CITY COUNCIL AGENDA
CITY COUNCIL REGULAR MEETING
CITY OF HALF MOON BAY

TUESDAY, JANUARY 20, 2026
7:00 PM

ADCOCK COMMUNITY CENTER
535 KELLY AVENUE
HALF MOON BAY, CA 94019

Debbie Ruddock , Mayor
Deborah Penrose, Vice Mayor
Robert Brownstone, Councilmember
Patric Jonsson, Councilmember
Paul Nagengast, Councilmember

This agenda contains a brief description of each item to be considered. Those wishing to address the City Council on any matter not listed on the agenda, but within the jurisdiction of the City Council to resolve, may come forward to the podium during the Public Forum portion of the agenda and will have a maximum of three minutes to discuss their item. Comments on Consent Calendar items should be made during the Public Forum section of the agenda. Those wishing to speak on a Business or Public Hearing matter will be called forward at the appropriate time during that item's consideration.

Please Note: Anyone wishing to present materials to the City Council, please submit seven copies to the City Clerk.

Copies of written documentation relating to each item of business on the agenda are on file in the Office of the City Clerk at City Hall where they are available for public inspection. If requested, the agenda shall be available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132.) Information may be obtained by calling 650-726-8271.

In compliance with the Americans with Disabilities Act, special assistance for participation in this meeting can be obtained by contacting the City Clerk's Office at 650-726-8271. A 48-hour notification will enable the City to make reasonable accommodations to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).

http://halfmoonbay.gov

HYBRID MEETING PARTICIPATION PROTOCOLS
This meeting will be held in-person and via Zoom for public participation. Remote participation is provided as a supplemental way to provide public comment, but this method does not always work.

The public is encouraged to attend in person to ensure full participation. Public comments may be made in-person or remotely via Zoom, and interpretation will be available. All Councilmembers and staff will participate in person. During any public comment portions, attendees may use the "raise your hand" feature and will be called upon and unmuted when it is their turn to speak. The meeting will also be streamed on Channel 27, on pacificcoast.tv, and on the City website at https://www.halfmoonbay.gov/315/City-Council-Agendas. Please click to join the webinar: https://us06web.zoom.us/j/87674804231 or join by phone at 669-900-9128, using Webinar ID 876-7480-4231. If joining by phone, use *9 to raise your hand, *6 to mute and unmute.

1. ROLL CALL / PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

3. PROCLAMATIONS AND PRESENTATIONS

3.A MIDPEN OPEN SPACE UPDATE

3.B MIDCOAST COMMUNITY COUNCIL UPDATE

4. MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

5. REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

6. CITY MANAGER UPDATES TO COUNCIL

7. PUBLIC FORUM

8. CONSENT CALENDAR

8.A WAIVE READING OF RESOLUTIONS AND ORDINANCES

8.B APPROVE MINUTES OF THE DECEMBER 16, 2025 REGULAR MEETING

ATTACHMENT

8.C APPROVE MINUTES OF THE JANUARY 8, 2026 SPECIAL MEETING

ATTACHMENT

8.D APPROVE MINUTES OF THE JANUARY 13, 2026 SPECIAL MEETING

ATTACHMENT

8.E APPROVE MINUTES OF THE JANUARY 13, 2026 JOINT SPECIAL CITY COUNCIL-PLANNING COMMISSION MEETING

ATTACHMENT

8.F AUTHORIZE OPPORTUNITY CENTER OF THE COASTSIDE FINAL ASSET DISPOSAL

Staff Recommendation: Adopt a resolution authorizing the City Manager to dispose of assets acquired to provide services at the Opportunity Center of the Coastside in accordance with the City's Asset Disposition Policy.

STAFF REPORT

ATTACHMENT 1

ATTACHMENT 2

8.G ACCEPT WARRANTS FOR THE MONTH OF DECEMBER 2025

Staff Recommendation: Accept the warrants list for the month of December 2025.

STAFF REPORT

ATTACHMENT

8.H APPROVE HWY 1 NORTH PRE-CONSTRUCTION SERVICES AWARD OF PROFESSIONAL SERVICES AGREEMENT

Staff Recommendation: Adopt a resolution authorizing the City Manager to execute a Professional Services Agreement with Zoon Engineering in an amount not to exceed $69,084 for pre-construction services for the Highway 1 North project.

STAFF REPORT

ATTACHMENT 1

ATTACHMENT 2

8.I APPROVE PROFESSIONAL SERVICES AGREEMENT WITH BLACK AND VEATCH CORPORATION FOR STORMWATER - NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND ANNUAL REPORTING SERVICES FOR 2026

Staff Recommendation: Adopt a resolution authorizing the City Manager to execute a Professional Services Agreement with Black & Veatch Corporation for Stormwater – National Pollutant Discharge Elimination System (NPDES) and Annual Reporting Services for 2026 in an amount not to exceed $137,516.

STAFF REPORT

ATTACHMENT 1

ATTACHMENT 2

8.J CLIMATE ACTION AND ADAPTATION PLAN (PHASE TWO) ADOPTION

Staff Recommendation: By Resolution, adopt Phase Two of the Half Moon Bay Climate Action and Adaptation Plan.

STAFF REPORT

ATTACHMENT 1

ATTACHMENT 2

8.K APPROVE MAYOR'S LIST OF UPDATED CITY COUNCIL REPRESENTATIVES AND DESIGNATED ASSIGNMENTS FOR 2026

Staff Recommendation: Accept Mayor Ruddock's List of City Council Representatives and Designated Assignments for 2026.

STAFF REPORT

ATTACHMENT

8.L APPROVE MEMORANDUM OF UNDERSTANDING FOR SENATE BILL 1383 PROCUREMENT

Staff Recommendation: Adopt a resolution authorizing the City Manager to execute a Memorandum of Understanding with the County of San Mateo for the implementation of a Senate Bill (SB) 1383 compliant procurement program in an amount not to exceed $25,000 annually.

STAFF REPORT

ATTACHMENT 1

ATTACHMENT 2

8.M APPROVE CERTAIN PAST CITY COUNCIL REGULAR AND SPECIAL MEETING MINUTES

Staff Recommendation: By motion, approve certain past City Council Special and Regular Minutes from prior years, as presented.

STAFF REPORT

ATTACHMENT 1

ATTACHMENT 2

ATTACHMENT 3

ATTACHMENT 4

ATTACHMENT 5

ATTACHMENT 6

9. ORDINANCES AND PUBLIC HEARINGS – None.

10. RESOLUTIONS AND STAFF REPORTS

10.A FRENCHMAN'S CREEK PARK - PHASE 2 PROJECT UPDATE (CIP PROJECT NO. 1013)

Staff Recommendation: Receive an update on the revised scope of the Frenchman's Creek Park Improvements Project Phase II and provide direction on proposed improvements.

STAFF REPORT

ATTACHMENT 1

ATTACHMENT 2

ATTACHMENT 3

10.B UPDATES ON THE RESIDENTIAL RENT STABILIZATION PROGRAM AND RESIDENTIAL RENTAL REGISTRY PROGRAM

Staff Recommendation: Receive an update on the City's Residential Rent Stabilization and Residential Rental Registry Programs and provide guidance to staff regarding the future of the programs.

STAFF REPORT

ATTACHMENT

11. COMMISSION / COMMITTEE UPDATES

12. FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS

13. CITY COUNCIL REPORTS

14. ADJOURNMENT

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, DECEMBER 16, 2025

ADCOCK COMMUNITY CENTER, 535 KELLY AVENUE

1. ROLL CALL / PLEDGE OF ALLEGIANCE

Mayor Brownstone called the meeting to order at 7:43 p.m. due to technical issues. Assistant City Clerk Rodriguez took the roll call, noting Councilmember Nagengast was attending remotely from The Lodge at Torrey Pines, 11480 North Torrey Pines Road, La Jolla, CA 92037. Interim City Attorney Denise Bassano was introduced and welcomed to the meeting.

PRESENT: **Councilmembers Jonsson, Nagengast (Remote Attendance), Penrose, Vice Mayor Ruddock and Mayor Brownstone**

2. APPROVAL OF AGENDA

Councilmember Penrose moved and Vice Mayor Ruddock seconded a motion to approve the agenda. The motion carried unanimously by roll call vote.

3. 2025 STATE OF THE CITY PRESENTATION

Mayor Brownstone presented the 2025 State of the City video presentation, highlighting all of the Council's accomplishments over the past year.

4. REMARKS BY OUTGOING MAYOR

Mayor Brownstone provided final remarks as outgoing Mayor for 2025. All Councilmembers expressed appreciation to Mayor Brownstone for his year as Mayor.

The following individuals addressed the City Council:

- Supervisor Ray Mueller, San Mateo County Board of Supervisors

Mayor Brownstone turned the meeting over to Assistant City Clerk Rodriguez, who outlined the process for selection of Mayor and Vice Mayor for 2026.

5. SELECTION OF MAYOR AND VICE MAYOR FOR 2026

Assistant City Clerk Rodriguez declared the Mayor's seat vacant and called for nominations for Mayor for 2026.

MOTION

Councilmember Brownstone moved and Councilmember Penrose seconded a motion to nominate Vice Mayor Ruddock as Mayor for 2026. No further nominations were received. Nominations closed. The motion carried unanimously by roll call vote.

MOTION

Mayor Ruddock moved and Councilmember Brownstone seconded a motion to nominate Councilmember Penrose as Vice Mayor for 2026. No further nominations were received. Nominations closed. The motion carried unanimously by roll call vote.

6. REMARKS BY INCOMING MAYOR

Mayor Ruddock thanked the Council for its support and outlined her vision as Mayor in 2026.

RECESS TO RECEPTION

The Council recessed at 8:25 p.m. to a brief reception. The meeting reconvened at 8:40 p.m. with all Councilmembers present (Councilmember Nagengast was remote.)

7. PROCLAMATIONS AND PRESENTATIONS

7A. MID-COAST COMMUNITY COUNCIL UPDATE

An update was not provided.

8. MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

Mayor Ruddock encouraged community participation at the "Night of Lights" and community movie night featuring "Elf."

9. REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

Interim City Attorney Bazzano reported the Council met in Closed Session on Saturday, December 6, 2025 to conduct a performance evaluation for City Manager Chidester. No action was taken.

10. CITY MANAGER UPDATES TO COUNCIL

City Manager Chidester introduced the new Communications Program Manager Marijose Alvarado.

11. PUBLIC FORUM

The following individuals addressed the City Council:

- RJ Jennings
- Joaquin Jimenez
- Anita Reese
- Patty Ramirez
- Rocio Avila
- Carolina Carbajal

12. CONSENT CALENDAR

The Consent Calendar consisted of the following items:

12A. WAIVE READING OF RESOLUTIONS AND ORDINANCES
12B. APPROVE THE MINUTES OF THE DECEMBER 2, 2025 SPECIAL MEETING
12C. APPROVE THE MINUTES OF THE DECEMBER 2, 2025 REGULAR MEETING
12D. APPROVE THE MINUTES OF THE DECEMBER 6, 2025 SPECIAL MEETING
12E. APPROVE CERTAIN PAST CITY COUNCIL REGULAR AND SPECIAL MEETING MINUTES, as follows: Minutes of February 9, 2016 Special Meeting, December 6, 2016 Special Meeting, December 6, 2016 Regular Meeting, and December 20, 2016 Special Meeting, November 14, 2017 Special Meeting, December 21, 2017 Special Meeting, December 28, 2017 Special Meeting, December 30, 2017 Special Meeting, January 16, 2018 Special Meeting, January 16, 2018 Regular Meeting, March 20, 2018 Special Meeting, March 20, 2018 Regular Meeting, April 3, 2018 Special Meeting, April 3, 2018 Regular Meeting, April 17, 2018 Special Meeting, April 17, 2018 Regular Meeting, May 1, 2018 Special Meeting (Strategic Retreat), May 15, 2018 Special Meeting, May 15, 2018 Regular Meeting, June 5, 2018 Special Meeting, June 5, 2018 Regular Meeting, June 19, 2018 Special Meeting, June 19, 2018 Regular Meeting, July 17, 2018 Special Meeting, July 17, 2018 Regular Meeting, July 31, 2018 Special Meeting, August 7, 2018 Special Meeting, August 21, 2018 Special Meeting, August 21, 2018 Regular Meeting, August 28, 2018 Special Meeting, and October 16, 2018 Special Meeting
12F. APPROVE THE 2026 CALENDAR OF CITY COUNCIL MEETINGS
12G. FILE MADDY ACT 2026 LOCAL APPOINTMENTS LIST FOR CITY BOARDS, COMMISSIONS, AND COMMITTEES

12H. ADOPT ORDINANCE NO. 2025-02, ADDING CHAPTER 7.65 "COMMERCIAL VITALITY" TO THE HALF MOON BAY MUNICIPAL CODE (SECOND READING)

12I. ACCEPT WARRANTS FOR THE MONTH OF NOVEMBER 2025

12J. ACCEPT AB1600 REPORT ON DEVELOPMENT IMPACT FEES FOR THE FISCAL YEAR ENDED JUNE 30, 2025

12K. ADOPT RESOLUTION 2025-86, APPROVING AGREEMENT WITH INFINITY TECHNOLOGIES FOR INFORMATION TECHNOLOGY SERVICES AT A COST OF $192,648 PER YEAR, WITH A 10% CONTINGENCY FOR UNFORESEEN ADDITIONAL NEEDS AT $19,264 PER YEAR

12L. APPROVING ONE-YEAR AGREEMENT WITH HDL COMPANIES FOR BUSINESS LICENSE AND TRANSIENT OCCUPANCY TAX ADMINISTRATION FOR THE TERM JANUARY 1, 2026, THROUGH DECEMBER 31, 2026, WITH A NOT-TO-EXCEED ANNUAL AMOUNT OF $80,000

12M. AUTHORIZE THE MAYOR TO PREPARE AND SUBMIT A LETTER IN OPPOSITION TO THE DRAFT PROPOSED PROGRAM FOR THE 11TH NATIONAL OUTER CONTINENTAL SHELF OIL AND GAS LEASING PROGRAM (BOEM-2025-0483), BEFORE THE JANUARY 23, 2026 DEADLINE

MOTION

Councilmember Brownstone moved and Vice Mayor Penrose seconded a motion to adopt the Consent Calendar items 12A through 12M, excluding items 12E and 12L. The motion carried unanimously by roll call vote.

MOTION

Councilmember Brownstone moved and Vice Mayor Penrose seconded a motion to adopt Consent Calendar item 12E, Approve Certain Past City Council Regular And Special Meeting Minutes, as listed above. The motion carried 3-0-2 by roll call vote, with Councilmembers Jonsson and Nagengast abstaining.

MOTION

Councilmember Brownstone moved and Vice Mayor Penrose seconded a motion to adopt the Consent Calendar item 12L., Adopt Resolution 2025-87, Approving One-year Agreement With Hdl Companies For Business License And Transient Occupancy Tax Administration For The Term January 1, 2026, Through December 31, 2026, With A Not-to-exceed Annual Amount Of $80,000. The motion carried unanimously by roll call vote.

13. ORDINANCES AND PUBLIC HEARINGS – None.

14. RESOLUTIONS AND STAFF REPORTS

14A. SETTING THE 2026 RESIDENTIAL DWELLING UNIT ALLOCATION PURSUANT TO HALF MOON BAY MUNICIPAL CODE CHAPTER 17.06 (MEASURE D)

Community Development Director Lacko and Associate Planner Wilson presented the staff report. Councilmembers discussed the item and asked questions.

MOTION

Councilmember Brownstone moved and Vice Mayor Penrose seconded a motion to adopt a Resolution 2025-88, Setting the 2026 Residential Dwelling Unit Allocation and Administration System pursuant to Half Moon Bay Municipal Code Chapter 17.06 for 70 residential dwelling units, 47 units for the Downtown (24 base units and 23 bonus units), and 23 units Outside of the Downtown. The motion carried unanimously by roll call vote.

14B. AUTHORIZE TRANSPORTATION FUND FOR CLEAN AIR (TFCA) FUNDING AGREEMENT AND ADDITIONAL LOCAL MATCH FUNDING FOR THE EASTSIDE PARALLEL TRAIL SEGMENT 4 PROJECT

Interim City Engineer Leda presented the staff report. Councilmembers discussed the item and asked questions.

MOTION

Councilmember Jonsson moved and Vice Mayor Penrose seconded a motion to adopt Resolution 2025-89, Authorizing the City Manager to execute the Fiscal Year 2025-2026 Transportation Fund For Clean Air/TFCA Funding Agreement with the City/County Association of Governments (C/CAG) for the Eastside Parallel Trail - Segment 4 project in the amount of $200,000; and authorizing the transfer of $20,000 in matching funds from the General Fund to Capital Improvement Project No. 0619; and authorizing the City Manager to take any other actions necessary to give effect to the Resolution and comply with grant requirements. The motion carried unanimously by roll call vote.

14C. ADOPT PROPOSED CLASSIFICATION AND COMPENSATION CHANGES

City Manager Chidester presented the staff report. Councilmembers asked questions and discussed the item.

MOTION

Councilmember Brownstone moved and Vice Mayor Penrose seconded a motion to adopt Resolution 2025 – 90, Authorizing changes to certain job classifications and salary schedules as follows: 1) Create a new classification titled City Clerk; 2) Reclassify the Communications Director/City Clerk position to City Clerk; 3) Create a new full-time equivalent position in the Community Development Department and Resolution 2025-91 a new classification titled Chief Building Official. The motion carried unanimously by roll call vote.

14D. THIRD AMENDMENT TO EMPLOYMENT CONTRACT FOR CITY MANAGER, MATTHEW CHIDESTER

Interim City Attorney Bazzano presented the staff report. Councilmembers asked questions and discussed the item.

MOTION

Councilmember Brownstone moved and Mayor Ruddock seconded a motion to approve Amendment No. 3 to the August 20, 2022, City Manager Employment Agreement with Matthew Chidester ("Agreement") to amend Sections II and VI of the Agreement to eliminate the expiration date of the term of the Agreement, revise the terms and conditions related to the separation provision, and other related changes. The motion carried unanimously by roll call vote.

15. COMMISSION / COMMITTEE UPDATES

City Manager Chidester discussed the final Parks and Recreation Com meeting of the year.

16. FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS

Councilmember Brownstone suggested that Mid-Peninsula Housing be invited to present their upcoming projects. Mayor Ruddock seconded the motion.

17. CITY COUNCIL REPORTS

Councilmember Jonsson reported on an airport meeting regarding a discussion of future passenger and package drone-deliveries and airspace issues.

Mayor Ruddock announced Assemblymember Papan's legislation regarding electric bikes and an upcoming e-bike workshop. She stated the 2026 Council assignment listing is forthcoming at the January 2026 meeting.

18. ADJOURNMENT

Mayor Ruddock adjourned the meeting at 10:25 p.m.

Respectfully submitted,

_____

Maggie Rodriguez, Asst. City Clerk

MINUTES
CITY OF HALF MOON BAY CITY COUNCIL
THURSDAY JANUARY 8, 2026
SPECIAL MEETING
ADCOCK COMMUNITY CENTER, 535 KELLY AVENUE

1. CONVENE SPECIAL MEETING / ROLL CALL

Mayor Ruddock called the Special Meeting to order at 5:32 p.m., noting Vice Mayor Penrose would be joining the meeting remotely, under the "Just Cause" provisions of A.B. 2449, due to an illness. City Manager Chidester called the Roll Call.

PRESENT: COUNCILMEMBERS BROWNSTONE, JONSSON, NAGENGAST, VICE MAYOR PENROSE (JOINED REMOTELY AFTER ROLL CALL) AND MAYOR RUDDOCK

2. OPEN SESSION IDENTIFICATION OF CLOSED SESSION ITEMS

3. PUBLIC COMMENT ON CLOSED SESSION ITEMS – None.

4. CLOSED SESSION

4.A CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION (Govt. Code section 54956.9(d)(1))

Name of case: City of Half Moon Bay v. Thomas J. Gearing, et al., - San Mateo Superior Court Civil No. 21-CIV-01560

Name of case: Gearing et al v. City of Half Moon Bay, USDC Civil No. 3:21-CVJ-01802EMC

ADJOURN SPECIAL MEETING

Mayor Ruddock adjourned the Special Meeting at approximately 6:10 p.m.

