 was expended to prepare the Inclusionary Housing and In-Lieu Fee Financial Feasibility Study No fiscal impact is associated with the implementation and collection of an Inclusionary Housing In-Lieu Fee. Future fiscal impact associated with the expenditure of collected Inclusionary Housing In-Lieu Fee will be discussed at that time.

Environmental Review:

Pursuant to CEQA Guidelines Section 15273 this item is exempt from environmental review. CEQA does not apply to the establishment, modification, structuring, restructuring, or approval of rates, tolls, fares, and other charges by public agencies.

Summary:

- The City’s inclusionary housing ordinance has been codified since 2009 and amended twice; once in September 2018 and again in March 2022.
- The City must adopt an inclusionary housing in-lieu fee that is consistent with AB 602 (per square foot).
- The City is currently determining the Commercial Linkage Fee under a separate study to be completed in Spring 2024 by another third-party consultant.

Reviewed By:

City Manager
GE



Subject: Inclusionary Housing Study Session

- The City has conducted outreach regarding the inclusionary housing in-lieu fee with property owners, and housing and commercial developers who are directly affected by the deployment of such fee. Residential outreach is facilitated by this study session and future outreach and education on city programs.

Staff Recommendation:

Adopt a Resolution of the City Council of the City of Los Altos establishing an Inclusionary Housing In-Lieu Fee and Integrating the fees into the Municipal Fee Schedule and fin this action is exempt from CEQA pursuant to Section 15273 of State Guidelines.

Purpose

The establishment of an In-Lieu Fee is required pursuant to AB 1505 which was signed into law in 2017. The legislation requires that local jurisdictions with inclusionary ordinances provide developers with at least one alternative for complying with the ordinance, such as an in-lieu fee payment, land dedication, or off-site construction of affordable units. To modify or establish a new inclusionary housing in-lieu fee a jurisdiction shall provide a comprehensive economic feasibility study; this study shall satisfy those requirements.

As required in the Adopted 6th Cycle Housing Element, Program 2.B also required the Economic Feasibility Study being discussed tonight.

Program 2.B: Establish an affordable housing in-lieu fee and commercial linkage fee.
The City will conduct a feasibility analysis to support the establishment of an affordable housing in-lieu fee for residential developments and a commercial linkage fee for affordable housing. Based on this analysis, the City will adopt such fees. Said analysis will also ensure that the in-lieu fees adopted are not a constraint to housing development. As a part of the establishment of an affordable housing in-lieu fee and commercial linkage fee the City will conduct outreach to all stakeholders including residents, property owners, and housing and commercial developers.

Responsible Body: Development Services Department, City Council, Planning Commission

Funding Source: General Fund

Time Frame: Adopt housing in-lieu fee by the end of 2023; begin commercial linkage fee for affordable housing by end of year 2025.

As required in the adopted 6th Cycle Housing Element the In-Lieu Fee shall be adopted by the end of 2023 in December. Until December 12, 2023, the Inclusionary Housing Economic Feasibility



Subject: Inclusionary Housing Study Session

Study was not ready for review and discussion of the City Council and meeting all statutory requirements.

December 12, 2023 – Study Session

On December 12, 2023, the City Council held a Study Session to review the results of Inclusionary Housing Economic Feasibility Study completed by Bae Urban Economics. At the Study Session the City Council provided general direction and support for the Development Services Director to return with an Inclusionary In-Lieu Fee that was more than the Point of Indifference but less or more conservative than the Construction Cost methodology.

Discussion/Analysis

To implement the affordable housing goals, objectives, policies and programs of the City’s Sixth Cycle Housing Element, the City Council should adopt the Inclusionary Housing and In-Lieu Fee Financial Feasibility Study and implement the Inclusionary Housing In-Lieu Fee applicable to residential development. As contained in the final report as well as discussed at the December 12, 2023, Study Session there are various methods which could be deployed when considering the final fee for adoption. There were two outcomes of the final report provided by Bae Urban Economics which included the calculation of the Point of Indifference and the Construction Cost method. The following figures were presented:

	Multifamily Rental		Multifamily Ownership		Townhouse
	Higher-Density	Current Standards	Higher-Density	Current Standards	
Construction Cost	\$120	\$146	\$139	\$148	\$211
Point of Indifference	\$32	\$28	\$74	\$74	\$19

The Construction Cost Methodology was utilized to structure the final proposed Inclusionary Housing In-Lieu Fee.

Multifamily Rental	Multifamily Ownership	Townhouse
$\$146 + \$120 = \$266$	$\$139 + \$148 = \$287$	\$211
$\$266 / 2 = \133	$\$287 / 2 = \143.50	$\$211 / 1 = \211
$\$133 \times 80\% = \mathbf{\$106.40}$	$\$143.50 \times 80\% = \mathbf{\$114.80}$	$\$211 \times 80\% = \mathbf{\$168.80}$

Multifamily-Rental Projects

The Inclusionary Housing In-Lieu Fee established by this resolution create a blended rate based on the findings of the Inclusionary Housing and In-Lieu Fee Financial Feasibility Study by adding the findings of the Construction Cost methodology for Prototype #1 Higher-Density Multifamily



Subject: Inclusionary Housing Study Session

Rental (\$120 per sqft.) and Prototype #2 Lower-Density Multifamily Rental (\$146 per sqft.) together and then divided by two which equates to \$133 per sqft for Multifamily Rental projects.

Multifamily/Condominium-For Sale Projects

The Inclusionary Housing In-Lieu Fee established by this resolution create a blended rate based on the findings of the Inclusionary Housing and In-Lieu Fee Financial Feasibility Study by adding the findings of the Construction Cost methodology for Prototype #3 Higher-Density Condominium (\$139 per sqft.) and Prototype #4 Lower-Density Condominium (\$148 per sqft.) together and then divided by two which equates to \$144 per sqft for Condominium projects.

Townhouse-For Sale Projects

The Inclusionary Housing In-Lieu Fee established by this resolution utilizes the findings of the Inclusionary Housing and In-Lieu Fee Financial Feasibility Study of the Construction Cost methodology for Prototype #5 Townhouse (\$211 per sqft.).

80% Threshold

The Inclusionary Housing In-Lieu Fee established by this resolution are set at eighty (80) percent of the maximum feasible fee computed utilizing the Construction Cost Methodology contained within the Inclusionary Housing and In-Lieu Fee Financial Feasibility Study and the blended rates established by this resolution for Multifamily Rental and Condominium projects. The Inclusionary Housing In-Lieu Fee established by this resolution utilizing an eighty (80) percent threshold of the maximum feasible fee helps to account for the change in the market conditions.

Consumer Price Index (CPI)

Future amendments to the established inclusionary housing in-lieu fee shall be reviewed annually and will be increased if appropriate based on Consumer Price Index (CPI). The reason why a commonly accepted fee or cost escalator is included is to insure that the established fee is reflective of inflation and other market conditions.

RESOLUTION NO. 2024-XX

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS
ESTABLISHING AN INCLUSIONARY HOUSING IN-LIEU FEE AND INTEGRATING
THE FEES INTO THE MUNICIPAL FEE SCHEDULE**

WHEREAS, on January 24, 2023, the City Council approved the City’s Sixth Cycle Housing Element Update; and

WHEREAS, Program 2.B of the Housing Element calls for the establishment of an affordable housing in-lieu fee; and

WHEREAS, Program 2.B of the Housing Element requires the City of Los Altos to conduct a feasibility analysis to support the establishment of an affordable housing in-lieu fee for residential development; and

WHEREAS, Program 2.B of the Housing Element requires the City of Los Altos to adopted an affordable housing in-lieu fee based on the feasibility study prepared; and

WHEREAS, the City Council has considered the “Inclusionary Housing and In-Lieu Fee Financial Feasibility Study”, dated October 23, 2023, and prepared by Bae Urban Economics; and

WHEREAS, in accordance with Government Code Section 66001, the Inclusionary Housing and In-Lieu Fee Financial Feasibility Study proposed establishing a new Inclusionary Housing In-Lieu Fee with the purpose of mitigating the impacts of new development on the need for affordable housing; and

WHEREAS, in accordance with Government Code Section 66001, the Inclusionary Housing and In-Lieu Fee Financial Feasibility Study proposed using the fee to facilitate the construction of affordable dwelling units in the City of Los Altos to offset the new demand from market rate residential units; and

WHEREAS, in accordance with Government Code Section 66001, the Inclusionary Housing and In-Lieu Fee Financial Feasibility Study demonstrates that there is rough proportionality between the fee imposed and the project to be constructed attributable to the development paying the in-lieu fee. The Inclusionary Housing and In-Lieu Fee Financial Feasibility Study computes the cost of providing each affordable unit and fees are collected proportionate to the incremental demand for affordable housing created by each new unit of market rate housing; and

WHEREAS, the Inclusionary Housing and In-Lieu Fee Financial Feasibility Study demonstrated that, to fully mitigate the impacts of new-market units in for-sale and rental residential projects on the need for affordable housing, and inclusionary housing in-lieu fee of \$120 to \$211 per square foot of new market rate development would be needed; and

WHEREAS, in order to implement the affordable housing goals, objectives, policies and programs of the City’s Sixth Cycle Housing Element, the City Council desires to adopt the Inclusionary Housing and In-Lieu Fee Financial Feasibility Study and implement the Inclusionary Housing In-Lieu Fee applicable to residential development; and

WHEREAS, the Inclusionary Housing In-Lieu Fee established by this resolution create a blended rate based on the findings of the Inclusionary Housing and In-Lieu Fee Financial Feasibility Study by adding the findings of the Construction Cost methodology for Prototype #1 Higher-Density Multifamily Rental (\$120 per sqft.) and Prototype #2 Lower-Density Multifamily Rental (\$146 per sqft.) together and then divided by two which equates to \$133 per sqft for Multifamily Rental projects; and

WHEREAS, the Inclusionary Housing In-Lieu Fee established by this resolution create a blended rate based on the findings of the Inclusionary Housing and In-Lieu Fee Financial Feasibility Study by adding the findings of the Construction Cost methodology for Prototype #3 Higher-Density Condominium (\$139 per sqft.) and Prototype #4 Lower-Density Condominium (\$148 per sqft.) together and then divided by two which equates to \$144 per sqft for Condominium projects; and

WHEREAS, the Inclusionary Housing In-Lieu Fee established by this resolution utilize the findings of the Inclusionary Housing and In-Lieu Fee Financial Feasibility Study of the Construction Cost methodology for Prototype #5 Townhouse (\$211 per sqft.); and

WHEREAS, the Inclusionary Housing In-Lieu Fee established by this resolution are set at eighty (80) percent of the maximum feasible fee computed utilizing the Construction Cost Methodology contained within the Inclusionary Housing and In-Lieu Fee Financial Feasibility Study and the blended rates established by this resolution for Multifamily Rental and Condominium projects; and

WHEREAS, the Inclusionary Housing In-Lieu Fee established by this resolution utilizing an eighty (80) percent threshold of the maximum feasible fee helps to account for the change in the market conditions; and

WHEREAS, the Inclusionary Housing In-Lieu Fee when allowed pursuant to Chapter 14.28 of the Los Altos Municipal Code shall be applied per square foot calculation; and

WHEREAS, the Inclusionary Housing In-Lieu Fee for residential development shall be determined based on the net square footage and shall be measured from the outside surface of the exterior walls and will include all finished living space and conditioned square footage; and

WHEREAS, the Inclusionary Housing In-Lieu Fee for residential development does not apply to vehicular parking areas, service areas, garbage collection facilities, or mechanical equipment facilities; and

WHEREAS, the Los Altos Municipal Code specifies that certain fees and charges shall be set by Resolution of the City Council; and

WHEREAS, all Inclusionary Housing In-Lieu Fees collected by the City of Los Altos shall be deposited into the City of Los Altos Affordable Housing Fund to be used only for the purposes of creating new affordable housing units and preserving existing affordable housing units; and

WHEREAS, the Inclusionary Housing In-Lieu Fee shall be updated on an annual basis and adopted by City Council resolution; and

WHEREAS, the Inclusionary Housing In-Lieu Fee shall be adjusted annually utilizing the Consumer Price Index (CPI); and

WHEREAS, this Resolution is exempt from environmental review pursuant to Section 15273; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos hereby adopts the following Inclusionary Housing In-Lieu Fees:

UNIT TYPE	FEE PER SQUARE FOOT
Multifamily-Rental	\$106.00
Condominium-For Sale	\$115.00
Townhouse-For Sale	\$170.00

BE IT FURTHER RESOLVED that all other fees previously established by other City Council Resolution or Ordinance remain in effect.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the XX day of January 2024 by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Jonathan Weinberg, MAYOR

Attest:

Melissa Thurman MMC, City Clerk

bae urban economics

Inclusionary Housing and In-Lieu Fee Financial Feasibility Study

Prepared for the City of Los Altos

Adopted January 23, 2024



Table of Contents

INTRODUCTION..... 1

 Purpose of this Study 1

 Current Inclusionary Ordinance..... 1

 Recent Los Altos Multifamily Residential Development Trends..... 2

 Existing Los Altos Multifamily Residential Density Standards..... 3

 California AB 1505 Requirements 3

INCLUSIONARY HOUSING FEASIBILITY ANALYSIS 5

 Inclusionary Requirements in Nearby Jurisdictions 5

 Residential Prototypes for Financial Feasibility Analysis..... 9

 Methodology for Financial Feasibility Analysis 11

 Rental Inclusionary Financial Feasibility Findings..... 14

 For-Sale Residential Financial Feasibility Findings 16

 Summary of Findings 17

IN-LIEU FEE ANALYSIS 20

 Construction Cost Approach 20

 Point of Indifference Approach..... 22

 In-Lieu Fees in Nearby Jurisdictions 24

 Summary of In-Lieu Fee Analysis Findings 27

RECOMMENDATIONS 28

APPENDIX A: STATE DENSITY BONUS CHART..... 30

APPENDIX B: PRO FORMAS 31

List of Tables

Table 1: Inclusionary Requirements in Nearby Cities.....	7
Table 2: Prototype Development Programs	9
Table 3: Financial Feasibility Summary.....	19
Table 4: Construction Cost In-Lieu Fee Amount by Prototype.....	22
Table 5: Point of Indifference In-Lieu Fee Amount by Prototype	24
Table 6: Inclusionary In-Lieu Fees in Nearby Cities	26

INTRODUCTION

The City of Los Altos has a long-standing inclusionary housing program with a strong history of creating affordable units as part of new market-rate developments. These units provide homes for lower-income and moderate-income households within the high-cost Silicon Valley housing market, where homes that are affordable to households at these income levels are in short supply. The City’s current inclusionary ordinance requires that developers of new rental and for-sale developments dedicate a portion of the units to moderate-, low-, or very low-income households. While the City allows for adoption of an in-lieu fee that would provide an alternative to providing inclusionary units in a project, the City does currently have an established in-lieu fee rate.

Purpose of this Study

The purpose of this study is to evaluate the City’s current inclusionary housing requirements and necessary in-lieu fees to:

- 1) **Determine whether the current inclusionary housing requirements are financially feasible.** This portion of the study assesses the inclusionary requirements to evaluate if developers can provide the required affordable units while achieving the financial returns that are necessary to enable residential development activity to continue. Inclusionary requirements that are too high could prevent new development from moving forward, thereby impeding the development of both market-rate projects and the associated affordable inclusionary units. Conversely, if inclusionary requirements are low, there may be potential opportunities to increase the requirements to maximize the number of affordable units in new developments.
- 2) **Propose potential changes to the City’s inclusionary requirements.** Based on the analysis described in item (1) above, the study identifies potential changes to the existing inclusionary requirements to maximize affordable housing production and address potential feasibility challenges associated with the current requirements.
- 3) **Identify potential in-lieu fees as an alternative to providing inclusionary units.** This portion of the study analyzes the economic characteristics of residential development projects in Los Altos to identify options for an in-lieu fee that the City could offer as an alternative to providing inclusionary units.

Current Inclusionary Ordinance

The City of Los Altos last updated its inclusionary ordinance in September 2018. The City’s current inclusionary ordinance requires that new multifamily developments include units that are affordable to lower-income or moderate-income households in accordance with the following requirements:

- **Multifamily developments with five to nine units (both rental and for sale):** 15 percent of units must be affordable to moderate-, low-, or very low-income households.

- **Rental developments with ten units or more:** Either a) 20 percent of the units must be affordable to low-income households or b) 15 percent of units must be affordable to very low-income households.
- **For -sale developments with ten units or more:** 15 percent of units must be affordable, with a majority affordable at the moderate-income level and the remaining units at the low- and/or very low-income level.

The ordinance generally requires that affordable units are dispersed throughout the project, are constructed concurrently with market rate units, and are not significantly distinguishable from the other units in the project. The City allows for payment of an in-lieu fee but does not have a set in-lieu fee schedule and generally emphasizes the provision of inclusionary units rather than a fee payment.

Recent Los Altos Multifamily Residential Development Trends

Recent multifamily developments in Los Altos have consisted primarily of ownership developments, with limited multifamily rental development activity, though the City’s multifamily development pipeline includes some rental units in addition to ownership units. According to data from Costar, the most recently-constructed multifamily rental development in Los Altos is Colonnade on El Camino Real, which was completed in 2015 and is reserved for Stanford faculty and staff. Among the remainder of the City’s multifamily inventory, the most recently-constructed rental development was built in 1980. However, the City’s development pipeline includes both rental and for-sale multifamily developments.

In many cases, developments that comply with the City’s inclusionary ordinance are automatically eligible for some level of density bonus and other concessions and incentives under the State Density Bonus law. The Density Bonus law provides density bonuses on a sliding scale to projects that provide affordable units, with larger bonuses for projects that provide more affordable units, up to a maximum density bonus of 50 percent for mixed-income projects (80 percent for 100 percent affordable projects). The proportion of affordable units that are required to be eligible for each tier of density bonus varies based on whether a project is a rental or ownership project and on the affordability level of the affordable units. Appendix A shows the density bonuses that are allowable for projects with various affordability levels and proportions. The density bonus also provides for parking reductions and various development incentives and concessions for projects that meet designated affordability thresholds. Under State law, affordable units that are provided to satisfy an inclusionary requirement also make a project eligible for the benefits of the State Density Bonus – such as density bonuses, concessions, incentives, and waivers – provided that the affordable units align with the affordability levels and proportions identified in the State Density Bonus Law.¹

¹ See HCD guidance to the City of West Hollywood at: <https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/HAU/West-Hollywood-TA-090222.pdf>

Many of the planned and proposed multifamily residential developments in Los Altos include additional affordable units, beyond the number needed to meet the City's inclusionary requirements, in order to make these developments eligible for incentives or concessions under State Density Bonus law that these projects would not be eligible for based on providing only the units required for meet the City's inclusionary requirements. The City requires that inclusionary units are maintained as affordable for 99 years, whereas additional units that are included for State Density Bonus purposes have a 55-year affordability term. In addition to the density bonuses available under State law, the City has granted additional density bonuses to some recent developments, in excess of those offered to mixed-income projects under State law, in exchange for more affordable units.

Existing Los Altos Multifamily Residential Density Standards

The City of Los Altos has a variety of zoning districts that allow for multifamily development at a range of densities, as well as mixed-use zoning districts where residential development is allowed. Among zoning districts with a density standard for residential development, the maximum density allowed in any zone is 38 dwelling units per acre. Some zoning districts that allow residential development limit development intensity based on floor area ratio rather than a density standard, and therefore have no set maximum density requirement. The number of units that can be built on these sites is limited by the total allowable FAR and other development standards such as maximum height limits, which are typically 30 to 35 feet.

The City's January 2023 Adopted 6th Cycle Housing Element identifies various changes that the City plans to make to zoning standards to facilitate the production of housing. These changes include increasing allowable densities and height limits in some areas as well as allowing residential uses in zoning districts where only nonresidential uses are currently allowed.

As indicated above, the City of Los Altos offers density bonuses and incentives and concessions, including certain on-menu concessions provided in the Los Altos Municipal Code, to projects that provide affordable housing in accordance with the State Density Bonus law.

California AB 1505 Requirements

California State Assembly Bill 1505 (AB 1505), which was signed into law as part of the State's 2017 housing legislation package, provides cities with the authority to adopt inclusionary ordinances for rental developments. Inclusionary ordinances for for-sale developments were already permissible under State law prior to the adoption of AB 1505. One of the key provisions of the legislation requires that local jurisdictions with inclusionary ordinances provide developers with at least one alternative for complying with the ordinance, such as an in-lieu fee payment, land dedication, or off-site construction of affordable units.

AB 1505 Economic Feasibility Study Requirements

AB 1505 provides the State Department of Housing and Community Development (HCD) with the authority to review inclusionary ordinances in some circumstances by requesting that a local jurisdiction submit an economic feasibility study. A review by HCD would be limited to inclusionary requirements on rental developments and would not apply to inclusionary requirements on for-sale developments. A feasibility study would potentially be required only in cases where all of the following apply:

- The ordinance requires more than 15 percent of units to be affordable to households with incomes equal to 80 percent of the AMI or less.
- Either: 1) the jurisdiction did not meet at least 75 percent of its above-moderate income Regional Housing Needs Allocation (RHNA) over at least a five-year period, or 2) the jurisdiction failed to submit its annual Housing Element report for at least two consecutive years.
- Less than ten years have passed since the adoption or amendment of the ordinance.

However, meeting the criteria above does not necessarily trigger a review by HCD. Reviews are conducted only if HCD receives a complaint, and HCD has the authority to determine whether to conduct a review after receiving a complaint. To date, HCD has not required that any jurisdiction submit an economic feasibility study for an inclusionary ordinance based on AB 1505.

Nonetheless, regardless of the specific provisions of AB 1505, HCD could consider the financial feasibility of the City's inclusionary ordinance as part of its review of the City's Housing Element Update, either in the current cycle or in future cycles, in order to assess whether the requirements constitute an undue constraint on housing production.

INCLUSIONARY HOUSING FEASIBILITY ANALYSIS

This chapter details the methodology and findings from the portion of the financial feasibility analysis that evaluated the financial feasibility of the City of Los Altos' current inclusionary requirements. The financial feasibility analysis used static residential development pro-forma models for five prototype projects to evaluate the feasibility of changes to the City's inclusionary housing requirements. This chapter provides a description of the five prototype projects that were evaluated, the financial feasibility analysis methodology, the key assumptions used in the analysis, and the findings from the analysis. The following subsection also includes an overview of inclusionary requirements in nearby jurisdictions. The analysis of inclusionary housing in-lieu fees, which included a financial feasibility analysis similar to the analysis described in this chapter, is discussed in the next chapter of this report.

Inclusionary Requirements in Nearby Jurisdictions

Jurisdictions often consider inclusionary requirements in neighboring jurisdictions as one indicator of the potential feasibility of inclusionary requirements. Table 1 below shows Los Altos' current inclusionary housing requirements as well as inclusionary requirements in several nearby jurisdictions.

Requirements for For-Sale Developments

Among the jurisdictions shown in Table 1, Los Altos' inclusionary requirements for owner-occupied projects are fairly typical in terms of the percentage of overall units that must be affordable. The City of Los Altos requires 15 percent of units to be affordable in most for-sale developments, as do the Cities of Cupertino, Menlo Park, Mountain View, Santa Clara, and Sunnyvale. Similarly, Palo Alto has a 15 percent inclusionary requirement for all for-sale developments on less than five acres, which likely encompasses a significant share of new development in Palo Alto. Los Gatos has a requirement of 10 to 20 percent, depending on the number of units in the project.

Compared to the other jurisdictions shown in Table 1, Los Altos' requirements may lead to deeper affordability targeting for for-sale inclusionary units than is typical. Los Altos requires a majority of inclusionary units in a for-sale development to be targeted to moderate-income households, with the remainder affordable to low- and/or very low-income households. In contrast, Cupertino, Los Gatos, Menlo Park, Mountain View, Palo Alto, and Sunnyvale all require inclusionary units in for-sale developments to be affordable to some combination of low-income and moderate-income households. Santa Clara allows for any combination of affordability levels up to moderate income but requires that the affordability averages to 100 percent of AMI, which generally encourages the provision of low- and moderate-income units. Among these jurisdictions, Los Altos is the only one that identifies very low-income units as one of the affordability levels for for-sale inclusionary units.

