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March 15, 2019

Miles Imwalle
Coblentz Patch Duffy & Bass LLP
One Montgomery Street, Suite 3000
San Francisco, CA 94104-5500
mimwalle@coblentzlaw.com

Re: Vallco Town Center Project Fee Protest Letter

Dear Mr. Imwalle,

The City has received your December 21, 2018 letter protesting the Below Market Rate Housing Mitigation Fee and other development impact fees for the Vallco Town Center SB 35 Project. In response, the City reiterates that, as required by the City's Project Approval Letter, Vallco Property Owner LLC shall pay the required housing mitigation fees and all other applicable development impact fees pursuant to the City's Municipal Code, Fee Schedule, and Housing Mitigation Manual. As further specified in the Approval Letter, the City will not issue building permits for the Project unless and until these fees have been paid, as applicable to each permit. *See* Approval Letter – Vallco Town Center SB 35 Project Application (Sept. 21, 2018), Attachment C, Standard Project Requirements and Project Implementation Requirements, Requirement 5 and 6.

Sincerely,

Heather M. Minner
City Attorney

cc: Mayor Scharf and City Councilmembers
Timm Borden, Interim City Manager
Roger Lee, Acting Director of Public Works
Benjamin Fu, Interim Director of Community Development