Respectfully Submitted,

Maggie Rodriguez, Interim City Clerk

Approved at the _____, 2026 Regular City Council Meeting

MINUTES
CITY OF HALF MOON BAY CITY COUNCIL
TUESDAY JANUARY 13, 2026
SPECIAL MEETING
ADCOCK COMMUNITY CENTER, 535 KELLY AVENUE

1. CONVENE SPECIAL MEETING / ROLL CALL

Mayor Ruddock called the Special Meeting to order at 6:45 p.m., City Manager Chidester called the Roll Call.

PRESENT: Councilmembers Brownstone, Jonsson, Nagengast, Vice Mayor Penrose and Mayor Ruddock

2. OPEN SESSION IDENTIFICATION OF CLOSED SESSION ITEMS

Mayor Ruddock identified the items that would be discussed in Closed Session. Councilmember Nagengast announced

3. PUBLIC COMMENT ON CLOSED SESSION ITEMS – None.

4. CLOSED SESSION

4.A CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION (Govt. Code section 54956.9(d)(1)) Name of case: City of Half Moon Bay v. Thomas J. Gearing, et al., - San Mateo Superior Court Civil No. 21-CIV-01560 Name of case: Gearing et al v. City of Half Moon Bay, USDC Civil No. 3:21-CVJ-01802EMC

4.B CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION (Govt. Code section 54956.9(d)(1)) Name of case: Casa Mira Homeowners Assn. et al. v. California Coastal Commission et al. (City of Half Moon Bay, Real Party in Interest) – San Mateo Superior Court Case No. 19-CIV04677; California Court of Appeal, First Appellate District, Case No. 168645

4.C CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION (Govt. Code section 54956.9(d)(1)) Name of case: Casa Mira Homeowners Assn. et al. v. California Coastal Commission et al. (City of Half Moon Bay, Real Party in Interest) – San Mateo Superior Court Case No. 21-CIV03202

4.D CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION (Govt. Code section 54956.9(d)(1)) Name of case: Ellingson v. City of Half Moon Bay-San Mateo Superior Court Case No. 25CIV-04838

5. ADJOURN SPECIAL MEETING

Mayor Ruddock adjourned the Special Meeting at approximately 7:04 p.m.

Respectfully Submitted,

_____
Maggie Rodriguez, Interim City Clerk

Approved at the _____, 2026 Regular City Council Meeting

MINUTES
CITY OF HALF MOON BAY
CITY COUNCIL / PLANNING COMMISSION JOINT MEETING
TUESDAY, JANUARY 13, 2026
ADCOCK COMMUNITY CENTER, 535 KELLY AVENUE

1. CONVENE SPECIAL MEETING / ROLL CALL

Mayor Ruddock called the Special City Council/Planning Commission Joint Meeting to order at 7:45 p.m. Planning Analyst Jett took the Roll Call:

PRESENT: **MAYOR RUDDOCK, VICE MAYOR PENROSE, COUNCILMEMBERS BROWNSTONE, JONSSON AND NAGENGAST; PLANNING COMMISSION CHAIR GORN, VICE CHAIR HERNANDEZ, COMMISSIONER RUDDOCK.**

ABSENT: **PLANNING COMMISSIONERS DEL NAGRO AND REMS.**

2. STUDY SESSION: CITY COUNCIL / PLANNING COMMISSION

2.A JOINT STUDY SESSION TO REVIEW THE CITY OF HALF MOON BAY'S GROWTH MANAGEMENT SYSTEM, MUNICIPAL CODE CHAPTER 17.06 (MEASURE D)

Community Development Director Lacko and Associate Planner Wilson conducted a Study Session and presented a comprehensive staff report on the history of original Measure A, then Measure D regarding Half Moon Bay's Growth Management System.

Planner Wilson presented a comprehensive overview of Measure D, including its history, purpose, and implementation process. Key points included:

- Measure D was approved in 1999 to control the rate, location, and density of residential development in the city, limiting growth to 1-1.5% annually
- The downtown allocation area is defined by the 1998 redevelopment survey area
- The process includes four main steps: annual unit authorization, application period, scoring ratification, and transfer process
- Current trends show increased demand for Accessory Dwelling Units, with applications outside downtown consistently exceeding available allocations

The Council and Commission discussed several potential improvements to the Measure D process:

1. Revising allocation requirements for ADUs from full to fractional allocations
2. Implementing rollover of unused allocations for ADUs and affordable housing
3. Updating scoring criteria to align with new fire regulations and improve consistency
4. Revising the downtown map to align with the town center map in the Local Coastal Program

There was consensus among most members to pursue a ballot measure to update the downtown map definition. Members also agreed to examine the scoring system to make it more efficient and potentially incorporate criteria related to fire safety and home hardening.

Mayor Ruddock invited public comments.

The following individuals addressed the City Council/Planning Commission:

- Greg Jamison
- Nancy Fontana

RECESS

Mayor Ruddock called for a recess. The meeting reconvened with all Councilmembers and Commissioners in attendance. Planning Commissioners Del Nagro and Rems were absent.

The Council and Commission directed staff to:

1. Proceed with code amendments for fractional ADU allocations and rollover provisions
2. Consider preparing a ballot measure for November 2026 to update the downtown map
3. Review the scoring criteria by mid-year, with consideration of fire safety elements
4. Explore ways to make the allocation process more efficient and transparent
5. Consider methods to track and verify deed-restricted affordable units

3. ADJOURN SPECIAL MEETING

The meeting adjourned at approximately 9:55 p.m.

Respectfully submitted,

_____
Maggie Rodriguez, Interim City Clerk

Approved at the _____, 2026 Regular City Council Meeting

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **January 20, 2026**

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

FROM: Julissa Acosta, Management Analyst

TITLE: **AUTHORIZE OPPORTUNITY CENTER OF THE COASTSIDE FINAL ASSET DISPOSAL**

RECOMMENDATION:
Adopt a resolution authorizing the City Manager to dispose of assets acquired to provide services at the Opportunity Center of the Coastside in accordance with the City's Asset Disposition Policy.

FISCAL IMPACT:
There is no fiscal impact associated with this action. Donations and retained assets will not incur additional costs beyond the minimal staff time for coordination.

STRATEGIC ELEMENT:
This recommendation supports the *Fiscal Sustainability, Healthy Communities and Public Safety* and *Infrastructure and Environment* Elements of the Strategic Plan.

BACKGROUND:
On February 7, 2023, City Council authorized acceptance of a $2,500,000 American Rescue Plan Act (ARPA) grant from San Mateo County to open and operate an economic advancement center. The Opportunity Center of the Coastside (OCC) opened in the Spring of 2024 to address economic impacts from the COVID-19 pandemic, and as part of a key initiative of the Coastside Recovery Initiative (CRI) to create pathways for a new Coastside economy.

City Council authorized a two-year lease at 637 Main Street for the OCC and a sublease agreement with the Half Moon Bay Chamber of Commerce and Visitors Bureau for a portion of the site OCC on September 5, 2023. At the same time, separate contracts to manage the daily operations and facilities at the OCC, and to provide quality services for job seekers, small business owners and entrepreneurs, and startups were awarded to the Chamber, Job Train, Renaissance Entrepreneur Center, and American Energy Society, respectively.

ARPA funds were used to procure equipment, furniture, and technology necessary to support daily operations and programming between February 2024 through September 2025 for all

service providers. Additionally, the Chamber contributed its own furnishings and other materials to complement the OCC's operational needs and to ensure ongoing Chamber and visitor services continued to be offered. With the lease at 637 Main St set to expire in January 2026, service providers started to wind down operations at that site and transitioned to new offices in downtown Half Moon Bay. Renaissance and Job Train collocated to Coastside Hope's office at 248 Main St, and the Chamber relocated to 508 Main St, while American Energy Society transitioned to remote operations.

Prior to the relocation, City staff and the Chamber conducted a thorough inventory of all assets acquired with ARPA funding to determine potential community benefit. Furthermore, to ensure compliance, City and County staff confirmed that the recommended disposition plan aligned with ARPA asset management, reporting requirements, and ensured continued transparency and accountability.

On November 18, 2025, City Council authorized service providers to retain specific items to continue providing economic recovery and development services aligned with the original ARPA guidelines and the City's Asset Disposition Policy. Service providers also retained possession of items they originally contributed to the facility and program.

DISCUSSION:
The City has retained all items excluded from the November 2025 asset disposition. To ensure remaining assets maximize community benefit in accordance with grant requirements and the City's policy guidelines, staff continued exploring potential recipients in addition to original OCC providers.

Staff engaged with the Youth Advisory Group (YAG) and staff from the new youth-serving allcove center being developed on Main Street to determine if remaining OCC items would be suitable for their suite of offerings to ensure ongoing community benefit. The allcove program is a space designed by and for young people ages 12-25 offering free or low-cost mental, health, and social support. Their services help address the socio-emotional impacts left from the pandemic and are also designed to provide education and employment support through a holistic approach. The allcove center will be located near Stone Pine Center in downtown, providing access to youth from middle high school. Tenant improvements are underway, and the center will open its doors to the public in Spring 2026.

Staff has also identified additional items for use in City operations and services. The final asset disposition recommendation (Attachment 2) is presented for Council approval.

ATTACHMENT:
1. Resolution
2. Final OCC Asset Disposition

RESOLUTION NO. C-2026-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING THE CITY MANAGER TO DISPOSE OF ASSETS ACQUIRED TO PROVIDE SERVICES AT THE OPPORTUNITY CENTER OF THE COASTSIDE IN ACCORDANCE WITH THE CITY'S ASSET DISPOSITION POLICY

WHEREAS, on February 7, 2023, the City Council authorized acceptance of a $2,500,000 American Rescue Plan Act (ARPA) grant from the San Mateo County Board of Supervisors to establish and operate an economic advancement center to address economic impacts from the COVID-19 pandemic, subsequently named the Opportunity Center of the Coastside (OCC); and

WHEREAS, the OCC was established as a key initiative of the Coastside Recovery Initiative (CRI) to provide economic development and workforce resources to residents, business owners, and entrepreneurs seeking to improve their economic well-being; and

WHEREAS, the City entered into contract agreements with the HMB Coastside Chamber of Commerce, JobTrain, Renaissance Entrepreneurship Center, and American Energy Society to provide daily operations and facility management, quality services for job seekers, small business owners and entrepreneurs, and startup services respectively; and

WHEREAS, between February 2024 and September 2025, the City procured furniture, equipment, and technology necessary to support OCC operations using ARPA funds, while the service providers also contributed their own furnishings, equipment, and materials to support shared operations; and

WHEREAS, the service providers have concluded their operations at the OCC, with JobTrain and Renaissance relocating to Coastside Hope at 248 Main Street, the Chamber relocating to 508 Main Street, and American Energy Society transitioning to remote operations; and

WHEREAS, in accordance with the City's Asset Disposition Policy and ARPA compliance requirements, staff have conducted a comprehensive inventory of all OCC assets and developed a disposition plan identifying items to be retained, donated, or otherwise managed to ensure continued community use and public benefit; and

WHEREAS, City and County staff have confirmed that the proposed disposition plan is consistent with ARPA asset management and reporting requirements and supports the City's goals of fiscal responsibility and community service continuity; and

WHEREAS, on November 18, 2025, City Council authorized OCC service providers to retain specific items to continue providing economic development advancement services to the community; and

WHEREAS, to ensure items excluded from the November 2025 asset disposition maximize community benefit, staff engaged with original service providers and the Allcove youth program and concluded remaining items provide a community benefit through their services; and

WHEREAS, City staff also concluded specific items present a benefit to City operations, while others shall be disposed of per City policy.

NOW, THEREFORE, BE IT RESOLVED THAT: The City Council of the City of Half Moon Bay hereby authorizes the City Manager to:

1) Dispose of assets acquired to provide services at the Opportunity Center of the Coastside as shown in the attached Final OCC Asset Disposition Recommendation, in accordance with the City's Asset Disposition Policy and applicable ARPA requirements; and
2) Retain items for continued City use, dispose of items that have concluded their useful life, and donate qualifying items to nonprofit and partner organizations that provide community and economic development services consistent with the original ARPA intent.

****

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 20th day of January 2026, by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ATTEST:

_____
Maggie Rodriguez, Interim City Clerk

APPROVED:

_____
Debbie Ruddock, Mayor

OCC Asset Disposition Recommendation

Quantity	Description	Recommendation
1	Acoustic/Sound panel set	Allcove, City
1	Amplifier mixer	Allcove
1	Apple computer	Allcove
20	Armless chairs	Chamber, JobTrain
1	Bissell Carpet Cleaner	JobTrain
1	Bistro Set	Allcove
2	Camera tripod	Allcove
1	Coffee stations	Chamber
1	Conference table	Allcove
3	Counter ht. table sets	Allcove
4	Soundproff curtain & rods	Dispose
1	Décor items (throw pillows, runners, tablecloths, grapevines, art sets, etc.)	Allcove, Chamber
1	Design ATEM Swithcer	Allcove
3	Door Stopper	City
1	Dry-erase whiteboard	City
1	End table	Chamber
Multi	Everblock dividers	Allcove
4	Filing Cabinets	Chamber
3	Fire Extinguisher Mounts	Dispose
2	First Aid Kits	Allcove
1	Green screen	Allcove
1	Hexagon shelf	Chamber
2	HP Smart Tank Printer	Allcove
1	Lighting kit	Allcove
2	Metal storage shelf	City
4	Mic stands	Allcove
4	Microphones	Allcove
1	Mixer	Allcove
1	Plant & pot	Chamber
4	Podcast Tilt	Allcove
1	Podium	City
4	Roller shades	Dispose
1	Round rug	Allcove
1	Shelf storage cabinet	City
4	Slatwall panels	Chamber
1	Speaker system	Chamber

2	Step stool	City
4	Sugar/Teabag Organizer	City
5	Tech room chairs	Chamber
1	Tech desk	Allcove
9	TP & paper towel holder	Dispose
6	Upholstered armchair	Chamber, Allcove
2	Video cameras	Allcove
1	Video production system	Allcove
1	Wall sign holder	Dispose
3	Waltman desks	Allcove

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **January 20, 2026**

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

From: Kenneth Stiles, Interim Administrative Services Director

TITLE: **ACCEPT WARRANTS FOR THE MONTH OF DECEMBER 2025**

RECOMMENDATION:
Accept the warrants list for the month of December 2025.

STRATEGIC ELEMENT:
This recommendation supports the *Fiscal Sustainability* and *Inclusive Governance* Elements of the Strategic Plan.

DISCUSSION:
During this month, the City processed 4 check runs. The table below outlines each check run and their individual totals:

Check Run Date	Amount
December 04	174,516
December 11	57,806
December 18	740,848
December 23	125,882
Total	**1,099,052**

The City processed payments related to 6 capital improvement projects, in total amount of $56,051: Highway 1 Safety - North, Eastside Parallel Trail Expansion, LCP Implementation Project, Climate Action And Adaptation, Smith Field Site Assessment, and the 2025 Pavement Management Program.

Staff has included a list of all vendors who received $30,000 or more during this reporting period, as shown in the table below:

City of Half Moon Bay Vendor Payments Exceeding $30,000 By Vendor and Funding Source December 2025			
Payee	**General Fund**	**Other Funds**	**Description**
CHRISTINE D. BOLAND	38,110	-	ADDTIONIAL DUTIES, SERVICES AND AD-HOC PROJECTS IN CITY CLERK OFFICE
HMB COASTSIDE CHAMBER	31,446	-	SEPT '25 BID PAYMENT
MARK THOMAS & CO, INC	-	33,887	HWY 1 SAFETY AND OPERATIONAL IMPROVEMENTS PROJECT
SEWER AUTHORITY MID-COASTSIDE	-	529,147	FY 25/26 SAM OPERATIONS AND MAINTENANCE
SHUTE MIHALY & WEINBERGER LLP	96,004	1,106	CITY ATTORNEY AND OTHER MATTERS

ATTACHMENTS:

1. Check Disbursement List by Check Date

Report Criteria:
Report type: GL detail

4LEAF INC.				
57367	4LEAF INC.	12/23/2025	FY 25/26 ON-CALL BUILDING INSPECTION, OFFICIAL & PLAN REVIEW SERVICES	6,600.00
57367	4LEAF INC.	12/23/2025	FY 25/26 ON-CALL BUILDING INSPECTION, OFFICIAL & PLAN REVIEW SERVICES	15,907.64
57367	4LEAF INC.	12/23/2025	FY 25/26 ON-CALL BUILDING INSPECTION, OFFICIAL & PLAN REVIEW SERVICES	6,777.42
Total 4LEAF INC.:				29,285.06
ABAG POWER PURCHASING POOL				
57331	ASSOCIATION OF BAY AREA GOVERNMENTS	12/18/2025	WORKING CAPITAL DEPOSIT	22.78
57331	ASSOCIATION OF BAY AREA GOVERNMENTS	12/18/2025	FY23-24 ADJUSTMENT ALLOCATION	24.49-
57331	ASSOCIATION OF BAY AREA GOVERNMENTS	12/18/2025	FY'24-25 TRUE-UP ALLOCATION	155.83-
57331	ASSOCIATION OF BAY AREA GOVERNMENTS	12/18/2025	FY'26 LEVELIZED CHARGE-NAT GAS	630.00
Total ABAG POWER PURCHASING POOL:				472.46
ABUNDANT GRACE COASTSIDE WORKER				
57368	ABUNDANT GRACE COASTSIDE WORKER	12/23/2025	PROVIDE HOMELESS COASTAL CLEAN-UP SERVICES	5,140.00
Total ABUNDANT GRACE COASTSIDE WORKER:				5,140.00
ALTA PLANNING & DESIGN INC.				
57369	ALTA PLANNING & DESIGN	12/23/2025	CO 5, PROFESSIONAL SERVICES AGREEMENT FOR ADDITIONAL COSTS TO COMPLETE THE DESIGN & PE	5,295.00
Total ALTA PLANNING & DESIGN INC.:				5,295.00
AMAZON CAPITAL SERVICES INC.				
57329	AMAZON CAPITAL SERVICES	12/18/2025	BLACK TONER CARTRIDGE	65.91
Total AMAZON CAPITAL SERVICES INC.:				65.91
AMERICAN DEBRIS BOX SERVICE INC.				
57370	AMERICAN PORTABLES	12/23/2025	FY 25/26 PORTABLE TOILET RENTAL AND SERVICES	958.00
57370	AMERICAN PORTABLES	12/23/2025	FY 25/26 PORTABLE TOILET RENTAL AND SERVICES	958.00
57370	AMERICAN PORTABLES	12/23/2025	FY 25/26 PORTABLE TOILET RENTAL AND SERVICES	695.00
Total AMERICAN DEBRIS BOX SERVICE INC.:				2,611.00
AMERICAN ENERGY SOCIETY				
56729	AMERICAN ENERGY SOCIETY	12/11/2025	JUNE '25-TO OPERATE COASTSIDE VENTURE STUDIO (CSVS) - A BUSINESS INCUBATOR VIA THE OPPOR	19,590.85-
56857	AMERICAN ENERGY SOCIETY	12/11/2025	JULY '25-TO OPERATE COASTSIDE VENTURE STUDIO (CSVS) - A BUSINESS INCUBATOR VIA THE OPPORT	22,618.85-