Los Altos' requirements have led many developers in Los Altos to provide more very low-income units in for-sale projects than required in order to make use of the State Density Bonus, as discussed above, resulting in for-sale developments with large numbers of affordable units. In jurisdictions with a narrower band of affordability for for-sale units (e.g., 80 to 100 percent of AMI), developers may be more challenged in maximizing use of the State density bonus because a significantly larger proportion of affordable units is necessary to maximize the density bonus if the affordable units are provided to low- or moderate-income households rather than very low-income households (see Appendix A.).

Requirements for Rental Developments

Compared to the neighboring jurisdictions shown in Table 1, the inclusionary requirements in Los Altos require rental projects to provide either deeper affordability or a larger proportion of affordable units than is typical. For most rental developments, Los Altos requires either 15 percent of units affordable to very low-income households or 20 percent of units affordable to low-income households. While most jurisdictions in Table 1 have a 15-percent inclusionary requirement for rental developments, all jurisdictions shown that have a rental inclusionary requirement allow at least some of the inclusionary units in a rental development to be affordable to households with low or moderate incomes. Apart from Los Altos, the only jurisdiction with a 20 percent inclusionary requirement for some rental projects is Los Gatos, where the 20-percent requirement applies only to projects with over 100 units, and which allows inclusionary units to target moderate-income households. The information shown in Table 1 indicates that the option to provide 15 percent of units to very low-income households requires deeper affordability targeting than is required in neighboring jurisdictions, while the option to provide 20 percent of units to low-income households requires a higher proportion of affordable units than is required in neighboring jurisdictions.

Table 1: Inclusionary Requirements in Nearby Cities

Jurisdiction	Percent of Units Required	Affordability Level	
		Owner-Occupied Projects	Renter-Occupied Projects
Los Altos	15% for projects with 5-9 units and all for-sale developments	Moderate & very low for projects with 10+ units; majority must be moderate	20% at low or 15% at very low for projects with 10+ units
	15%-20% for rental developments with 10+ units	Very low, low, or moderate for projects with 5-9 units	Very low, low, or moderate for projects with 5-9 units
Cupertino	15%	Half at median income and half at moderate income Option to provide low- or very low-income rental BMR units	60% of units at very low income and 40% at low income
Los Gatos	10% x # number of market-rate units in projects with 5-19 market rate units 22.5% x total # of market rate units – 2.5 in projects with 20-100 units (increases the number of units required from 10% to 20% of market-rate units over the range of 20 to 100 market rate units 20% in projects with 101+ market rate units	50/50 split between low and moderate income	Annual household income up to 120% MFI. Priority given to applicant households whose income is less than 50% MFI. Rents may not exceed 80% of most current Fair Market Rents. Rent can be subject to increase if a tenant's income falls between 80% and 120% of MFI.
Menlo Park	1 BMR unit (preferred) or in-lieu fee for projects with 5-9 units 10% in projects with 10-19 units 15% in projects with 20+ units	Moderate income (120% of AMI)	Low income (80% of AMI); not to exceed 75% of market rent for comparable units
Mountain View	15% in rental developments and most ownership developments 25% in rowhouses and townhouses	Developments other than rowhouses and townhouses: 80-120% of AMI. Must be provided at a minimum of two income levels with a weighted average of 100% of AMI Rowhouses and Townhouses: 15% of units at 100% avg. AMI (with a range between 80%-120% AMI) and 10% of units at 135% avg. AMI (with a range between 120%-150% AMI)	Low- and moderate-income. Must be provided at a minimum of two income levels, with a resulting income level no greater than a weighted average of 65% of AMI

Jurisdiction	Percent of Units Required	Affordability Level	
		Owner-Occupied Projects	Renter-Occupied Projects
Palo Alto	<p>15% in for-sale developments on <5 acres</p> <p>20% in for-sale developments on 5+ acres</p> <p>25% in condo conversion projects</p> <p>No inclusionary required for rental developments (rental developments pay a housing impact fee instead)</p>	<p>At least 2/3 of the units must be affordable at 80%-100% AMI, and 1/3 may be affordable at 100%-120% AMI.</p> <p>For condo conversion projects, at least 4/5 of the units must be affordable at 80%-100% AMI, and 1/5 may be affordable at 100%-120% AMI.</p>	Not Applicable
Santa Clara	<p>15% in projects with 10+ units</p> <p>1 BMR unit or in-lieu fee for projects with fewer than 10 units</p>	Any combination of income categories up to moderate income (ELI, VLI, LI, and Mod income). Must average to a maximum of 100% AMI	Any combination of income categories up to moderate income (ELI, VLI, LI, and Mod income). Must average to a maximum of 100% AMI
Saratoga	The city does not currently have an inclusionary housing ordinance/policy. A new policy is being proposed in the Housing Element Update to amend the Zoning Code to require new multi-family developments with 5+ units to have 15% of units designated as affordable housing moderate income households		
Sunnyvale	15%	100% AMI; may be adjusted between 81% to 110% to address shifts in housing demand.	Very low- and low-income (5% VLI, 10% LI)

Residential Prototypes for Financial Feasibility Analysis

This analysis assessed five multifamily residential prototypes to evaluate the financial feasibility of inclusionary requirements in different types of developments that could occur in Los Altos. Three of the five prototypes conform to existing zoning in areas where multifamily housing is allowed in Los Altos. These prototypes consist of a multifamily rental prototype and a condominium prototype, both with base densities of 38 dwelling units per acre before accounting for any density bonuses, as well as a townhouse prototype with a base density of 14.5 dwelling units per acre before accounting for any density bonuses.

The other prototypes represent prototypes that could be built if future zoning changes allow for base densities of 70 dwelling units per acre in some areas. As noted above, anticipated zoning changes in Los Altos will include increasing allowable densities and height limits in some areas. Although the magnitude of these increases has not yet been determined, densities in the range of 70 dwelling units per acre would be somewhat consistent with the City’s development pipeline, which currently includes developments with densities that exceed 70 dwelling units per acre after accounting for density bonuses and other development incentives. To evaluate financial feasibility following a potential future rezone, the prototypes include one multifamily rental prototype and one condominium prototype with base densities of 70 dwelling units per acre.

The prototypes that were evaluated in this analysis are described in more below and summarized in Table 2.

Table 2: Prototype Development Programs

	Prototype 1: Higher-Density Multifamily Rental	Prototype 2: Lower-Density Multifamily Rental	Prototype 3: Higher-Density Condominium	Prototype 4: Lower-Density Condominium	Prototype 5: Townhouse
Development Program					
Site Size (acres)	1.0	1.0	0.5	1.0	2.0
Density Before Density Bonus	70 du/acre	38 du/acre	70 du/acre	38 du/acre	14.5 du/acre
Total Units	105	57	42	57	35
Affordable Units	11	6	6	10	5
Average Unit Size (net sq. ft.)	848	854	1,157	1,175	1,571
Parking Spaces	149	82	84	114	70

Sources: City of Los Altos; BAE, 2023.

Prototype 1: Higher-Density Multifamily Rental

Prototype 1 is a multifamily rental development on a one-acre site with an assumed base zoning allowing for 70 dwelling units per acre. The prototype evaluated in this analysis includes 11 units affordable to very low-income households, which is equal to 15 percent of the 70 units that would be allowed under the base zoning. This makes the project consistent

with the City's inclusionary requirements and eligible for a 50 percent density bonus under State law. The resulting project with the density bonus consists of a total of 105 rental units. In practice the City's Local Inclusionary Requirements automatically make the project eligible for the 50 percent density bonus and additional incentives and concessions.

Parking for Prototype 1 would be provided in an underground garage due to height limits, consistent with recent multifamily developments in Los Altos, with mechanical lifts to address a portion of the parking need. Parking would be provided at a ratio of one space per bedroom, or 1.42 spaces per unit, assuming that the project would be granted a parking reduction as a development incentive under the Density Bonus ordinance.

Prototype 2: Lower-Density Multifamily Rental

Prototype 2 is a multifamily rental development on a one-acre site with an assumed base zoning allowing for 38 dwelling units per acre. The prototype evaluated in this analysis includes six units affordable to very low-income households, which is equal to 15 percent of the 38 units that would be allowed under the base zoning. This makes the project consistent with the City's inclusionary requirements and eligible for a 50 percent density bonus under State law. The resulting project with the density bonus consists of a total of 57 rental units.

Parking for Prototype 2 would be provided in an underground garage due to height limits, consistent with recent multifamily developments in Los Altos, with mechanical lifts to address a portion of the parking need. Parking would be provided at a ratio of one space per bedroom, or 1.44 spaces per unit, assuming that the project would be granted a parking reduction as a development incentive under the Density Bonus ordinance.

Prototype 3: Higher-Density Condominium

Prototype 3 is a condominium development on a half-acre site with an assumed base zoning allowing for 70 dwelling units per acre. The prototype evaluated in this analysis assumes the developer aligns with the City's existing inclusionary housing ordinance, by providing two units affordable to very-low income households, or five percent of the base units, as well as four units affordable to moderate-income households, or ten percent of the units allowed under the base zoning. This aligns with the existing inclusionary ordinance and makes the project eligible for a 20 percent density bonus under State law. Based on the expected capacity of the site under this allowed density, the project can accommodate the 20 percent density bonus, adding another seven units. The resulting project with the density bonus consists of a total of 42 condominium units.

Parking for Prototype 3 would be provided in an underground garage due to height limits, consistent with recent multifamily developments in Los Altos. Parking would be provided at a ratio of 2.0 spaces per unit.

Prototype 4: Lower-Density Condominium

Prototype 4 is a condominium development on a one-acre site with an assumed base zoning allowing for 38 dwelling units per acre. The prototype evaluated in this analysis includes six units affordable to very low-income households, which is equal to 15 percent of the 38 units that would be allowed under the base zoning, as well as four units affordable to moderate-income households. This exceeds the City’s inclusionary requirements and makes the project eligible for a 50 percent density bonus under State law. The resulting project with the density bonus consists of a total of 57 condominium units.

Parking for Prototype 4 would be provided in an underground garage due to height limits, consistent with recent multifamily developments in Los Altos. Parking would be provided at a ratio of 2.0 spaces per unit.

Prototype 5: Townhomes

Prototype 5 is a townhome development on a two-acre site with an assumed base zoning allowing for 14.5 dwelling units per acre. The prototype evaluated in this analysis includes two units affordable to very low-income households, which is equal to five percent of the 29 units that would be allowed under the base zoning, as well as three units affordable to moderate-income households. This makes the project consistent with the City’s inclusionary requirements and eligible for a 25 percent density bonus under State law. The resulting project with the density bonus consists of a total of 36 townhome units.

Parking for Prototype 4 would be provided in individual garages in each unit. Parking would be provided at a ratio of 2.0 spaces per unit.

Methodology for Financial Feasibility Analysis

The methodology used for this study involved preparation of static pro-forma financial feasibility models for each of the five prototypes described above. The static pro-forma models represent a form of financial feasibility analysis that developers often use at a conceptual level of planning for a development project, as an initial test of financial feasibility for a development concept to screen for viability. The detailed pro-formas that BAE prepared for this analysis are provided in Appendix B.

The pro-forma models are structured to calculate the residual land value associated with each prototype. The residual land value for a residential rental project is equal to the value of the completed project, net of total development costs. To estimate the value of the completed project (net of developer profit), the feasibility models divide the Net Operating Income (NOI) from the project (i.e., annual income from the project net of operating expenses) by the Yield-on-Cost (YOC) developers are seeking in order to consider a project feasible. The required YOC is a function of the prevailing capitalization rate in the City, plus a spread for new development to capture a margin for developer profit. The residual land value for a residential rental project can be summarized as follows:

$$\begin{aligned} &\text{Project Value Net of Developer Profit (i.e., NOI / required YOC) - Total Development Costs} \\ &= \\ &\text{Residual Land Value} \end{aligned}$$

The residual land value for a for-sale project is equal to the net sale proceeds from the project (i.e., total revenue from sales after subtracting marketing costs) net of total development costs including developer profit:

$$\begin{aligned} &\text{Net Sale Proceeds (total revenues less marketing costs) - Total Development Costs} \\ &= \\ &\text{Residual Land Value} \end{aligned}$$

The residual land value approximates the maximum amount that a developer should be willing to pay for a given site, based on the value of the project that the developer would build on that site. In general, a development pro-forma that shows a residual land value that is approximately equivalent to the typical sale price for land indicates a financially feasible project. If a developer is able to acquire land for a price that is lower than the residual land value associated with his or her project, the difference between the residual land value and the actual sale price essentially represents additional project profit. For the purposes of this analysis, a project that generates residual land value in excess of typical site acquisition costs could potentially absorb a higher inclusionary requirement while remaining within the necessary feasibility thresholds. A project that generates a residual land value that is lower than typical site acquisition costs is generally not financially feasible and would be unlikely to be built.

Key Assumptions

BAE developed the various modeling inputs and assumptions needed for the financial feasibility analysis based on interviews with residential developers who are active in the local area, data from industry publications and databases, experience with recent development projects in the local area, and other research. Developers vary somewhat in the categorization of various project costs, and therefore may show different cost figures for individual cost items even for projects with similar overall development costs. Any variation in the specific cost items described below would not affect the findings of this analysis provided that the total development costs for the prototype projects are consistent with total development costs for similar projects.

Hard Costs: Hard costs are the costs associated with the physical construction of a building, including all construction materials and labor. This analysis uses a hard cost assumption of \$425 per leasable square foot of residential space for the multifamily rental prototypes, \$500 per leasable square foot of residential space for the condominium prototypes, and \$475 per square foot of residential space for the townhome prototypes.

Parking Costs: BAE included parking as a separate cost item in order to estimate the specific cost of building parking in these projects. Based on stakeholder interviews, BAE estimates the cost of a subterranean parking space at \$85,000 per space. In the rental prototypes, BAE assumes a portion of the parking spaces are provided via parking stackers, which maximize the number of spaces within a limited parking garage. BAE assumes these stackers cost \$17,000 per space.

Soft Costs: This analysis assumes that soft costs are equal to between 15 and 17 percent of hard costs. This soft cost estimate includes engineering, architecture, financing, and CEQA costs, as well as City cost-recovery fees for planning, permitting, and entitlements, but does not include impact fees. Impact fees are included as a separate line item, discussed below.

Impact Fees: BAE calculated impact fees for each prototype based on the City's impact fee schedule (for park and traffic impact fees) and the school districts' impact fee schedules, applied to the characteristics of each prototype.

Market-Rate Residential Rents: This analysis assumes that rental rates for market-rate units will average approximately \$5.50 per net residential square foot, with some variation in rent per square foot based on unit size. This assumption is based on information provided by developers that were interviewed as part of this study as well as data from Costar on current multifamily rental rates in the Los Altos area.

Affordable Residential Rents: The affordable rental rates used in this analysis are based on income limits for households at each income level, as published by HCD, assuming an affordable rent equal to 30 of the total household income. The HCD rent limits were adjusted based on an estimated utility allowance to ensure that the combined cost of rent and utilities was no higher than the rent limit.

Market-Rate Residential Sale Prices: This analysis assumes that sale prices for market-rate units will average approximately \$1,500 per net residential square foot for condominiums and \$1,400 per residential square foot for townhomes. This assumption is based on information provided by developers that were interviewed as part of this study as well as data from Redfin on sale prices among recently-sold condominiums and townhouses in Los Altos.

Affordable Residential Sale Prices: The affordable condominium sale prices used in this analysis are based on 2022 Santa Clara County income limits for multifamily housing programs as published by HCD. BAE calculated the affordable sale price for households at each income level based on the sale price at which monthly payments for mortgage interest and principal, property taxes, homeowner's insurance, and homeowners' association fees total no more than 35 percent of gross household income.

Residential Rental Operating Expenses: This analysis uses an estimate of \$15,000 per unit per year for all residential rental units.

Developer Fee: To cover staff overhead and other internal project costs, developers include a one-time developer fee, which is estimated as a percentage of both hard and soft costs. Based on interviews, the fee typically amounts to roughly four percent of hard and soft costs.

Yield on Cost (rental prototypes): In order to meet developer and investor return thresholds, BAE assumes the project must reach a 5.0 percent Yield on Cost (YOC). This is roughly 50 basis points above the current capitalization rate. While this is a relatively small spread between the capitalization rate and the YOC, developers noted a willingness to proceed with projects yielding a 5.0 percent YOC due to the strength of the Silicon Valley rental market.

Developer Profit Margin (for sale prototypes): This metric divides total developer profit by total development cost, to judge overall project feasibility. It can be considered as a simple profit margin, irrespective of how a project is financed between debt and equity. Real estate development has higher risk inherent to many other types of investment activity, such as corporate bonds, so developers tend to seek higher profit threshold on real estate projects than these other investment options as a requirement for deciding whether to pursue a project. This study assumes a 18 percent profit threshold for the for-sale prototypes.

Residual Land Value Threshold: This analysis uses a land cost of approximately \$10 million to \$15 million per acre to assess the financial feasibility of each of the prototypes. This is consistent with information provided during developer interviews as well as BAE's experience with residential development projects in neighboring jurisdictions.

Rental Inclusionary Financial Feasibility Findings

The following section summarizes the financial feasibility of the two rental housing prototypes. This includes the estimated development cost of the project, as well as the project value upon completion, resulting in a residual land value. To determine feasibility the residual land value is compared to prevailing land costs in the City of Los Altos to determine the financial feasibility of the prototype. A summary of the financial feasibility findings is included below in Table 3.

Prototype 1: Higher-Density Multifamily Rental

The 105-unit higher-density multifamily rental prototype, situated on a one-acre parcel, is estimated to cost roughly \$66.7 million, or \$635,000 per unit, excluding the cost of land acquisition. Hard costs account for the largest development cost, at nearly \$38 million, followed by parking costs (\$8.9 million), soft costs (\$7.0 million), and City impact fees (\$6.0 million). The remaining costs are associated with construction financing, developer fees, and site preparation costs.

To estimate the value of the property to investors, this project is estimated to generate roughly \$3.7 million annually. Based on a required yield on cost of 5.0 percent, the project value net of development profit is equal to roughly \$73.4 million. Based on the comparison between project value to investors and the estimated development cost excluding land, the feasibility models indicate a residual land value of approximately \$6.7 million for the one-acre site.

Given the prevailing land values in Los Altos typically range from \$12 to \$15 million per acre, this analysis indicates that the higher-density multifamily rental prototype faces financial feasibility challenges in the current market. The recommendations section of this report provides recommendations regarding actions that the City should take, such as changes to development standards and fee reductions, to improve the financial feasibility of projects similar to this prototype.

It should be noted that this prototype also faces feasibility challenges even with no inclusionary housing requirement. In a scenario in which all units in the prototype are market-rate units, which would also mean that the project would not receive a density bonus, this prototype results in a \$9.3 million residual land value. While this is closer to the feasibility threshold, this finding indicates that the inclusionary requirements are not the only barrier to financial feasibility for this prototype.

Prototype 2: Lower-Density Multifamily Rental

The lower-density multifamily rental prototype with a base density similar to the City's existing zoning faces development feasibility challenges due to the lower number of units included in the project. In total, the estimated total cost of the 57-unit project amounts to nearly \$37 million, or nearly \$650,000 per unit, excluding the cost of land acquisition. Similar to the higher-density prototype, the largest cost category is associated with hard costs, including labor and materials. Other major costs include parking costs, soft costs, and impact fees.

Based on developer yield on cost requirements, the value of the project is estimated at roughly \$40.3 million. This is driven by the estimated \$2.0 million in annual net operating income, divided by the required yield on cost. Based on a comparison between the development cost and project value net of developer profit, the lower-density rental prototype has an estimated residual land value of approximately \$3.4 million. Given that typical land costs in Los Altos are at least three times this projected residual land value, this project is unlikely to be feasible in the current market environment.

For-Sale Residential Financial Feasibility Findings

The following section summarizes the feasibility of the three for-sale housing prototypes. Similar to the above approach, this section summarizes the total development cost, and compares this to the total sales proceeds of the units, to calculate the residual land value. To determine feasibility the residual land value is then compared to prevailing land costs for these development prototypes in the City of Los Altos to determine the financial feasibility. A summary of the financial feasibility findings is included below in Table 3.

Prototype 3: Higher-Density Condominium

The pro-forma analysis indicates that the higher-density condominium prototype is financially feasible, generating sufficient sales proceeds to cover development costs and acquire a site in the City of Los Altos. The estimated project cost of the high-density condominium project is approximately \$43 million, or nearly \$1.1 million per unit, excluding the cost of land acquisition. The higher development cost relative to the rental prototype is driven by a higher hard cost assumption tied to the higher-end finishes and more expensive construction materials, as well as the provision of larger condominium units compared to rental units. Similar to the other prototypes, hard costs account for the largest share of development costs, followed by parking costs and soft costs.

As noted in prior sections, the feasibility of for-sale condominium prototypes is determined through the comparison between the revenue from one-time sales of the condominium units and the cost of delivering the units. Based on the expected sale prices, this 42-unit development generates roughly \$61 million in gross sales proceeds. After accounting for marketing costs, the net sales proceeds amount to approximately \$59.4 million, or a blended average of roughly \$1.4 million per unit.

Assuming condominium developers require a one-time 18 percent profit margin in order to attract equity investors, the residual land value of the higher-density condominium prototype is approximately \$7.9 million, or roughly \$15.4 million per acre. This residual land value is comparable to the typical land costs for sites that can accommodate multifamily development, driven by the increased value from the increased density over the City's existing zoning.

Prototype 4: Lower-Density Condominium

The pro-forma analysis indicates that the lower-density condominium development faces financial feasibility challenges under current market conditions. The lower-density condominium prototype yields a lower residual land value due to the smaller project size and number of units. As seen in the financial models in Appendix B, the estimated total cost to build this prototype amounts to roughly \$60.3 million, or \$1.1 million per unit, excluding land acquisition costs.

In total, the net revenue from the condominium sales amounts to roughly \$79.2 million, after factoring in marketing costs. Allowing an 18 percent profit margin to attract developers and

investors, the project yields a residual land value of roughly \$8.1 million. This residual land value is below the prevailing land prices in the City of Los Altos, suggesting this development is currently infeasible.

Prototype 5: Townhomes

The pro-forma analysis indicates that the townhome prototype is financially feasible in the current market. In total, the 36-unit townhome development on two acres is estimated to cost roughly \$40.4 million, or \$1.1 million per unit, excluding land acquisition costs. While these units are somewhat larger than the condominium units, the development typology affords a more efficient cost of construction, leading to reduced costs on a per-square-foot basis. Still, hard costs account for the largest share of development costs, followed by soft costs and impact fees.

In terms of sale proceeds, BAE estimates an average sale price of approximately \$1.9 million per unit, or \$70.4 million in net sales revenue. After allowing an 18 percent developer profit threshold, the development has an estimated residual land value of nearly \$22.7 million, or \$11.3 million per acre. While this is slightly lower than the residual land value threshold used for the other prototypes, these projects would occur on land that is zoned for significantly lower densities than the other prototypes. Compared to the typical land cost for the higher-density prototypes evaluated above, land costs tend to be lower for sites that accommodate densities that are similar to the density of the townhome prototype. As a result, the analysis finds that this project is likely to be financially feasible even with a residual land value that is slightly lower than the threshold used to evaluate the higher-density prototypes.

Summary of Findings

The analysis presented above demonstrates that the higher-density condominium prototype and the townhome prototype are financially feasible under current market conditions. The remaining three prototypes, which consist of the higher-density rental prototype, the lower-density rental prototype, and the lower-density condominium prototype, are not financially feasible in the current market. These three prototypes are not financially feasible even with no inclusionary requirement, meaning that there are barriers to financial feasibility for these prototypes that are unrelated to inclusionary requirements, and that changes to the City’s inclusionary requirements would not make these projects feasible. The recommendations chapter of this report includes actions that the City of Los Altos should take to improve the feasibility of the higher-density residential prototype.