56965	AMERICAN ENERGY SOCIETY	12/11/2025	AUG'25-TO OPERATE COASTSIDE VENTURE STUDIO (CSVS) - A BUSINESS INCUBATOR VIA THE OPPORT	19,941.35-
57307	AMERICAN ENERGY SOCIETY	12/11/2025	JUNE '25-TO OPERATE COASTSIDE VENTURE STUDIO (CSVS) - A BUSINESS INCUBATOR VIA THE OPPOR	19,590.85
57307	AMERICAN ENERGY SOCIETY	12/11/2025	JULY '25-TO OPERATE COASTSIDE VENTURE STUDIO (CSVS) - A BUSINESS INCUBATOR VIA THE OPPORT	22,618.85
57307	AMERICAN ENERGY SOCIETY	12/11/2025	AUG'25-TO OPERATE COASTSIDE VENTURE STUDIO (CSVS) - A BUSINESS INCUBATOR VIA THE OPPORT	19,941.35
57330	AMERICAN ENERGY SOCIETY	12/18/2025	TO OPERATE COASTSIDE VENTURE STUDIO (CSVS) - A BUSINESS INCUBATOR VIA THE OPPORTUNTY CE	10,767.60
Total AMERICAN ENERGY SOCIETY:				10,767.60
BIG CREEK LUMBER				
57288	BIG CREEK LUMBER	12/04/2025	ACX PLYWOOD	57.01
57288	BIG CREEK LUMBER	12/04/2025	FIR CONSTRUCTION STAKE	38.54
57288	BIG CREEK LUMBER	12/04/2025	DISCOUNT	.86-
Total BIG CREEK LUMBER:				94.69
BLACK & VEATCH CORPORATION				
57289	BLACK & VEATCH CORPORATION	12/04/2025	PO FOR THE PSA FOR STORMWATER (NPDES) & ANNUAL REPORTING SERVICES FOR 2025	5,971.34
57371	BLACK & VEATCH CORPORATION	12/23/2025	PO FOR THE PSA FOR STORMWATER (NPDES) & ANNUAL REPORTING SERVICES FOR 2025	6,653.50
Total BLACK & VEATCH CORPORATION:				12,624.84
BOUCHER LAW PC				
57333	BOUCHER LAW, PC	12/18/2025	JULY'25, LABOR & EMPLOYEMENT LAW MATTERS	2,182.00
Total BOUCHER LAW PC:				2,182.00
CA DEPT OF JUSTICE				
57372	CA DEPT OF JUSTICE	12/23/2025	OCT 2025 FINGERPRINT APPS	32.00
Total CA DEPT OF JUSTICE:				32.00
CALNET3				
57308	AT&T	12/11/2025	NOV'25 PHONE SERVICE	64.16
57309	AT&T	12/11/2025	NOV'25 PHONE SERVICE	1,071.37
57332	AT&T MOBILITY	12/18/2025	NOV'25 PHONE SERVICE	425.18
Total CALNET3:				1,560.71
CAPITAL ONE TRADE CREDIT				
57334	CAPITAL ONE TRADE CREDIT	12/18/2025	MAINT SUPPLIES NOV'25	1,878.94
Total CAPITAL ONE TRADE CREDIT:				1,878.94

CASELLE INC.				
57310	CASELLE INC.	12/11/2025	FY 25/26 CASELLE ERP SOFTWARE-JAN	4,238.00
Total CASELLE INC.:				4,238.00
CHRISTINE D. BOLAND				
57335	CHRISTINE D. BOLAND	12/18/2025	CO1 TO PERFORM DUTIES AND SERVICES RELATED TO THE OFFICE OF CITY CLERK	18,130.00
57335	CHRISTINE D. BOLAND	12/18/2025	CO1 TO PERFORM DUTIES AND SERVICES RELATED TO THE OFFICE OF CITY CLERK	19,980.00
Total CHRISTINE D. BOLAND:				38,110.00
CINZIA MUZZI				
57373	CINZIA MUZZI	12/23/2025	DEPOSIT REFUND TRAIN DEPOT 12/14/25	500.00
Total CINZIA MUZZI:				500.00
CIVIC PLUS				
57336	CIVICPLUS	12/18/2025	RECURRING VIRTIAL CONSULTING ANNUAL FEE, SSL CERTIFICATE ANNUAL FEE, COMMUNICATION PLA	16,411.28
Total CIVIC PLUS:				16,411.28
CLAUDIA VELAZQUEZ				
57290	CLAUDIA VELAZQUEZ	12/04/2025	DEPOSIT REFUND TRAIN DEPOT 11/22/25 $500.00	500.00
57290	CLAUDIA VELAZQUEZ	12/04/2025	DEDUCTION FOR LEAVING MESS ON DECK & STAYING AFTER TIME ON CONTRACT	150.00-
Total CLAUDIA VELAZQUEZ:				350.00
COAST RIDGE ECOLOGY				
57374	COAST RIDGE ECOLOGY	12/23/2025	NOV 2024 COMMUNICATIONS-165/PDP-24-007	577.50
57374	COAST RIDGE ECOLOGY	12/23/2025	NOV 2025 COMMUNICATIONS-165/PDP-24-007	577.50
57374	COAST RIDGE ECOLOGY	12/23/2025	NOV 2025 COMMUNICATIONS-165/PDP-24-007	577.50-
Total COAST RIDGE ECOLOGY:				577.50
COASTSIDE COUNTRY LP				
57376	COASTSIDE COUNTRY LP	12/23/2025	PAYMENT TO INSTRUCTOR-AUTUMN LINE DANCING SERIES	1,977.50
57376	COASTSIDE COUNTRY LP	12/23/2025	PAYMENT TO INSTRUCTOR-LINE DANCING DROP-IN	1,708.00
Total COASTSIDE COUNTRY LP:				3,685.50
COASTSIDE COUNTY WATER DISTRICT				
57337	COASTSIDE COUNTY WATER DISTRICT	12/18/2025	501 MAIN ST	91.16
57337	COASTSIDE COUNTY WATER DISTRICT	12/18/2025	501 MAIN ST_DC	44.86

57337	COASTSIDE COUNTY WATER DISTRICT	12/18/2025	CITY OF HMB/COAST.COMM.SENIOR CNTR.	44.86
57337	COASTSIDE COUNTY WATER DISTRICT	12/18/2025	503 JOHNSTON ST	55.96
57337	COASTSIDE COUNTY WATER DISTRICT	12/18/2025	MEDIAN STRIP/HWY ONE # IRRIGATION	38.36
57337	COASTSIDE COUNTY WATER DISTRICT	12/18/2025	1310 LORYN LN # IRRIGATION	73.56
57337	COASTSIDE COUNTY WATER DISTRICT	12/18/2025	723 MILL ST # IRRIGATION	38.36
57337	COASTSIDE COUNTY WATER DISTRICT	12/18/2025	461 OAK AVE	38.36
57337	COASTSIDE COUNTY WATER DISTRICT	12/18/2025	FERNANDES PARK/MAIN ST # IRRIGATION	38.36
57337	COASTSIDE COUNTY WATER DISTRICT	12/18/2025	555 KELLY AVE	38.36
57337	COASTSIDE COUNTY WATER DISTRICT	12/18/2025	LIFT STATION FAIRWAY DR.	38.36
57337	COASTSIDE COUNTY WATER DISTRICT	12/18/2025	535 KELLY AVE	188.86
57337	COASTSIDE COUNTY WATER DISTRICT	12/18/2025	537 KELLY AVE	493.32
57337	COASTSIDE COUNTY WATER DISTRICT	12/18/2025	201 WAVECREST RD	2,359.89
57337	COASTSIDE COUNTY WATER DISTRICT	12/18/2025	HIGGINS CANY0N RD	214.36
57337	COASTSIDE COUNTY WATER DISTRICT	12/18/2025	529 RUISSEAU FRANCAIS AVE # IRRIGATION	263.69
57337	COASTSIDE COUNTY WATER DISTRICT	12/18/2025	627 ALSACE LORAINE AVE	214.36
57337	COASTSIDE COUNTY WATER DISTRICT	12/18/2025	502 MAIN ST	179.16
57337	COASTSIDE COUNTY WATER DISTRICT	12/18/2025	MAIN & HWY 1 # IRRIGATION	38.36
57337	COASTSIDE COUNTY WATER DISTRICT	12/18/2025	HWY 92 MEDIAN # WEST IRRIG.	38.36
57337	COASTSIDE COUNTY WATER DISTRICT	12/18/2025	HWY 92 MEDIAN # EAST IRRIG.	38.36
57337	COASTSIDE COUNTY WATER DISTRICT	12/18/2025	620 Correas/Library	474.89
57337	COASTSIDE COUNTY WATER DISTRICT	12/18/2025	620 CORREAS/LIBRARY #DC	114.26
57337	COASTSIDE COUNTY WATER DISTRICT	12/18/2025	620 Correas/Library # IRRIGATION	83.26
57337	COASTSIDE COUNTY WATER DISTRICT	12/18/2025	10 STONE PINE RD # IRRIGATION	228.49
57337	COASTSIDE COUNTY WATER DISTRICT	12/18/2025	880 STONE PINE RD #COMM	283.09
57337	COASTSIDE COUNTY WATER DISTRICT	12/18/2025	HYDRANT METER	816.36
Total COASTSIDE COUNTY WATER DISTRICT:				6,569.63
COASTSIDE HOPE				
57338	COASTSIDE HOPE	12/18/2025	CO2 PROMOTE DIGITAL EQUITY AND INCLUSION BY PROVIDING COASTSIDERS ACCESS TO TECHNOLOG	5,000.00
Total COASTSIDE HOPE:				5,000.00
COASTSIDE PRINTERS				
57291	COASTSIDE PRINTERS	12/04/2025	PUMPKIN FEST - NO PARKING SIGNS	2,079.48
Total COASTSIDE PRINTERS:				2,079.48
CODE PUBLISHING COMPANY				
57339	CODE PUBLISHING COMPANY	12/18/2025	ANNUAL WEB FEE	830.00
57339	CODE PUBLISHING COMPANY	12/18/2025	eCODE360 ANNUAL MAINTENANCE	436.19

Total CODE PUBLISHING COMPANY:				1,266.19
COLANTUONO HIGHSMITH WHATLEY PC				
57377	COLANTUONO HIGHSMITH WHATLEY PC	12/23/2025	NOV'25 LEGAL SERVICES -SAM	5,481.00
57377	COLANTUONO HIGHSMITH WHATLEY PC	12/23/2025	NOV'25 LEGAL SERVICES -VLF LITIGATION	36.92
Total COLANTUONO HIGHSMITH WHATLEY PC:				5,517.92
CORODATA RECORDS MANAGEMENT INC				
57311	CORODATA RECORDS MANAGEMENT INC	12/11/2025	NOV'25 RECORDS MANAGEMENT	439.58
Total CORODATA RECORDS MANAGEMENT INC:				439.58
COUNTY OF SAN MATEO				
57312	COUNTY OF SAN MATEO	12/11/2025	NOV'25 MICROWAVE MUX DSO	82.25
Total COUNTY OF SAN MATEO:				82.25
CRUZIO INTERNET				
57340	CRUZIO INTERNET	12/18/2025	INTERNET SERVICE	24.95
Total CRUZIO INTERNET:				24.95
CSG CONSULTANTS INC.				
57378	CSG CONSULTANTS INC.	12/23/2025	PSA FOR TEMPORARY ENGINEERING SUPPORT	2,587.50
Total CSG CONSULTANTS INC.:				2,587.50
DAILY JOURNAL				
57324	SAN MATEO DAILY JOURNAL	12/11/2025	ADVERTISING PUBLIC NOTICE	720.00
57324	SAN MATEO DAILY JOURNAL	12/11/2025	ADVERTISING PUBLIC NOTICE	720.00
57324	SAN MATEO DAILY JOURNAL	12/11/2025	ADVERTISING PUBLIC NOTICE	576.00
57324	SAN MATEO DAILY JOURNAL	12/11/2025	ADVERTISING PDP-2023-077	720.00
57324	SAN MATEO DAILY JOURNAL	12/11/2025	ADVERTISING PDP-2023-077	720.00
57324	SAN MATEO DAILY JOURNAL	12/11/2025	ADVERTISING PDP-2023-077	720.00-
57324	SAN MATEO DAILY JOURNAL	12/11/2025	ADVERTISING FINANCE CHARGES	40.32
Total DAILY JOURNAL:				2,776.32
ECONOMIC & PLANNING SYSTEM, INC.				
57341	ECONOMIC & PLANNING SYSTEM, INC.	12/18/2025	MEETING & PRESENTATIONS	1,275.00

Total ECONOMIC & PLANNING SYSTEM, INC.:				1,275.00
GOOD CITY COMPANY				
57313	GOOD CITY COMPANY	12/11/2025	FY 25/26 ASSISTANT PLANNER SERVICES AS NEEDED	708.75
57313	GOOD CITY COMPANY	12/11/2025	ASSISTANT PLANNER SERVICES PDP-25-058	135.00
57313	GOOD CITY COMPANY	12/11/2025	ASSISTANT PLANNER SERVICES PDP-25-058	135.00
57313	GOOD CITY COMPANY	12/11/2025	ASSISTANT PLANNER SERVICES PDP-24-058	135.00-
Total GOOD CITY COMPANY:				843.75
GRANICUS LLC				
57342	GRANICUS LLC	12/18/2025	NOV'25, GRANICUS SERVICE	651.56
57342	GRANICUS LLC	12/18/2025	DEC'25, GRANICUS SERVICE	651.56
Total GRANICUS LLC:				1,303.12
HALF MOON BAY BUILDING & GARDEN				
57379	HALF MOON BAY BUILDING & GARDEN	12/23/2025	BLUE FINES	621.96
57379	HALF MOON BAY BUILDING & GARDEN	12/23/2025	SAND SLURRY & PVC PIPE	842.56
Total HALF MOON BAY BUILDING & GARDEN:				1,464.52
HALF MOON BAY GRADING & PAVING INC.				
57292	HALF MOON BAY GRADING & PAVING INC.	12/04/2025	COASTAL TRAIL SOUTH OF POPLAR ST	9,995.00
57343	HALF MOON BAY GRADING & PAVING INC.	12/18/2025	WORK AT FILBERT ST & HWY 1 CUT DRAINAGE DITCH	1,760.00
57343	HALF MOON BAY GRADING & PAVING INC.	12/18/2025	WORK AT POPLAR BEACH TRAIL NORTH	5,083.00
Total HALF MOON BAY GRADING & PAVING INC.:				16,838.00
HDL SOFTWARE LLC				
57314	HDL SOFTWARE LLC	12/11/2025	FY 25/26 HDL TOT AND BL ADMINISTRATION	2,635.63
Total HDL SOFTWARE LLC:				2,635.63
HMB COASTSIDE CHAMBER OF COMMERCE				
57344	HMB COASTSIDE CHAMBER	12/18/2025	SEPT'25 BID	24,266.00
57344	HMB COASTSIDE CHAMBER	12/18/2025	SEPT'25 BID OOC	7,180.00
Total HMB COASTSIDE CHAMBER OF COMMERCE:				31,446.00
HUE & CRY SECURITY SYSTEMS INC.				
57293	HUE & CRY SECURITY SYSTEMS INC.	12/04/2025	NOV 25' ELEVATOR INSP.	302.00

57345	HUE & CRY SECURITY SYSTEMS INC.	12/18/2025	JAN'26 SECURITY SERVICE	197.77
57345	HUE & CRY SECURITY SYSTEMS INC.	12/18/2025	JAN'26 SECURITY SERVICE	80.00
57345	HUE & CRY SECURITY SYSTEMS INC.	12/18/2025	JAN'26 SECURITY SERVICE	415.71
Total HUE & CRY SECURITY SYSTEMS INC.:				995.48
INFINITY TECHNOLOGIES				
57346	INFINITY TECHNOLOGIES	12/18/2025	FY 25/26 IT HELPDESK	13,960.00
57346	INFINITY TECHNOLOGIES	12/18/2025	FY 25/26 IT HELPDESK	171.00
Total INFINITY TECHNOLOGIES:				14,131.00
INTEGRAL CONSULTING INC.				
57294	INTEGRAL CONSULTING INC.	12/04/2025	PREPARATION OF THE CLIMATE ADAPTION PLAN(CIP 1002)	594.00
Total INTEGRAL CONSULTING INC.:				594.00
Irma Acosta				
57380	Irma Acosta	12/23/2025	TUITION REIMBURSEMENT	3,000.00
Total Irma Acosta:				3,000.00
JAMES J HENDERSON				
57387	NEIGHBORHOOD RADIO	12/23/2025	SANTA AT HMB LIBRARY 2025 & 2 WEEKS OF RADIO ADS	125.00
Total JAMES J HENDERSON:				125.00
KARLAS JANITORIAL & SUPPLIERS, LLC				
57315	KARLAS JANITORIAL & SUPPLIERS, LLC	12/11/2025	FY 25/26 JANITORIAL SERVICES	16,533.50
Total KARLAS JANITORIAL & SUPPLIERS, LLC:				16,533.50
KATHY OLER				
57381	KATHY OLER	12/23/2025	FY 25/26 MILL STREET PARKING LOT	2,433.14
Total KATHY OLER:				2,433.14
KENDRA PALMER ANDERSON				
57382	KENDRA PALMER ANDERSON	12/23/2025	DEPOSIT REFUND 12/17-18/25 LIBRARY NP	100.00
Total KENDRA PALMER ANDERSON:				100.00

LACO ASSOCIATES				
57316	LACO ASSOCIATES	12/11/2025	GENERAL RESEARCH ON-CALL GRANT WRITING AND SUPPORT; APPLICATION, FACILITATION, AND COO	7,368.75
57316	LACO ASSOCIATES	12/11/2025	GENERAL RESEARCH ON-CALL GRANT WRITING AND SUPPORT; APPLICATION, FACILITATION, AND COO	1,038.75
Total LACO ASSOCIATES:				8,407.50
LAURA CAMODECA				
57383	LAURA CAMODECA	12/23/2025	INSTRUCTOR - CONTINUING ODOR ADVANCED	525.00
57383	LAURA CAMODECA	12/23/2025	INSTRUCTOR - CONTINUING ODOR	420.00
57383	LAURA CAMODECA	12/23/2025	INSTRUCTOR-INTRO K9 NOSE	756.00
57383	LAURA CAMODECA	12/23/2025	INSTRUCTOR-NOSE WORK PRIVATE LESSON MIKA BRENNAN	140.00
Total LAURA CAMODECA:				1,841.00
LAURA L. BECKER				
57295	LAURA L. BECKER	12/04/2025	INSTRUCTOR PAYMENT- ZUMBA NOV '25	350.00
Total LAURA L. BECKER:				350.00
LIZBETH VELASQUEZ				
57384	LIZBETH VELASQUEZ	12/23/2025	DEPOSIT REFUND - TRAIN DEPOT 12/21/25	500.00
Total LIZBETH VELASQUEZ:				500.00
LORAL LANDSCAPING INC.				
57317	LORAL LANDSCAPING INC.	12/11/2025	FY 25/26 MEDIAN MAINTENANCE	4,297.00
Total LORAL LANDSCAPING INC.:				4,297.00
MAGDALENA ARREOLA				
57385	MAGDALENA ARREOLA	12/23/2025	DEPOSIT REFUND 12/20/25 TRAIN DEPOT	500.00
Total MAGDALENA ARREOLA:				500.00
MALCOLM C SMITH				
57347	MALCOLM C SMITH	12/18/2025	COMMUNICATIONS CONSULTANT SERVICE	1,045.00
Total MALCOLM C SMITH:				1,045.00
MARK HOFMANN				
57348	MARK HOFMANN	12/18/2025	INSTRUCTOR-PICKLEBALL - BEGINNER BOOTCAMP 12/05	341.25