These findings are consistent with development trends in Los Altos. The City has seen multiple recent condominium proposals at densities that are similar to the density of the higher-density condominium prototype. The City has also seen relatively recent development of townhome projects. However, there has been a lack of recent rental development at any density as well as a lack of condominium development at lower densities. These findings are also consistent with high construction costs, which have increased substantially in recent years.

These findings do not necessarily indicate that no rental development will move forward in Los Altos, though any new rental development is likely to occur at densities that are more similar to the higher-density prototype than the lower-density prototype. At the time of this report there are no 100 percent rental developments within the City's Development Pipeline. The only project in the pipeline that includes rental units consists of both multifamily rental and townhouse units. This project is somewhat unique because it was originally conceived as a project that would include a mix of for-sale condominiums and townhomes. The site has since been sold to a developer that generally builds rental units and decided to build the condominium portion of the project as rental units rather than condominiums. Projects similar to the higher-density prototype may move forward in cases in which a developer is able to acquire land for less than the prevailing land cost in the area, is anticipating higher rents than modeled in the analysis, or is able to take advantage of lower-cost construction methods. In addition, developers that plan to hold a project for an extended period after development is completed may continue to pursue projects in anticipation of longer-term future rent increases in Los Altos, which would provide returns in future years that would not be captured in the static pro-forma models used in this analysis. Nonetheless, the findings do indicate financial feasibility challenges for these types of developments. These findings indicate that changes in City policies, in combination with changes in market conditions, will be necessary to produce new rental units in significant quantities in Los Altos.

Table 3: Financial Feasibility Summary

	Prototype 1: Higher-Density Multifamily Rental	Prototype 2: Lower-Density Multifamily Rental	Prototype 3: Higher-Density Condominium	Prototype 4: Lower-Density Condominium	Prototype 5: Townhouse
Development Program					
Site Size (acres)	1.0	1.0	0.5	1.0	2.0
Density Before Density Bonus	70 du/acre	38 du/acre	70 du/acre	38 du/acre	14.5 du/acre
Total Units	105	57	42	57	35
Affordable Units	11	6	6	10	5
Average Unit Size (net sq. ft.)	848	854	1,157	1,175	1,571
Parking Spaces	149	82	84	114	70
Total Development Costs, Excluding Land and Developer Profit					
Total Development Cost (TDC) Excl. Land	\$66,666,037	\$36,904,302	\$43,831,661	\$60,257,159	\$40,365,790
TDC per Unit	\$634,915	\$647,444	\$1,043,611	\$1,057,143	\$1,113,539
TDC per Gross Building SF	\$614	\$621	\$740	\$741	\$697
Residual Land Value Analysis					
Project Value Net of Profit (Rental)	\$73,389,006	\$40,296,834	N/A	N/A	N/A
Net Sales Revenue (for-sale)	N/A	N/A	\$59,389,935	\$79,166,395	\$70,375,635
Residual Land Value	\$6,722,969	\$3,392,532	\$7,668,575	\$8,062,947	\$22,744,003
Residual Land Value per Acre	\$6,722,969	\$3,392,532	\$15,337,149	\$8,062,947	\$11,372,001
Feasible?	No	No	Yes	No	Yes

Source: BAE, 2023.

IN-LIEU FEE ANALYSIS

This section of the report evaluates potential in-lieu fees that the City of Los Altos could adopt as an alternative to providing inclusionary units within a project. In-lieu fees are a common option that cities offer as an alternative, though cities differ in terms of the extent to which the in-lieu fee option is available for all projects or only in specific circumstances. In addition, cities differ in terms of the extent to which in-lieu fees are set at levels that are likely to incentivize developers to pay the fee or to provide inclusionary units on site. In general, a relatively high in-lieu fee tends to create an incentive for developers to provide inclusionary units on site, because the cost of the fee exceeds the cost to provide the inclusionary units. Conversely, a relatively low in-lieu fee tends to create an incentive for developers to pay the fee rather than provide inclusionary units.

This section provides an analysis of potential in-lieu fees based on three factors:

- 1) The cost to construct an affordable unit.
- 2) The point of indifference, or the in-lieu fee rate at which the cost of paying the fee is approximately equivalent to the cost of providing inclusionary units.
- 3) The in-lieu fees that are assessed in nearby jurisdictions.

Construction Cost Approach

Many cities base their inclusionary in-lieu fees on the cost to construct an affordable unit, often through a formula that applies on a project-by-project basis that is tied to the cost of construction. To inform the City's consideration of an inclusionary in-lieu fee, this subsection provides an analysis of the cost to construct the affordable units in each of the five prototypes analyzed in the previous chapter of this report.

For affordable rental units, this analysis estimates the cost to construct an affordable unit based on the construction costs shown in the pro-formas for the rental developments. The analysis then subtracts the amount of debt service that an affordable unit can support from the total construction cost to estimate the construction cost net of supportable debt. This approach recognizes that an affordable unit generates rental income to offset the cost of constructing the unit, albeit at a lower rate than needed to cover construction costs.

For affordable ownership units, this analysis estimates the cost to construct an affordable unit based on the construction costs shown in the pro-formas for the ownership developments. The analysis then subtracts the restricted sale price from the total construction cost to estimate the construction cost net of sales proceeds. Similar to the approach used for the rental units, this approach recognizes that an affordable unit generates revenue from the sale of the unit to offset the cost of constructing the unit, though this revenue is not sufficient to cover construction costs.

For all of the development prototypes, BAE includes the required developer profit and the cost of acquiring a typical site in Los Altos, at \$13 million per acre.

Based on the construction cost approach calculations, shown in Table 4 below, the resulting in-lieu fee amount based on the construction cost approach ranges from \$120 to \$146 per gross residential square foot for the rental prototypes. The higher-density rental prototype yields the lower in-lieu fee amount, due to a lower per-unit development cost which is associated with the lower per-unit land acquisition cost. Due to the higher land acquisition cost per unit, driven by the lower density of the development program, the lower-density multifamily rental prototype yields the higher in-lieu fee, of roughly \$146 per gross square foot, or nearly \$967,000 per unit.

Using the construction cost approach, the in-lieu fee for the condominium units ranges from \$139 to \$148 per gross residential square foot. This is driven by the high cost of constructing the condominium units, at between \$1.4 and \$1.7 million per unit in total costs. With an average restricted sale price of approximately \$315,000 per unit, the potential in-lieu fee per affordable unit amounts to between \$1.1 and \$1.4 million for the condominium prototypes. Due to the lower density of the townhome prototype and the larger unit sizes, the development costs of these units are nearly \$2.3 million, including land acquisition costs and developer profit. However, the restricted sale prices are similar to the condominium units, leading to a higher in-lieu fee per affordable unit. As seen below, the construction cost approach yields an in-lieu fee of roughly \$1.9 million per townhome unit, or approximately \$211 per gross residential square footage for the townhome prototypes.

Table 4: Construction Cost In-Lieu Fee Amount by Prototype

	Prototype 1: Higher-Density Multifamily Rental	Prototype 2: Lower-Density Multifamily Rental	Prototype 3: Higher-Density Condominium	Prototype 4: Lower-Density Condominium	Prototype 5: Townhouse
Development Program					
Site Size (acres)	1.0	1.0	0.5	1.0	2.0
Total Units	70	38	35	38	29
Required Affordable Units	11	6	6	6	5
Total Project SF	72,622	39,695	49,390	54,207	45,500
Construction Cost Approach					
Development Cost Per Unit, Incl. Land and Profit	\$893,078	\$1,065,375	\$1,455,769	\$1,649,371	\$2,298,192
<u>Rental Prototypes</u>					
Avg. Monthly Rent per Unit	\$1,612	\$1,596	<i>n.a.</i>	<i>n.a.</i>	<i>n.a.</i>
Monthly Net Operating Income per Unit	\$698	\$682	<i>n.a.</i>	<i>n.a.</i>	<i>n.a.</i>
Supportable Debt per Unit	\$101,182	\$98,971	<i>n.a.</i>	<i>n.a.</i>	<i>n.a.</i>
<u>For-Sale Prototypes</u>					
For-Sale Price	<i>n.a.</i>	<i>n.a.</i>	\$314,264	\$314,264	\$379,212
Development Cost minus Sale Price	<i>n.a.</i>	<i>n.a.</i>	\$1,141,505	\$1,335,106	\$1,918,980
In-Lieu Fee Per Unit	\$791,896	\$966,403	\$1,141,505	\$1,335,106	\$1,918,980
Point of Indifference In-Lieu Fee Amount					
Total In-Lieu Fee Amount	\$8,710,851	\$5,798,418	\$6,849,029	\$8,010,638	\$9,594,898
<i>Fee per Affordable Unit</i>	<i>\$791,896</i>	<i>\$966,403</i>	<i>\$1,141,505</i>	<i>\$1,335,106</i>	<i>\$1,918,980</i>
<i>Fee per Gross Residential SF</i>	<i>\$120</i>	<i>\$146</i>	<i>\$139</i>	<i>\$148</i>	<i>\$211</i>

Sources: BAE, 2023.

Point of Indifference Approach

A second factor to consider when setting an in-lieu fee is the “point of indifference”, or the fee amount that is generally equivalent to the cost of providing inclusionary units in a project. Fees that are set higher than this amount will generally incentivize developers to provide affordable units instead of paying the in-lieu fee because providing the units will be more cost-effective. Conversely, fees that are set lower than this amount will generally incentivize developers to pay the in-lieu fee instead of providing the affordable units. The following section summarizes the methodology for setting this fee amount, as well as the potential fee amount for each of the prototypes.

Methodology

The cost of an in-lieu fee and the cost to provide inclusionary units on site are not directly comparable, because an in-lieu fee affects total development costs, whereas providing inclusionary units on site affects either the project’s operating income and the resulting project value (for rental developments) or sale proceeds (for ownership developments). In other words, payment of an in-lieu fee affects the cost side of the residual land value calculation,

while providing inclusionary units on site affects the project value or sale proceeds side of the residual land value calculation.

This analysis evaluated the point of indifference by determining the in-lieu fee rate for each prototype that would result in the same feasibility results as providing inclusionary units. The analysis involved creating an alternate version of the pro-forma for each prototype. The pro-formas that were used for this portion of the analysis differed from the pro-formas that were used to test the feasibility of the inclusionary requirements in that the alternate versions do not have any affordable inclusionary units and instead include an in-lieu fee as part of the total development cost. Because the alternate versions do not include affordable units, these projects would not be eligible for a density bonus, and therefore the alternate pro-formas do not include any bonus units. To identify the point of indifference in-lieu fee for each prototype, the analysis determined the fee that would result in the same residual land value as in the inclusionary scenario. For example, as shown in Table 3 above, with the inclusionary units and density bonus units Prototype 1 results in a residual land value of \$6.7 million. To identify the point of indifference fee rate for Prototype 1, an alternate version of the Prototype 1 pro-forma was created with no inclusionary or density bonus units. An in-lieu fee was then added to the development costs for in this alternate version of the pro-forma, with that fee rate set such that the residual land value associated with the project would be \$6.7 million, or equal to the residual land value in the inclusionary scenario for the same prototype.

The resulting In-lieu fee rate represents the “point of indifference,” or the inclusionary in-lieu fee payment that would have the same cost impacts as providing affordable units within the project. In other words, if all else were equal, a residential rental project that pays the “point of indifference” fee rates shown in Table 5 would generally support the same residual land value as a project that provides the affordable units on site.

Findings

As shown below in Table 5, the rental prototypes yield a “point of indifference” in-lieu fee amount between \$28 and \$32 per gross residential square foot. The two condominium prototypes yield a “point of indifference” in-lieu fee amount of \$74 per gross residential square foot, while the townhome prototype yields a “point of indifference” in-lieu fee amount of \$19 per gross residential square foot.

Table 5: Point of Indifference In-Lieu Fee Amount by Prototype

	Prototype 1: Higher-Density Multifamily Rental	Prototype 2: Lower-Density Multifamily Rental	Prototype 3: Higher-Density Condominium	Prototype 4: Lower-Density Condominium	Prototype 5: Townhouse
Point of Indifference In-Lieu Fee Amount (a)	\$2,318,875	\$1,109,672	\$3,647,654	\$3,986,752	\$886,959
<i>Fee per unit</i>	<i>\$33,127</i>	<i>\$29,202</i>	<i>\$104,219</i>	<i>\$104,915</i>	<i>\$30,585</i>
<i>Fee per Gross Res SF</i>	<i>\$32</i>	<i>\$28</i>	<i>\$74</i>	<i>\$74</i>	<i>\$19</i>

Note:
 (a) Based on proformas shown in Appendix B (Tables B-6 through B-10)
 Source: BAE, 2023.

The “point of indifference” fee rates identified in this analysis are sensitive to the relationship between the market-rate rent and the affordable rent for rental projects and the market-rate sale price and the affordable sale price for ownership projects, as well as other assumptions used in the financial modeling. Consequently, the fee rate that represents the point of indifference will vary between projects and over time based on variations in the difference between market-rate and affordable rents and sale prices.

In-Lieu Fees in Nearby Jurisdictions

Table 6 below shows the inclusionary housing in-lieu fees that apply in several nearby jurisdictions, which may inform Los Altos’ process for identifying an in-lieu fee. As shown, almost all of the jurisdictions shown have restrictions on developers’ ability to satisfy inclusionary requirements through payment of an in-lieu fee. These restrictions include requiring City Council approval to pay an in-lieu fee, allowing in-lieu fees only for the purpose of meeting a requirement for a fractional unit, and allowing in-lieu fees only for small projects. The exception is Palo Alto, which does not have an inclusionary requirement for rental development and instead charges an affordable housing fee on new rental developments. Similar to many of the other jurisdictions shown, Palo Alto does have an inclusionary requirement for for-sale developments, with City Council approval required for developments that request to pay an in-lieu fee rather than providing units on site.

Among the jurisdictions shown in Table 6 that have established in-lieu fee rates, in-lieu fees for rental developments generally range from \$22.22 per square foot (Santa Clara) to \$103.88 per square foot (Mountain View).² In-lieu fees for for-sale developments range from \$20.29 per square foot (Cupertino) to \$135.25 per square foot (Mountain View). Other jurisdictions set fees as a percent of building permit valuation (Los Gatos) or sale price (Menlo Park and Sunnyvale, for for-sale developments). Some jurisdictions use a formula based on unit

² Sunnyvale has a lower fee rate of \$14 per square foot for rental developments with three to six units.

construction costs (Menlo Park, for rental projects) or the difference between the affordable sale price and the market-rates sale price (Santa Clara, for for-sale projects).

While fee rates in nearby jurisdictions often provide insight on the fee rates that are financially feasible, in the case of an in-lieu fee the fee rates shown in Table 6 do not necessarily reflect financially feasible fee rates. As noted above, most of the jurisdictions shown place restrictions on developers' ability to pay an in-lieu fee and prefer that developers provide affordable inclusionary units. As a result, these jurisdictions may charge relatively high fee rates that would not be feasible for most projects in order to incentivize developers to provide inclusionary units rather than pay the fee. These cities may continue to experience residential development activity, with new development providing affordable units rather than paying an in-lieu fee, provided that the inclusionary requirements themselves are financially feasible.

Table 6: Inclusionary In-Lieu Fees in Nearby Cities

Jurisdiction	SFR-Detached Project Inclusionary In-Lieu Fee	SFR-Attached/Townhome Project Inclusionary In-Lieu Fee	Condominium Project Inclusionary In-Lieu Fee	Rental Project Inclusionary In-Lieu Fee
Cupertino (a)	\$20.29 per sf \$22.31 per sf for small lot dev	\$27.05 per sf \$22.31 per sf for small lot dev	\$27.05 per sf	\$27.05 per sf (up to 35 du/ac) \$33.81 per sf (over 35 du/ac)
	In-lieu fees can only be used to satisfy the inclusionary requirement for projects with fewer than 7 units or for fractional units in projects with more than 7 units. All other alternatives to providing on-site inclusionary units are subject to City Council approval.			
Los Gatos	6% of building permit valuation	6% of building permit valuation	6% of building permit valuation	6% of building permit valuation
	Fee option is available only in limited cases and at the Town's discretion			
Menlo Park	3% of sale price for each unit for which a BMR unit has not been provided in projects with 10 units or more; lower percentages for projects with fewer than 10 units.			No fee has been adopted; The fee shall be based on the cost to develop, design, construct, and maintain a standard one-bedroom unit in Menlo Park, including a proportionate share of common area and land acquisition costs.
	City Council approval required for payment in-lieu of meeting inclusionary requirements. For ownership projects, developer must demonstrate that inclusionary units cannot be provided on site. In-lieu fee payment is allowed for fractional units or projects with fewer than 5 units but provision of an inclusionary unit is preferred.			
Mountain View (a)	\$58.97 per sf	\$135.25 per sf	\$58.97 per sf	\$103.88 per sf
	In-lieu fees can be paid for fractional units in projects with less than 7 units. In projects with 7+ units, in-lieu fees can be paid for a fractional unit that is equal to less than 0.5 of a unit. An in-lieu fee payment to satisfy the entire inclusionary requirement requires City County approval. Applicant must demonstrate that in-lieu fee payment will further the City's housing goals to a greater extent than providing units on site. Fees must be greater than the value of providing the units on site and higher than the in-lieu fees for fractional units that are cited above.			
Palo Alto (a)	\$91.92 per sf	\$61.28 per sf SFR attached	\$61.29 per sf condo	\$24.52 per sf
	In-lieu fees for for-sale units apply to fractional units or in cases in which City Council agrees to accept an in-lieu fee payment instead of building affordable units in the project. City does not have an inclusionary requirement for rental developments and instead charges a Housing Impact Fee on all rental developments.			
Santa Clara	Fees are equal to the difference between the unrestricted appraised market value ("Initial Market Value") of the unit and the Affordable Sales Price of the unit, multiplied by the fractional amount due. The Initial Market Value of the last unit sold shall be the basis for calculating the in lieu fee.			\$22.22 per sf
	Fees apply only to projects with fewer than 10 units or to satisfy the requirement for a fractional unit in projects with 10 units or more.			
Saratoga	Not applicable. City does not have an inclusionary ordinance but plans to adopt one by January 2024.			
Sunnyvale (a)	7% of contract sale price	7% of contract sale price	7% of contract sale price	\$14.00 per sf for projects of 3-6 units \$28.50 per sf for projects of 7+ units
	City Council approval required for in-lieu fee option for projects with 7+ units.			

Note:

(a) Inclusionary in-lieu fee for rental projects applies to the net new habitable square footage.

Source: BAE, 2023.

Summary of In-Lieu Fee Analysis Findings

The analysis presented above demonstrates that the construction cost approach results in a higher in-lieu fee than the “point of indifference” approach for each of the prototypes evaluated in this study. This means that, if Los Altos were to adopt fees based on the rates identified in the construction cost approach, these fees would generally incentivize developers to provide affordable inclusionary units on site rather than pay an in-lieu fee in new developments.

The construction cost approach results in higher fee rates than have been adopted in neighboring jurisdictions, while the point of indifference approach results in fee rates that are comparable to fees adopted in some neighboring jurisdictions. However, as noted above, all of the neighboring jurisdictions with inclusionary requirements that were evaluated in this study place restrictions on developers’ ability to pay an in-lieu fee in place of providing units on site. As a result, in most cases developers are unable to pay the in-lieu fee in these jurisdictions, regardless of whether the in-lieu fee is more cost effective than providing the inclusionary units.

RECOMMENDATIONS

The findings from the analysis, as described in the preceding sections of this report, support the following recommendations.

Recommendation 1: Increase residential densities, FAR standards, and/or height limits in zones that allow multifamily development to increase the allowable residential development capacity in these areas. The analysis presented above demonstrates that multifamily development is not financially feasible based on the City of Los Altos' current development standards in the zones where the City would like to see multifamily development. This finding is consistent with the lack of recent multifamily rental developments in Los Altos as well the significant density bonuses and other deviations from development standards that have been requested for recent condominium developments in Los Altos. At a base density of 70 dwelling units or more, condominium developments would be financially feasible and multifamily rental developments could be financially feasible with other changes.

Recommendation 2: Consider additional changes to development standards and permit processing procedures as well as reductions in City fees to facilitate multifamily rental development. Multifamily rental development is likely to continue to face feasibility challenges even with increases in residential development capacity in areas that allow for multifamily development. Los Altos can improve the feasibility of multifamily rental development while maintaining current inclusionary requirements through additional changes to development standards, such as parking requirements, setback and step back requirements, and height limits. Reductions in City fees for multifamily rental developments would also help to improve the feasibility of multifamily rental development while maintaining current inclusionary requirements. From a developer's perspective, any reduction in City fees, including permit fees or impact fees, would help with financial feasibility. From the City's perspective, however, permit fee revenues are critical for ensuring that the City can recover the cost of providing City services, and as a result the City may not be able to reduce permit fee rates. Similarly, impact fees ensure that new development contributes toward infrastructure and other public improvements that are needed to address the impacts created by new development, and it may not be feasible to reduce impact fees without negative impacts. Any future reductions in City fee revenues would need to be accompanied by an analysis of the appropriateness of the City's existing permit and impact fees and the feasibility of reducing fee rates. This analysis was not conducted as part of this study.

Recommendation 3: Consider reducing inclusionary requirements for rental developments, particularly if Recommendations 1 and 2 are not fully implemented. As discussed above, Los Altos has more stringent inclusionary requirements than many nearby jurisdictions. These requirements may be feasible with the changes noted in Recommendations 1 and 2 above. However, to the extent that Los Altos does not implement these recommendations, a slight

reduction in the inclusionary requirements for rental developments could help to improve feasibility. For example, the inclusionary requirements could be adjusted to require 15 percent of units to be affordable to low-income households, rather than 20 percent affordable to low-income households or 15 percent affordable to very low-income households. Los Altos could apply these changes only in cases where Recommendations 1 and 2 would not apply. For example, the City could apply lower inclusionary requirements in areas that are not upzoned while maintaining the current requirements for upzoned areas.

Recommendation 4: Adopt in-lieu fees based on City of Los Altos objectives with respect to the City's inclusionary program and the point of indifference fee calculations. The in-lieu fees that the City adopts should be based on City policy objectives related to whether the City prefers to incentivize developers to provide affordable inclusionary units within projects or to pay an in-lieu fee. If fee collection is preferred, the adopted fee rates should be lower than the point of indifference fee rates. A fee rate that is lower than the point of indifference fee rate will mean that paying the fee is less costly than providing the inclusionary units, and therefore the fee option will be more attractive to most developers. Conversely, if City policy favors incentivizing developers to provide affordable units rather than paying the in-lieu fee, the City should adopt fee rates that are higher than the point of indifference fee rates. As shown in Table 5, the point of indifference fee rates are equal to approximately \$30 per square foot for multifamily rental units, \$75 per square foot for condominium units, and \$20 per square foot for townhouse units.

APPENDIX A: STATE DENSITY BONUS CHART

Affordable Unit Percentage (a)	Density Bonus if Units are Affordable to...		
	Very Low Income Households	Low Income Households	Moderate Income Households (b)
5%	20%	N/A	N/A
6%	22.50%	N/A	N/A
7%	25%	N/A	N/A
8%	27.50%	N/A	N/A
9%	30%	N/A	N/A
10%	32.50%	20%	5%
11%	35%	21.50%	6%
12%	38.75%	23%	7%
13%	42.50%	24.50%	8%
14%	46.25%	26%	9%
15%	50%	27.50%	10%
16%	50%	29%	11%
17%	50%	30.50%	12%
18%	50%	32%	13%
19%	50%	33.50%	14%
20%	50%	35%	15%
21%	50%	38.75%	16%
22%	50%	42.50%	17%
23%	50%	46.25%	18%
24%	50%	50%	19%
25%	50%	50%	20%
26%	50%	50%	21%
27%	50%	50%	22%
28%	50%	50%	23%
29%	50%	50%	24%
30%	50%	50%	25%
31%	50%	50%	26%
32%	50%	50%	27%
33%	50%	50%	28%
34%	50%	50%	29%
35%	50%	50%	30%
36%	50%	50%	31%
37%	50%	50%	32%
38%	50%	50%	33%
39%	50%	50%	34%
40%	50%	50%	35%
41%	50%	50%	38.75%
42%	50%	50%	42.50%
43%	50%	50%	46.25%
44%	50%	50%	50%
100% (c)	80%	80%	80%

Notes:
 (a) Density bonuses percentages are based on the percent of units at the base density (i.e., not including density bonus units).
 (b) Density bonuses based on moderate-income affordability are available to for-sale projects only.
 (c) 100 percent affordable developments can meet the affordability requirement with units affordable at a mix of income levels, with a maximum of 20 percent moderate-income units.