Total MARK HOFMANN:				341.25
MARK THOMAS & CO. INC.				
57349	MARK THOMAS & CO, INC	12/18/2025	CHANGE ORDER 7, HWY 1 SAFETY & OPERATIONAL IMPROVEMENTS PROJECT (CIP 0538). ADDITIONAL	33,887.00
Total MARK THOMAS & CO. INC.:				33,887.00
MAYRA RODRIGUEZ				
57350	MAYRA RODRIGUEZ	12/18/2025	DEPOSIT REFUND GRAND OAK	500.00
Total MAYRA RODRIGUEZ:				500.00
MAZE & ASSOCIATES				
57351	MAZE & ASSOCIATES	12/18/2025	FY 24/25 AUDIT & ACFR	9,650.00
Total MAZE & ASSOCIATES:				9,650.00
METROPOLITAN PLANNING GROUP				
57352	M-GROUP	12/18/2025	FY 25/26 STAFFING PLANNING, AND GIS MAPPING SERVICES	1,650.00
Total METROPOLITAN PLANNING GROUP:				1,650.00
MORGAN SARABIA				
57386	MORGAN SARABIA	12/23/2025	DEPOSIT REFUND 12/13/25 TRAIN DEPOT	500.00
Total MORGAN SARABIA:				500.00
NAPA AUTO PARTS				
57353	NAPA AUTO PARTS	12/18/2025	VEHICLE PARTS OCT'25	189.19
57353	NAPA AUTO PARTS	12/18/2025	VEHICLE PARTS DEC'25	51.82
Total NAPA AUTO PARTS:				241.01
NICOLAS LASZKIEWICZ				
57318	NICHOLAS TRANSLATIONS & INTERPRETATIONS	12/11/2025	NOV '25 TRANSLATION SERVICE	713.00
Total NICOLAS LASZKIEWICZ:				713.00
OFFICE DEPOT				
57319	ODP BUSINESS SOLUTIONS, LLC	12/11/2025	PRINTER PAPER	54.93
57319	ODP BUSINESS SOLUTIONS, LLC	12/11/2025	OFFICE SUPPLIES	20.87

Total OFFICE DEPOT:				75.80
PACIFIC GAS & ELECTRIC				
57388	PACIFIC GAS & ELECTRIC	12/23/2025	STREETLIGHT PROJECT	522.14
57388	PACIFIC GAS & ELECTRIC	12/23/2025	401 SEYMOUR ST	51.90
57388	PACIFIC GAS & ELECTRIC	12/23/2025	501 SEYMOUR ST	121.10
57388	PACIFIC GAS & ELECTRIC	12/23/2025	CITY OF HMB / STREET LIGHTS	6,891.74
57388	PACIFIC GAS & ELECTRIC	12/23/2025	CITY OF HMB 501 MAIN ST A	8.38
57388	PACIFIC GAS & ELECTRIC	12/23/2025	SHERIFF SUB-STATION	3,286.55
57388	PACIFIC GAS & ELECTRIC	12/23/2025	LIBRARY ELECTRIC ONLY	25.46
57388	PACIFIC GAS & ELECTRIC	12/23/2025	10 STONE PINE RD - CARTER PARK	184.18
57388	PACIFIC GAS & ELECTRIC	12/23/2025	MAINTENANCE YARD OFFICE- ELECTRIC	243.49
57388	PACIFIC GAS & ELECTRIC	12/23/2025	SMITH FIELD	28.82
57388	PACIFIC GAS & ELECTRIC	12/23/2025	SMITH FIELD SNACK BAR	257.92
57388	PACIFIC GAS & ELECTRIC	12/23/2025	PACIFIC RIDGE LIGHT POLES	38.51
57388	PACIFIC GAS & ELECTRIC	12/23/2025	CORREAS EV CHARGERS	1,246.04
57388	PACIFIC GAS & ELECTRIC	12/23/2025	NW HWY 1 & MAIN ST	144.60
57388	PACIFIC GAS & ELECTRIC	12/23/2025	HWY 1 & MIRAMONTES LIGHTING	40.14
57388	PACIFIC GAS & ELECTRIC	12/23/2025	HWY 1 & MIRAMONTES LIGHTING	93.67
57388	PACIFIC GAS & ELECTRIC	12/23/2025	PELICAN POINT LIFT STATION	274.27
57388	PACIFIC GAS & ELECTRIC	12/23/2025	HWY 1 & MIRAMONTES TRAFFIC SIGNAL	99.56
57388	PACIFIC GAS & ELECTRIC	12/23/2025	OCEAN COLONY PARTNERS/OCP LIFT STATION	1,287.13
57388	PACIFIC GAS & ELECTRIC	12/23/2025	DOWNTOWN ST TREE LIGHTS SOUTH HOOK-UP @ 650 MIRAMONTES	1,397.33
57388	PACIFIC GAS & ELECTRIC	12/23/2025	CITY HALL BUILDING	2,961.12
57388	PACIFIC GAS & ELECTRIC	12/23/2025	DOWNTOWN ST TREE LIGHTS NORTH HOOK-UP @ 700 MILL ST	1,383.09
57388	PACIFIC GAS & ELECTRIC	12/23/2025	DUTRA PARK	105.33
57388	PACIFIC GAS & ELECTRIC	12/23/2025	PILARCITOS CREEK UNDERPASS	27.21
57388	PACIFIC GAS & ELECTRIC	12/23/2025	PILARCITOS CREEK BRIDGE	123.85
57388	PACIFIC GAS & ELECTRIC	12/23/2025	MOON SCULPTURE SPOTLIGHTS	20.58
57388	PACIFIC GAS & ELECTRIC	12/23/2025	MOON SCULPTURE SPOTLIGHT	48.03
57388	PACIFIC GAS & ELECTRIC	12/23/2025	OCEAN VIEW PARK	6.76
57388	PACIFIC GAS & ELECTRIC	12/23/2025	TRAIN DEPOT RSTMS	184.62
57388	PACIFIC GAS & ELECTRIC	12/23/2025	COMMUNITY CENTER	2,506.91
57388	PACIFIC GAS & ELECTRIC	12/23/2025	555 KELLY ST	17.73
57388	PACIFIC GAS & ELECTRIC	12/23/2025	BELL MOON LIFT STATION	34.66
57388	PACIFIC GAS & ELECTRIC	12/23/2025	HWY 1 & FIRWAY LIGHTING	48.04
57388	PACIFIC GAS & ELECTRIC	12/23/2025	HWY 1 & FAIRWAY LIGHTING	112.09
Total PACIFIC GAS & ELECTRIC:				23,822.95
PASTORINO HAY & RANCH SUPPLY INC				
57321	PASTORINO HAY & RANCH SUPPLY INC	12/11/2025	RICE STRAW	105.75

Total PASTORINO HAY & RANCH SUPPLY INC:				105.75
PETERSON POWER SYSTEMS INC.				
57296 PETERSON	12/04/2025	CONTINUED BACK-UP GENERATOR SERVICES-MIRAMOTES		695.00
57296 PETERSON	12/04/2025	CONTINUED BACK-UP GENERATOR SERVICES-SHERIFF		695.00
57296 PETERSON	12/04/2025	BACK UP GENERATOR SERVICES-CITY HALL		695.00
57296 PETERSON	12/04/2025	CONTINUED BACK-UP GENERATOR SERVICES-FAIRWAY		695.00
Total PETERSON POWER SYSTEMS INC.:				2,780.00
PHILS TIRE & AUTO CARE INC				
57297 PHILS TIRE & AUTO CARE INC	12/04/2025	VEHICLE SERIVCE		460.31
57389 PHILS TIRE & AUTO CARE INC	12/23/2025	FORD F-250 VEH SERVICE		1,338.10
Total PHILS TIRE & AUTO CARE INC:				1,798.41
PRESIDIO SYSTEMS INC.				
57298 PRESIDIO SYSTEMS INC.	12/04/2025	FALL 2025 PSI STORMWATER CCTV INSPECTION AND PIPE CLEAN OUT		24,600.00
Total PRESIDIO SYSTEMS INC.:				24,600.00
PUBLIC PARKING ASSOCIATES INC				
57390 PUBLIC PARKING ASSOCIATES INC	12/23/2025	MAINTENANCE SERVICE		395.00
57390 PUBLIC PARKING ASSOCIATES INC	12/23/2025	MAINTENANCE SERVICE		395.00
Total PUBLIC PARKING ASSOCIATES INC:				790.00
PUENTE DE LA COSTA SUR				
57355 PUENTE DE LA COSTA SUR	12/18/2025	CO1 PROMOTE DIGITAL EQUITY AND INCLUSION BY PROVIDING COASTSIDERS ACCESS TO TECHNOLOG		5,000.00
Total PUENTE DE LA COSTA SUR:				5,000.00
QUADIENT FINANCE USA, INC				
57322 QUADIENT FINANCE USA, INC	12/11/2025	FY 25/26 QUADIENT LEASE & POSTAGE		500.00
Total QUADIENT FINANCE USA, INC:				500.00
RENTOKIL NORTH AMERICA INC				
57366 WESTERN EXTERMINATOR COMPANY	12/18/2025	FY 25/26 EXTERMINATOR SERVICES		1,908.54
Total RENTOKIL NORTH AMERICA INC:				1,908.54

RICE TRUCKING-SOIL FARM LLC				
57391	RICE TRUCKING-SOIL FARM INC.	12/23/2025	50/50 MIX	527.40
Total RICE TRUCKING-SOIL FARM LLC:				527.40
RINCON CONSULTANTS INC.				
57356	RINCON CONSULTANTS INC.	12/18/2025	6TH CYCLE HOUSING ELEMENT UPDATE	1,105.00
Total RINCON CONSULTANTS INC.:				1,105.00
RINGCENTRAL INC				
57299	RINGCENTRAL INC.	12/04/2025	PHONE SERVICES DEC 25'	2,343.82
Total RINGCENTRAL INC:				2,343.82
ROBERT HALF				
57323	ROBERT HALF	12/11/2025	GIJON, LYNN 11/21/25	1,712.00
57323	ROBERT HALF	12/11/2025	COLLETT, DIANNA 11/21/25	649.92
57323	ROBERT HALF	12/11/2025	COLLETT,DIANNA 11/21/25	649.92
57323	ROBERT HALF	12/11/2025	GIJON, LYNN 11/28/25	1,284.00
57323	ROBERT HALF	12/11/2025	COLLETT,DIANNA 11/28/25	324.96
57323	ROBERT HALF	12/11/2025	COLLETT,DIANNA 11/28/25	324.96
57323	ROBERT HALF	12/11/2025	GIJON, LYNN 12/05/25	1,712.00
57323	ROBERT HALF	12/11/2025	COLLETT,DIANNA 12/05/25	162.48
57323	ROBERT HALF	12/11/2025	COLLETT,DIANNA 12/05/25	162.48
57357	ROBERT HALF	12/18/2025	VANCE, AMANDA 12/05/25	1,440.00
57357	ROBERT HALF	12/18/2025	GIJON, LYNN 12/12/25	1,712.00
57357	ROBERT HALF	12/18/2025	COLLETT,DIANNA 12/12/25	649.92
57357	ROBERT HALF	12/18/2025	COLLETT,DIANNA 12/12/25	649.92
Total ROBERT HALF:				11,434.56
ROBIN ROSE				
57392	ROBIN ROSE	12/23/2025	REFUND DEPOSIT GRAND OAK 12/12/25	300.00
Total ROBIN ROSE:				300.00
RUDOLF A. HAAS				
57300	RUDOLF A. HAAS	12/04/2025	INSTRUCTOR PAYMENT-TAI CHI NOV 25'	315.00
Total RUDOLF A. HAAS:				315.00

SAN MATEO CO. NARCOTICS TASK FORCE				
57358	SAN MATEO CO. NARCOTICS TASK FORCE	12/18/2025	FY 25/26 SMCO NARCOTICS CONTRIBUTION	14,222.00
Total SAN MATEO CO. NARCOTICS TASK FORCE:				14,222.00
SERVICE PRESS INC				
57393	SERVICE PRESS INC	12/23/2025	BUSINESS CARDS MAIJOSE ALVARADO	70.39
Total SERVICE PRESS INC:				70.39
SEWER AUTHORITY MID-COASTSIDE				
57359	SEWER AUTHORITY MID-COASTSIDE	12/18/2025	GENERAL OPERATIONS AND MAINTENANCE BUDGET FOR FY 25/26 ($5,989,200), PLUS AN ADDITIONA	499,100.00
57359	SEWER AUTHORITY MID-COASTSIDE	12/18/2025	SEWER COLLECTION SYSTEM CLEANING, MAINTENANCE, AND RELATED SERVICES FY 25/26	19,472.08
57394	SEWER AUTHORITY MID-COASTSIDE	12/23/2025	NOV2025 PASS THROUGH INVOICE	10,574.58
Total SEWER AUTHORITY MID-COASTSIDE:				529,146.66
SHARP ELECTRONICS CORPORATION				
57360	SHARP ELECTRONICS CORPORATION	12/18/2025	PRINTER LEASE- 48 MONTHS	791.73
Total SHARP ELECTRONICS CORPORATION:				791.73
SHERI SAISI				
57301	SHERI SAISI	12/04/2025	NOTARY OATH MILEAGE REIMBURSEMENT	26.04
57395	SHERI SAISI	12/23/2025	CREEKSIDE COURT NOTICE OF COMPLETION FILING	26.04
Total SHERI SAISI:				52.08
SHUTE MIHALY & WEINBERGER LLP				
57302	SHUTE MIHALY & WEINBERGER LLP	12/04/2025	LEGAL EXPENSES	68.40
57302	SHUTE MIHALY & WEINBERGER LLP	12/04/2025	LEGAL EXPENSES	39.00
57302	SHUTE MIHALY & WEINBERGER LLP	12/04/2025	LEGAL EXPENSES	407.52
57302	SHUTE MIHALY & WEINBERGER LLP	12/04/2025	LEGAL EXPENSES	7,467.47
57302	SHUTE MIHALY & WEINBERGER LLP	12/04/2025	LEGAL EXPENSES	7,429.80
57302	SHUTE MIHALY & WEINBERGER LLP	12/04/2025	LEGAL EXPENSES	32,080.20
57302	SHUTE MIHALY & WEINBERGER LLP	12/04/2025	LEGAL EXPENSES	37,542.10
57302	SHUTE MIHALY & WEINBERGER LLP	12/04/2025	LEGAL EXPENSES	4,759.77
57302	SHUTE MIHALY & WEINBERGER LLP	12/04/2025	LEGAL EXPENSES	1,037.40
57302	SHUTE MIHALY & WEINBERGER LLP	12/04/2025	LEGAL EXPENSES	6,278.30
Total SHUTE MIHALY & WEINBERGER LLP:				97,109.96

SOLEIL PRODUCTIONS LLC				
	57361 SOLEIL PRODUCTIONS LLC	12/18/2025	STATE OF THE CITY PHOTOGRAPHY	4,650.00
Total SOLEIL PRODUCTIONS LLC:				4,650.00
STAR ELEVATOR INC				
	57362 STAR ELEVATOR INC	12/18/2025	ELEVATOR REPAIR 11/18/25	1,590.00
	57396 STAR ELEVATOR INC	12/23/2025	ELEVATOR REPAIR 12/01/25	1,590.00
Total STAR ELEVATOR INC:				3,180.00
STATE WATER RESOURCES CONTROL BOARD				
	57325 STATE WATER RESOURCES CONTROL BOARD	12/11/2025	07/25-06/26 WASTE DISCHARGE REQUIR. FEE	3,945.00
	57325 STATE WATER RESOURCES CONTROL BOARD	12/11/2025	07/25-06/26 HIGHWAY 1 WQC LOW IMPACT DISCHAR.	375.00
	57325 STATE WATER RESOURCES CONTROL BOARD	12/11/2025	07/25-06/26 MYRTLE ST WQC LOW IMPACT DISCHAR.	375.00
	57325 STATE WATER RESOURCES CONTROL BOARD	12/11/2025	07/25-06/26 PILARCITOS AVE WQC LOW IMPACT DISCHAR.	563.00
Total STATE WATER RESOURCES CONTROL BOARD:				5,258.00
STERICYCLE SPECIALTY WASTE SOLUTIONS INC				
	57326 STERICYCLE, INC.	12/11/2025	PAPER SHREDDING NOV 2025	236.75
Total STERICYCLE SPECIALTY WASTE SOLUTIONS INC:				236.75
SWCA INCORPORATED				
	57363 SWCA INCORPORATED	12/18/2025	2025 GOAT GRAZING PROJECT (VEGETATION MANAGEMENT)	569.50
	57397 SWCA INCORPORATED	12/23/2025	CO1 TO PO ASSOCIATED WITH THE PSA FOR ENVIRONMENTAL SERVICES NEEDED FOR A CONSOLIDATE	92.25
Total SWCA INCORPORATED:				661.75
THE GRAPHIC WORKS				
	57398 THE GRAPHIC WORKS	12/23/2025	TRASH SIGN	24.06
Total THE GRAPHIC WORKS:				24.06
T-MOBILE USA INC.				
	57327 T-MOBILE	12/11/2025	ACCT 997385192 NOV '25	394.83
Total T-MOBILE USA INC.:				394.83
TRISTAN KELLER				
	57303 TRISTAN KELLER	12/04/2025	SKATEBOARD PRIVATE LESSONS-DAIRE & CORMA MURRAY	189.00

Total TRISTAN KELLER:				189.00
TURBO DATA SYSTEMS INC				
57328	TURBO DATA SYSTEMS	12/11/2025	CITATION PROCESSING	776.01
Total TURBO DATA SYSTEMS INC:				776.01
UNITED RENTALS HIGHWAY TECHNOLOGIES INC				
57364	UNITED RENTALS (NORTH AMERICA) INC.	12/18/2025	ARTICULA 40'-50' BOOM	545.71
Total UNITED RENTALS HIGHWAY TECHNOLOGIES INC:				545.71
VANESSA MOSQUEDA VELEZ				
57399	VANESSA MOSQUEDA VELEZ	12/23/2025	INSTRUCTOR-MIXTISO DANCE & DRUMS CLASS	434.00
Total VANESSA MOSQUEDA VELEZ:				434.00
VESTIS GROUP INC				
57304	VESTIS	12/04/2025	MATS - CITY HALL	198.99
57304	VESTIS	12/04/2025	MATS - PUBLIC LIBRARY	127.53
57304	VESTIS	12/04/2025	MATS - CITY HALL	198.99
57304	VESTIS	12/04/2025	MATS - PUBLIC LIBRARY	127.53
57365	VESTIS	12/18/2025	MATS - CITY HALL	198.99
57365	VESTIS	12/18/2025	MATS - PUBLIC LIBRARY	127.53
57400	VESTIS	12/23/2025	MATS - CITY HALL	198.99
57400	VESTIS	12/23/2025	MATS - PUBLIC LIBRARY	127.53
57400	VESTIS	12/23/2025	MATS - CITY HALL	198.99
57400	VESTIS	12/23/2025	MATS - PUBLIC LIBRARY	127.53
Total VESTIS GROUP INC:				1,632.60
VICTOR HERNANDEZ				
57320	ON POINT LANGUAGE SOLUTIONS LLC	12/11/2025	NOV'25 TRANSLATION SERVICES	1,373.75
57354	ON POINT LANGUAGE SOLUTIONS LLC	12/18/2025	AUG'25 TRANSLATION SERVICES	935.00
Total VICTOR HERNANDEZ:				2,308.75
WAXIE'S ENTERPRISES, LLC, A BRADYPLUS CO				
57305	WAXIE SANITARY SUPPLY	12/04/2025	SUPPLIES	1,991.59
Total WAXIE'S ENTERPRISES, LLC, A BRADYPLUS CO:				1,991.59

WELLS FARGO

57436	WELLS FARGO	12/04/2025	POSTAGE MACHINE RETURN SHIPPING	29.66
57436	WELLS FARGO	12/04/2025	IT SUPPLY ADAPTOR	121.95
57436	WELLS FARGO	12/04/2025	ETHERNET CABLES	40.63
57436	WELLS FARGO	12/04/2025	USB CABLES, CAT6 CABLES	225.73
57436	WELLS FARGO	12/04/2025	OFFICE SUPPLIES	32.20
57436	WELLS FARGO	12/04/2025	HAND SOAP OFFICE	13.09
57436	WELLS FARGO	12/04/2025	CITY HALL INTERNET	356.82
57436	WELLS FARGO	12/04/2025	BATTERIES, COFFEE OFFICE	64.47
57436	WELLS FARGO	12/04/2025	EOC INTERNET	65.00
57436	WELLS FARGO	12/04/2025	STONE PINE INTERNET	293.27
57436	WELLS FARGO	12/04/2025	TACC INTERNET	226.23
57436	WELLS FARGO	12/04/2025	RECONCILING ITEMS	821.66
57436	WELLS FARGO	12/04/2025	GOOGLE WORKSPACE	11.94
57436	WELLS FARGO	12/04/2025	DALE LEDA MAILING TO SWRQB (USPS)	6.08
57436	WELLS FARGO	12/04/2025	MIKE BURNFIELD PENS	10.49
57436	WELLS FARGO	12/04/2025	MAILING TO NINA FOR NOTARY STAMP & BOND	11.90
57436	WELLS FARGO	12/04/2025	CONF TRAVEL AIRFARE	236.60
57436	WELLS FARGO	12/04/2025	CONF. TRAVEL	32.00
57436	WELLS FARGO	12/04/2025	TRAINING	350.00
57436	WELLS FARGO	12/04/2025	COUNCEL MTG SNACKS	104.90
57436	WELLS FARGO	12/04/2025	SUBSCRIPTION-ZOOM	343.92
57436	WELLS FARGO	12/04/2025	BAGGAGE	35.00
57436	WELLS FARGO	12/04/2025	CONF. TRAVEL	51.96
57436	WELLS FARGO	12/04/2025	CONF. TRAVEL	9.35
57436	WELLS FARGO	12/04/2025	CONF. TRAVEL	29.67
57436	WELLS FARGO	12/04/2025	CONF. TRAVEL	148.33
57436	WELLS FARGO	12/04/2025	CONF. EXPENSE	51.78
57436	WELLS FARGO	12/04/2025	CONF. TRAVEL	263.30
57436	WELLS FARGO	12/04/2025	REFUND CONF. TRAVEL	263.30-
57436	WELLS FARGO	12/04/2025	CONF. TRAVEL EXPENSE	194.40
57436	WELLS FARGO	12/04/2025	CONF. EXPENSE	30.91
57436	WELLS FARGO	12/04/2025	CONF. TRAVEL	80.97
57436	WELLS FARGO	12/04/2025	COUNCIL MTG SNACKS	60.53
57436	WELLS FARGO	12/04/2025	XMAS EXPENSE	87.00
57436	WELLS FARGO	12/04/2025	RECORDS EXPENSE	58.20
57436	WELLS FARGO	12/04/2025	EMPLOYEE ENGAGMENT	79.11
57436	WELLS FARGO	12/04/2025	COUNCIL OF CITIES	1,216.95
57436	WELLS FARGO	12/04/2025	TOWELS FOR THE CORP YARD	87.88
57436	WELLS FARGO	12/04/2025	DOOR SENSOR CITY HALL	10.93
57436	WELLS FARGO	12/04/2025	CARTER PARK SANITARY PUMP REPAIRS	8,729.72
57436	WELLS FARGO	12/04/2025	P-FEST CART RENTAL DEPOSIT	1,500.00
57436	WELLS FARGO	12/04/2025	SANDBAGS	1,140.23

57436	WELLS FARGO	12/04/2025	IRRIGATION SERVICE	218.25
57436	WELLS FARGO	12/04/2025	P-FEST CART RENTAL REFUND	451.55-
57436	WELLS FARGO	12/04/2025	PUBLIC WARKS ALL HANDS MEETING	115.00
57436	WELLS FARGO	12/04/2025	CAT 6 CABLE FOR CORP YARD CAMERAS	219.75
57436	WELLS FARGO	12/04/2025	CITY HALL DOORBELL	14.27
57436	WELLS FARGO	12/04/2025	CITY HALL DOORBELL	14.27-
57436	WELLS FARGO	12/04/2025	CITY HALL DOORBELL	14.27
57436	WELLS FARGO	12/04/2025	EV CHARGING	9.46
57436	WELLS FARGO	12/04/2025	AUTO FLUSH TOILET CONTROL MODULE	926.40
57436	WELLS FARGO	12/04/2025	DOG WASTE BAGS	1,317.96
57436	WELLS FARGO	12/04/2025	BATTERY POWERED GREASE GUN	108.77
57436	WELLS FARGO	12/04/2025	CITY HALL KITCHEN LIGHT BULBS	70.28
57436	WELLS FARGO	12/04/2025	LIGHT BULB RETURN	37.34-
57436	WELLS FARGO	12/04/2025	CSFA MEETING EXPENSE	30.95
57436	WELLS FARGO	12/04/2025	OFFICE SUPPLIES	36.25
57436	WELLS FARGO	12/04/2025	SUBSCRIPTION- ZOOM	95.97
57436	WELLS FARGO	12/04/2025	PLANNER RECRUITMENT	250.00
57436	WELLS FARGO	12/04/2025	PLANNER RECRUITMENT	100.00
57436	WELLS FARGO	12/04/2025	MEMBERSHIP AFP CMCA	300.00
57436	WELLS FARGO	12/04/2025	COMMUNICATION MEMBERSHIP	175.00
57436	WELLS FARGO	12/04/2025	CLOSED SESSION DINNER	200.00
57436	WELLS FARGO	12/04/2025	OFFICE SUPPLY	114.07
57436	WELLS FARGO	12/04/2025	MEETING EXPENSE	57.00
57436	WELLS FARGO	12/04/2025	DH MEETING EXPENSE	19.02
57436	WELLS FARGO	12/04/2025	HOLLOWEEN PARTY EXPENSE	10.38
57436	WELLS FARGO	12/04/2025	HALLOWEEN PART EXPENSE	33.14
57436	WELLS FARGO	12/04/2025	HALLOWEEN PARTY EXPENSE	38.97
57436	WELLS FARGO	12/04/2025	CLOSED SESSION DINNER	200.00
57436	WELLS FARGO	12/04/2025	COASTAL COMMISSION MEETING EXPENSE	36.00
57436	WELLS FARGO	12/04/2025	ICMA CONFERENCE	125.00
57436	WELLS FARGO	12/04/2025	MEMBERSHIP AMAZON	16.47
57436	WELLS FARGO	12/04/2025	ADVERTISING VISTA PRINT	40.63
57436	WELLS FARGO	12/04/2025	SUPPLIES	887.52
57436	WELLS FARGO	12/04/2025	MEMBERSHIP EZ FACILITY	513.00
57436	WELLS FARGO	12/04/2025	MEMBERSHIP PLAYPASS	19.00
57436	WELLS FARGO	12/04/2025	SUPPLIES	15.36
57436	WELLS FARGO	12/04/2025	SUPPLIES	22.73
57436	WELLS FARGO	12/04/2025	SUPPLIES	6.36
57436	WELLS FARGO	12/04/2025	ADVETRISING FACEBOOK	110.10
57436	WELLS FARGO	12/04/2025	ADVERTISING EVENT BRITE	93.82
57436	WELLS FARGO	12/04/2025	MEMBERSHIP SPOTIFY	11.99
57436	WELLS FARGO	12/04/2025	MEMBERSHIP EZ FACILITY	513.00
57436	WELLS FARGO	12/04/2025	SUPPLIES	54.95

57436	WELLS FARGO	12/04/2025	SUPPLIES	82.38
57436	WELLS FARGO	12/04/2025	SUPPLIES	43.94
57436	WELLS FARGO	12/04/2025	SUPPLIES	17.99
57436	WELLS FARGO	12/04/2025	SUPPLIES	59.45
57436	WELLS FARGO	12/04/2025	SUPPLIES	62.62
57436	WELLS FARGO	12/04/2025	SUPPLIES	319.24
57436	WELLS FARGO	12/04/2025	DIWALI	49.41
57436	WELLS FARGO	12/04/2025	DIWALI (ALENA JEAN)	91.42
57436	WELLS FARGO	12/04/2025	SUPPLIES RETURN	55.20-
Total WELLS FARGO:				24,310.64
WEST COAST ARBORISTS INC				
57401	WEST COAST ARBORISTS INC	12/23/2025	FY 25/26 TREE MAINTENANCE AND URBAN FOREST MANAGEMENT	12,991.00
Total WEST COAST ARBORISTS INC:				12,991.00
YESENIA RAMIREZ				
57375	COASTSIDE CHILDREN'S PROGRAM	12/23/2025	DEPOSIT REFUND 12/10/25 GRAND OAK	300.00
Total YESENIA RAMIREZ:				300.00
Grand Totals:				1,099,051.95

Report Criteria:
Report type: GL detail

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **January 20, 2026**

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

FROM: Dale Leda, Interim City Engineer

TITLE: **APPROVE HWY 1 NORTH PRE-CONSTRUCTION SERVICES AWARD OF PROFESSIONAL SERVICES AGREEMENT**

RECOMMENDATION:
Adopt a resolution authorizing the City Manager to execute a Professional Services Agreement with Zoon Engineering in an amount not to exceed $69,084 for pre-construction services for the Highway 1 North project.

FISCAL IMPACT:
Funding for the scope of work is included within the existing allocated budget for the Highway 1 North capital improvement project (CIP 0538). No additional funding is required.

STRATEGIC ELEMENT:
This action supports the *Infrastructure and Environment* and *Healthy Communities and Public Safety* element of the Strategic Plan.

BACKGROUND:
The Highway 1 North project includes a new signalized intersection at Terrace Avenue and Highway 1 to provide a safe east-west crossing for pedestrians/bicyclists, protected turn movements for automobiles, consolidated access from Grand Boulevard and Frontage Road, as well as improvements to the Naomi Patridge Trail connection (across the previous access points to Highway 1). The project also includes a bicycle/pedestrian (Class I) path from North Main Street to Spindrift Way on the east side (Eastside Parallel Trail) of the highway as well as extension of the four-lane highway configuration north to just south of Grandview Blvd with improved turning lanes, center median improvements, and green infrastructure. Bus stops will also be improved in this area to meet current ADA requirements and provide enhanced experience for transit riders.

The project is currently in the final stages of design permitting with the California Department of Transportation (Caltrans). Construction is expected to commence in the Summer of 2026.

DISCUSSION:

Request for Proposals (RFP) Process

On February 28, 2025, in anticipation of near-term approval, the City issued an RFP for construction support services, with proposals due March 28, 2025. The scope included three phases of project management services, including pre-construction, construction, and post-construction tasks.

The City received six proposals from: 4Leaf, Ghirardelli, MNS, PSM, TRC Engineers, and Zoon Engineering. A three-member evaluation panel composed of City staff and a staff member from SMCTA reviewed all proposals based on clarity, project understanding and approach, qualifications and experience, similar projects, and references. All six firms were invited to subsequent interviews.

Consultant firms participated in 60-minute interviews on April 23rd and 24th, 2025, addressing project staging strategy, approach to community outreach, considerations for special events and preliminary constructability assessment on improvement plans.

Recommended Consultant

Following interviews, the panel unanimously recommended Zoon Engineering based on their qualifications and experience on similar projects, thoughtful approach to management of the project's planned construction phases and their strong understanding of the project, anticipated challenges and mitigation.

Zoon's proposal covers the first phase of scoping of the RFP for pre-construction services including initial site visits, review of project plans and related documents, coordination with the design team and Caltrans, and support with preparing the bid package. The Professional Services Agreement includes detailed task descriptions and deliverables.

Project Schedule

Pre-construction work is anticipated to commence in February 2026 and continue through advertisement and bidding which is planned for the Spring of 2026. We anticipate a future amendment to Zoon's contract to include the other two phases outlined in the RFP, including construction and post-construction support services.

ATTACHMENTS:

1. Resolution
2. Zoon Proposal

Resolution No. C-2026-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH ZOON ENGINEERING FOR PRE-CONSTRUCTION SERIVCES, IN THE AMOUNT OF $69,084

WHEREAS, the City has developed the Highway 1 Safety and Operational Improvement North project (Project) to install a new signalized intersection at Terrace Avenue, extend northbound lane tapers to Grandview Boulevard, provide a new class 1 multi-use trail along the east side of the highway extending from Main Street to Kehoe Avenue, consolidate access points along the highway from Frontage Road, Grand Boulevard, and Terrace Avenue; and

WHEREAS, the City is expecting to obtain permitting approval from Caltrans and be ready for project advertisement in the coming months; and

WHEREAS, on February 28, 2025, the City issued a Request for Proposals (RFP) for construction management services for the Highway 1 North Project, and received six proposals from qualifying firms; and received six proposals; and

WHEREAS, following interviews on April 23rd and 24th, 2025, an evaluation panel made up of city staff SMCTA staff unanimously recommended Zoon Engineering based on their qualifications and experience on similar projects and thoughtful approach to management of the project's planned construction phase; and

WHEREAS, City staff have obtained a reduced proposal and scope of services from Zoon Engineering for the first group of scope items only, including initial bidding and pre-construction services.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby authorizes the City Manager to execute a professional services agreement with Zoon Engineering for Pre-Construction Services, in the not-to-exceed amount of $69,084.

****

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 20th day of January 2026, by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ATTEST:

_____
Maggie Rodriguez, Interim City Clerk

APPROVED:

_____
Debbie Ruddock, Mayor

ZOON engineering

CM | claims | project controls

January 07, 2026

Dale Leda, PE
Interim City Engineer
City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019

RE: Cost Proposal for Pre Construction Services for Highway 1 North Project

Dear Mr. Leda,

Zoon Engineering is excited to provide pre-construction services for the Highway 1 North Project.

This cost proposal provides for the Biddability / Constructability review of the subject project as per the following :

1. Conduct a site visit to check the existing condition of the project site, utilities, access and compare the field condition to the project plans and specifications
2. Review project plans, specifications, and engineer's estimate for constructability, biddability, potential conflicts between plans and specs, review of the cost estimate for reasonableness and that it covers all items of the work shown on the plans and specifications
3. Assist City of Half Moon Bay's design team with development of special provisions related to items identified in the Biddability/Constructability review
4. Provide detailed review comments to the City and meet with the design team and Caltrans as necessary to go over the comments and their response

The Zoon Engineering Team will closely collaborate with City and design team on all the items described above. The following tables provide Zoon's anticipated levels of effort and associated budgets for the proposed work.

Pre construction Support / Biddability & Constructability Review of the Highway 1 North Project						
Proposed Staff	Anticipated Hours Zoon Engineering			Total Hours	Hourly Rate	Total Anticipated Budget
	Field Visits	PS&E Review	Meeting with Design Team			
Saeed Shahmirzai , PE	16	120	32	168	$229.68	**$38,586.24**
Anthony Goryl, PE	16	120	20	156	$195.50	**$30,498.00**
Dana Hissen		80	20	100	$158.64	**$15,864.00**
Total						**$69,084.24**

Our proposed team is prepared to leverage their extensive abilities and expertise to efficiently coordinate and execute the tasks outlined above. We eagerly anticipate the opportunity to support the City in completing the project documents and advancing it to the Construction phase.

Sincerely,

Saeed Shahmirzai, PE
Senior Construction Manager

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **January 20, 2026**

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

FROM: Todd Seeley, Interim Public Works Director
Matt Nichols, Senior Management Analyst

TITLE: **APPROVE PROFESSIONAL SERVICES AGREEMENT WITH BLACK AND VEATCH CORPORATION FOR STORMWATER – NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND ANNUAL REPORTING SERVICES FOR 2026**

RECOMMENDATION:
Adopt a resolution authorizing the City Manager to execute a Professional Services Agreement with Black & Veatch Corporation for Stormwater – National Pollutant Discharge Elimination System (NPDES) and Annual Reporting Services for 2026 in an amount not to exceed $137,516.

FISCAL IMPACT:
The requested budget for the contract is $137,516. The services for the first half of the contract have been programmed into the current FY 2025-26 operating budget for the Public Works Department – Engineering Division. The additional funding will be requested as part of the FY 2026-27 budget development.

STRATEGIC ELEMENT:
This action supports the *Infrastructure and Environment*, and *Healthy Communities and Public Safety* Elements of the Strategic Plan.

BACKGROUND:
The City of Half Moon Bay is listed as a co-permittee to the Municipal Regional Permit for Stormwater (MRP), issued by the San Francisco Bay Regional Water Quality Control Board on November 19, 2015 (Order No. R2-2015-0049). In addition to many maintenance responsibilities, the Public Works Department also oversees the MRP and implements the requirements of the NPDES permit, which is a state-mandated requirement.

The scope of work under this contract includes general program management coordination and support for the implementation of MRP measures, assistance in various meetings, ensuring compliance with the Municipal Regional Stormwater Permit 3.0 (MRP 3.0), preparation of the Annual Report for Fiscal Year 2025-26 to the San Francisco Bay Regional Water Quality Control

Board, completion of wet season Monthly Construction Site Inspections at necessary sites, new development stormwater treatment measure annual operations and maintenance inspections, ongoing implementation support for the City's Long-Term Trash Reduction Plan, and support in the City's implementation of the Venice Beach Total Maximum Daily Load (TMDL) program.

On October 11, 2022, staff issued a Request for Qualifications (RFQ) for NPDES and Annual Reporting Services throughout 2023. On November 4, 2022, the City received two (2) proposals from interested firms, CSG Consultants and Black & Veatch (B&V), prior to the posted deadline. City staff reviewed each of the proposals and determined both firms as qualified to perform the scope of work. Following consultant interviews, held on December 8, 2022, B&V was determined to be the most qualified consultant.

On January 17, 2023, the City Council adopted Resolution C-2023-03, which authorized the City Manager to execute a professional services agreement with B&V for Stormwater – NPDES and Annual Reporting Services throughout 2023 in an amount not to exceed $149,705.

On January 16, 2024, the City Council adopted Resolution C-2024-03, which authorized the City Manager to execute a professional services agreement with B&V for Stormwater – NPDES and Annual Reporting Services throughout 2024 in an amount not to exceed $149,990.

On November 19, 2024, the City Council adopted Resolution C-2024-85, which authorized the City Manager to execute a professional services agreement with B&V for Stormwater – NPDES and Annual Reporting Services throughout 2025 in an amount not to exceed $154,996.

DISCUSSION:
The proposed scope of work is similar to previous years. This year's budget is smaller due to the completion of new MRP additions in prior years, more efficient allocation of contractor and staff hours, the shift of additional responsibilities to city staff, and increased efficiency gained through continued collaboration.

B&V has seamlessly integrated with City staff and exceeded expectations throughout 2023, 2024, and 2025. The previously issued RFQ allows the City the option to renew the awarded firm's contract upon satisfactory performance. Staff recommends the City Council adopt a resolution authorizing the City Manager to execute a professional services agreement with B&V for Stormwater – National Pollutant Discharge Elimination System (NPDES) and Annual Reporting Service for 2026 in an amount not to exceed $137,516.

ATTACHMENT:
1. Resolution
2. Fee Schedule

Resolution No. C-2026-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH BLACK & VEATCH CORPORATION FOR STORMWATER – NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND ANNUAL REPORTING SERVICES THROUGHOUT 2026

WHEREAS, the City of Half Moon Bay (City) is listed as a co-permittee to the Municipal Regional Permit for Stormwater (MRP), issued by the San Francisco Bay Regional Water Quality Control Board on November 19, 2015 (Order No. R2-2015-0049); and

WHEREAS, the City must implement the requirements of the National Pollutant Discharge Elimination System (NPDES) Permit; and

WHEREAS, the City is required to continue implementing the Total Maximum Daily Load (TMDL) program at Venice Beach which commenced in FY 2021-22; and

WHEREAS, staff issued a Request for Qualifications (RFQ) for NPDES and Annual Reporting Services throughout 2023, receiving two (2) proposals and selecting Black & Veatch as the most qualified consultant to perform the listed scope of work; and

WHEREAS, on January 17, 2023, the City Council adopted a resolution that authorized the City Manager to execute a professional services agreement with Black and Veatch Corporation for Stormwater – NPDES and Annual Reporting Services throughout 2023 in the amount not to exceed $149,705; and

WHEREAS, on January 16, 2024, the City Council adopted a resolution that authorized the City manager to execute a professional services agreement with Black and Veatch Corporation for Stormwater – NPDES and Annual Reporting Services throughout 2024 in the amount not to exceed $149,990; and

WHEREAS, on November 19, 2024, the City Council adopted a resolution that authorized the City manager to execute a professional services agreement with Black and Veatch Corporation for Stormwater – NPDES and Annual Reporting Services throughout 2025 in the amount not to exceed $154,996; and

WHEREAS, throughout 2025 Black & Veatch came in significantly under budget while maintaining good work quality despite additional reporting requirements for the 2025 Annual Report; and

WHEREAS, Black and Veatch staff have been exceeding expectations throughout 2023, 2024;, and 2025; and

WHEREAS, the issued RFQ allows the City the option to renew the awarded firm's contract upon satisfactory performance.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby authorizes the City Manager to execute a professional services agreement with Black & Veatch Corporation for Stormwater – NPDES and Annual Reporting Services throughout 2026 in an amount not to exceed $137,516.