APPENDIX B: PRO FORMAS

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Table B-1: Multifamily Rental Pro Forma, Upzoned Scenario with Inclusionary Units & Density Bonus, Los Altos

Development Program Assumptions					
Site Size - acres / square feet	43,560				
Total Units	105				
Affordable (% - count)	10%				
Market Rate (% - count)	90%				
Leasable sq.ft.	89,050				
Total Project sq.ft	108,598				
Total Parking Spaces	149				
Parking spaces per du	1.4				

Base Density Units						
Unit Mix	Sq. Ft.	Units by AMI Level				All Units
		50%	60%	80%	MR	
Studio	600	1			3	4
1-BR	750	6			33	39
2-BR	1,000	4			20	24
3-BR	1,300	0			3	3
All Units		11	0	0	59	70

Summary			
	Affordable	Market-Rate	Total
Number of Units (# - %)	11 16%	59 84%	70
Avg. Affordability (% AMI)	50%		n.a.
Leasable Sq. Ft.	9,100	50,450	59,550
Total Sq. Ft.	11,098	61,524	72,622
Parking Spaces	16	83	99

Density Bonus Units	
Additional Market Rate Residential Units	
Unit Mix	Market Rate
Studio	2
1-BR	20
2-BR	12
3-BR	1
All Units	35
Density Bonus Percent	50%
Net Residential Square Feet	29,500
Internal Circulation (SF)	6,476
Circulation %	18%
Total Density Bonus Res SF	35,976
Podium Parking Spaces	50

Cost Assumptions				
Construction				
Site Prep Costs (per site. sq.ft)	\$20			
Hard Cost per net residential sf	\$425			
Parking cost per space, Underground v	\$59,500			
Soft Costs (% of hard costs)	15%			
Impact Fees (per unit) (a)	\$57,753			
Developer Fee (% of hard and soft)	4%			
Rental Revenue				
Monthly Rent by AMI Level				
Unit Type	50%	60%	80%	MR
Studio	\$1,419	\$1,714	\$2,304	\$3,690
1-BR	\$1,514	\$1,830	\$2,462	\$4,313
2-BR	\$1,806	\$2,185	\$2,944	\$5,250
3-BR	\$2,079	\$2,517	\$3,394	\$6,825
Operating Costs				
Annual op. cost - per Affordable du	\$15,000			
Annual op. cost - per Market Rate du	\$15,000			
Vacancy Rate, Residential	5.0%			
Market Rate Cap Rate	4.50%			
Required Yield-on-Cost	5.00%			
Financing				
Construction-Period				
MR Loan-to-Cost	55%			
Loan Fees	1%			
Drawdown Factor	65%			
Interest rate	7.50%			
Loan Term (months)	24			

Development Cost Analysis			
	Mixed-Income Development		
	Affordable	Market Rate	Total Project
Site Preparation	\$89,028	\$782,172	\$871,200
Vertical Construction			
Hard Cost	\$3,867,500	\$33,978,750	\$37,846,250
Parking Cost	\$952,000	\$7,913,500	\$8,865,500
Soft Costs	\$722,925	\$6,283,838	\$7,006,763
Impact Fees	\$635,279	\$5,428,745	\$6,064,023
Subtotal	\$6,177,704	\$53,604,832	\$59,782,536
Construction Financing			
Const. Loan Fees	\$34,467	\$299,129	\$333,596
Const. Loan Interest	\$336,053	\$2,916,503	\$3,252,557
Developer Fee	\$250,669	\$2,175,480	\$2,426,149
Total Dev. Cost (excl. Land)	\$6,887,921	\$59,778,116	\$66,666,037
Per Unit	\$626,175	\$635,937	\$634,915
Per Net SF	\$757	\$748	\$749
Per Gross SF	\$621	\$613	\$614
Feasibility Analysis			
	Mixed-Income Development		
	Affordable	Market Rate	Total Project
Project Income			
Gross Scheduled Rents	\$212,724	\$5,307,750	\$5,520,474
Less Vacancy	(\$10,636)	(\$265,388)	(\$276,024)
Less Operating Expenses	(\$165,000)	(\$1,410,000)	(\$1,575,000)
Net Operating Income	\$37,088	\$3,632,363	\$3,669,450
Feasibility			
Total Development Costs (ex. Land)	\$6,887,921	\$59,778,116	\$66,666,037
Per Unit (ex. Land)	\$626,175	\$635,937	\$634,915
Required Yield on Cost	5.00%	5.00%	5.00%
Project Value Net of Dev. Profit	\$741,756	\$72,647,250	\$73,389,006
Residual Land Value	(\$6,146,165)	\$12,869,134	\$6,722,969
RLV per unit	(\$558,742)	\$136,906	\$64,028
RLV per Acre	(\$6,146,165)	\$12,869,134	\$6,722,969

Table B-3: Condominium Pro Forma, Upzoned Scenario with Inclusionary Units & Density Bonus, Los Altos

Development Program Assumptions							Cost Assumptions				Development Cost Analysis			
Site Size - acres / square feet	0.5		21,780				Construction				Mixed-Income Development			
Total Units			42				Site Prep Costs (per site. sq.ft)	\$20		<u>Affordable</u> <u>Market Rate</u> <u>Total Project</u>				
Affordable (% - count)			14%				Hard Cost per net residential sf	\$500						
Market Rate (% - count)			86%				Parking cost per space, Underground	\$85,000		Site Preparation				
Leasable sq.ft.			48,600				Soft Costs (% of hard costs)	17.5%		\$67,446 \$368,154 \$435,600				
Total Project sq.ft			59,268				Impact Fees (per unit) (a)	\$59,550		Vertical Construction				
Total Parking Spaces			84				Developer Fee (% of hard and soft)	4%		Hard Cost				
Parking spaces per du			2.00								Parking Cost			
Base Density Units							Sale Revenue							
Unit Mix	Sq. Ft.	50%	80%	110%	120%	MR	Unit Type	50%	120%	MR				
Studio	600	0			0	0	Studio	\$84,527	\$422,688	\$855,000				
1-BR	850	0			1	9	1-BR	\$118,937	\$505,435	\$1,211,250				
2-BR	1,225	1			2	17	2-BR	\$153,552	\$588,388	\$1,745,625				
3-BR	1,500	1			1	3	3-BR	\$187,962	\$671,136	\$2,137,500				
All Units		2	0	0	4	29					Subtotal			
											\$5,976,736 \$33,466,351 \$39,443,086			
											Construction Financing			
											Const. Loan Fees			
											Const. Loan Interest			
											Developer Fee			
											Total Development Cost			
											Per Unit			
											Per Net SF			
											Per Gross SF			
Summary											Feasibility Analysis			
											Mixed-Income Development			
											<u>Affordable</u> <u>Market Rate</u> <u>Total Project</u>			
											Gross Sale Revenue			
											Less Marketing Costs			
											Net Sales Revenue			
											Total Development Costs (ex. Land)			
											Per Unit (ex. Land)			
											Developer Profit Margin			
											Developer Profit Threshold			
											Residual Land Value			
											RLV per unit			
											RLV per Acre			
Density Bonus Units														
Additional Market Rate Residential Units														
Unit Mix							Market Rate							
Studio							0							
1-BR							2							
2-BR							4							
3-BR							1							
All Units							7							
Density Bonus Percent							20%							
Net Residential Square Feet							8,100							
Internal Circulation (SF)							1,778							
Circulation %							18%							
Total Density Bonus Res SF							9,878							
Podium Parking Spaces							14							

Table B-4: Condominium Pro Forma, Existing Zoning with Inclusionary Units & Density Bonus, Los Altos

Development Program Assumptions							Cost Assumptions				Development Cost Analysis			
Site Size - acres / square feet	1.0	43,560					Construction				Mixed-Income Development			
Total Units		57					Site Prep Costs (per site. sq.ft)		\$20					
Affordable (% - count)		18%					Hard Cost per net residential sf		\$500	Affordable	Market Rate	Total Project		
Market Rate (% - count)		82%					Parking cost per space, Underground		\$85,000	\$152,550	\$718,650	\$871,200		
Leasable sq.ft.		66,675					Soft Costs (% of hard costs)		17.5%					
Total Project sq.ft		81,311					Impact Fees (per unit) (a)		\$59,550					
Total Parking Spaces		114					Developer Fee (% of hard and soft)		4%					
Parking spaces per du		2.00												
Base Density Units							Sale Revenue							
Unit Mix	Sq. Ft.	50%	80%	110%	120%	MR	All Units	Unit Type	50%	120%	MR			
Studio	600	0			0	0	0	Studio	\$84,527	\$422,688	\$855,000			
1-BR	850	2			1	7	10	1-BR	\$118,937	\$505,435	\$1,211,250			
2-BR	1,225	3			2	17	22	2-BR	\$153,552	\$588,388	\$1,745,625			
3-BR	1,500	1			1	4	6	3-BR	\$187,962	\$671,136	\$2,137,500			
All Units		6	0	0	4	28	38	Marketing Costs			3.00%			
		15.8%			10.5%									
Summary		Affordable	Market-Rate			Total								
Number of Units (# - %)		10	26%	28	74%	38								
Avg. Affordability (% AMI)			78%			n.a.								
Leasable Sq. Ft.			11,675		32,775	44,450								
Total Sq. Ft.			14,238		39,970	54,207								
Parking Spaces			20		56	76								
Density Bonus Units														
Additional Market Rate Residential Units														
Unit Mix						Market Rate								
Studio						0								
1-BR						5								
2-BR						11								
3-BR						3								
All Units						19								
Density Bonus Percent						50%								
Net Residential Square Feet						22,225								
Internal Circulation (SF)						4,879								
Circulation %						18%								
Total Density Bonus Res SF						27,104								
Podium Parking Spaces						38								
							Financing							
							Construction-Period							
							MR Loan-to-Cost		55%					
							Loan Fees		1%					
							Drawdown Factor		65%					
							Interest rate		7.50%					
							Loan Term (months)		24					
											Feasibility Analysis			
											Mixed-Income Development			
											Affordable	Market Rate	Total Project	
							Project Income							
							Gross Sale Revenue				\$3,239,840	\$78,375,000	\$81,614,840	
							Less Marketing Costs				(\$97,195)	(\$2,351,250)	(\$2,448,445)	
							Net Sales Revenue				\$3,142,645	\$76,023,750	\$79,166,395	
							Total Development Costs (ex. Land)				\$10,556,666	\$49,700,493	\$60,257,159	
							Per Unit (ex. Land)				\$1,055,667	\$1,057,457	\$1,057,143	
							Developer Profit Margin				18%	18%	18%	
							Developer Profit Threshold				\$1,900,200	\$8,946,089	\$10,846,289	
							Residual Land Value				(\$9,314,221)	\$17,377,169	\$8,062,947	
							RLV per unit				(\$931,422)	\$620,613	\$141,455	
							RLV per Acre				(\$9,314,221)	\$17,377,169	\$8,062,947	

Table B-6: Multifamily Rental Pro Forma, Upzoned Scenario with In-Lieu Fee, Los Altos

Development Program Assumptions					Cost Assumptions					Development Cost Analysis					
Site Size - acres / square feet	1.0	43,560			Construction					Mixed-Income Development					
Total Units		70			Site Prep Costs (per site. sq.ft)		\$20			Affordable	Market Rate	Total Project			
Affordable (% - count)		0%			Hard Cost per net residential sq.ft		\$425								
Market Rate (% - count)		100%			Parking cost per space, Under/Over		\$59,500			Site Preparation	\$0	\$871,200	\$871,200		
Leasable sq.ft.		59,550			Soft Costs (% of hard costs)		15%			Vertical Construction					
Total Project sq.ft		72,622			Impact Fees (per unit) (a)		\$57,753			Hard Cost	\$0	\$25,308,750	\$25,308,750		
Total Parking Spaces		99			Developer Fee (% of hard and soft)		4%			Parking Cost	\$0	\$5,890,500	\$5,890,500		
Parking spaces per du		1.42								Soft Costs	\$0	\$4,679,888	\$4,679,888		
Base Density Units					Rental Revenue					Affordable Housing In-Lieu Fee					
		Units by AMI Level			All	Monthly Rent by AMI Level									
Unit Mix	Sq. Ft.	50%	60%	80%	MR	Units	Unit Type	50%	60%	80%	MR				
Studio	600				4	4	Studio	\$1,419	\$1,714	\$2,304	\$3,690				
1-BR	750				39	39	1-BR	\$1,514	\$1,830	\$2,462	\$4,313				
2-BR	1,000				24	24	2-BR	\$1,806	\$2,185	\$2,944	\$5,250				
3-BR	1,300				3	3	3-BR	\$2,079	\$2,517	\$3,394	\$6,825				
All Units		0	0	0	70	70						Impact Fees			
Summary					Affordable	Market-Rate	Total						Subtotal		
Number of Units (# - %)		0	0%	70	100%	70									
Avg. Affordability (% AMI)						n.a.									
Leasable Sq. Ft.			0	59,550	59,550							\$0	\$4,042,682	\$4,042,682	
Total Sq. Ft.			0	72,622	72,622						Developer Fee	\$0	\$1,724,476	\$1,724,476	
Parking Spaces			0	99	99						Total Development Cost (excl. Land)				
Density Bonus Units					Operating Costs					Per Unit					
Additional Market Rate Residential Units					Financing					Per Net SF					
Unit Mix					Market Rate					Per Gross SF					
Studio					0										
1-BR					0										
2-BR					0										
3-BR					0										
All Units					0										
Density Bonus Percent					0%					Feasibility Analysis					
Net Residential Square Feet					0					Mixed-Income Development					
Internal Circulation (SF)					0					Affordable	Market Rate	Total Project			
Circulation %					18%										
Total Density Bonus Res SF					0										
Podium Parking Spaces					0										
					Construction-Period					Project Income					
					MR Loan-to-Cost					Gross Scheduled Rents					
					Loan Fees					Less Vacancy					
					Drawdown Factor					Less Operating Expenses					
					Interest rate					Net Operating Income					
					Loan Term (months)										
										Feasibility					
										Total Development Costs (ex. Land)					
										Per Unit (ex. Land)					
										Required Yield on Cost					
										Project Value Net of Dev. Profit					
										Residual Land Value					
										RLV per unit					
										RLV per Acre					

Table B-7: Multifamily Rental Pro Forma, Existing Zoning with In-Lieu Fee, Los Altos

Development Program Assumptions					Cost Assumptions					Development Cost Analysis						
Site Size - acres / square feet	1.0	43,560			Construction					Mixed-Income Development						
Total Units		38			Site Prep Costs (per site. sq.f)		\$20			Affordable	Market Rate	Total Project				
Affordable (% - count)		0%			Hard Cost per net residential		\$425									
Market Rate (% - count)		100%			Parking cost per space, Unde		\$59,500			Site Preparation	\$0	\$871,200	\$871,200			
Leasable sq.ft.		32,550			Soft Costs (% of hard costs)		15%			Vertical Construction						
Total Project sq.ft		39,695			Impact Fees (per unit) (a)		\$57,753			Hard Cost	\$0	\$13,833,750	\$13,833,750			
Total Parking Spaces		55			Developer Fee (% of hard and soft)		4%			Parking Cost	\$0	\$3,272,500	\$3,272,500			
Parking spaces per du		1.44			Rental Revenue					Soft Costs	\$0	\$2,565,938	\$2,565,938			
Base Density Units					Monthly Rent by AMI Level					Affordable Housing In-Lieu Fee	n.a.	\$1,109,672	\$1,109,672			
Unit Mix	Sq. Ft.	Units by AMI Level			All	Unit Type	50%	60%	80%	MR	Impact Fees	\$0	\$2,194,599	\$2,194,599		
Studio	600	50%	60%	80%	MR	Units	Studio	\$1,419	\$1,714	\$2,304	\$3,690	Subtotal	\$0	\$22,976,459	\$22,976,459	
1-BR	750	0	0	0	2	2	1-BR	\$1,514	\$1,830	\$2,462	\$4,313	Construction Financing				
2-BR	1,000	0	0	0	21	21	2-BR	\$1,806	\$2,185	\$2,944	\$5,250	Const. Loan Fees	\$0	\$131,162	\$131,162	
3-BR	1,300	0	0	0	13	13	3-BR	\$2,079	\$2,517	\$3,394	\$6,825	Const. Loan Interest	\$0	\$1,278,831	\$1,278,831	
All Units		0	0	0	38	38	Operating Costs					Developer Fee	\$0	\$953,906	\$953,906	
Summary					Affordable	Market-Rate	Total	Annual op. cost - per Affordable du					\$15,000	Total Development Cost (excl. Land)		
Number of Units (# - %)		0	0%	38	100%	38	Annual op. cost - per Market Rate du					\$15,000	\$0	\$26,211,558	\$26,211,558	
Avg. Affordability (% AMI)					n.a.		Vacancy Rate, Residential					5.0%	Per Unit	\$689,778	\$689,778	
Leasable Sq. Ft.		0	0	32,550	32,550		Market Rate Cap Rate					4.50%	Per Net SF	\$805	\$805	
Total Sq. Ft.		0	0	39,695	39,695		Required Yield-on-Cost					5.00%	Per Gross SF	\$660	\$660	
Parking Spaces		0	0	55	55		Financing					Feasibility Analysis				
Density Bonus Units					Construction-Period					Mixed-Income Development						
Additional Market Rate Residential Units					MR Loan-to-Cost					55%	Affordable	Market Rate	Total Project			
Unit Mix					Market Rate	Loan Fees					1%					
Studio					0	Drawdown Factor					65%	Project Income				
1-BR					0	Interest rate					7.50%	Gross Scheduled Rents	\$0	\$2,158,110	\$2,158,110	
2-BR					0	Loan Term (months)					24	Less Vacancy	\$0	(\$107,906)	(\$107,906)	
3-BR					0							Less Operating Expenses	\$0	(\$570,000)	(\$570,000)	
All Units					0							Net Operating Income	\$0	\$1,480,205	\$1,480,205	
Density Bonus Percent					0%							Feasibility				
Net Residential Square Feet					0							Total Development Costs (ex. Land)	\$0	\$26,211,558	\$26,211,558	
Internal Circulation (SF)					0							Per Unit (ex. Land)	\$689,778	\$689,778		
Circulation %					18%							Required Yield on Cost	5.00%	5.00%	5.00%	
Total Density Bonus Res SF					0							Project Value Net of Dev. Profit	\$0	\$29,604,090	\$29,604,090	
Podium Parking Spaces					0							Residual Land Value				
											RLV per unit	\$89,277	\$89,277			
											RLV per Acre	\$0	\$3,392,532	\$3,392,532		

Table B-8: Condominium Pro Forma, Upzoned Scenario with In-Lieu Fee, Los Altos

Development Program Assumptions					Cost Assumptions				Development Cost Analysis						
Site Size - acres / square feet	0.5	21,780			Construction				Mixed-Income Development						
Total Units		35			Site Prep Costs (per site. sq.ft)		\$20		Affordable	Market Rate	Total Project				
Affordable (% - count)		0%			Hard Cost per net residential sf		\$500								
Market Rate (% - count)		100%			Parking cost per space, Underground		\$85,000		Site Preparation	\$0	\$435,600	\$435,600			
Leasable sq.ft.		40,500			Soft Costs (% of hard costs)		17.5%								
Total Project sq.ft		49,390			Impact Fees (per unit) (a)		\$57,753		Vertical Construction						
Total Parking Spaces		70			Developer Fee (% of hard and soft)		4%		Hard Cost	\$0	\$20,250,000	\$20,250,000			
Parking spaces per du		2.00			Sale Revenue				Parking Cost	\$0	\$5,950,000	\$5,950,000			
Base Density Units					Sale Price by AMI Level				Soft Costs	\$0	\$4,585,000	\$4,585,000			
Unit Mix	Sq. Ft.	Units by AMI Level			All	Unit Type	50%	120%	MR	Affordable Housing In-Lieu Fee	n.a.	\$3,647,654	\$3,647,654		
Studio	600	50%	120%	MR	Units	Studio	\$84,527	\$422,688	\$855,000	Impact Fees	\$0	\$2,021,341	\$2,021,341		
1-BR	850	0	0	10	0	1-BR	\$118,937	\$505,435	\$1,211,250	Subtotal	\$0	\$36,453,995	\$36,453,995		
2-BR	1,225	0	0	20	10	2-BR	\$153,552	\$588,388	\$1,745,625	Construction Financing					
3-BR	1,500	0	0	5	5	3-BR	\$187,962	\$671,136	\$2,137,500	Const. Loan Fees	\$0	\$239,782	\$239,782		
All Units		0	0	35	35	Marketing Costs				3.00%	Const. Loan Interest	\$0	\$2,337,878	\$2,337,878	
Summary					Affordable	Market-Rate	Total	Financing				Total Development Cost	\$0	\$40,942,839	\$40,942,839
Number of Units (# - %)	0	0%	35	100%	35	Construction-Period				Per Unit		\$1,169,795	\$1,169,795		
Avg. Affordability (% AMI)					n.a.	MR Loan-to-Cost		65%		Per Net SF		\$1,011	\$1,011		
Leasable Sq. Ft.		0	40,500	40,500		Loan Fees		1%		Per Gross SF		\$829	\$829		
Total Sq. Ft.		0	49,390	49,390		Drawdown Factor		65%	Feasibility Analysis						
Parking Spaces				70		Interest rate		7.50%	Mixed-Income Development						
Density Bonus Units					Loan Term (months)		24	Affordable				Market Rate	Total Project		
Additional Market Rate Residential Units					Project Income										
Unit Mix					Market Rate	Gross Sale Revenue				\$0	\$57,712,500	\$57,712,500			
Studio					0	Less Marketing Costs				\$0	(\$1,731,375)	(\$1,731,375)			
1-BR					0	Net Sales Revenue				\$0	\$55,981,125	\$55,981,125			
2-BR					0	Total Development Costs (ex. Land)				\$0	\$40,942,839	\$40,942,839			
3-BR					0	Per Unit (ex. Land)					\$1,169,795	\$1,169,795			
All Units					0	Developer Profit Margin				18%	18%	18%			
Density Bonus Percent					0%	Developer Profit Threshold				\$0	\$7,369,711	\$7,369,711			
Net Residential Square Feet					0	Residual Land Value				\$0	\$7,668,575	\$7,668,575			
Internal Circulation (SF)					0	RLV per unit					\$219,102	\$219,102			
Circulation %					18%	RLV per Acre					\$15,337,149	\$15,337,149			
Total Density Bonus Res SF					0										
Podium Parking Spaces					0										

Table B-10: Townhome Pro Forma with In-Lieu Fee, Los Altos

Development Program Assumptions						Cost Assumptions				Development Cost Analysis			
Site Size - acres / square feet	2.0	87,120				Construction				Mixed-Income Development			
Total Units		29				Site Prep Costs (per site. sq.ft)		\$20		Affordable	Market Rate	Total Project	
Affordable (% - count)		0%				Hard Cost per residential sf		\$475					
Market Rate (% - count)		100%				Soft Costs (% of hard costs)		15%					
Leasable sq.ft.		45,500				Impact Fees (per unit) (a)		\$91,801		Site Preparation	\$0	\$1,742,400	\$1,742,400
Total Project sq.ft		45,500				Developer Fee (% of hard and soft)		4%		Vertical Construction			
Total Parking Spaces		58				Sale Revenue				Hard Cost	\$0	\$21,612,500	\$21,612,500
Parking spaces per du		2.00				Sale Price by AMI Level				Soft Costs	\$0	\$3,241,875	\$3,241,875
Base Density Units						Unit Type	50%	120%	MR	In-Lieu Fee	\$0	\$886,959	\$886,959
Unit Mix	Sq. Ft.	Unit by AMI Level			All Units	1-BR	\$84,527	\$422,688	\$1,540,000	Impact Fees	\$0	\$2,662,239	\$2,662,239
1-BR	1,100	0	0	0	0	2-BR	\$118,937	\$505,435	\$1,957,500	Subtotal	\$0	\$28,403,573	\$28,403,573
2-BR	1,350	0	0	6	6	3-BR	\$153,552	\$588,388	\$2,240,000	Construction Financing			
3-BR	1,600	0	0	19	19	4-BR	\$187,962	\$671,136	\$2,362,500	Const. Loan Fees	\$0	\$165,803	\$165,803
4-BR	1,750	0	0	4	4	Marketing Costs				3.00%	\$0	\$1,616,578	\$1,616,578
All Units		0	0	29	29	Financing				Developer Fee	\$0	\$1,205,839	\$1,205,839
Summary	Affordable	Market-Rate	Total			Construction-Period				Total Development Cost	\$0	\$33,134,193	\$33,134,193
Number of Units (# - %)	0	0%	29	100%	29	MR Loan-to-Cost		55%		Per Unit		\$1,142,558	\$1,142,558
Avg. Affordability (% AMI)					n.a.	Loan Fees		1%		Per Net SF		\$728	\$728
Leasable Sq. Ft.		0	45,500	45,500		Drawdown Factor		65%		Per Gross SF		\$728	\$728
Total Sq. Ft.		0	45,500	45,500		Interest rate		7.50%		Feasibility Analysis			
Parking Spaces		0	58	58		Loan Term (months)		24		Mixed-Income Development			
Density Bonus Units										Affordable	Market Rate	Total Project	
Additional Market Rate Residential Units										Project Income			
Unit Mix					Market Rate					Gross Sale Revenue	\$0	\$63,755,000	\$63,755,000
Studio					0					Less Marketing Costs	\$0	(\$1,912,650)	(\$1,912,650)
1-BR					0					Net Sales Revenue	\$0	\$61,842,350	\$61,842,350
2-BR					0					Total Development Costs (ex. Land)	\$0	\$33,134,193	\$33,134,193
3-BR					0					Per Unit (ex. Land)		\$1,142,558	\$1,142,558
All Units					0					Developer Profit Margin	18%	18%	18%
Density Bonus Percent					0%					Developer Profit Threshold	\$0	\$5,964,155	\$5,964,155
Residential Square Feet					0					Residual Land Value	\$0	\$22,744,003	\$22,744,003
Total Density Bonus Res SF					0					RLV per unit		\$784,276	\$784,276
										RLV per Acre		\$11,372,001	\$11,372,001

Assembly Bill No. 1505

CHAPTER 376

An act to amend Section 65850 of, and to add Section 65850.01 to, the Government Code, relating to land use.

[Approved by Governor September 29, 2017. Filed with Secretary of State September 29, 2017.]

LEGISLATIVE COUNSEL'S DIGEST

AB 1505, Bloom. Land use: zoning regulations.

The Planning and Zoning Law authorizes the legislative body of any county or city to adopt ordinances regulating zoning within its jurisdiction, as specified.

This bill would additionally authorize the legislative body of any county or city to adopt ordinances to require, as a condition of development of residential rental units, that the development include a certain percentage of residential rental units affordable to, and occupied by, moderate-income, lower income, very low income, or extremely low income households or by persons and families of low or moderate income, as specified, and would declare the intent of the Legislature in adding this provision.

This bill would also authorize the Department of Housing and Community Development, within 10 years of the adoption or amendment of an ordinance by a county or city after September 15, 2017, that requires as a condition of the development of residential rental units that more than 15% of the total number of units rented in the development be affordable to, and occupied by, households at 80% or less of the area median income, to review that ordinance if the county or city meets specified conditions. The bill would authorize the department to request, and require that the county or city provide, evidence that the ordinance does not unduly constrain the production of housing by submitting an economic feasibility study that meets specified standards. If the department finds that economic feasibility study does not meet these standards, or if the county or city fails to submit the study within 180 days, the bill would require the county or city to limit any requirement to provide rental units in a development affordable to households at 80% or less of the area median income to no more than 15% of the total number of units in the development. The bill would require the department to report any findings made pursuant to these provisions to the Legislature. The bill would also declare that these provisions regarding department review of certain land use ordinances address a matter of statewide concern.

The people of the State of California do enact as follows:

SECTION 1. Section 65850 of the Government Code is amended to read:

65850. The legislative body of any county or city may, pursuant to this chapter, adopt ordinances that do any of the following:

(a) Regulate the use of buildings, structures, and land as between industry, business, residences, open space, including agriculture, recreation, enjoyment of scenic beauty, use of natural resources, and other purposes.

(b) Regulate signs and billboards.

(c) Regulate all of the following:

(1) The location, height, bulk, number of stories, and size of buildings and structures.

(2) The size and use of lots, yards, courts, and other open spaces.

(3) The percentage of a lot which may be occupied by a building or structure.

(4) The intensity of land use.

(d) Establish requirements for offstreet parking and loading.

(e) Establish and maintain building setback lines.

(f) Create civic districts around civic centers, public parks, public buildings, or public grounds, and establish regulations for those civic districts.

(g) Require, as a condition of the development of residential rental units, that the development include a certain percentage of residential rental units affordable to, and occupied by, households with incomes that do not exceed the limits for moderate-income, lower income, very low income, or extremely low income households specified in Sections 50079.5, 50093, 50105, and 50106 of the Health and Safety Code. The ordinance shall provide alternative means of compliance that may include, but are not limited to, in-lieu fees, land dedication, off-site construction, or acquisition and rehabilitation of existing units.

SEC. 2. Section 65850.01 is added to the Government Code, to read:

65850.01. (a) The Department of Housing and Community Development, hereafter referred to as “the department” in this section, shall have the authority to review an ordinance adopted or amended by a county or city after September 15, 2017, that requires as a condition of the development of residential rental units that more than 15 percent of the total number of units rented in a development be affordable to, and occupied by, households at 80 percent or less of the area median income if either of the following apply:

(1) The county or city has failed to meet at least 75 percent of its share of the regional housing need allocated pursuant to Sections 65584.04, 65584.05, and 65584.06, as applicable for the above-moderate income category specified in Section 50093 of the Health and Safety Code, prorated based on the length of time within the planning period pursuant to paragraph (1) of subdivision (f) of Section 65588, over at least a five-year period. This determination shall be made based on the annual housing element report

submitted to the department pursuant to paragraph (2) of subdivision (a) of Section 65400.

(2) The department finds that the jurisdiction has not submitted the annual housing element report as required by paragraph (2) of subdivision (a) of Section 65400 for at least two consecutive years.

(b) Based on a finding pursuant to subdivision (a), the department may request, and the county or city shall provide, evidence that the ordinance does not unduly constrain the production of housing by submitting an economic feasibility study. The county or city shall submit the study within 180 days from receipt of the department’s request. The department’s review of the feasibility study shall be limited to determining whether or not the study meets the following standards:

(1) A qualified entity with demonstrated expertise preparing economic feasibility studies prepared the study.

(2) If the economic feasibility study is prepared after September 15, 2017, the county or city has made the economic feasibility study available for at least 30 days on its Internet Web site. After 30 days, the county or city shall include consideration of the economic feasibility study on the agenda for a regularly scheduled meeting of the legislative body of the county or city prior to consideration and approval. This paragraph applies when an economic feasibility study is completed at the request of the department or prepared in connection with the ordinance.

(3) The study methodology followed best professional practices and was sufficiently rigorous to allow an assessment of whether the rental inclusionary requirement, in combination with other factors that influence feasibility, is economically feasible.

(c) If the economic feasibility study requested pursuant to subdivision (b) has not been submitted to the department within 180 days, the jurisdiction shall limit any requirement to provide rental units in a development affordable to households at 80 percent of the area median income to no more than 15 percent of the total number of units in a development until an economic feasibility study has been submitted to the department and the department makes a finding that the study meets the standards specified in paragraphs (1), (3), and, if applicable, (2), of subdivision (b).

(d) (1) Within 90 days of submission, the department shall make a finding as to whether or not the economic feasibility study meets the standards specified in paragraphs (1), (3), and, if applicable, (2), of subdivision (b).

(2) If the department finds that the jurisdiction’s economic feasibility study does not meet the standards in paragraphs (1), (3), and, if applicable, (2), of subdivision (b), the jurisdiction shall have the right to appeal the decision to the Director of Housing and Community Development or his or her designee. The director or his or her designee shall issue a final decision within 90 days of the department’s receipt of the appeal unless extended by mutual agreement of the jurisdiction and the department.

(3) If in its final decision the department finds that jurisdiction’s economic feasibility study does not meet the standards in paragraphs (1), (3), and, if applicable, (2), of subdivision (b), the jurisdiction shall limit any requirement

to provide rental units in a development affordable to households at 80 percent of the area median income to no more than 15 percent of the total number of units in a development until such time as the jurisdiction submits an economic feasibility study that supports the ordinance under review and the department issues a finding that the study meets the standards in paragraphs (1), (3), and, if applicable, (2), of subdivision (b).

(e) The department shall not request to review an economic feasibility study for an ordinance more than 10 years from the date of adoption or amendment of the ordinance, whichever is later.

(f) The department shall annually report any findings made pursuant to this section to the Legislature. The report required by this subdivision shall be submitted in compliance with Section 9795.

(g) The Legislature finds and declares that ensuring access to affordable housing is a matter of statewide concern and not a municipal affair, as that term is used in Section 5 of Article XI of the California Constitution. Therefore, this section shall apply to an ordinance proposed or adopted by any city, including a charter city.

SEC. 3. The Legislature finds and declares all of the following:

(a) Inclusionary housing ordinances have provided quality affordable housing to over 80,000 Californians, including the production of an estimated 30,000 units of affordable housing in the last decade alone.

(b) Since the 1970s, over 170 jurisdictions have enacted inclusionary housing ordinances to meet their affordable housing needs.

(c) While many of these local programs have been in place for decades, a 2009 appellate court decision has created uncertainty and confusion for local governments regarding the use of this tool to ensure the inclusion of affordable rental units in residential developments.

(d) It is the intent of the Legislature to reaffirm the authority of local jurisdictions to include within these inclusionary housing ordinances requirements related to the provision of rental units.

(e) The Legislature declares its intent in adding subdivision (g) to Section 65850 of the Government Code, pursuant to Section 1 of this act, to supersede the holding and dicta in the court decision of *Palmer/Sixth Street Properties, L.P. v. City of Los Angeles* (2009) 175 Cal.App.4th 1396 to the extent that the decision conflicts with a local jurisdiction's authority to impose inclusionary housing ordinances pursuant to subdivision (g) of Section 65850 of the Government Code, as added pursuant to Section 1 of this act.

(f) In no case is it the intent of the Legislature in adding subdivision (g) to Section 65850 of the Government Code, pursuant to Section 1 of this act, to enlarge, diminish, or modify in any way the existing authority of local jurisdictions to establish, as a condition of development, inclusionary housing requirements, beyond reaffirming their applicability to rental units.

(g) This act does not modify or in any way change or affect the authority of local jurisdictions to require, as a condition of the development of residential units, that the development include a certain percentage of residential for-sale units affordable to, and occupied by, households with

incomes that do not exceed the limits for moderate-income, lower income, very low income, or extremely low income households.

(h) It is the intent of the Legislature to reaffirm that existing law requires that the action of any legislative body of any city, county, or city and county to adopt a new inclusionary housing ordinance be taken openly and that their deliberations be conducted openly consistent with the requirements of the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5 of the Government Code).

(i) Except as provided in subdivision (e), in no case is it the intent of the Legislature in adding subdivision (g) to Section 65850 of the Government Code, pursuant to Section 1 of this act, to enlarge, diminish, or modify in any way the existing rights of an owner of residential real property under Sections 1954.50 to 1954.535, inclusive, of the Civil Code and Sections 7060 to 7060.7, inclusive, of the Government Code.

O

Assembly Bill No. 602

CHAPTER 347

An act to amend Sections 65940.1 and 66019 of, and to add Section 66016.5 to, the Government Code, and to add Section 50466.5 to the Health and Safety Code, relating to land use.

[Approved by Governor September 28, 2021. Filed with Secretary of State September 28, 2021.]

LEGISLATIVE COUNSEL'S DIGEST

AB 602, Grayson. Development fees: impact fee nexus study.

(1) Existing law, the Permit Streamlining Act, which is part of the Planning and Zoning Law, requires each public agency to provide a development project applicant with a list that specifies the information that will be required from any applicant for a development project. The Mitigation Fee Act requires a local agency that establishes, increases, or imposes a fee as a condition of approval of a development project to, among other things, determine a reasonable relationship between the fee's use and the type of development project on which the fee is imposed. Existing law requires a city, county, or special district that has an internet website to make available on its internet website certain information, as applicable, including its current schedule of fees and exactions.

This bill, among other things, would require, on and after January 1, 2022, a local agency that conducts an impact fee nexus study to follow specific standards and practices, including, but not limited to, (1) that prior to the adoption of an associated development fee, an impact fee nexus study be adopted, (2) that the study identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is necessary, and (3) if the study is adopted after July 1, 2022, either calculate a fee levied or imposed on a housing development project proportionately to the square footage of the proposed units, or make specified findings explaining why square footage is not an appropriate metric to calculate the fees.

This bill would require that a local agency that calculates fees proportionately to the square footage of the proposed units be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by the development. The bill would declare that its provisions shall not be construed to relieve a local agency from the requirements of the Mitigation Fee Act, the California Constitution, or applicable case law when calculating the amount of a fee.

This bill would also require a city, county, or special district to post a written fee schedule or a link directly to the written fee schedule on its internet website. The bill would require a city or county to request the total

amount of fees and exactions associated with a project upon the issuance of a certificate of occupancy or the final inspection, whichever occurs last, and to post this information on its internet website, as specified. By requiring a city or county to include certain information in, and follow certain standards with regard to, its impact fee nexus studies and to include certain information on its internet website, the bill would impose a state-mandated local program.

(2) Existing law requires the Department of Housing and Community Development to develop specifications for the structure, functions, and organization of a housing and community development information system for this state. Existing law requires the system to include statistical, demographic, and community development data that will be of assistance to local public entities in the planning and implementation of housing and community development programs.

This bill would require the department, on or before January 1, 2024, to create an impact fee nexus study template that may be used by local jurisdictions. The bill would require that the template include a method of calculating the feasibility of housing being built with a given fee level.

(3) The Mitigation Fee Act requires notice of the time and place of a meeting regarding any fee, that includes a general explanation of the matter to be considered, be mailed at least 14 days before the first meeting to an interested party who files a written request with the city or county for mailed notice of a meeting on a new or increased fee.

This bill would authorize any member of the public, including an applicant for a development project, to submit evidence that the city, county, or other local agency has failed to comply with the Mitigation Fee Act. The bill would require the legislative body of the city, county, or other local agency to consider any timely submitted evidence and authorize the legislative body to change or adjust the proposed fee or fee increase, as specified.

(4) The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

The people of the State of California do enact as follows:

SECTION 1. Section 65940.1 of the Government Code is amended to read:

65940.1. (a) (1) A city, county, or special district that has an internet website shall make all of the following available on its internet website, as applicable:

(A) (i) A current schedule of fees, exactions, and affordability requirements imposed by that city, county, or special district, including any dependent special districts, as defined in Section 56032.5, of the city or county applicable to a proposed housing development project.

(ii) The city, county, or special district shall present the information described in clause (i) in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel and the fees that apply to each new water and sewer utility connection.

(iii) The city, county, or special district shall post a written fee schedule or a link directly to the written fee schedule on its internet website.

(B) All zoning ordinances and development standards adopted by the city or county presenting the information, which shall specify the zoning, design, and development standards that apply to each parcel.

(C) The list required to be compiled pursuant to Section 65940 by the city or county presenting the information.

(D) The current and five previous annual fee reports or the current and five previous annual financial reports, that were required pursuant to subdivision (b) of Section 66006 and subdivision (d) of Section 66013.

(E) An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by that city, county, or special district on or after January 1, 2018. For purposes of this subparagraph, “cost of service study” means the data provided to the public pursuant to subdivision (a) of Section 66016.

(2) A city, county, or special district shall update the information made available under this subdivision within 30 days of any changes.

(3) (A) A city or county shall request from a development proponent, upon issuance of a certificate of occupancy or the final inspection, whichever occurs last, the total amount of fees and exactions associated with the project for which the certificate was issued. The city or county shall post this information on its internet website, and update it at least twice per year.

(B) A city or county shall not be responsible for the accuracy for the information received and posted pursuant to subparagraph (A). A city or county may include a disclaimer regarding the accuracy of the information posted on its internet website under this paragraph.

(b) For purposes of this section:

(1) “Affordability requirement” means a requirement imposed as a condition of a development of residential units, that the development include a certain percentage of the units affordable for rent or sale to households with incomes that do not exceed the limits for moderate-income, lower income, very low income, or extremely low income households specified in Sections 50079.5, 50093, 50105, and 50106 of the Health and Safety Code, or an alternative means of compliance with that requirement including, but not limited to, in-lieu fees, land dedication, off-site construction, or acquisition and rehabilitation of existing units.

(2) (A) “Exaction” means any of the following:

(i) A construction excise tax.

(ii) A requirement that the housing development project provide public art or an in-lieu payment.

(iii) Dedications of parkland or in-lieu fees imposed pursuant to Section 66477.

(iv) A special tax levied on new housing units pursuant to the Mello-Roos Community Facilities Act of 1982 (Chapter 2.5 (commencing with Section 53311) of Part 1 of Division 2 of Title 5).

(B) "Exaction" does not include fees or charges pursuant to Section 66013 that are not imposed (i) in connection with issuing or approving a permit for development or (ii) as a condition of approval of a proposed development, as held in *Capistrano Beach Water Dist. v. Taj Development Corp.* (1999) 72 Cal.App.4th 524.

(3) "Fee" means a fee or charge described in the Mitigation Fee Act (Chapter 5 (commencing with Section 66000), Chapter 6 (commencing with Section 66010), Chapter 7 (commencing with Section 66012), Chapter 8 (commencing with Section 66016), and Chapter 9 (commencing with Section 66020)).

(4) "Housing development project" means a use consisting of any of the following:

(A) Residential units only.

(B) Mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use.

(C) Transitional housing or supportive housing.

(c) This section shall not be construed to alter the existing authority of a city, county, or special district to adopt or impose an exaction or fee.

SEC. 2. Section 66016.5 is added to the Government Code, to read:

66016.5. (a) On and after January 1, 2022, a local agency that conducts an impact fee nexus study shall follow all of the following standards and practices:

(1) Before the adoption of an associated development fee, an impact fee nexus study shall be adopted.

(2) When applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate.

(3) A nexus study shall include information that supports the local agency's actions, as required by subdivision (a) of Section 66001.

(4) If a nexus study supports the increase of an existing fee, the local agency shall review the assumptions of the nexus study supporting the original fee and evaluate the amount of fees collected under the original fee.

(5) (A) A nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units of the development. A local agency that imposes a fee proportionately to the square footage of the proposed units of the development shall be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by the development.

(B) A nexus study is not required to comply with subparagraph (A) if the local agency makes a finding that includes all of the following:

(i) An explanation as to why square footage is not appropriate metric to calculate fees imposed on housing development project.

(ii) An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.

(iii) That other policies in the fee structure support smaller developments, or otherwise ensure that smaller developments are not charged disproportionate fees.

(C) This paragraph does not prohibit an agency from establishing different fees for different types of developments.

(6) Large jurisdictions shall adopt a capital improvement plan as a part of the nexus study.

(7) All studies shall be adopted at a public hearing with at least 30 days' notice, and the local agency shall notify any member of the public that requests notice of intent to begin an impact fee nexus study of the date of the hearing.

(8) Studies shall be updated at least every eight years, from the period beginning on January 1, 2022.

(9) The local agency may use the impact fee nexus study template developed by the Department of Housing and Community Development pursuant to Section 50466.5 of the Health and Safety Code.

(b) This section does not apply to any fees or charges pursuant to Section 66013.

(c) For purposes of this section:

(1) "Development fee" has the same meaning as defined in subdivision (b) of Section 66000.

(2) "Large jurisdiction" has the same meaning as defined in subdivision (d) of Section 53559.1 of the Health and Safety Code.

(3) "Public facility" has the same meaning as defined in subdivision (d) of Section 66000.

(4) "Local Agency" has the same meaning as defined in subdivision (c) of Section 66000.

(d) Nothing in this section shall be construed to relieve a local agency of the requirement that it comply with Chapter 5 (commencing with Section 66000), the California Constitution, or applicable case law when calculating the amount of a fee.

SEC. 3. Section 66019 of the Government Code is amended to read:

66019. (a) As used in this section:

(1) "Fee" means a fee as defined in Section 66000, but does not include any of the following:

(A) A fee authorized pursuant to Section 66013.

(B) A fee authorized pursuant to Section 17620 of the Education Code, or Sections 65995.5 and 65995.7.

(C) Rates or charges for water, sewer, or electrical services.

(D) Fees subject to Section 66016.

(2) "Party" means a person, entity, or organization representing a group of people or entities.

(3) “Public facility” means a public facility as defined in Section 66000.

(b) For any fee, notice of the time and place of the meeting, including a general explanation of the matter to be considered, and a statement that the data required by this subdivision is available shall be mailed at least 14 days prior to the first meeting to an interested party who files a written request with the city, county, or city and county for mailed notice of a meeting on a new or increased fee to be enacted by the city, county, or city and county. Any written request for mailed notices shall be valid for one year from the date on which it is filed unless a renewal request is filed. Renewal requests for mailed notices shall be filed on or before April 1 of each year. The legislative body of the city, county, or city and county may establish a reasonable annual charge for sending notices based on the estimated cost of providing the service. The legislative body may send the notice electronically. At least 10 days prior to the meeting, the city, county, or city and county shall make available to the public the data indicating the amount of cost, or the estimated cost, required to provide the public facilities and the revenue sources anticipated to fund those public facilities, including general fund revenues. The new or increased fee shall be effective no earlier than 60 days following the final action on the adoption or increase of the fee, unless the city, county, or city and county follows the procedures set forth in subdivision (b) of Section 66017.

(c) If a city, county, or city and county receives a request for mailed notice pursuant to this section, or a local agency receives a request for mailed notice pursuant to Section 66016, the city, county, or city and county or other local agency may provide the notice via electronic mail for those who specifically request electronic mail notification. A city, county, city or county, or other local agency that provides electronic mail notification pursuant to this subdivision shall send the electronic mail notification to the electronic mail address indicated in the request. The electronic mail notification authorized by this subdivision shall operate as an alternative to the mailed notice required by this section.

(d) (1) Any member of the public, including an applicant for a development project, may submit evidence that the city, county, or other local agency’s determinations and findings required pursuant to subdivision (a) of Section 66001 are insufficient or that the local agency otherwise failed to comply with this chapter. Evidence submitted pursuant to this subdivision may include, but is not limited to, information regarding the proposed fee calculation, assumptions, or methodology or the calculation, assumptions, or methodology for an existing fee upon which the proposed fee or fee increase is based.

(2) The legislative body of the city, county, or other local agency shall consider any evidence submitted pursuant to paragraph (1) that is timely submitted under this chapter. After consideration of the evidence, the legislative body of the city, county, or other local agency may change or adjust the proposed fee or fee increase if deemed necessary by the legislative body.

SEC. 4. Section 50466.5 is added to the Health and Safety Code, to read:

50466.5. (a) On or before January 1, 2024, the department shall create an impact fee nexus study template that may be used by local jurisdictions. The template shall include a method of calculating the feasibility of housing being built with a given fee level.

(b) The department may contract with nonprofit or academic institutions to complete the template.