****

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 20th day of November 2026, by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ATTEST:

_____
Maggie Rodriguez, Interim City Clerk

APPROVED:

_____
Debbie Ruddock Mayor

Enclosure A

CITY OF HALF MOON BAY
STORMWATER - NPDES AND ANNUAL REPORT SERVICES CALENDAR YEAR 2026 COST BREAKDOWN
PREPARED BY BLACK & VEATCH 12-3-25

TASK NO.	SUBTASKS										OTHER DIRECT COSTS	TOTAL FEE
	Role:	Contract & Client Services Manager	Sr. Planning Engineer	Project Manager	Sr. Env. Analyst	Project Engineer	Staff Engineer	Project Controls	Admin/ Clerical	Total Hours	Total B&V Labor Costs	Base Scope ODCs	Total Fee (Base Tasks)
	Staff: Billing Rate:	Wurst	Lander	Chatterjee	Zigler	Diaz-Gunning	Li	Staff	Staff			Incl. 5% Markup	
		$330	$300	$275	$222	$170	$155	$160	$120				
Task 1 - Program Management Support		20	20	22	28	28	4	12	12	146	$33,606	$0	$33,606
1.1	General Program Management and Coordination with City Staff		16	10	16	16	4			62	$14,442		$14,442
1.2	Project Management and Adminstration	16		12				12	12	52	$11,940		$11,940
1.3	Meetings with City Staff (4 meetings, Virtual)	4	4		12	12				32	$7,224		$7,224
Task 2 - SMCWPPP Meeting Support		0	26	4	54	12	4	0	0	100	$23,548	$300	$23,848
2.1	New Development Subcommittee (2 meetings)		4			4				8	$1,880	$150	$2,030
2.2	Commercial/Industrial/Illicit Discharge Subommittee (2 meetings, 1 workshop)				12					12	$2,664	$150	$2,814
2.3	Watershed Monitoring Subcommittee (1 meeting)				4					4	$888		$888
2.4	Asset Management Workgroup (2 meetings)				8					8	$1,776		$1,776
2.5	Trash Subcommittee (4 meetings)		10		10					20	$5,220		$5,220
2.6	Stormwater Committee (Review agenda packets, attend meeting as requested)				8					8	$1,776		$1,776
2.7	Allowance for Review of Subcommittee-Prepared Deliverables		12	4	12	8	4			40	$9,344		$9,344
Task 3 - Annual Reporting		0	10	10	36	24	14	0	0	94	$19,992	$0	$19,992
3.1	Annual Report Kickoff / Data Collection Meeting		2	2	4	4	4			16	$3,338		$3,338
3.2	Prepare C.5.f MS4 Map Update Plan and Schedule				16	4				20	$4,232		$4,232
3.3	Prepare Draft Annual		4	4	12	12	8			40	$8,244		$8,244
3.4	Finalize Annual Report per City / SMCWPPP Comments		4	4	4	4	2			18	$4,178		$4,178
Task 4 - Green Infrastructure Program Support		0	10	0	0	12	0	0	0	22	$5,040	$0	$5,040
4.1	Green Infrastructure Project Plan Review Allowance (includes preparation of letter summarizing review comments, and 6 hours of review time per plan set or project, and 1 meeting to discuss; up to 3 projects assumed)		10			12				22	$5,040		$5,040
Task 5 - Stormwater Inspections		0	0	0	60	84	46	0	0	190	$34,730	$2,200	$36,930
5.1	C.4 Commercial / Industrial Business Stormwater Inspections (up to 55 total businesses, 10% of which require 2 inspections and additional follow up support)				48	12	24			84	$16,416	$1,000	$17,416
5.2	C.6 Wet Season Monthly Construction Site Inspections (3 sites x 7 inspections x 3 hours per inspection and follow-up)				4	40	12			56	$9,548	$1,000	$10,548
5.3	C.3.h New Development Stormwater Treatment Measure Annual O&M Inspections (up to 6)				4	20	10			34	$5,838	$100	$5,938
5.4	C.21 Green Infrastructure Asset Management Inspections				4	12				16	$2,928	$100	$3,028
Task 6 - Trash Support		0	8	2	20	4	0	0	0	34	$8,070	$0	$8,070
6.1	Trash Reduction Plan Implemention Support Allowance		8	2	20	4				34	$8,070		$8,070
Task 7 - TMDL Support		0	2	2	40	0	0	0	0	44	$10,030	$0	$10,030
7.1	Venice Beach Bacteria TMDL Support Allowance		2	2	16					20	$4,702		$4,702
7.2	Prepare Bacteria TMDL Annual Monitoring Report including coordination with other stakeholders on bacteria TMDL implementation (Sanitary Districts, County of San Mateo, Caltrans, Harbor District, and local community groups)				24					24	$5,328		$5,328
	TOTAL	20	76	40	238	164	68	12	12	630	$135,016	$2,500	$137,516

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **January 20, 2026**

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

FROM: Todd Seeley, Interim Public Works Director
Matt Nichols, Senior Management Analyst

TITLE: **CLIMATE ACTION AND ADAPTATION PLAN (PHASE TWO) ADOPTION**

RECOMMENDATION:
By Resolution, adopt Phase Two of the Half Moon Bay Climate Action and Adaptation Plan.

FISCAL IMPACT:
There is no fiscal impact associated with adopting this Resolution. Associated costs for efforts related to the implementation of strategies and recommendations listed in the Climate Action and Adaptation Plan will be considered for programming into future Budgets, with an emphasis on seeking outside grant funding.

STRATEGIC ELEMENT:
This action supports the *Infrastructure and Environment* and *Healthy Communities and Public Safety* Elements of the Strategic Plan.

BACKGROUND:
In Fiscal Year 2019–20, the City Council identified sustainability as a priority, prompting staff to begin work on the City's first Climate Action and Adaptation Plan (CAAP). A Climate Action and Adaptation Plan is a comprehensive strategy to address climate change by reducing greenhouse gas emissions and preparing for its impacts. Its purpose is to guide governments, organizations, and communities in building resilience and mitigating future risks, while creating a more sustainable and equitable future for future generations.

The City secured a $60,000 grant from San Mateo County to conduct a four-month CAAP Outreach Pilot Project, which included 15+ community events supported by local partners such as Senior Coastsiders, the Youth Leadership Institute, and Ayudando Latinos A Soñar. The results of this outreach informed the City's request for proposals for a CAAP consultant.

Due to COVID-19–related funding and staffing constraints, the CAAP was split into two phases:

Phase One – Climate Action Plan (adopted 2023): addresses greenhouse gas reduction strategies.

Phase Two – Climate Adaptation Plan: addresses preparing neighborhoods and infrastructure for climate-related hazards.

In 2023, Council authorized an agreement with Integral Consulting (not to exceed $200,000) to complete the Climate Adaptation Plan. The Plan includes a climate hazard vulnerability and risk assessment and provides actionable strategies to guide adaptation efforts and support future funding applications. The Climate Adaptation Plan is meant to work in conjunction with several other steering documents currently adopted or soon to be adopted. These include the Multijurisdictional Local Hazard Mitigation Plan and the Safety Element. All of these plans help the City to plan for and mitigate both natural and human-caused hazards.

The public draft of CAAP Phase Two was published using the online tool CommunityDoc, first linked on the City's website on October 2, 2022. With an additional PDF version being published to the City's website on October 22, 2025, the public draft was presented to the City Council for feedback and direction at their December 2, 2025, meeting.

DISCUSSION:

Half Moon Bay recognizes the need to prepare for disasters and the increasing risks posed by a changing climate. The draft Climate Adaptation Plan evaluates the community and the assets that support daily life, identifying their vulnerabilities and key needs to promote a healthy environment and resilient community. The Plan addresses hazards such as sea level rise, flooding, landslides, extreme heat, wildfires, smoke, and other climate-related threats, to protect the City's natural resources and critical infrastructure.

At the December 2, 2025, meeting, the City Council expressed their support for the plan, with some members of the audience then providing written comments on the plan to staff after the meeting. The climate mitigation measures outlined in the December 2025 document have not been significantly altered. The final CAAP has been revised to fix minor mistakes and provide more transparency on the methodology and descriptions, as well as improve the plan's clarity and framing through additional footnotes and citations.

ATTACHMENTS:

1. Resolution
2. Final Draft Climate Action and Adaptation Plan (Phase Two)

Resolution No. C-2026-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY ADOPTING PHASE TWO OF THE CLIMATE ACTION AND ADAPTATION PLAN

WHEREAS, the City of Half Moon Bay recognizes the urgent need to address climate change and its impacts on the community, environment, and the economy; and

WHEREAS, in 2019 the City Council identified Environmental Sustainability as one of its five priorities and continued to reaffirm that commitment through at least FY 2023-24; and

WHEREAS, the City Council identified drafting and adopting a Climate Action and Adaptation Plan as a key action associated with achieving goals related to environmental sustainability outlined in the Sustainability Implementation Plan; and

WHEREAS, the City has engaged in a comprehensive and inclusive planning process to develop Phase One of the Climate Action and Adaptation Plan, recognizing the importance of engaging traditionally underrepresented communities and partnered with over 15 community-based organizations to hold over 35 events and to reach over 1000 community participants; and

WHEREAS, on December 5, 2023, the City Council formally adopted Resolution No. C-2023-105 Phase One of the Climate Action and Adaptation Plan, establishing a roadmap for reducing greenhouse gas emissions; and

WHEREAS, Phase Two (the Climate Adaptation Plan) focuses on identifying key vulnerabilities and prioritizing targeted strategies to prepare the community for climate change impacts, including wildfire, coastal and fluvial flooding, landslides, coastal erosion, and more; and

WHEREAS, the City has engaged in a comprehensive and inclusive planning process to develop Phase Two, recording over 300 touchpoints through pop-up events, online surveys, classroom curriculum, and listening sessions with community-based organizations representing Spanish-speaking residents, seniors, and youth

WHEREAS, Phase Two aligns with the City's commitment to environmental stewardship, sustainability, and well-being of its residents.

NOW, THEREFORE, MAY IT BE RESOLVED, that the City Council of The City of Half Moon Bay adopts the Climate Action and Adaptation Plan Phase Two, which demonstrates a commitment to allocate the necessary resources and collaborate with the necessary community stakeholders to implement the measures and goals identified in this Climate Action Plan; and

BE IT FURTHER RESOLVED THAT, the City Council expresses its commitment to review the Climate Action and Adaptation Plan annually and update the plan every five years to ensure its continued relevance, effectiveness and alignment with evolving climate impacts and best practices.

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 20th day of January 2026, by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ATTEST:

_____
Maggie Rodriguez, Interim City Clerk

APPROVED:

_____
Debbie Ruddock Mayor

CLIMATE ADAPTATION PLAN

City of Half Moon Bay

Climate Action and Adaptation Plan

(Phase 2)

December 2025

THE CITY OF HALF MOON BAY CALIFORNIA

Acknowledgments

Half Moon Bay City Council
Mayor Robert Brownstone
Vice Mayor Debbie Ruddock
Councilmember Patric Bo Jonsson
Councilmember Paul Nagengast
Councilmember Deborah Penrose

Half Moon Bay City Manager
Matthew Chidester, City Manager

Half Moon Bay City Staff
Maz Bozorginia, Public Works Director/City Engineer
Helen Wolter, Senior Management Analyst
Matt Nichols, Management Analyst

This Climate Action Plan was developed using the Regionally Integrated Climate Action Planning Suite (RICAPS) template and climate action planning tools.

RICAPS
Regionally Integrated Climate Action Planning Suite

Updated RICAPS Template and Tools—2020

Funding: California utility customers, administered by Pacific Gas and Electric Company (PG&E) under the auspices of the California Public Utilities Commission and with matching funds provided by the City and County Association of Governments of San Mateo County (C/CAG).

Project Consultants:

INTEGRAL CONSULTING
David Revell, PhD
Matthew Jamieson
Ashley Ellenson, PhD
David Anning, PhD
Nicole Buecker
Sydney Harvey
Rae Taylor-Burns, PhD
Erin Petrosian
Monica Carstens

BLUE POINT PLANNING
Mindy Craig
Bianca Hutner
Allisia Sandoval

LESTER COASTAL POLICY
Charles Lester

DRAFT

Disclaimer

This Climate Action and Adaption Plan (CAAP) provides an overview of the major changes in ecosystem and climate variables that could affect the Half Moon Bay environment and community. Climate change impacts are complex, and even with the most up-to-date science, the exact timing, extent, and variability of these impacts are not fully certain. In addition, while the vulnerability assessment developed for this Plan includes the most current hazard data and best available science in accordance with current state guidance, several data gaps remain unaddressed, including site-specific models for wind hazards and pluvial/rainfall/stormwater flood hazards.

Concurrent climate hazards can pose compounding stressors to the community and environment and lead to cascading effects that this Plan cannot fully account for. For example, wildfire compounded with extreme heat increases the likelihood of power shutoffs and can lead to environments with poor indoor air quality, where residents may suffer health effects due to smoke and/or high indoor air temperatures. As an exercise, the plan depicts and discusses a range of these cascading impacts in the “Vulnerability Assessment” section; however, a more detailed sector-by-sector analysis would be warranted to understand the broader range of these climate hazard impact interactions of their cascading effects.

While outreach was conducted to reach people both in-person and online with varying levels of involvement and feedback, the Project Team only reached a small portion of the Half Moon Bay population (see Chapter 3 for more details on community engagement). In addition, although City staff met with a member of the Muchia Te’ Indigenous Land Trust, the representation of indigenous voices was limited.

This Plan serves to focus on what the City of Half Moon Bay can do to mitigate the impacts of climate change hazards. This Plan is just one of several documents that have been developed in the region that plan for hazards and future adaptation. For instance, due to the multi-jurisdictional management of freshwater by the Coastside County Water District (CCWD), this Plan does not make direct adaptation strategy recommendations for CCWD, but does include this system for consideration in the vulnerability assessment to give context to the potential impacts on the residents in the city.

Additionally, the city is currently in the process of updating the Safety Element of the General Plan. The primary goal of the Safety Element is to reduce the potential short and long-term risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, droughts, earthquakes, landslides, climate change, and other hazards. Climate change is a central focus of the Safety Element update, but not the sole focus. As an element of the general plan, the Safety Element accomplishes this through goals, policies, and implementation programs primarily related to City land uses and development. Progress on implementation programs is reported to the Governor’s Office of Land Use and Climate Innovation in the General Plan Annual Report.

There is substantial overlap between the Safety Element and this Plan. The primary difference is that this Plan is focused on climate change, and the Safety Element has a broader reach, covering multiple hazards that may or may not be exacerbated by climate change. This Plan’s focus allowed a more detailed vulnerability assessment than the Safety Element, which may contribute to the development of policies for the Safety Element update. This Plan is not a policy document. It identifies strategies and actions. The public outreach conducted for this Plan resulted in some innovative strategies and actions that were prioritized by community members. Some of those may very well be incorporated into the Safety Element as policies and implementation programs. Either way, this plan provides a roadmap for the climate change policies and implementation programs in the Safety Element, which may diverge slightly from the focus in this Plan, but will remain substantially consistent with it.

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Acronyms and Abbreviations

ACS	American Community Survey
CAAP	Climate Action and Adaptation Plan
Cal Fire	California Department of Forestry and Fire Protection
CAP	Climate Action Plan
CCC	California Coastal Commission
CCI	California Climate Investments
CCWD	Coastside County Water District
CERT	Coastside Certified Emergency Response Team
CGS	California Geological Survey
City	City of Half Moon Bay
CRISP	Coastside Resilience Infrastructure Strategic Plan
CWSRF	Clean Water State Revolving Fund
FEMA	Federal Emergency Management Agency
GCM	global climate model
IBank	California Infrastructure and Economic Development Bank
IPCC	Intergovernmental Panel on Climate Change
JPFA	Joint Powers Financing Authority
LCIP	Local Coastal Implementation Plan
LCLUP	Local Coastal Land Use Plan
LCP	Local Coastal Program
LHMP	Local Hazard Mitigation Plan
MCDA	multi-criteria decision analysis
NGO	nongovernmental organization
OSHA	Occupational Safety and Health Administration
P3	public-private partnership
PG&E	Pacific Gas and Electric Company
RCP	relative concentration pathway
SAM	Sewer Authority Mid-Coastside
SSP	shared socioeconomic pathway
TOT	transient occupancy tax
USACE	U.S. Army Corps of Engineers

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USBR	U.S. Bureau of Reclamation
USGS	U.S. Geological Survey

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Lexicon

Adaptation. The process of adjustment to actual or expected climate and its effects, either to minimize harm or exploit beneficial opportunities. In natural systems, human intervention may facilitate adjustment to expected climate (IPCC 2012).

Adaptation Pathway. A planning approach that helps manage the uncertainties of climate change and other complex issues by outlining a sequence of actions or strategies that can be implemented over time, adjusting as new information or conditions emerge.

Adaptive Capacity. The ability to adjust to the consequences of climate change. Types of adaptive capacity include adjustments in behavior, resources, and technologies (Cal OES 2020).

Asset. A resource, structure, facility, or service relied on by a community.

Cascading Impact. Climate caused impacts that compromise infrastructure or disrupt critical services (i.e., power supply or water conveyance), broadening the scope of impact past a single system to reliant subsystems and populations (Collins et al. 2019).

Climate Driver. A change in the climate which acts as the main source of change for subsequent climate hazards.

Climate Hazard. A dangerous or potentially dangerous condition created by the effects of the local climate (Cal OES 2020).

Compounding Risk. When two or more events occur simultaneously and increase the scope of impact or severity of the event; an additional risk brought about by increased frequency of events from climate change (Seneviratne et al. 2012).

Ecosystem. A community or group of living organisms that live in and interact with each other and abiotic systems in a specific environment.

Exposure. The people, infrastructure, housing, and other assets located in hazard-prone areas.

Greenhouse Gas. Or GHGs for short, are a category of gases that absorb heat energy emitted from the planet's surface and they remain in Earth's atmosphere for a long time (from decades to centuries) (NOAA, 2025).

Impact. Effects on natural and human systems, including effects on lives, livelihoods, health, ecosystems, economies, societies, cultures, services, and infrastructure due to the interaction of climate hazards and the vulnerabilities of the system or asset affected (IPCC 2012).

Mitigation. An act or sustained actions to reduce, eliminate, or avoid negative impacts or effects (Cal OES 2020). From a climate change perspective, mitigation refers to actions taken to reduce the severity of climate change by lowering greenhouse gas emissions and enhancing carbon sinks.

Resilience. The capacity of an entity (an individual, a community, an organization, or a natural system) to prepare for disruptions, to recover from shocks and stresses, and to adapt and grow from a disruptive experience (Cal OES 2020). Also, the ability of a city's systems, businesses, institutions, communities, and individuals to survive, adapt, and grow no matter what kinds of acute shocks and chronic stresses they experience.

Risk. The consequence of the interaction between a hazard and the characteristics that make people and places vulnerable and exposed (UNDRR Terminology 2017).

Sensitivity. The degree to which a species, population, natural system, community, asset, service, or other associated system would be affected by changing climate conditions (Cal OES 2020).

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Socially Vulnerable Populations. Those experiencing heightened risk and increased sensitivity to climate change and having less capacity and fewer resources to cope with, adapt to, or recover from climate impacts (Cal OES 2020).

Vulnerability. The physical, social, economic and environmental factors or processes that increase the susceptibility of an individual, a community, assets, or systems to the impacts of hazards, or the propensity or predisposition to be adversely affected (IPCC 2012).

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Letter from the Mayor

Half Moon Bay has always been a community defined by its deep connection to the natural environment, and the strong bonds among the people who live and work here. Our residents are innovative, our businesses are resourceful, and our values run deep, rooted in stewardship, resilience, and a shared responsibility to protect what makes this place so special.

In 2023, Half Moon Bay adopted its Climate Action Plan, a roadmap for reducing greenhouse gas emissions and transitioning toward a more sustainable future. That was the first step in our wider vision. Now, we are building on that foundation with the second phase of our climate planning efforts: the Climate Adaptation Plan.

This plan is focused on preparing our community for climate change impacts that we can no longer avoid, including sea level rise, coastal erosion, flooding, extreme heat, wildfire, high winds, and poor air quality. These hazards pose serious risks to our health, infrastructure, economy, and natural resources. But we are facing these risks head-on and doing the work to strengthen our community's long-term resilience, and safeguard the people and places we care about most.

As you will see in this plan, the City is identifying proactive strategies that protect vulnerable populations, preserve critical infrastructure, and integrate resilience into our land use and environmental planning. The Adaptation Plan complements our Climate Action Plan by widening our focus—moving beyond emissions reduction to include preparation for the future impacts we know are coming.

This plan brings us to a pivotal moment for Half Moon Bay. Climate change is a global issue, but the most effective solutions will come from local leadership, thoughtful planning, and collective action. The Adaptation Plan invites all of us—residents, businesses, and city leaders—to take part in this effort.

Our future depends on the steps we take today. Only by working together can we ensure that Half Moon Bay remains a safe, healthy, and thriving place for generations to come. This plan will help guide our community toward the more sustainable future that we all desire.

Robert Brownstone

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Table of Contents

Disclaimer 2
1. Executive Summary 1
An Update on the City's Adaptation Work 1
2. Introduction and Purpose 3
Document Roadmap 4
Community Profile 5
Study Area 6
Related Efforts 9
3. Project Process and Community Engagement 14
A Community-Driven Plan 14
Overview of Stakeholders 16
Community Engagement Phase 1: Understanding Vulnerabilities 16
Community Engagement Phase 2: Priority Setting 18
4. Vision, Values, and Goals 21
Vision and Values 21
Goals 22
5. Vulnerability Assessment 24
Overview 24
Vulnerability Assessment Introduction 25
Methodology 27
Results 34
6. Adaptation Strategies 68
Overview 68
Goals 68
Adaptation Strategies and Actions 74
Prioritization Process 74
Implementation 80
Funding and Financing Mechanisms 83
7. Conclusions and Next Steps 96
8. Appendix 99

DRAFT

A. Problem Statements 99
B. Adaptation Strategies and Actions 107
C. Coastal Land Use Plan Policies Supporting Climate Action Plan Goals 129
D. Multi-criteria Decision Making and Cost- Benefit Analysis 133
E. IBank Funding and Financing Options 134

9. References 137

DRAFT

1. Executive Summary

This Plan encompasses the City of Half Moon Bay's Climate Action and Adaptation Plan, Phase 2 (CAAP Phase 2), and advances the City's longstanding commitment to environmental stewardship and climate resilience. Developed between March 2023 and June 2025 by the City of Half Moon Bay (City) in collaboration with Integral Consulting, BluePoint Planning, and Lester Coastal Policy, this Plan reflects an integrated, science-based, and community-driven approach to understanding and addressing climate risk. It builds upon the 2023 Climate Action Plan Phase 1 (CAP Phase 1), which focused on mitigation and the emission of greenhouse gases and the human influences on climate change. This 2025 Climate Action Plan Phase 2 (CAP Phase 2) focuses on identifying key vulnerabilities facing Half Moon Bay from future climate hazards and prioritizing targeted adaptation strategies that the City can implement, along with identifying collaborations necessary to develop regional resilience.

Community Outreach and Public Engagement

Community engagement was a cornerstone of this effort. Over 300 touchpoints were recorded through outreach activities, including in-person pop-up events and surveys. Other groups were engaged through classroom curriculum and listening sessions with community-based organizations and service providers. The engagement process intentionally focused on reaching underserved and socially vulnerable groups, including Spanish-speaking residents, seniors, and youth. Residents shared firsthand accounts of the challenges they experienced during recent storms, expressed concern about the worsening wildfire risk, and emphasized the importance of reliable infrastructure and communication systems during hazardous weather and emergencies.

While recent extreme winter storm events and flooding that occurred in 2022/23 and 2023/34, as well as the CZU Lightning Complex wildfire that affected regions just south of the City in 2020 remain prominent in residents' minds, the City must also prepare for less immediate but increasingly likely threats in the future, such as groundwater rise, longer droughts, extreme heatwaves, and other escalating and compounding hazards.

Key Findings from the Vulnerability Assessment

This CAP Phase 2 Vulnerability Assessment evaluated the community's exposure to climate hazards, sector-specific sensitivities, and the City's current adaptive capacity, including a focus on different populations within the community. The most pressing climate-related risks include:

- **Wildfire**, which threatens community health, safety, and the built environment.
- **Coastal and fluvial flooding**, which contributes to erosion, and has implications for homes, businesses, transportation, and infrastructure.
- **Coastal erosion**, which threatens recreational areas and coastal access and imperils shoreline properties and infrastructure.
- **High winds**, leading to tree falls, power outages, and transportation disruptions.
- **Extreme heat**, which threatens the health and safety of many at risk population groups.

The analysis found that vulnerability in Half Moon Bay is compounded by geographic isolation, aging and undersized infrastructure, and persistent socioeconomic disparities. The highest vulnerability ratings were observed in:

- **The water supply sector**, due to much of its infrastructure being in areas vulnerable to wildfires and landslides, such as the Coastside and Sierra. Projected changes, including reduced rainfall, more frequent droughts, and higher temperatures that increase evaporation, can also affect water availability. In addition, limited backup infrastructure makes the system less resilient to these impacts.
- **Socially vulnerable and lower-income populations**, including seniors, agricultural workers, and housing-insecure residents with limited adaptive capacity.

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- **Critical infrastructure and transportation corridors**, such as Highway 92, where failures can have widespread consequences for public services and the economic sector.

Adaptation Strategy and Prioritization Framework

Adaptation strategies were developed through public outreach workshops and aligned with five community-informed goals. These five overarching goals include:

1. Ensure a Healthy, Resilient, and Self-Sufficient Community
2. Foster a Thriving and Accessible Coastline and Open Space
3. Protect the City through Increased Resilient Infrastructure
4. Build and Sustain the City of Half Moon Bay Government's Capacity to Increase Resilience
5. Support and Increase Economic Sustainability

Specific adaptation actions were developed to address each goal and were prioritized based on the city's ability to influence or implement, cost, protective value, feasibility, long-term co-benefits, and the number of hazards addressed. The highest-priority suite of adaptation actions among all goals include:

- **Enhancing Emergency Preparedness and Response Capabilities**
  The City can expand and better equip Resilience Hubs, which are public facilities such as a community center, senior center, or school that can serve as locations for emergency shelters, information points, and temporary refuge. These hubs should be bolstered with backup power and resilient communications systems. This Plan also calls for establishing emergency communication protocols for populations with language barriers or limited internet access and ensuring transportation routes remain functional during emergencies.
- **Investing in Resilient Infrastructure and Long-Term Monitoring**
  Actions include developing a monitoring and evaluation program that is integrated into department daily workflows aimed at monitoring long-term climate impacts to infrastructure. Many of Half Moon Bay's drainage and stormwater systems are outdated or undersized and were not designed for the intensity or duration of projected future precipitation events. Adaptation actions include modernizing stormwater conveyance systems and maintenance activities, particularly in vulnerable neighborhoods. Shoreline protection, bluff stabilization, and monitoring of erosion-prone areas like the former County landfill on Poplar Street is also prioritized.
- **Protecting Vulnerable Populations**
  The Plan emphasizes expanded support for those most at risk: seniors, low-income residents, mobile home park residents, and agricultural workers. Proposed strategies include establishing distributed solar plus storage solutions to reduce reliance on vulnerable energy infrastructure; expanding affordable housing in safe locations; partnering with organizations like Senior Coastsiders or ALAS to deliver tailored emergency preparedness and adaptation services to specific communities; and maintaining sustained access to the coast and open space areas to provide refuge during high heat events.
- **Restoring and Leveraging Natural Systems**
  Nature-based solutions are highlighted as both protective, cost-effective, and have significant co-benefits. The Plan identifies wetland and riparian restoration to buffer flood risk, dune restoration and sediment management to reduce coastal and terrestrial erosion, and green infrastructure projects to manage runoff and improve water quality. Additionally, reducing impervious surfaces and enhancing tree canopy coverage, particularly in public parks and open spaces, are identified as tools for both flood and heat mitigation.
- **Strengthening Regional Partnerships and Policy Alignment**
  Recognizing its dependence on regional infrastructure, partners, and services, the Plan identifies strategies to collaborate with Coastside County Water District (CCWD), Pacific Gas & Electric (PG&E), Sewer Authority Mid-Coastside (SAM), San Mateo County, CAL FIRE, Caltrans, and other agencies to implement shared regional climate adaptation solutions. The Plan encourages integrating adaptation

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planning into the City's Safety Element (meeting the requirements of SB 379) and aligning capital improvement planning and the Multijurisdictional Hazard Mitigation Plan with vulnerability assessment findings and adaptation priorities to more effectively advocate for funding.

This Plan underscores that adaptation is essential for community and municipal resilience and for equity, safety, and long-term economic stability. This Plan represents a continuing investment in resilience and adaptation and identifies next actions upon which the City and its partners can build. Ongoing community engagement, targeted investment, and cross-sector collaboration will be critical to ensure that Half Moon Bay remains a safe, vibrant, and sustainable community for current and future generations.

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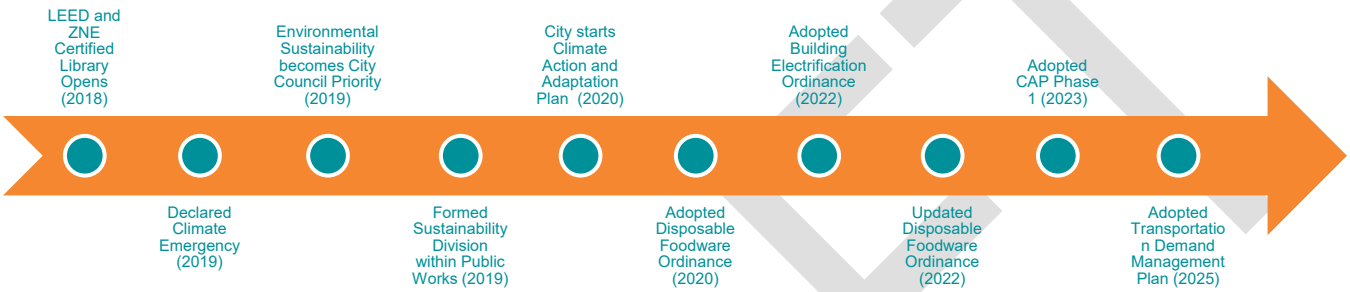
An Update on the City's Adaptation Work

Updates between the CAP publication and this publication.



Since 2018, the City of Half Moon Bay has taken several significant steps to advance its climate goals and lay the groundwork for long-term sustainability and resilience. Early efforts included the opening of a Leadership in Energy and Environmental Design (LEED) and Zero Net Energy-certified library, the City's 2019 declaration of a climate emergency[a], and the establishment of a Sustainability Division within Public Works. That same year, the City Council elevated environmental sustainability to a formal priority.

Over the following years, the City adopted policies to reduce greenhouse gas emissions and waste, including the Disposable Foodware Ordinance (updated in 2022) and the Building Electrification Ordinance, which has since been paused[b]. In 2023, the City adopted Phase 1 of its Climate Action Plan (CAP), outlining key near-term actions to reduce emissions. Most recently, in 2025, the City adopted a Transportation Demand Management Plan to promote cleaner and more efficient mobility options. These milestones demonstrate Half Moon Bay's continued commitment to meaningful local climate action focused on reducing or mitigating greenhouse gases.

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[a] On June 18th, 2019, the Half Moon Bay City Council adopted a climate emergency declaration, calling for a mobilization effort to end citywide greenhouse gas emissions as quickly as possible.

[b] Implementation of the Building Electrification Ordinance was paused following the 2023 federal court decision in the Berkeley case involving the ban of natural gas hookups in new buildings. This ruling set a precedent that could affect other cities such as Half Moon Bay from seeking to implement similar ordinances.

2

Introduction & Purpose

2. Introduction and Purpose

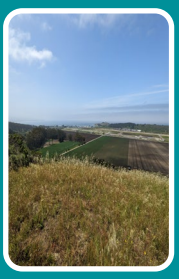
The City of Half Moon Bay (City) is committed to sustainability and recognizes its role in addressing the threat of climate change. This Climate Action and Adaptation Plan (CAAP, hereinafter referred to as the Plan) establishes strategies for the City to prepare for and adapt to the effects of climate change, reduce the impacts of future disasters, and recover more quickly when they occur. In support of the City's climate change adaptation goals, Integral Consulting Inc. (Integral), BluePoint Planning, and Lester Coastal Policy, in conjunction with the City's Public Works Department (together referred to as the Project Team), prepared this Plan. It provides an overview of City-specific climate change vulnerabilities informed through analysis of climate change hazard models and data. The Plan also reflects input gathered through community outreach efforts to solicit perspectives and guide a vision on adaptation priorities to meet the upcoming challenge. The overall adaptation approach and community engagement process are described more fully in the next chapter.

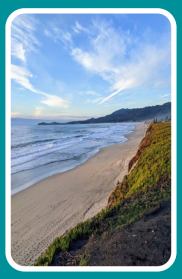
This Plan describes a path forward for the City to address these changing conditions and create a resilient community. This Plan aligns with and builds upon Phase 1 of the City's Climate Action Plan (CAP), which provides a comprehensive and strategic approach to sustainability and mitigation of greenhouse gas emissions. Phase 2, the Adaptation Plan (adding another A to the acronym and becoming the CAAP), provides a directed approach to addressing the various vulnerabilities to climate hazards. This is the first CAAP for the City and the first step in a much larger process to evaluate and plan for the impacts of climate change. Latest information, knowledge, and updated science should be reevaluated over time and incorporated into future planning. As such, this Plan will need to be reevaluated and updated on a regular basis.

Figure 1. The Half Moon Bay Art & Pumpkin Festival takes place annually in the fall (Source: City of Half Moon Bay)

This Plan is organized into six chapters as outlined below -

Document Roadmap





INTRODUCTION & PURPOSE
This section provides context for the study and discusses the importance of the Plan (pages 3-12)

PROJECT PROCESS AND COMMUNITY ENGAGEMENT
A framework and discussion of the outreach and engagement efforts, plus what the community had to say (pages 13-19)

VISION, VALUES & GOALS
An outline of the Plan's vision and describes the values and goals that guide the Plan (page 20-22)

VULNERABILITY ASSESSMENT
This section offers an overview of the City's climate change vulnerabilities (page 23-66)

ADAPTATION STRATEGIES
Describes how to approach adaptation, plus provides a list of adaptation goals and recommendations for implementation and funding (page 67-94)

CONCLUSIONS & NEXT STEPS
Final remarks and next steps for adaptation planning (page 95-97)

Study Background and Relationship with Other City Plans

In March 2020, the City embarked on a combined Climate Action and Adaptation Plan (CAAP), however, the City had to pause when it lost funding due to the COVID-19 pandemic. To address this funding challenge, the City conducted planning in two phases: the Climate Action Plan, or CAP, which focused on greenhouse gas mitigation and was adopted in 2023, and this effort, focused on hazard mitigation, resilience, and adaptation, which began in March of 2023. This Plan will be a complementary document to the CAP. Together; these two documents form the overall Climate Action and Adaptation Plan (CAAP).

The City is concurrently undertaking an update to the Safety Element, which includes climate adaptation strategies in accordance with SB 379. That plan is intended to prepare for a wider range of hazards and for the City to respond when a disaster occurs, and may include such actions as providing emergency response, equipment, food, shelter, and medicine. This Plan's focus allowed a more detailed vulnerability assessment with a focus on climate change-related hazards, and a focus on adaptation strategies that are forward-thinking to minimize community disruption, loss of life, and property damage resulting from climate change. This plan is a roadmap for climate change action, not a policy document, and can inform other plans such as the Safety Element.

The Plan lays out the City's strategy for mitigating natural hazards and implementing strategies to adapt to a changing climate, but the success of this Plan rests in our collective global ability to reduce greenhouse gas emissions to limit global warming. Of course, the City of Half Moon Bay and its surrounding coastal neighbors,

plus the larger state and national communities cannot do this alone; Half Moon Bay's efforts are small pieces of the larger global effort. The City's approach to increase efficiency and reduce emissions is laid out in the City's CAP. Together, the CAP and this Plan (CAAP) form the City's collective response to mitigate and adapt to climate change.

Community Profile

Figure 2. The annual Half Moon Bay Wine & Jazz Festival held in downtown Half Moon Bay (Source: City of Half Moon Bay)

This section provides a brief community profile to provide understanding of the community's characteristics, which provides context for understanding the adaptive capacity of the community, as well as the community-specific sensitivities and unique dynamics that may influence climate change vulnerabilities.

The City of Half Moon Bay is a small coastal community of 11,000 residents. Including the surrounding unincorporated county communities to the north of El Granada, Princeton Harbor, Moss Beach, and Montara, the larger region encompasses approximately 30,000 people. The City is known for its beautiful coastline and small-town feel, a major appeal to many residents and businesses that draws many tourists to the area. The area is known for its scenic qualities and recreational opportunities, with a highlight being the California Coastal Trail. The trail meanders for 5 miles along shoreline bluff tops, providing access to beaches, offering breathtaking views of the Pacific Ocean and whale and bird watching, plus opportunities for biking, walking, and horseback riding. There is also 69 acres of City managed parkland, and thousands of acres of parkland managed by the County, State, and other entities throughout the San Mateo County Coast. The City and the surrounding Coastside communities are also home to a healthy agricultural sector with numerous greenhouses, nurseries, and farms.

The City is located 28 miles south of San Francisco and is a 12- to 15-mile drive over State Highway 92 to the bayside cities in Silicon Valley. Highway 1 is the primary roadway linking Half Moon Bay along the coast to the north and south, and Highway 92 is the primary transportation corridor linking the City in the east–west direction with the San Francisco bayside cities and employment hubs of San Mateo County. On the bayside, the area is linked by Highway 92 to Highways 101 and 280, El Camino Real, and the Caltrain corridor. The median age of City of Half Moon Bay residents has increased by nearly twice the rate as in San Mateo County overall between 1980 and 2010, and stands at 44, up from 32 in 1980 (Dyett and Bhatia, 2014).

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A snapshot of demographic highlights includes (City of Half Moon Bay 2024):

- Median Age: 48.3
- Total Households: 4,353
- Average Household Size: 2.7 persons
- Average Household Income: $209,719
- Education—High School Degree or higher: 92.1%
- Education—Bachelor's Degree or higher: 54.6%
- Median Housing Value: $1,425,500
- Percent of Foreign-Born Persons: 20.9%

For people 25 years and older, 88.3% have a high school diploma, and 57.4% have a bachelor's degree or higher. This high level of education aligns with the region's location as a vibrant job center and part of the financial, pharmaceutical, and technology centers in San Francisco, Oyster Point, and Silicon Valley. Many of Half Moon Bay's residents commute outside the City to the San Francisco Bay Area throughout this job-rich region. The City has also retained employment sectors traditional to the Coastside, such as small businesses and agricultural operations, while also accommodating new businesses and industries that are otherwise primarily thought to be located "over-the-hill" in bayside communities, such as the tech industry (City of Half Moon Bay 2024).