SEC. 5. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act, within the meaning of Section 17556 of the Government Code.

O

bae urban economics

**INCLUSIONARY HOUSING AND IN-LIEU FEE
FINANCIAL FEASIBILITY STUDY
CITY COUNCIL STUDY SESSION**

CITY OF LOS ALTOS

December 12, 2023

PRESENTATION OVERVIEW

- Purpose of Inclusionary and In-Lieu Fee Study
- Overview of current requirements
- Overview of relevant development trends in Los Altos
- Overview of methodology
- Findings

PURPOSE OF STUDY - HEU

- **Program 2.A: Continue to implement and enhance inclusionary housing requirements.**
 - Continue to implement inclusionary housing requirements
 - Evaluate inclusionary requirements, specifically:
 - Inclusionary housing rates (e.g., 15 and 20 percent).
 - Affordability levels, with the potential for an alternative mix of affordability to meet housing policy objectives (e.g., deeper affordability, units for special needs groups)
 - Affordability terms, including requiring the longest term allowable
 - Develop strategies and amendments to support the production of affordable housing more effectively through inclusionary housing
 - Objective: Inclusionary housing unit production of at least 50 moderate-income units, 40 low-income units, and 10 very low-income units.

PURPOSE OF STUDY - HEU

- **Program 2.B: Establish an affordable housing in-lieu fee and commercial linkage fee**
 - Conduct a feasibility analysis to support the establishment of an affordable housing in-lieu fee for residential developments and a commercial linkage fee for affordable housing
 - Adopt fees based on the analysis
 - Analysis will ensure that the in-lieu fees are not a constraint to housing development
 - City will conduct outreach to all stakeholders including residents, property owners, and housing and commercial developers
 - **Time Frame: Adopt housing in-lieu fee by the end of 2023; begin commercial linkage fee for affordable housing by end of year 2025.**

PURPOSE OF STUDY

- Evaluate feasibility of new residential development
 - Inclusionary ordinance requires some units in new residential developments to be affordable
- Analyze options for in-lieu fee rates and identify fee options
 - Can provide an option for developers to pay a fee instead of building inclusionary units

CURRENT INCLUSIONARY REQUIREMENTS

Rental (10+ units)	Ownership (10+ units)	5-9 units (own or rent)
<p>20% low-income - or - 15% very low-income</p>	<p>15% majority moderate-income, remaining very low-income</p>	<p>15% very low-, low, or moderate-income</p>

CURRENT INCLUSIONARY REQUIREMENTS

- Study includes a summary of inclusionary requirements in 8 nearby jurisdictions for comparison purposes
- Most require **15% affordability** (in most cases)
- By comparison, Los Altos:
 - Requires either **more units** or **deeper affordability** for **rental** developments
 - Is **unique** in requiring **very low-income** for **ownership** (may encourage or facilitate use of Density Bonus)

MULTIFAMILY DEVELOPMENT TRENDS

- Recent projects have included **condos** and **townhomes**; **almost no market rate multifamily rental** development
- Current zoning designations support relatively low-density development
 - E.g., up to 38 dus/acre, height limits of 30-35 feet
- Housing Element Update commits to increasing allowable densities and height limits in some areas

MULTIFAMILY DEVELOPMENT TRENDS

- Recent projects have **exceeded base densities** using the State Density Bonus Ordinance (DBO)
 - Additional density, other waivers of development standards for projects with affordable units
 - Larger bonuses for more affordable units, deeper affordability
 - Inclusionary units count toward affordability requirements for DBO
- Projects have also sought **discretionary approvals** to exceed max **additional density** provided by the DBO

METHODOLOGY

- Financial proforma modeling to evaluate the financial feasibility of new residential development in Los Altos
- Assumptions based on developer interviews, information on recent projects, published data sources
- Evaluated multifamily rental, condominium, and townhome developments
- Based on current development standards and hypothetical increase in allowable density to 70 du/acre

RESIDENTIAL DEVELOPMENT FEASIBILITY FINDINGS

	Multifamily Rental		Multifamily Ownership		Townhouse
	Higher-Density	Current Standards	Higher-Density	Current Standards	
Density (base)	70 du/acre	38 du/acre	70 du/acre	38 du/acre	14.5 du/acre
Density (w bonus)	105 du/acre	57 du/acre	84 du/acre	57 du/acre	17.5 du/acre
Total Units	105	57	42	57	35
Affordable Units	11	6	6	10	5
Feasible?	No	No	Yes	No	Yes

RESIDENTIAL DEVELOPMENT FEASIBILITY FINDINGS (CONTINUED)

- Higher density condos & townhouses are financially feasible
- Multifamily rental & low-density condos face feasibility challenges
- Consistent with recent development trends in Los Altos and current challenges in the broader market
- Changes in City policies & market conditions necessary to produce significant quantities of new rental units

INCLUSIONARY HOUSING IN-LIEU FEE OVERVIEW

- Inclusionary in-lieu fees: option for developer to pay a fee instead of providing inclusionary units
- May be allowed only in certain situations (e.g., small projects or fractional unit req's)
- May be allowed only with discretionary approvals
- Rates influence developers' decisions regarding paying fees vs. providing units
 - Lower fees encourage developers to pay in-lieu fee
 - Higher fees encourage developers to provide units

IN-LIEU FEE POLICY CONSIDERATIONS

	In-Lieu Fees vs. Inclusionary Units
In-Lieu Fee Pros	<ul style="list-style-type: none"> • Fees can be combined with other sources to create more units • May achieve deeper affordability • Fund units in 100% affordable developments, facilitating service provision
In-Lieu Fee Cons	<ul style="list-style-type: none"> • Not integrated with market-rate units/less equitable • Requires site acquisition & planning of separate project, meaning increased risk and delay in affordable unit production • City burden to collect/distribute fees • Need to generate enough revenue to have a significant impact

IN-LIEU FEES IN NEARBY JURISDICTIONS

	For Sale	Rental
Cupertino	\$20-\$27/sq. ft.	\$27-34/ sq. ft
Los Gatos	6% of building permit valuation	
Menlo Park	3% of sale price for each unit for which BMR units not provided	Cost to build & maintain a unit
Mountain View	\$59-\$135/sq. ft.	\$104/sq. ft.

	For Sale	Rental
Palo Alto	\$61-\$92/sq. ft.	\$25/sq. ft.
Saratoga	N/A; no inclusionary ordinance	
Santa Clara	Difference b/t the market value and the affordable sale price	\$22/sq. ft.
Sunnyvale	7% of sale price	\$14-\$29/sq. ft.

Most jurisdictions shown allow the in-lieu fee payment option only for specific types of projects, fractional units, and/or with City Council approval

INCLUSIONARY IN-LIEU FEE APPROACH

- **Construction cost:** Cost to construct an affordable unit, less income from the unit
- **Point of indifference:** Fee rate that is equivalent in cost to providing inclusionary units
- Fees in comparison jurisdictions also provide insight

IN-LIEU FEE FINDINGS (IN-LIEU FEE PER SQ. FT.)

	Multifamily Rental		Multifamily Ownership		Townhouse
	Higher-Density	Current Standards	Higher-Density	Current Standards	
Construction Cost Approach	\$120	\$146	\$139	\$148	\$211
Point of Indifference Approach	\$32	\$28	\$74	\$74	\$19

RECOMMENDATIONS

1. Increase residential densities, FAR standards, and/or height limits in multifamily areas to increase the allowable residential development capacity **(Completed)**
2. Consider additional changes to development standards and permit processing procedures, reductions in City fees to facilitate multifamily rental development **(Study Underway)**

RECOMMENDATIONS

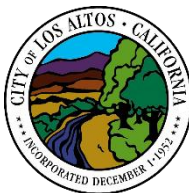
3. Consider reducing inclusionary requirements for rental developments if Recommendations 1 and 2 are not fully implemented (**Reduction in Inclusionary Requirement by 5% across the board, or modify to affordability only at low-income threshold**)
4. Adopt in-lieu fees based on City objectives with respect to the inclusionary program and the point of indifference calculations (**Adopt appropriate inclusionary in-lieu fee based on financial feasibility**)

Higher than the point of indifference to incentivize unit production, lower to incentivize fee payment

NEXT STEPS

- Based on tonight's direction City staff will return with final recommendations in January 2024 for adoption of in-lieu fee.
- Should the City Council provide necessary direction staff will return with amendments to Inclusionary Ordinance affordability requirements.





AGENDA REPORT SUMMARY

Meeting Date: January 23, 2024

Subject Tree Protection Ordinance

Prepared by: Nick Zornes, Development Services Director

Approved by: Gabriel Engeland, City Manager

Attachment(s):

- 1. Draft Ordinance
- 2. Appendix A
- 3. Draft Resolution – Establishment of New Fee Schedule

Initiated by:

City Council

Previous Council Consideration:

May 24, 2022, November 28, 2023

Fiscal Impact:

A certified arborist was contracted in February of 2023, for a fee of \$10,000. Funds were used in Fiscal Year 22/23 from the Sustainability Fund.

Environmental Review:

This Ordinance is exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines implementing the California Environmental Quality Act of 1970.

Summary:

- The City’s Tree Protection Ordinance (Los Altos Municipal Code Chapter 11.08) provides regulations regarding the removal of certain types of trees within the City of Los Altos.
- The Ordinance was last updated in 2007 and required updating to remain relevant and reflect the changing environment and current policies.
- On May 24, 2022, the City Council tasked the Environmental Commission to work with City staff to review the Ordinance and recommend changes as needed.
- Following the hiring of new Sustainability staff in October 2022, staff began conducting research and peer review with the Environmental Commission’s continued support on the policy level.

Reviewed By:

City Manager

GE



Subject: Tree Protection Ordinance

-
- In February 2023, staff began working with a certified arborist to engage in and provide technical and policy recommendations to inform the update.
 - In August 2023, Staff presented the final policy updates to the Environmental Commission for review and comment.
 - On November 28, 2023, the City Council considered the first iteration of the amended Tree Protection Ordinance

Staff Recommendation:

Introduce and waive further reading of an ordinance of the City Council of the City of Los Altos amending Chapter 11.08 Tree Protection Regulations and find that this ordinance is exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines implementing the California Environmental Quality Act of 1970.

Purpose

To update the City’s Tree Protection Ordinance to reflect current policies and procedures, protect the City’s vibrant urban forest, maintain tree canopy that contributes to carbon sequestration, and provide clear tree removal criteria for both residents and city staff.

Background

The City’s Tree Protection Ordinance provides regulations regarding the removal of certain types of trees within the City of Los Altos. The Ordinance was last updated in 2007 and required updating to remain relevant and reflect the changing environment, current policies, and best management practices.

Staff worked with a consultant for technical expertise who provided policy recommendations that were based on an analysis of current policies and procedures. To incorporate the recommendations into the ordinance, staff collaborated with the Planning Division (the Division within the City that reviews Tree Removal Permits) and the Environmental Commission.

Discussion/Analysis

Staff is proposing amendments and additions to the ordinance in the following areas to remain in alignment with the tree policies of neighboring jurisdictions, to preserve the City's vibrant tree canopy, and to help meet our climate adaptation goals:

- Definition of a protected tree
- Criteria for removal
- Replacement requirements

Definition of a protected tree: In order to protect more existing trees, staff recommends that all trees to be protected at a smaller diameter of 12 inches rather than the previous diameter of 15



Subject: Tree Protection Ordinance

inches. This also includes protecting native trees at a diameter of 10 inches as natives require less care, have a better chance of survival, provide food and shelter for local wildlife, and can withstand California’s drought conditions.

Criteria for removal: Tree protection ordinances have a number of key elements, including circumstances under which a tree may be removed. Clear decision-making criteria can often reduce misunderstandings and conflicts later in the process. In collaboration with the certified arborist, staff updated and clarified the current language. Arborists met with staff from various departments and discussed operational impressions of the ordinance in its current form. They reviewed relevant materials and benchmarked with surrounding cities on key issues and identified areas for improvement. To align with the CAAP, which calls for preserving, protecting, and growing the urban forest as a key element in sequestering carbon, the updated decision-making criteria and replacement system integrate these goals and focus on preserving and growing a healthy tree canopy.

Tree replacement: A section in the updated ordinance has been added to include tree replacement guidelines as follows: trees approved for removal shall be replaced in-kind, with some exceptions. In cases or at sites where smaller trees at maturity are proposed, more trees will be required. For example, if a 45-inch diameter tree is removed, and the applicant is proposing to replace it with a species that would reach 20 inches at maturity, two additional trees would be required. Applicants will be required to work with an arborist to determine appropriate tree replacement and develop a tree replacement plan. In cases where no tree can be replaced on-site, the applicant will be required to pay an in-lieu fee in an amount set by council. The City will utilize these funds to purchase, plant, maintain and monitor trees on public lands, or support the City’s urban forestry management goals. In-lieu fees vary amongst jurisdictions, below is a table summarizing various in-lieu options mainly in Santa Clara County.

Jurisdiction	In Lieu Fee
Los Altos	No
Campbell	Yes: In-lieu fee is equal to the fair market value of a standard City street tree (delivered and installed).
Cupertino	Yes
Gilroy	Yes: In lieu fee is equal to the value of the replacement trees required as specified. The in-lieu payment shall include funds sufficient for the care of the replacement tree during their establishment period.
Los Altos Hills	Not specified



Subject: Tree Protection Ordinance

Los Gatos	Yes: in-lieu fee \$250 for each 15 gallon and each 24" Box Replacement Tree In-Lieu Fee* \$500 for each 36" Box Replacement Tree In-Lieu Fee*
Menlo Park	\$100-\$7,000 based on trunk diameter.
Milpitas	Not specified
Monte Sereno	Not specified
Jurisdiction	In Lieu Fee
Morgan Hill	Not specified
Mountain View	\$750.00
Palo Alto	\$650.00
San Jose	\$775.00
Santa Clara	Not specified
Saratoga	Not specified
Sunnyvale	Yes: In -lieu fee shall be paid in accordance with the City's adopted Fee Schedule.

Tree Removal Application Fees: Staff conducted research on cities in Santa Clara County to compare tree removal application fees. Research showed that the City of Los Altos' fee is significantly lower than the surrounding cities. Staff recommend increasing the application fee, including a fee per tree. Below is a table showing tree permit removal fees in the county:

Jurisdiction	Permit Fee	Additional Tree Fee
Los Altos	\$75.00	No
Campbell	\$249.00	\$78.00
Cupertino	\$328.00	\$165.00
Gilroy	\$313.00	No
Los Altos Hills	\$250.00	No
Los Gatos	\$250.00	\$125.00
Milpitas	\$247.00	no
Monte Sereno	\$100.00	no
Morgan Hill	\$120.00	no
Mountain View	\$116.00	\$58.00
Palo Alto	\$472.00	no
San Jose	\$268.00	\$33.00



Subject: Tree Protection Ordinance

Santa Clara	\$295.00	no
Saratoga	\$130.00	no
Sunnyvale	\$373.00	no

November 28, 2023 – City Council Consideration

At its regularly scheduled meeting on November 28, 2023, the City Council considered the first iteration of the Tree Protection Ordinance. After receiving a Staff Report, Presentation and Public Testimony the City Council discussed the item in depth and provided City Staff with direction on additional modifications to the draft ordinance. Due to the nature of the modifications directed by the City Council the draft ordinance necessitates a reintroduction. The following modifications to the ordinance and resolution have been made:

- Reiteration of the ordinance Purpose and Intent language as a Whereas within the Draft Ordinance
- Modification of Section 11.08.110 for the removal of dead or diseased trees to not require a permit
- Modification of Section 11.08.110 for hazardous trees to not require a permit
- Modification of Section 11.08.120(C)(2) to clarify the thirty (30) days from the date of planting to when the area is ready
- Addition of Section 11.08.120.(D) to not require replacement trees when existing trees have caused direct damage of property
- \$0.00 Fee for Tree Removal Permit for Invasive Species

Recommendation

Introduce and waive further reading of an ordinance of the City Council of the City of Los Altos amending Chapter 11.08 Tree Protection Regulations to update current policies.

ORDINANCE NO. 2024-__

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS
AMENDING CHAPTER 11.08 OF TITLE 11 MISCELLANEOUS PROPERTY
REGULATIONS OF THE LOS ALTOS MUNICIPAL CODE FOR TREE PROTECTION
REGULATIONS**

WHEREAS, the City Council requested that the Environmental Commission work with City Staff to amend the City’s Tree Protection Ordinance to further implement the adopted Climate Action and Adaptation Plan (CAAP); and

WHEREAS, the City of Los Altos looks to protect and promote the growth of a healthy and sustainable tree canopy in Los Altos. Trees in Los Altos are highly valued by the community and provide several benefits, including shade and climate resilience, habitat for wildlife, carbon sequestration and improved air quality, protection against wind and flood hazards, and aesthetic quality; and

WHEREAS, the amendments was processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

WHEREAS, the City Council held a duly noticed public meeting on November 28, 2023, and directed staff to incorporate changes to the draft ordinance and return to the City Council to reintroduce the ordinance for consideration; and

WHEREAS, the City Council held a duly noticed public meeting on January 23, 2024, and February 13, 2024; and

WHEREAS, this Ordinance is exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines implementing the California Environmental Quality Act of 1970, as amended; and

NOW, THEREFORE, the City Council of the City of Los Altos does hereby ordain as follows:

SECTION 1. AMENDMENT OF TITLE 11 OF THE MUNICIPAL CODE. Chapter 11.08 is hereby amended of the Los Altos Municipal Code as set forth in Appendix A to this Ordinance.

SECTION 2. CONSTITUTIONALITY; AMBIGUITIES. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions hereof. Any ambiguities in the Los Altos Municipal Code created by this Ordinance shall be resolved by the Development Services Director, in their reasonable discretion, after consulting the City Attorney.

SECTION 3. PUBLICATION. This Ordinance shall be published as provided in Government Code Section 36933.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be effective upon the commencement of the thirty-first day following the adoption hereof.

The foregoing Ordinance was duly and properly introduced at a regular meeting of the City Council of the City of Los Altos held on January 23, 2024, and was thereafter, at a regular meeting held on February 13, 2024, passed and adopted by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Jonathan Weinberg, MAYOR

Attest:

Melissa Thurman MMC, City Clerk

**APPENDIX A
AMENDMENTS TO CHAPTER 11.14**

APPENDIX A

Chapter 11.08 TREE PROTECTION REGULATIONS

11.08.010 Purpose and Intent.

The purpose of this chapter is to protect and promote the growth of a healthy and sustainable tree canopy in Los Altos. Trees in Los Altos are highly valued by the community and provide several benefits, including shade and climate resilience, habitat for wildlife, carbon sequestration and improved air quality, protection against wind and flood hazards, and aesthetic quality.

This chapter establishes standards for proper tree removal and replacement, preservation, and protection during construction.

11.08.0120 Definitions.

The following words and phrases when used in this article shall have the meaning set forth herein, except where the context clearly indicates a different meaning:

"Damage" means any intentional action or negligence which causes injury, death or disfigurement of a tree. Actions include, but are not limited to, cutting, girdling, poisoning, overwatering, unauthorized relocation or transportation of a tree or trenching, excavating, altering the grade or paving within the dripline of a tree.

"Certified Arborist" – means a person having expertise in the care and maintenance of trees, who is certified by the International Society of Arboriculture (ISA) or the American Society of Consulting Arborists (ASCA).

"Development review application" means application for land alteration or development, including but not limited to tentative subdivision map, design review, variance, use permit, rezoning, planned unit development and tree removal.

"Dripline" means the outermost line of the tree's canopy projected straight down to the ground surface. As depicted in a plan view, the dripline generally appears as an irregularly shaped circle.

"Heritage tree" means any tree so designated by the historical commission, based on the finding that the tree has character, interest, or value as part of the development of, and/or exemplification of, the cultural, educational, economic, agricultural, social, indigenous, or historical heritage of the city.

"Native Species" – as defined by list on file with the Development Services Department.

Protected Tree (See Section 11.08.040).

"Significant Pruning" means the cutting or taking away of more than thirty-three percent of the living foliage material (including branches) of a tree in any twelve (12) month period such that it damages a tree as determined by a certified arborist or as otherwise determined by the Development Services Director ~~planning director~~. (See the definition for tree removal in this section.)

~~"RI" means any single family residential zoning district, for example, Ri-b, RI-20, Ri-H, R1-40.~~

"Remove" (See the definition for tree removal in this section).

"Tree" means a woody perennial plant characterized by having a main stem or trunk or a multi-stemmed trunk system with a more or less definitely formed crown and is usually over ten (10) feet high at maturity.

"Tree removal" means the removal of a tree, including significant pruning. (See the definition for significant pruning in this section).

“Undesirable/Invasive Species” - as defined by list on file with the Development Services Department.

(Prior code § 10-2.26501)

11.08.0230 Application of chapter.

This chapter shall apply to every owner of real property within the city and to every person responsible for removing a tree regardless of whether such person is engaged in a tree removal business.

(Prior code § 10-2.26502)

11.08.0340 Actions prohibited.

- A. It is unlawful to damage or kill any protected tree;~~and~~
- B. It is unlawful to remove any protected tree from private or public property in any zoning district without first obtaining a tree removal permit.

(See Section 11.08.160 for violation/penalties).

(Prior code § 10-2.26503)

11.08.0450 Protected trees.

A protected tree is any of the following:

- A. Any tree that is ~~forty-eight (48)~~ thirty-eight (38) inches in circumference (12 inches in diameter) measured at forty-eight (48) inches (4-feet) above grade;
- B. Any tree of a native species that is ten (10) inches in diameter or greater measured at forty-eight (48) inches above grade;
- CB. Any tree designated by the historical commission as a heritage tree or any tree under official consideration by the historical commission for heritage tree designation;
- C. Any tree which was required by the city to be either saved or planted in conjunction with a development review application.

(Ord. 07-314 § 2 (part); prior code § 10-2.26504)

11.08.0560 Heritage tree designations.

- A. Applications. Applications for designation of a heritage tree may be filed by the owner of the property on which the tree is located. The city council or planning commission or zoning administrator may also, by resolution or motion, refer a proposed designation to the historical commission, or the historical commission may also consider a proposed designation upon its own initiative. Applications by property owners shall be prepared in accordance with instructions provided by the ~~planning director~~ Development Services Director.
- B. Study. The historical commission shall conduct a study of the proposed heritage tree, based upon such information or documentation as it may require from the applicant, the commission staff, or from other available sources.
- C. Property owner notification. The historical commission shall notify the owner of the property on which the tree is located of the meeting at which the commission will consider the tree for designation. The notice shall

be mailed to the recorded owner(s) as shown on the last equalized assessment roll and shall be mailed at least thirty (30) days prior to the meeting unless the property owner(s) agree in writing to a lesser notification period. Failure to receive notice shall not invalidate any proceedings under this chapter.

- D. Action on designation. The historical commission may either recommend ~~denial~~ or approve ~~of~~ designation based on the criteria outlined in Section 12.44.030 of this code.

(Prior code § 10-2.26505)

11.08.0670 Tree removal permits required.

In order to remove any protected tree, a tree removal permit must be obtained. All applications for a tree removal permit shall be prepared in accordance with instructions provided by the Development Services Director ~~planning director, and when the application is filed independent of any other development review application, it shall be accompanied by a fee which shall be established by city council resolution.~~

(Prior code § 10-2.26506)

11.08.0780 Approval authority.

Notwithstanding the provisions of Section 11.08.100 of this chapter, the approval authority for tree removal requests shall be as follows:

- A. For heritage trees: the approval authority shall be the historical commission.
- B. For all other protected trees:
 1. The approval authority for tree removal ~~requests filed independent of any other development review application~~ shall be the ~~planning director~~ Development Services Director.
 2. ~~The approval authority for tree removal requests filed in conjunction with another development review application shall be the same approval authority as established by this code for the accompanying development review application.~~

(Prior code § 10-2.26507)

11.08.0890 Notification.

~~When a tree removal application involves a tree(s) which was designated for preservation at the request of a neighboring property owner(s) in conjunction with a development review application, the current owner(s) of said neighboring property(s) shall be notified of the meeting at which the approval authority will consider the tree removal. The notice shall be mailed to the recorded owner(s) as shown on the last equalized assessment roll and shall be mailed at least ten (10) days prior to the meeting. Failure to receive notice shall not invalidate any proceedings under this chapter. Once the City issues a Tree Removal Permit, city staff or, at their discretion, the applicant, shall post notice of the decision on the application for such permit on the subject property and shall be legible from the public right-of-way. Such notice shall state the decision on the application and shall provide information on the appeal process pursuant to this Chapter.~~

(Prior code § 10-2.26508)

11.08.09100 Determination on permit.

A. Criteria. Each application for a tree removal permit shall be reviewed and determined ~~on the basis of~~ based on the following tree removal criteria:

1. The tree is dead, in poor health (as defined in the most recent edition of the Guide for Plant Appraisal), or has a risk rating of moderate, high, or extreme which cannot be mitigated through sound arboricultural practices to a low-risk rating.

2. The tree species is identified as an invasive or undesirable species (as defined by list on file with the Development Services Department).

3. The tree is interfering or will interfere with a utility, public transportation, waterway, or other public infrastructure system.

4. The tree is causing damage to an enclosed structure which cannot be mitigated in another way.

5. Preservation of the tree will impede the use of real property and no reasonable or feasible alternative (as determined by the Development Services Director) exists to preserve the tree in the current location.

~~1. The condition of the tree with respect to disease, imminent danger of falling, proximity to existing or proposed structures and interference with utility services;~~

~~2. The necessity to remove the tree for economic or other enjoyment of the property;~~

~~3. The topography of the land and the effect of the tree removal upon erosion, soil retention and the diversion or increased flow of surface waters;~~

~~4. The number, species, size and location of existing trees in the area and the effect the removal would have upon shade, privacy impact, scenic beauty, property values and any established standards of the area;~~

~~5. The number of healthy trees the property is able to support according to good forestry practices;~~

~~6. The approximate age of the tree compared with average life span for that species;~~

~~7. Whether there are any reasonable and feasible alternatives that would allow for the preservation of the tree.~~

B. Additional recommendations. The approval authority may refer the application to another department, commission or person for a report and recommendation. The approval authority may also require the applicant to furnish a written report from an independent ~~tree expert~~ certified arborist acceptable to the approval authority; such report shall ~~to~~ be obtained at the expense of the applicant.

C. Action. Based on the criteria outlined in subsection A of this section, the approval authority shall either approve, conditionally approve, or deny the application. Conditions of approval may require any of the following:

1. One or more replacement trees be planted as outlined in section 11.08.120 Tree Replacement Criteria;

2. Payment of an in-lieu fee in compliance with section 11.08.120;

3. A combination of replacement trees and in-lieu fees that in total provide for the number of replacement trees as outline in section 11.08.110, of a species and size and at locations as designated by the approval authority. When deciding upon replacement tree(s), the approval authority will take into consideration: (1) the cost of replacement trees; and (2) the wishes of the property owner

~~relative to the species of tree to be planted. Any such replacement trees shall be obtained and planted at the expense of the applicant.~~

(Prior code § 10-2.26509)

11.08.10110 Emergency ~~w~~Waivers and exemptions.

- A. ~~In case of emergency caused by h~~Hazardous or dangerous condition of a tree requiring immediate action for the safety of life or property, a tree may be removed upon the order of the ~~planning director~~ Development Services Director, the ~~director of public works~~ Public Works Director or any member of the police or fire department without the necessity of applying for a tree removal permit.~~;~~
 - 1. In the event that a protected tree is thought to be dead or diseased and warrants the removal, a property owner can submit photographs of the subject tree to the Development Service Department for review and consideration of an exemption from the requirement of a Tree Removal Permit.
 - a. Trees removed pursuant to the provisions of section 11.08.110(A)(1) are subject to field verification and onsite inspection by the Development Services Department.
- B. Employees of the city may take such action with regard to trees on city-owned property as may be necessary to maintain the safety of city operations and/or the safe conditions on city property, without the necessity of applying for a tree removal permit.~~;~~~~and~~
- C. Public utilities subject to the jurisdiction of the public utilities commission of the state of California may also take such action as may be necessary to comply with the safety regulations of said commission and as may be necessary to maintain a safe operation of their facilities without the necessity of applying for a tree removal permit.

Prior code § 10-2.26510)

11.08.120 Tree Replacement.

- A. Trees approved for removal (including dead trees) shall be replaced based on the number and size of trees approved for removal as follows:
 - 1. Replace the tree 1:1 with a tree of a similar size canopy at maturity.
 - 2. Where 1:1 replacement in kind is not feasible, replace the tree with two (2) or more trees, such that the replacement trees (combined) provide a similar size canopy at maturity.
 - 3. Replacement tree shall be a minimum of 24-inch box size container unless a smaller container is recommended by the Certified Arborist based on tree species or planting location.
- B. The Development Services Director shall have the authority to approve an increase in the number of the on-site replacement trees and reduce the required size of the trees, when appropriate.
- C. Replacement Plan. A tree replacement plan prepared by a Certified Arborist shall be made a requirement of the Tree Removal Permit and be provided with the Tree Removal Application. It shall include and adhere to the following:
 - 1. The number, species and site plan of the proposed location of replacement trees;
 - 2. Replacement trees shall be planted within thirty (30) days from removal of the tree when the site is ready for planting and area is suitable for new planting, unless accepted arboricultural practices dictate a preferential planting period based on the species chosen as the replacement tree and seasonal factors;

- 3. Any person who is required to plant replacement trees as a condition of a tree removal permit shall maintain such trees in a healthy condition to ensure their long-term survival;
- 4. Replacement trees shall be obtained and planted at the expense of the applicant.
- D. No replacement tree shall be required when it is determined that the existing tree is or has caused direct damage to an existing structure or property.
 - 1. When a replacement tree is not required pursuant to section 11.08.120(D) a field inspection shall be completed by the Development Services Department to verify any damage onsite.
- E. Where replacement is not possible on site as determined by the Certified Arborist, the applicant shall pay an in-lieu fee in an amount set forth by the City Council and shall be paid to the Street Tree Fund.

11.08.1130 Appeals.

Any action of the approval authority may be appealed by the applicant or any interested party to the city council. Said appeal shall be in writing, shall state the reasons for the appeal, shall be accompanied by a fee which shall be set by city council resolution and shall be filed with the city clerk within ten (10) calendar days of the decision.

(Prior code § 10-2.26511)

11.08.1240 Tree protection during construction.

Protected trees designated for preservation shall be protected during development of a property by compliance with the following, which may be modified by the ~~planning director~~ Development Services Director:

- A. Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree. The fence shall be a minimum of ~~five~~ four feet in height and shall be set securely in place. The fence shall be of a sturdy but open material (i.e., chainlink), to allow visibility to the trunk for inspections and safety. There shall be no storage of any kind within the protective fencing. The fence shall be in place until construction has been completed.
- B. The existing grade level around a tree shall normally be maintained out to the dripline of the tree. Alternate grade levels may be approved by the Development Services Director ~~planning director~~.
- C. Drain wells shall be installed whenever impervious surfaces will be placed over the root system of a tree (the root system generally extends to the outermost edges of the branches).
- D. Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods. If a tree is damaged beyond repair, damage shall be categorized as a violation in accordance with Section 11.08.160 and shall require replacement tree(s) in accordance with Section 11.08.120.
- E. No signs, wires, or any other object shall be attached to the tree.

(Ord. 07-314 § 2 (part); prior code § 10.2.26513)

11.08.1350 Delegation of functions.

The ~~planning director and director of public works~~ Development Services Director may delegate any or all of the administrative duties authorized by this chapter to one or more staff members.

(Ord. 07-314 § 2 (part); prior code § 10-2.26514)

11.08.1460 Violations—Penalties.

The violation of any provision contained in this chapter is hereby declared to be a misdemeanor and shall be punishable as prescribed in Chapter 1.20 of this code. Violations pursuant to this section of the code shall incur a penalty fine for each tree removed without proper authorization. In addition thereto, any person unlawfully removing or destroying any protected tree without a permit shall be penalized as follows:

- A. Replacing the unlawfully removed tree with one or more new trees which, in accordance with section 11.08.120 or in the opinion of the ~~planning director~~ Development Services Director, will provide equivalent aesthetic quality in terms of size, height, location, appearance and other characteristics of the unlawfully removed tree.

- B. Where replacement trees will not provide equivalent aesthetic quality because of the size, age or other characteristics of the unlawfully removed tree, the ~~planning director~~ Development Services Director shall calculate the value of the removed tree in accordance with the latest edition of the Guide for Establishing Values of Trees and Other Plants, as prepared by the council of tree and landscape appraisers. Upon the determination of such value, the Development Services Director ~~planning director~~ may require either a cash payment to the city to be added to the Street Tree Fund ~~street tree fund~~, or the planting of replacement trees as designated by the ~~planning director~~ Development Services Director, or any combination thereof, in accordance with the following:
 - 1. To the extent that a cash payment is required for any portion or all of the value of the removed tree, such payment shall be doubled to reflect the estimated installation costs that would be incurred if replacement trees are planted; and
 - 2. To the extent that the planting of replacement trees is required, the retail cost of such trees, as shown by documentary evidence satisfactory to the ~~planning director~~ Development Services Director, shall be given for transportation, installation, maintenance and other costs incidental to the planting and care of the replacement trees.

- C. Any person who is required to plant replacement trees pursuant to subsection A or B of this section shall maintain such trees in a good and healthy condition, as determined by the Development Services Director ~~planning director~~. The ~~planning director~~ Development Services Director may require a maintenance bond or other security deposit approved by the city finance department which shall be provided to the city by the person required to plant replacement trees. The bond shall be in an amount of money and for a period of time determined by the ~~planning director~~ Development Services Director.

(Ord. 07-314 § 2 (part); prior code § 10-2.26515)

RESOLUTION NO. 2024-XX

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS
AMENDING TREE REMOVAL PERMIT FEE STRUCTURE**

WHEREAS, the Los Altos Municipal Code specifies that certain fees and charges shall be set by Resolution of the City Council; and

WHEREAS, these fees and charges should be in amounts sufficient to recover the costs incurred by the City with respect to the functions to be performed by the City; and

WHEREAS, in the event that the replacement tree as required by ordinance is not feasible an applicant may make payment of an in-lieu fee as established by this resolution.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos hereby adopts the following fees:

	FEE
Tree Removal Permit (1 tree)	\$300.00
Tree Removal Permit (each additional tree)	\$150.00
Tree Removal Permit (Invasive Species)	\$0.00
In-Lieu Tree Replacement	\$1,200.00

BE IT FURTHER RESOLVED that all other fees previously established by other City Council Resolution or Ordinance remain in effect.

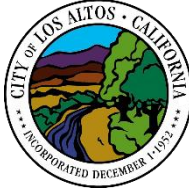
I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the **XX** day of January 2024 by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Jonathan Weinberg, MAYOR

Attest:

Melissa Thurman MMC, City Clerk



AGENDA REPORT SUMMARY

Meeting Date: January 23, 2024

Subject City Council salary and benefits

Prepared by: Jon Maginot, Assistant City Manager

Approved by: Gabriel Engeland, City Manager

Attachment(s):

- 1. Government Code Section 36516
- 2. Comparison of neighboring cities (to be distributed prior to Council meeting)

Initiated by:

City Council

Previous Council Consideration:

None

Fiscal Impact:

Unknown at this time; should Council elect to increase Council salary or benefits, this will cause an increase in General Fund expenditures

Environmental Review:

Not applicable

Policy Question(s) for Council Consideration:

- Does the Council wish to provide direction to staff regarding potentially increasing Council salary and/or benefits?

Summary:

- Currently, Council members receive a salary of \$300 per month. This number is based on previous State law
- A new State law has gone into effect increasing the amount Council members may receive up to \$950 per month (compensation is based on city population). In addition, the Council can make future increases to Council salaries by ordinance

Staff Recommendation:

Provide direction to staff regarding Council salary and benefits



Subject: City Council salary and benefits

Purpose

To consider changes to Council salary and benefits

Background

California Government Code Section 36516 outlines guidelines related to Council member salaries and benefits. Currently, Los Altos Council members receive a salary of \$300 per month and are eligible to receive certain benefits. This was the highest amount previously allowed under State law for a city the size of Los Altos.

Discussion/Analysis

SB 329 went into effect January 1, 2024 and provided amendments to GC Section 36516. Cities with a population of up to 35,000, such as Los Altos, may now offer City Council salaries of up to \$950 per month. This amount is to be set by Council ordinance. In addition, SB 329 allows cities to adopt increases in Council salaries in future ordinances.

As well, cities can also provide benefits to the Council members. These benefits do not count towards the salary amount so long as the same benefits are provided to employees. The City currently allows Council members the option of receiving health, dental and vision benefits. Council members may be reimbursed for up to \$2,119 of dental/vision expenses. Dependents are not eligible for this benefit. Funds are provided on a reimbursement basis and unused funds are not given to the individual Council member. Council members may also sign up for one of the City’s Health Plans. Council members may enroll eligible dependents, but the City does not contribute toward the premium for dependents.

Staff has researched what certain neighboring cities provide to Council members. Cities selected are typical comparators to Los Altos that have a population of less than 35,000. This comparison will be distributed to the Council and public prior to the Council meeting.

Recommendation

Staff recommends Council provide direction to staff regarding Council salary and benefits

State of California

GOVERNMENT CODE

Section 36516

36516. (a) (1) A city council may enact an ordinance providing that each member of the city council shall receive a salary based on the population of the city as set forth in paragraph (2).

(2) The salaries approved by ordinance under paragraph (1) shall be as follows:

(A) In cities up to and including 35,000 in population, up to and including nine hundred fifty dollars (\$950) per month.

(B) In cities over 35,000 up to and including 50,000 in population, up to and including one thousand two hundred seventy-five dollars (\$1,275) per month.

(C) In cities over 50,000 up to and including 75,000 in population, up to and including one thousand six hundred dollars (\$1,600) per month.

(D) In cities over 75,000 up to and including 150,000 in population, up to and including one thousand nine hundred dollars (\$1,900) per month.

(E) In cities over 150,000 up to and including 250,000 in population, up to and including two thousand five hundred fifty dollars (\$2,550) per month.

(F) In cities over 250,000 population, up to and including three thousand two hundred dollars (\$3,200) per month.

(3) For the purposes of this subdivision, the population of a city shall be determined by the last preceding federal census, or a subsequent census, or estimate validated by the Department of Finance.

(4) The salary of council members may be increased beyond the amount provided in this subdivision by an ordinance or by an amendment to an ordinance, but the amount of the increase shall not exceed the greater of either of the following:

(A) An amount equal to 5 percent for each calendar year from the operative date of the last adjustment of the salary in effect when the ordinance or amendment is enacted.

(B) An amount equal to inflation since January 1, 2024, based upon the California Consumer Price Index, which shall not exceed 10 percent for each calendar year.

(5) No ordinance shall be enacted or amended to provide automatic future increases in salary.

(b) Notwithstanding subdivision (a), at any municipal election, the question of whether city council members shall receive a salary for services, and the amount of that salary, may be submitted to the electors. If a majority of the electors voting at the election favor it, all of the council members shall receive the salary specified in the election call. The salary of council members may be increased beyond the amount provided in this section or decreased below the amount in the same manner.

(c) Unless specifically authorized by another statute, a city council may not enact an ordinance providing for compensation to city council members in excess of that authorized by the procedures described in subdivisions (a) and (b). For the purposes of this section, compensation includes payment for service by a city council member on a commission, committee, board, authority, or similar body on which the city council member serves. If the other statute that authorizes the compensation does not specify the amount of compensation, the maximum amount shall be one hundred fifty dollars (\$150) per month for each commission, committee, board, authority, or similar body.

(d) Any amounts paid by a city for retirement, health and welfare, and federal social security benefits shall not be included for purposes of determining salary under this section, provided that the same benefits are available and paid by the city for its employees.

(e) Any amounts paid by a city to reimburse a council member for actual and necessary expenses pursuant to Section 36514.5 shall not be included for purposes of determining salary pursuant to this section.

(f) A city council member may waive any or all of the compensation permitted by this section.

(g) (1) For the purposes of this section, a city council shall consider the adoption of an ordinance to increase compensation in open session during at least two regular meetings of the city council.

(2) At the first meeting, the city council shall present the proposed ordinance, which shall include findings demonstrating the need for the increased compensation. The ordinance shall not be adopted at the first meeting.

(3) At least seven days after the first meeting, the city council shall hold a second meeting to consider whether to adopt the ordinance.

(Amended by Stats. 2023, Ch. 27, Sec. 2. (SB 329) Effective January 1, 2024.)

Agency	Population (2020 Census)	Council Member Annual Pay Rate	Approx Employer Share of CalPERS Contribution	Annual Health Insurance Maximum	Annual Dental Insurance Maximum	Annual Vision Insurance Maximum	Council Member Total Compensation	CalPERS Retirement Participation	Other Benefits
Belmont	28,335	\$4,680	\$363	\$31,868	\$2,000	\$360	\$39,271	Optional CalPERS Enrollment	\$75K Basic Life and AD&D Insurance (City Paid) Long-Term Disability (City Paid)
East Palo Alto	30,034	\$7,200	N/A	\$12,257	\$0	\$0	\$19,457	N/A	Supplemental Life Insurance
Foster City	33,805	\$5,952	N/A	\$29,376	\$0	\$0	\$35,328	N/A	
Los Gatos	33,529	\$6,840	\$530	\$29,907	\$1,414	\$128	\$38,818	Optional CalPERS Enrollment	
Menlo Park	33,780	\$7,680	TBD	TBD	TBD	TBD	TBD	TBD	
San Carlos	30,722	\$6,720	\$521	\$26,804	\$1,272	\$171	\$35,488	Optional CalPERS Enrollment	\$200K Basic Life and AD&D Insurance (City Paid) EAP Participation Long Term Disability
Average	31,701	\$6,512	\$471	\$26,042	\$937	\$132	\$33,672		
Los Altos	31,625	\$3,600	N/A	\$10,978		\$2,119	\$16,697	No	
Morgan Hill	45,483	\$3,756	\$462	\$24,660	\$0	\$0	\$28,878	Optional CalPERS Enrollment or PARS	City Paid Worker's Compensation Plan
Campbell	43,959	\$8,611	\$979	\$31,868	\$2,148	\$342	\$43,949	Optional CalPERS Enrollment	\$50K Basic Life and AD&D Insurance (City Paid)
Gilroy	59,520	\$11,811	\$915	\$32,819	\$2,111	\$0	\$47,657	Optional CalPERS Enrollment	EAP Participation \$20K Basic Life Insurance (City Paid)
Cupertino	60,381	\$8,917	\$691	\$31,868	\$1,521	\$179	\$43,177	Optional CalPERS Enrollment	\$16K Basic Life and AD&D Insurance (City Paid)



AGENDA REPORT SUMMARY

Meeting Date: January 23, 2024

Subject: Los Altos Legislative Body Travel Request

Prepared by: Anthony Carnesecca, Assistant to the City Manager

Reviewed by: Jon Maginot, Assistant City Manager

Approved by: Gabriel Engeland, City Manager

Attachment(s):

1. Completed Legislative Body Travel Pre-Authorization Form
2. City of Los Altos Policy – Training and Travel Expense Policy for Members of Legislative Body

Initiated by:

City Council

Previous Council Consideration:

None

Fiscal Impact:

This item is not earmarked in the amended FY24 adopted legislative bodies travel and meeting budget (1110-5180), however, the City will cover the \$1,997 estimated cost with City Manager contingency fund upon approval.

Environmental Review:

Not applicable

Policy Question(s) for Council Consideration:

- Does the City Council wish to approve the attached travel request for Councilmember Lee Eng to attend the 2024 Congressional City Conference in Washington, DC from March 11-13, 2024 sponsored by the National League of Cities?

Summary:

- City Council has a policy for the authorization and administration of public funds for travel expenses and reimbursements for official City business, including a meeting, seminar, training, or conference.
- City staff received the completed Legislative Body Travel Pre-Authorization Form for Councilmember Lee Eng to attend the 2024 Congressional City Conference in Washington, DC from March 11-13, 2024 sponsored by the National League of Cities.



Subject: Los Altos Legislative Body Travel Request

Purpose

Review the attached travel request for Councilmember Lee Eng to attend the 2024 Congressional City Conference in Washington, DC from March 11-13, 2024 sponsored by the National League of Cities.

Background

At the August 23, 2023 meeting, City Council approved the Legislative Body Travel Policy which provides guidelines for the authorization and administration of public funds for travel expenses and reimbursements for official City business as they apply to members of legislative bodies, including the Council and Commissions.

This process requires the submission of a completed Legislative Body Travel Pre-Authorization Form for review and approval by the City Council.

Discussion/Analysis

City staff received the attached request from Councilmember Lee Eng to attend the 2024 Congressional City Conference in Washington, DC from March 11-13, 2024 sponsored by the National League of Cities.

**CITY OF LOS ALTOS REQUEST FOR TRAINING AND TRAVEL EXPENSE
PRE-AUTHORIZATION FOR MEMBERS OF LEGISLATIVE BODY**

Agenda Item # 10.

Applicant Name: Lynette Lee Eng

Purpose of Travel/Name of Course:
(Provide Brief Description of Course and Attach Announcement)

NLC Congressional Conference

Estimated Expenses: *Includes additional Incidental Per Diem of \$5/day

Registration \$810 early bird before 2/19

Airfare \$750.00 as of 1/15/24

Transportation (including Gas) taxi service

Lodging \$315 x 3 Nights \$ 945

Meals (Estimated amount is based on GSA per diem limits for location.)

Meals included in registration fees are not reimbursable.)

Any Dietary Restrictions? If yes, explain.

Yes No

a. Breakfast 13 x Days \$

b. Lunch 20 x Days \$

c. Dinner 36 x Days \$

Total Meals \$

Other

Total Estimated Expenses* \$

Travel Destination:

Washington DC

Conference Start Time: 8:00am

(Provide Reason under Remarks if Travel Date differs from Conference Date)

Conference Date From: 3/11/24 To: 3/13/24

Travel Date & Time From: 3/10/24 To: 3/13/24

Travel Method (City Vehicle, Air, etc.): Air and Taxi

**Primary Residence or
Departure Address:**

Is this budgeted?

Budget Account No.:

Is this reimbursable from other sources & how much?

Remarks:

(Empty box for handwritten remarks)

I have read the City of Los Altos Policy and Procedure Training and Travel Expense Policy for Members of Legislative Body, understand its contents, and agree to abide by its provisions.

Lynette Lee Eng

Lynette Lee Eng

1/15/2024

Applicant Name

Applicant's Signature

Date

Completeness Check by Finance Department:

Finance Staff

Finance Staff Signature

Date

Once this application is deemed complete by City staff, the request will be agendized as early as feasible for legislative body approval.

*Finance note:
Recommended estimates for meals & incidentals, per GSA (attached):
3/11/24 \$79.00
3/12/24 \$79.00
3/13/24 \$79.00
\$237.00 M&E (includes \$5 incidentals), no receipts required
Plus, \$200 taxi, \$810 registration, & \$750 airfare, requires receipts
Total estimated cost recommended: \$1,997.00
L. Clarke
01/16/24*

**Primary
Destination** ⓘ

County ⓘ

**M&IE
Total**

**Continental
Breakfast/Breakfast**

Lunch

Dinner

**In
Expenses**

Agenda Item # 10.

Travel ⓘ

District of
Columbia

Washington DC (also the cities of Alexandria, Falls Church and Fairfax, and the counties of Arlington and Fairfax, in Virginia; and the counties of Montgomery and Prince George's in Maryland)

\$79

\$18

\$20

\$36

\$5

\$59.25



CITY OF LOS ALTOS POLICY AND PROCEDURE TRAINING AND TRAVEL EXPENSE POLICY FOR MEMBERS OF LEGISLATIVE BODY

PURPOSE AND SCOPE

The purpose of this policy is to provide guidelines for the authorization and administration of public funds for travel expenses and reimbursements for official City business as they apply to members of legislative bodies. For ease of reading, members of legislative bodies refers to Mayor, Vice Mayor, Council members, and Commission members in the following policy. Additionally, meetings can refer to any meeting, seminar, training, or conference in the following policy.

All travel paid by the City shall be for business and training purposes that is of value to the City and its residents. All expenses incurred while on City business shall constitute actual and necessary expenses that are reasonable and justified use of public funds. When traveling, members shall choose the most cost efficient, direct and economical travel options available. This policy shall be consistent with AB 1234.

City officials shall keep in mind that some expenditures shall be subject to reporting under the Political Reform Act and other laws. All agency expenditures are subject to disclosure under the Public Records Act.

POLICY

The purpose of this policy is to establish business travel guidelines for members that are fair, accountable and transparent. This policy addresses the criteria for City payment of travel expenses and/or advances incurred by the member. Only the authorized members are eligible for reimbursement.

This policy supplements the definition of actual and necessary expenses for purposes of state laws relating to permissible uses of public resources. This policy also supplements the definition of necessary and reasonable expenses for purposes of federal and state income tax laws.

City funds, equipment, supplies, and staff time must only be used for authorized City business and shall not exceed the adopted budget appropriation.

The Council's training and travel budget shall include a separate appropriation for all Council members to attend the League of California Cities Legislative Annual Conference and Expo & League of California Cities City Leaders Summit. Additionally, new Council members and Mayors may attend the New Council Members and Mayors Academy through Cal Cities.

Any travel under this policy must be compliant with Assembly Bill 1887, which prohibits government-funded and government-sponsored travel to certain states to “avoid supporting or financing discrimination against lesbian, gay, bisexual, and transgender people.”

INTERNAL CONTROLS

In order to safeguard public funds, all of the following internal controls shall be followed by all members that incur expenses while traveling on City business:

- All members are responsible for reading and complying with this policy,;
- All training and travel expenses shall be properly authorized by the legislative body in advance of travel, except in emergency by the City Manager,;
- The duties between the travel authorization and reimbursement payment shall be properly segregated,;
- All training and travel expenses shall be properly supported by adequate documentation,;
- All reimbursement claims shall be filed in accordance with the policy,;
- If an advance check is provided, the member shall make certain the amount corresponds to the total estimated expenses minus any prepayment,;
- It shall also be the responsibility of the member to be aware of and understand the estimate of expenses established by the estimate. The member shall monitor expenses to ensure they are within the estimated amount unless unusual circumstances exist and if so, document such circumstances,;
- Prior to any travel during which reimbursable expenses will be incurred, the member shall estimate the expenses which will be incurred as a direct result of the travel and attendance at the training or conference,; and
- It shall be the responsibility of the member incurring the expenses to provide the proper documentation for each expense, including receipts as required.

GENERAL GUIDELINES

Allowable Expenses

1. Allowable expenses are those that are properly authorized and shall include, but are not limited to, authorized business expenses incurred while engaging and/or participating in the following activities and/or events, which meet the criteria listed below:
 - The meeting is mandatory and/or necessary to accomplish key City goals and objectives. Such activities include, but are not limited to:
 - Participating in and attending meetings of regional, state and national organizations whose activities affect the City’s interests,;
 - Attending educational seminars designed to improve skill and information levels that may be benefit to the City,; and
 - Attending business meetings, functions of local civic or community organizations where there is a clear nexus between the event and their official City duty, i.e., not purely social events.

- If the training location requires an overnight stay, efforts shall be made to ensure no local option is available. Government rates shall be used when available. Attendance at conferences and travel time to and from the conference shall receive prior approval from the legislative body.
- Registration fees will be fully paid by the City via check or credit card. Any discounts offered for early registration or attendance by additional persons shall be obtained whenever possible.

PROHIBITED EXPENDITURES

1. The following are examples, but are not all inclusive, of personal expenses for which the City shall not reimburse the member, even when incurred in conjunction with other approved reimbursable expenses:
 - Receipts that are not itemized;
 - Any expenses that have not been properly authorized;
 - Double-dipping of expenses (submitting the same expense for reimbursement more than once through the same or various means);
 - Expenses incurred as a result of supplemental personal travel;
 - Political or charitable contributions or events;
 - Family or companion expenses, including those related to child or pet care;
 - Entertainment expenses;
 - Meals for any person other than the member;
 - Non-mileage personal automobile expenses, including repairs, traffic citations, insurance or gasoline;; air flight upgrades
 - Personal losses incurred while on City business;;
 - Inaccurate receipts that are greater than the reimbursable cost of the item;;
 - Alcohol and gambling expenses;;
 - Traffic and toll violations;; and
 - Any expenses incurred by individuals that are not members;
2. Payments for travel and expenses shall be requested as an advance, prepayment or reimbursement of appropriate expenses for lodging, food, transportation and incidental expenses. Reimbursement of expenses shall be made only for members; no reimbursement is allowed for non-members accompanying the attendee.
3. All reimbursement claims or advances for travel and expenses (including registration) shall be accompanied by sufficient supporting documentation including properly approved Request for Travel Authorization Form, original receipts, copies of registration forms, invoices, cancelled checks or notation for any receipts that are lost. An exception to this requirement is listed under section entitled *Meal Costs*.

LODGING, MEALS AND TRANSPORTATION

Airfare

1. Use of air, train, private automobile, or other mode of transportation shall be selected on the basis of the least expensive option for the City. Government and group rates shall be used when available.

2. Transportation costs to and from the authorized destination shall not exceed advance purchase economy class airfare unless such fare is not available. Members shall inquire as to any government discount the airlines may provide. The City shall not pay for upgrades (e.g. seat upgrades or early boarding options) without prior approval from the legislative body.
3. Members shall receive reimbursement for additional expenses (checked bags, travel insurance, etc.) with prior authorization.

Automobile

1. Automobile mileage shall be reimbursed at the rate set by the Internal Revenue Service (IRS) in effect at the time of travel and will be reimbursed for the distance between home and the destination or work and the destination, whichever is less. The Finance Division shall be responsible for determining the applicable rate at the time of travel. This amount does not include bridge and road tolls, which are reimbursable at actual rates. Mileage reimbursement shall be submitted within thirty (30) days of travel.
2. If a personal vehicle is used to and from the airport, the actual mileage shall be reimbursed. If a personal vehicle is left at the airport, the reimbursement shall be the lesser of the following: round trip and parking costs compared with shuttle transportation.
3. The necessity for a rental car must be established and authorized in advance by the legislative body. Only economy car models shall be rented, unless the upgrade is provided at no additional cost to the City. Prepaid gas is not to be selected, but optional insurance is required and shall be reimbursed. The member is required to notify the City's Risk Manager immediately in the event of any incident or accident related to the rental vehicle.

Taxis/Shuttles

1. Whenever possible, hotel courtesy buses or local shuttle services shall be used. Taxi service shall be used only when no other convenient, less costly transportation is available.

Lodging

1. No lodging expenses incurred by members within a 50-mile radius of Los Altos City Hall shall be reimbursed unless there are extenuating circumstances with prior legislative body approval.
2. The number of nights in the hotel shall be equal to the number of days at the conference unless prior legislative body approval for an additional night prior or afterward for necessary and legislative body related activities.
3. Lodging expenses shall be prepaid directly to the hotel or reimbursed. Prepayment or reimbursement shall be limited to single occupant room rates. Lodging reimbursement shall not exceed conference hotel cost or host group rate with the exception the conference lodging is not available. No reimbursement shall be made when lodging is at a family/friend's residence.

Meal Costs

1. The City shall reimburse for documented meal expenses including gratuity (not to exceed 15%), according to the daily Maximum Federal Rate. For per diem rates within the US, the member shall use rate listed on <http://www.gsa.gov/>. If the destination city is not listed, then the rate for the county applies. If there is no rate for the city or county, the lowest rate applies.
2. Meal expenses, including gratuity, in excess of the daily Maximum Federal Rate shall not be reimbursed without approval of the legislative body.
3. The per diem rates are to be reimbursed only for full days of travel (travel away from City overnight). If there is a partial day of travel, the City shall reimburse meal based on the Federal Meal Rate.
4. If any meal is included in the registration fee or the hotel fee, the member shall not receive reimbursement for the included meal. For example, if lunch is included in the registration fee, then the full day per diem will be less the per diem allocated for lunch.
5. If a member returns home after 1:00 p.m., the member will receive the per diem for breakfast and lunch. If a member returns home after 6:00 p.m., the member shall receive the full day's per diem.

Miscellaneous Expenses

1. Expenses related to City business shall be reimbursed for actual telephone, fax, parking expenses, tolls, tipping (non-meal related as this falls under the Maximum Federal Rates), taxi, hotel wireless charges, or other reasonable expenses. Miscellaneous expenses shall be itemized and receipts shall be provided. Where receipts are not available, a signed declaration of expenditures shall be accepted by the City Manager or designee at their discretion.
2. Incidental expenses incurred for fees and tips given to porters, baggage carriers and hotel staff shall be reimbursed up to General Service Administration (GSA) limit (currently at \$5 per day). If the member receives a full day's per diem, no additional incidentals shall be provided, as this is already included in the GSA daily rate.
3. Personal expenses (e.g. shoe shine, in-room entertainment, personal phone calls, traffic fines, etc.) shall not be reimbursable.
4. If a personal side trip is planned, the City shall reimburse not more than the advance purchase economy class airfare to and from the original destination. Any additional costs related to personal travel shall not be reimbursed by the City.
5. If a companion accompanies a member, only the business cost incurred by the member shall be reimbursed. All costs incurred in addition to the member's costs shall not be reimbursed by the City.

Business Meeting Expenses

1. Prior to any business meeting, the legislative body shall approve any meal expense based on the Federal Meal Rate or in excess. The itemized receipt shall include the amount of the expense, the date and place of the expense, the business purpose, and who attended the business meeting.

2. Meals shall only be reimbursed for the cost(s) of the eligible item on the meal receipt. Overcharged amounts shall not be reimbursed.
3. Meal reimbursement shall be submitted within 30 business days of the meeting.

PROCEDURE

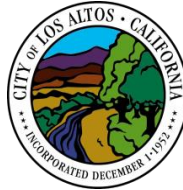
Member shall comply with the following procedures:

1. Complete the Request for Travel Authorization for City staff and Finance Department with all information regarding meeting, travel dates, travel plan, hotel information, estimated costs, and justification for the event at least sixty days before registration for the meeting closes.
2. The relevant parties shall agendaize the request as early as feasible for legislative body review.
3. Legislative body shall approve or deny the proposed travel expenses.
4. Submit requests for registration and any advances or prepaid items within the standard disbursement time period.
5. Members are responsible for turning in all receipts to the Finance Division within 60 business days of returning from travel in the same fiscal year as the event. Only expenses approved prior to travel shall be reimbursed by the City.
6. Within 60 business days after the member's return from a trip in the same fiscal year, a Statement of Travel Expenses (travel and expense report), supported by the Approved Request for Travel Authorization Form, shall be filed with the Finance Division complete with the proper signing authority.
7. All Statement of Travel Expenses shall include copies of documentation of previous prepayments or advances made, including registration, airfare, hotel, training agenda, etc.
8. Following an event for which a reimbursement claim has or will be submitted, the official seeking reimbursement shall briefly report on the event during the next regular meeting of the legislative body and no more than 30 days after the claim has been fulfilled. If multiple officials attended, a joint report shall be made. This report shall be made verbally, or provided as a written report to be included as information in the agenda packet.

Finance Division shall comply with the following procedures:

1. Receives completed Statement of Travel Expenses with the Approved Request for Travel Authorization Form from member.
2. Receives the required backup documentation: Meeting agenda, receipts for airfare, hotel, tax/transit, map to and from if mileage is used, per diem rate of the travel destination from GSA website or meal receipts with details if actual meal expenses is used.

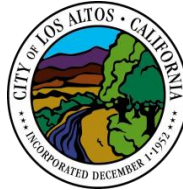
3. Reviews requested prepayments, advances and reimbursements related to travel. Checks the budget for consistency with budgeted funds.
4. Process Statement of Travel Expenses and provides payment for advances, prepayments or reimbursements.



City of Los Altos 2024 Tentative Council Agenda Calendar

February 13, 2024 Study Session: Joint Meetings with Commissions (Financial, PARC, History, PC) – 5:00 p.m.	
AGENDA TITLE:	DEPARTMENT:
<u>SPECIAL ITEMS:</u>	
<u>CONSENT:</u>	
Adoption of Amended Tree Protection Ordinance	Dev. Svcs.
Acceptance of Annual Audit	Finance
LAYC Approval of Contract Award	Parks & Rec
<u>PUBLIC HEARING:</u>	
HEU Parking Standards	Dev. Svcs.
<u>DISCUSSION ITEMS:</u>	
Discussion of Transportation Services	Council
Discussion on Electronic Voting	Council

All items and dates are tentative and subject to change unless a specific date has been noticed for a legally required Public Hearing. Items may be added or removed from the shown date at any time and for any reason prior to the publication of the agenda.



City of Los Altos 2024 Tentative Council Agenda Calendar

February 27, 2024

Study Session: Joint Meetings with Commissions (Senior, EC, CSC, Library) – 5:00 p.m.

AGENDA TITLE:		DEPARTMENT:
<u>SPECIAL ITEMS:</u>		
<u>CONSENT:</u>		
Waive Second Reading and Adopt HEU Parking Standards		Dev. Svcs.
Investment Policy Updates		Finance
EOC Contract Award		Parks and Rec
Approve Heart Sculpture		Parks and Rec
<u>PUBLIC HEARING:</u>		
Military Equipment Policy Update		PD
<u>DISCUSSION ITEMS:</u>		
Mid-Year Budget		Finance
Waive First Reading and Introduce and Ordinance for Property Frontage Improvements		Dev. Svcs.

Remaining 2024 City Council agenda calendar items are pending and will be published at a later date.

All items and dates are tentative and subject to change unless a specific date has been noticed for a legally required Public Hearing. Items may be added or removed from the shown date at any time and for any reason prior to the publication of the agenda.

PROGRAM	SUB PROJECT	INITIATION DATE	HEU COMPLETION DATE	STATUS
Program 2.D: Encourage and streamline Accessory Dwelling Units (ADUs).	Budget & Hire Planning Technician		December 31, 2022	COMPLETED
Program 2.D: Encourage and streamline Accessory Dwelling Units (ADUs).	Amend ADU Ordinance based upon HCD's letter		6 months or less	
Program 3.H: Amend design review process and requirements.	Eliminate 3rd Party Architectural Review		February 28, 2023	COMPLETED
Program 3.H: Amend design review process and requirements.	Dismiss Design Review Commission		February 28, 2023	COMPLETED
Program 3.L: Eliminate the requirement of story poles.			March 31, 2023	COMPLETED
Program 2.E: Conduct annual ADU rental income surveys.	Budget & Hire Housing Manager	March 31, 2023		IN-PROGRESS
Program 4.J: Facilitate alternate modes of transportation for	Adopt VMT Policy &		June 30, 2023	COMPLETED
Program 2.D: Encourage and streamline Accessory Dwelling Units (ADUs).	RFP-Permit Ready ADU Plans		July 31, 2023	PLANS IN DEVELOPMENT
Program 1.H: Facilitate housing on City-owned sites.	Financial Analysis	July 1, 2023	December 31, 2023	DEVELOPING RFP
Program 3.D: Evaluate and adjust impact fees.		August 1, 2023	December 31, 2024	IN-PROGRESS
Program 1.H: Facilitate housing on City-owned sites.	Release RFP	December 31, 2023		
Program 6.C: Target housing development in highest resource areas.	Initial Outreach		September 31, 2023	
Program 6.D: Promote Housing Choice (Section 8) rental assistance program.			September 31, 2023	
Program 2.A: Continue to implement and enhance inclusionary housing requirements.			December 31, 2023	IN-PROGRESS
Program 2.B: Establish an affordable housing in-lieu fee and commercial linkage fee.	Housing in-lieu fee.		December 31, 2023	IN-PROGRESS
Program 2.F: Water and Sewer Service Providers.			December 31, 2023	COMPLETED
Program 3.B: Modify building height in mixed-use zoning districts.	Downtown Districts		December 31, 2023	IN-PROGRESS
Program 3.E: Ensure that the density bonus ordinance remains consistent with State law.			December 31, 2023	ONGOING
Program 3.H: Amend design review process and requirements.	Code Amendments		December 31, 2023	COMPLETED

Program 3.K: Standardize multimodal transportation requirements.	Bicycle Storage and Charging Regulations		December 31, 2023	COMPLETED
Program 3.K: Standardize multimodal transportation requirements.	Remove CSC Review of Housing Developments		December 31, 2023	COMPLETED
Program 4.C: Allow Low Barrier Navigation Centers consistent with AB 101.			December 31, 2023	COMPLETED
Program 4.D: Allow transitional and supportive housing consistent with State law.			December 31, 2023	COMPLETED
Program 4.E: Allow employee/farmworker housing consistent with State law.			December 31, 2023	COMPLETED
Program 4.F: Reasonably accommodate disabled persons' housing needs.			December 31, 2023	COMPLETED
Program 6.B: Maintain and expand an inventory of affordable housing funding sources.	Prepare Inventory.		December 31, 2023	
Program 6.E: Prepare and distribute anti-displacement information.			December 31, 2023	
Program 1.A: Rezone for RHNA shortfall.			January 31, 2024	TO BE COMPLETED BY 1/31/2024
Program 1.G: Rezone housing sites from previous Housing Elements.			January 31, 2024	TO BE COMPLETED BY 1/31/2024
Program 3.G: Amend Conditional Use Permits findings applicable to housing developments.			March 31, 2024	IN-PROGRESS
Program 3.I: Allow residential care facilities consistent with State law.			March 31, 2024	TO BE COMPLETED BY 1/31/2024
Program 3.J: Explicitly allow manufactured homes consistent with State law.			March 31, 2024	TO BE COMPLETED BY 1/31/2024
Program 3.F: Reduce Conditional Use Permit requirement for residential mixed-use and multi-family.			September 31, 2024	IN-PROGRESS
Program 1.B: Facilitate higher density housing in the Commercial Thoroughfare (CT) District.			December 31, 2024	TO BE COMPLETED BY 1/31/2024
Program 1.C: Allow housing in the Office Administrative (OA) District.			December 31, 2024	TO BE COMPLETED BY 1/31/2024

Program 1.E: Update the Loyola Corners Specific Plan.			December 31, 2024	TO BE COMPLETED BY 1/31/2024
Program 2.D: Encourage and streamline Accessory Dwelling Units (ADUs).	Adopt-Permit Ready ADU Plans		December 31, 2024	
Program 3.A: Prepare a Downtown parking plan and update citywide parking requirements.			December 31, 2024	CONTRACT SIGNED
Program 3.B: Modify building height in mixed-use zoning districts.	Neighborhood (CN) District		December 31, 2024	IN-PROGRESS
Program 3.C: Remove floor-to-area ratio (FAR) restriction at Rancho Shopping Center and Woodland Plaza.			December 31, 2024	IN-PROGRESS
Program 3.M: Modify parking requirements for emergency shelters consistent with State law.			December 31, 2024	
Program 2.B: Establish an affordable housing in-lieu fee and commercial linkage fee.	Commercial linkage fee.	December 31, 2025		
Program 1.D: Allow housing on certain Public and Community Facilities District sites and facilitate housing on religious institution properties.			December 31, 2025	
Program 1.F: Rezone Village Court parcel.			December 31, 2025	TO BE COMPLETED BY 1/31/2024
Program 4.H: Provide additional density bonuses and incentives for housing that accommodates special needs groups.			December 31, 2025	
Program 4.I: Allow senior housing with extended care facilities in multi-family and mixed-use zoning districts.			December 31, 2025	
Program 1.I: Incentivize Downtown lot consolidation.			July 31, 2026	
Program 4.G: Assist seniors to maintain and rehabilitate their homes.			July 31, 2026	
Program 6.C: Target housing development in highest resource areas.	Follow-up Outreach		September 31, 2026	
Program 1.H: Facilitate housing on City-owned sites.	Entitlement Review		December 31, 2026	

Program 3.N: Modify standards in the R3 zoning districts.			December 31, 2026	IN-PROGRESS
Program 4.J: Facilitate alternate modes of transportation for residents.	Capital Improvement Project for above head pedestrian crossing signals on San Antonio Road near Downtown Los Altos		December 31, 2027	
Program 5.F: Incentivize the creation of play areas for multi-family housing projects.			December 31, 2027	
Program 1.K: Participate in regional housing needs planning efforts.			Ongoing	
Program 1.L: General Plan amendments.			Ongoing	
Program 1.M: SB 9 implementation.			Ongoing	
Program 1.N: Facilitate and monitor pipeline housing projects.			Ongoing	
Program 2.C: Assist in securing funding for affordable housing projects.			Ongoing	
Program 2.D: Encourage and streamline Accessory Dwelling Units (ADUs).			Ongoing	
Program 2.E: Conduct annual ADU rental income surveys.	Annual Survey		Annually	
Program 4.A: Support efforts to fund homeless services.			Ongoing	
Program 4.B: Continue to participate in local and regional forums for homelessness, supportive, and transitional housing.			Ongoing	
Program 5.A: Monitor condominium conversions.			Ongoing	
Program 5.B: Continue to administer the City's affordable housing programs.			Ongoing	
Program 5.C: Restrict commercial uses from displacing residential neighborhoods.			Ongoing	
Program 5.D: Implement voluntary code inspection program.			Ongoing	

Program 5.E: Help secure funding for housing rehabilitation and assistance programs.			Ongoing	
Program 6.A: Assist residents with housing discrimination and landlord-tenant complaints.			Ongoing	
Program 6.B: Maintain and expand an inventory of affordable housing funding sources.	Inform, Evaluate Apply/Submit		Ongoing	
Program 6.F: Affirmatively market physically accessible units.			Ongoing	
Program 7.A: Promote energy and water conservation and greenhouse gas reduction through education and awareness campaigns.			Ongoing	
Program 7.B: Monitor and implement thresholds and statutory requirements of climate change legislation.			Ongoing	



1 North San Antonio Road
Los Altos, California 94022-3087

M E M O R A N D U M

DATE: January 18, 2024
TO: City Council
FROM: Nick Zornes, Development Services Director
SUBJECT: **PROJECT STATUS – 330 DISTEL CIRCLE**

On January 9, 2024, the City Council requested that the Development Services Director make contact with the development team EAH Housing regarding the project status of 330 Distel Circle a 100% affordable housing project to find out how the City of Los Altos can contribute or support moving this project across the finish line and break ground for construction.

On January 11, 2024, the Development Services Director made contact Welton Jordan, Chief Real Estate Development Officer of EAH Housing. The following information helps to provide a high-level overview of the discussion and information received:

- EAH Housing applied for a Super NOFA (Notice of Funding Availability) in July 2023
 - The release of the Super NOFA was delayed by the State of California
 - Showing good signs and responsiveness to the application for 330 Distel Circle
 - Full award of monies from Super NOFA would be Feb. 2024
- 330 Distel Circle is in need of \$25-30 million for construction of the project at this time.
- EAH Housing will already be pursuing the Property Tax Welfare Exemption as allowed by State law and frequently approved by the County Assessors office.

EAH Housing did make clear that the project is still moving forward, but the funding sources are required to be multi-prong for the creation of affordable housing.

Additional discussion regarding “what else could the City of Los Altos do to help 330 Distel Circle progress” was also had. One idea that was discussed is that the City of Los Altos could reduce the required parking for the project, which would significantly reduce the overall construction cost of the project and the ongoing operation and maintenance for 330 Distel Circle once open for occupancy. The approved project included 82 parking stalls provided by a double stack mechanical parking lift system. As a way to help close the funding gap the City of Los Altos could reduce the approved parking from 82 to 41, plus the existing approved 8 stalls that were not approved utilizing mechanical lifts.

The Development Services Director is prepared to return to the City Council to discuss the project modification in reducing the required parking which would include how to make it happen, what the reduction would entail fully, and how this is supported by State law.