Study Area

The area of interest for this Plan is the incorporated jurisdiction of Half Moon Bay, where the City has direct land use authority. However, because the impacts of climate change extend beyond jurisdictional boundaries, a broader study area was developed. This Plan incorporates three overlapping scales for hazard evaluation and adaptation planning: regional, local, and neighborhood (see Figure 3). The vulnerability assessment addresses hazards primarily at the regional (county-level) scale, while adaptation strategies focus on specific actions the City can take at both local and neighborhood levels to address climate vulnerabilities more precisely.

The regional study area, developed in collaboration with the Project Team, encompasses the entire coastal watershed, extending from Devils Slide in the north to El Granada in the south, and inland to the crest of the Coast Range along California State Route 35 (Skyline Boulevard). This area encompasses unincorporated coastal communities north of Half Moon Bay: Montara, Moss Beach, Princeton Harbor, and El Granada, which contain critical infrastructure supporting the City, such as high-voltage power lines, gas pipelines, water supply systems, and major transportation connections.[c] Because land use decisions in these neighboring areas may significantly affect the City's long-term resilience, the regional scale also identifies opportunities for collaboration to strengthen climate adaptation planning.

The local study area consists of the City's jurisdictional boundary and adjacent unincorporated areas closely integrated with City services and infrastructure. This area includes the Moonridge neighborhood, the Caltrans Corporation Yard, the James Johnston House property, and portions of unincorporated land along the Highway 92 corridor. These areas were included to align with Local Coastal Plan (LCP) boundaries and the Coastal Zone as regulated by the California Coastal Commission (CCC).

According to the LCP, Half Moon Bay's land use pattern includes diverse neighborhoods separated by undeveloped open space. While the LCP identifies 22 individual neighborhoods, for this Plan they have been grouped into eight larger neighborhood focus areas, each encompassing multiple smaller neighborhoods and

[c] While this Plan evaluates vulnerabilities to the City within this region, it does not focus on adaptation strategies related to regionally connected utilities and infrastructure; instead it focuses on coordination and collaboration and partnerships to plan for these assets.

adjacent open space. Highway 1 serves as the east–west boundary between neighborhood groups, while features such as Pilarcitos Creek, Frenchmans Creek, and Wavecrest Open Space delineate other neighborhood areas. These focus areas guide targeted climate vulnerability assessments and localized adaptation strategies. The eight neighborhood group focus areas include:

North Coastal	• West Miramar, North Coast Panhandle to Pilar Point Harbor
North Inland	• Frenchmans Creek, Upper Roosevelt and Pullman, Watershed Area, Rocket Farms Greenhouses
North Central Coastal	• Kehoe & Casa Del Mar, SAM Waste Water Treatment Plant, Belleville, Strawflower Village Plaza
North Central Inland	• Sea Haven & Spindrift, Grandview, Beachwood Open Space Area, Highland Park & Terrace, Half Moon Bay High School
South Central Coastal	• Pilarcitos Park, Alsace Lorraine, Arleta Park, Former Landfill Site, Oceanview Driving Range
Downtown and 92 Corridor	• Cypress Cove, 92 Corridor, North Downtown, Heritage Downtown, South Downtown & Senior Campus, Arleta Park, Cunha Intermediate School, Main Street Park
South Coastal	• Ocean Colony and Golf Course, Wavecrest, Canada Cove, Smith Field Park
South Inland	• Moonridge, Greenhouses adjacent to Highway 1, Johnston House

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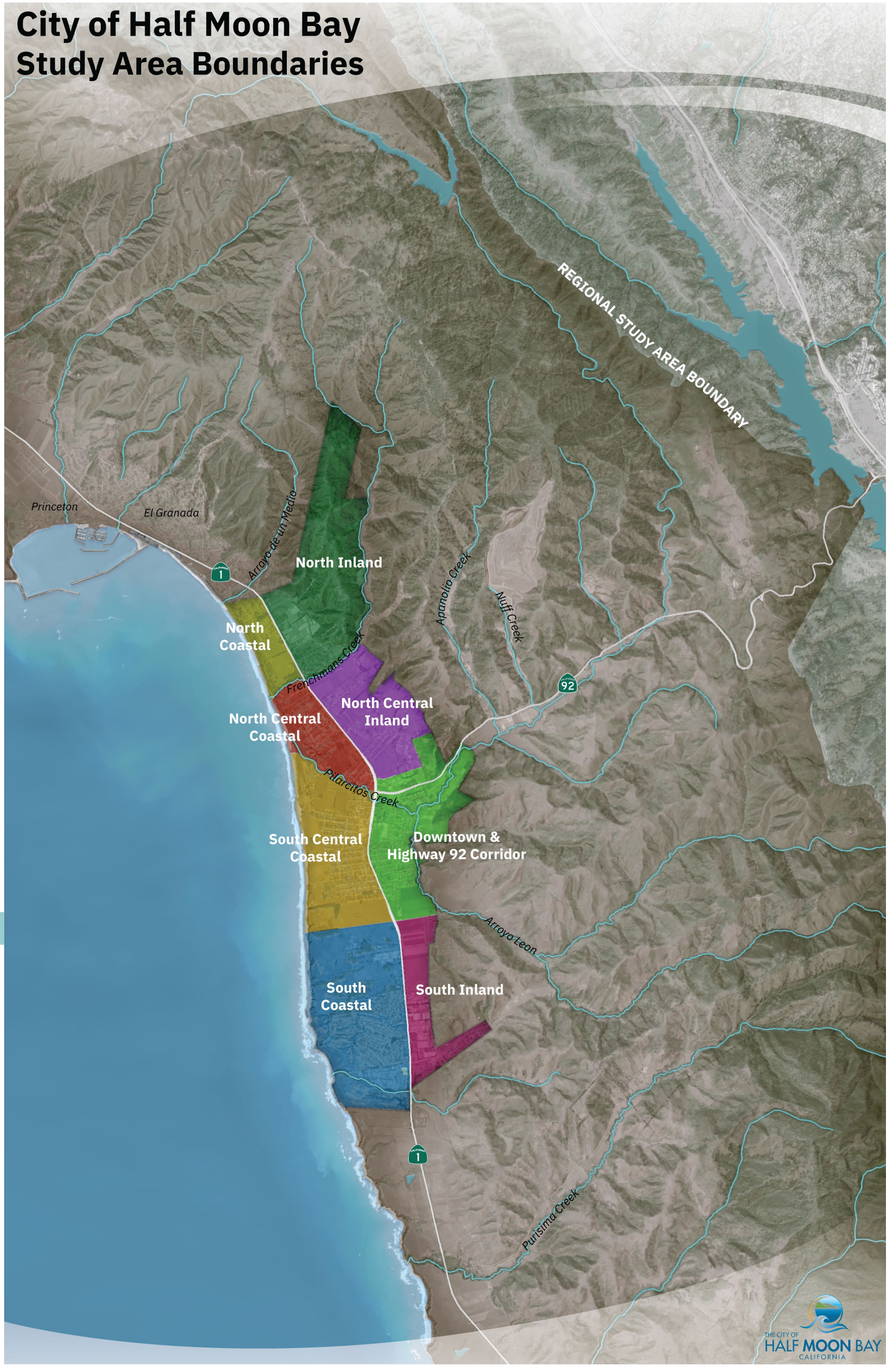

Figure 3. Project study area boundaries. Color-coded areas indicate the local study areas, while the darker shading shows the broader regional study area. The regional area extends from the Tom Lantos Tunnel and Devil's Slide in the north to Highway 84 in the south, and from the Pacific Ocean eastward to major highways and watershed boundaries

Related Efforts

This section provides a list of related major regional planning efforts that include relevant policy guidance for this Plan and provides context for climate change adaptation strategy recommendations in Chapter 6. Note that this is not a fully comprehensive list, and there are additional smaller programs and internal policies that are not included here (e.g., Sewer Maintenance and Management Plan, engineering standards, design standards). Please refer to the CAP (Phase 1) for a description of global, state, county, and local efforts related to climate change mitigation.

City Efforts

General Plan

Under California planning and zoning law, the Land Use Plan and General Plan provide the policy basis for the City's land use vision. The General Plan is a comprehensive long-term policy direction for the physical development, preservation, and conservation in the City. The General Plan includes additional elements addressing housing, safety, noise, parks and recreation, circulation, and land use, and because the City of Half Moon Bay is located entirely within the California Coastal Zone, the Local Coastal Land Use Plan serves as the City's Land Use Element. The City integrates hazard mitigation for all pertinent hazards in the Safety Element (see below). The General Plan was comprehensively updated in 2020.

Safety Element—*update underway*

A Safety Element is a required section of the General Plan that identifies potential natural and human-caused hazards that could affect residents, businesses, and services in the community. Hazards included in a Safety Element can include wildfire, flooding, earthquakes, landslides, extreme weather, sea level rise, pests and diseases, human health hazards, hazardous materials, and others. It is distinguished from this Plan by incorporating a wider range of non-climate related hazards including earthquakes and tsunamis, and evaluating evacuation and access along Highways 1 and 92. Half Moon Bay's Safety Element was last adopted in 1991 and an update is in progress. Adoption of the updated Safety Element is expected by early 2026.

Capital Improvement Plans—Updated Annually

The City's Capital Improvement Plan is updated annually. It is a 5-year fiscal planning and budgeting tool for the City to prioritize infrastructure projects.

Miramontes Point Sea Level Rise Vulnerability and Fiscal Impact Assessment—2023

This study filled a gap in the City's Sea Level Rise Vulnerability Assessment (City of Half Moon Bay 2016) and projected the extent of coastal erosion and vulnerabilities to the Ritz-Carlton resort along a 1-mile stretch of coastline around Miramontes Point at the south end of the City. This upscale resort and golf course provides a substantial source of revenue to the City through transient occupancy taxes (TOTs) and green fees.

Local Coastal Program and Local Coastal Land Use Plan—Adopted 2021

The primary goal of an LCP is to ensure that the local government's land use plans, zoning ordinances, zoning maps, and implementation actions protect public shoreline access and coastal resources and provide for priority coastal land uses, consistent with the requirements, provisions, and policies of the California Coastal Act. The Local Coastal Land Use Plan (LCLUP) is the land use and resource protection policy component of the LCP. It includes land use designations specifying the types, locations, and intensities of development allowable in the coastal zone. The entire city of Half Moon Bay is in the coastal zone. The LCLUP also identifies land use priorities and how to address land use issues for the City, and it covers foundational policies for guiding coastal

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development. The City's LCP has been amended numerous times since 1985 to address changing conditions, laws, and issues. The LCLUP, together with the Local Coastal Implementation Plan (LCIP), which includes zoning ordinances, zoning maps, and standards and requirements, constitutes the entire LCP. The LCLUP was updated by the City in 2020 to address climate change and environmental hazards related to sea level rise and was certified by the CCC in 2021.

Sustainability Implementation Plan—2020

The Sustainability Implementation Plan outlines opportunities to implement sustainable policies, programs, and projects within the City of Half Moon Bay, including cleanup efforts, outreach and education, and the development and implementation of plans such as this one.

Climate Action Plan—2023

As described above, the CAP constituted Phase 1 of the CAAP and focused on climate mitigation actions and greenhouse gas emission reduction strategies. It was adopted in 2023.

CAAP Outreach Pilot Project—2019

This project was part of the initial CAAP project, which was halted due to COVID-19, and focused on targeted outreach to underrepresented communities in Half Moon Bay, specifically the youth, seniors, and Latino population. It relied heavily on partnerships with three local non-government organizations including Youth Leadership Institute, Ayudando Latinos A Soñar (ALAS), and Senior Coastsiders.

Green Infrastructure Plan—2019

This plan focused on identifying potential green infrastructure projects, including drainage improvements, park improvements, complete streets, intersection improvements, and parking and building improvements.

Parks Master Plan—2019

The Parks Master Plan provides a roadmap for the future of parks in Half Moon Bay and helps focus future decisions and parks resources over the next 15 years. This Plan outlines recommendations to enhance City Parks' level of service and improve the quality of life for residents and visitors. It includes significant considerations and recommendations related to sustainable landscape practices, including green infrastructure, native plantings, and water-efficient landscaping. This plan does not explicitly address climate change adaptation.

Bicycle and Pedestrian Master Plan—2019

The City's Bicycle and Pedestrian Master Plan guides the development of programs and facilities to enhance bicycling and walking as practical, efficient, and safe transportation choices for Half Moon Bay residents and workers, plus coastal visitors. It provides recommendations to improve the safety, comfort, and connectivity of the bicycle and pedestrian networks in Half Moon Bay.

Storm Drain Master Plan—2016

The City's 2016 Storm Drain Master Plan established an approach to prioritizing Capital Improvement Program funds to mitigate the impacts of stormwater runoff in the City. This document identified the steps taken to inventory and analyze the existing storm drain system, analyzed capacity restrictions within the storm drain networks, and provided recommendations for a more comprehensive update in fiscal year (25-26).

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Plan Half Moon Bay, Sea Level Rise Vulnerability Assessment—2016

This document assesses the City of Half Moon Bay's vulnerability to sea level rise. It was prepared to ensure that the update to Half Moon Bay's LCP reflected the conditions, information, and community priorities as of 2016. This study identified sea level rise impacts for most of the City outside of Miramontes Point and was used to update the LCP in 2020 to reflect more current sea level rise projections.

County Efforts

San Mateo County Local Hazard Mitigation Plan—2021

The San Mateo County Local Hazard Mitigation Plan (LHMP) is a large regional and cross-jurisdictional effort to plan for the reduction of risk from natural and man-made disasters. It assesses hazard vulnerabilities and identifies mitigation actions that jurisdictions will pursue in order to reduce the level of injury, property damage, and community disruption that might otherwise result from such events. The LHMP addresses natural and human-caused hazards, including flooding, drought, wildfire, landslides, severe weather, terrorism, cyber threats, pandemic, and the impact of climate change on hazards, as well as other risks and threats. Projects identified in the LHMP are eligible for federal funding to improve resilience to natural hazards.

San Mateo County Midcoast LCP

This County LCP defines policy, zoning ordinances, zoning maps, and standards and requirements for development along the coastline just north of Half Moon Bay, from the Miramar neighborhood up to the Moss Beach neighborhood.

Coastside Resilience Infrastructure Strategic Plan—Currently Underway

The Coastside Resilience Infrastructure Strategic Plan (CRISP) is a critical infrastructure inventory mitigation project, sponsored by Supervisor Ray Mueller and spearheaded by the San Mateo Department of Emergency Management. CRISP promotes a collaborative approach, engaging stakeholders from various agencies and organizations along the coast to prioritize community voices and concerns. Through CRISP, a comprehensive inventory of infrastructures will be conducted to develop a prioritization framework.

OneShoreline Plan Princeton Study—Currently Underway

Plan Princeton is a study by the County of San Mateo to update the development plan for Princeton. The project focuses on the area west of and including Highway 1, between Pillar Point Harbor and Moss Beach. The purpose of this project is to make a comprehensive update to the policies, plans, and standards regulating the Princeton study area.

San Mateo County South Coast Sea Level Rise Vulnerability Assessment—2022

This study evaluated the impacts of coastal hazards on the South Coast from Miramontes Point in the City south to the county line with Santa Cruz County and evaluates 0.8 feet, 1.4 feet, and at 4.9 feet of sea level rise. The vulnerability assessment provided projections of the extent of coastal hazards and of the physical and economic impacts to community assets like buildings, roads, farmland, and coastal access infrastructure.

San Mateo County Sea Level Rise Vulnerability Assessment—2018

This study evaluated the impacts of sea level rise for the bayside of San Mateo County, and in Half Moon Bay at Miramontes Point north to San Francisco. The study evaluated a 1% annual chance storm event with 3.3 feet and 6.6 feet of sea level rise, and the projected extent of coastal erosion with 4.6 feet of sea level rise. The study also included an appendix with a detailed description of local-specific vulnerabilities, which included the Sewer

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Authority Mid-Coastside (SAM) Wastewater Treatment Plant, the former Half Moon Bay landfill, areas around Mirada Road (located just north of City's jurisdictional boundary), and other local assets such as the California Coastal Trail.

Multi-jurisdictional Efforts

Sewer Authority Mid-Coastside Plant Vulnerability Assessment—2024

This study evaluated potential existing fluvial flood hazards along Pilarcitos Creek and Kehoe Waterway under a range of storm recurrence intervals as well as future compound flooding associated with sea level rise and dune erosion for the SAM Wastewater Treatment Plant in Half Moon Bay. The study provided facility-specific recommendations on adaptations to potential existing flooding and future compound hazards from sea level rise.

Urban Water Management Plan (Coastside County Water District Planning)—2021

The Urban Water Management Plan from the Coastside County Water District provides a framework for long-term water supply planning and documents how urban water suppliers fulfill their long-term resource planning responsibilities to ensure adequate water supplies to meet existing and future water demands.

Coastal Regional Sediment Management Plan for the Santa Cruz Littoral Cell, Pillar Point to Moss Landing (USACE, MBNMS, and Noble Consultants 2015)

The Santa Cruz Littoral Cell encompasses the 75-mile coastline from Moss Landing to Pillar Point. The regional Coastal Regional Sediment Management Plan was a scientific summary and guidance document to identify sediment sources to potentially restore and maintain coastal beaches and other critical areas of sediment deficit; reduce the proliferation of protective shoreline structures; sustain recreation and tourism; enhance public safety and access; and restore sandy coastal habitats. The Plan recommends future regional- and site-specific strategies for managing and responding to these erosion issues with sediment to protect coastal resources and infrastructure.

San Mateo-Santa Cruz Unit Strategic Fire Plan—2022

This plan identified and prioritized wildfire mitigation and recovery strategies aimed at reducing risk within the San Mateo–Santa Cruz Unit. The Plan has goals and strategies that address specific planning for vulnerable populations including those in schools and nursing facilities as well as the older adult population.

Other Efforts

California Climate Adaptation Strategy (Central Coast Regional Workshop)—2021

This workshop was led by the California Natural Resources Agency and the Governor's Office of Planning and Research, and involved an in-person event that was held on June 28, 2021[d]. Drought, wildfire, and sea level rise were the top three climate hazards of concern among respondents. Strategies focused on the following priorities: protect climate vulnerable communities, advance public health and safety, build a climate resilient economy, accelerate nature-based climate solutions, make decisions based on best available climate science, and leverage resources for climate action through partnerships and collaboration.

[d] An overview of responses from the event can be found at: https://resources.ca.gov/Initiatives/Building-Climate-Resilience/2021-State-AdaptationStrategy-Update

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3

Project Process & Community Engagement

3. Project Process and Community Engagement

A Community-Driven Plan

This Plan follows the climate adaptation planning process recommended by the California Governor's Office of Emergency Services, as outlined in the 2020 California Adaptation Planning Guide (CalOES 2020), and incorporates the latest climate science available. In alignment with this guidance, the Plan is community-driven. At each step, the technical team integrated community input and ideas to shape and direct the plan (see Figure 4 for a visual timeline).

During the first phase of the planning process, the Project Team gathered feedback from the community through in-person pop-up events, online surveys, engagement with school groups, and community listening sessions. This feedback focused on the climate impacts of greatest concern, the community's needs, and the areas they wish to protect.

This information complemented the development of the vulnerability assessment and associated maps (Chapter 5), which assessed the risks of sea level rise, coastal flooding, and erosion; impacts of rising temperatures, including extreme heat, wildfire, drought, and decreased fog; and changes in precipitation, including extreme storms, creek and stormwater flooding, high winds, and secondary impacts such as landslides. As part of the vulnerability assessment process, the Project Team analyzed the intersection of spatially explicit hazards, such as storm flooding, with the locations of community assets. For non-spatially explicit hazards such as high heat, this assessment relied on climate change projections from CalAdapt and community information such as U.S. Census data to inform where potentially sensitive population groups reside. This information was analyzed and then synthesized into vulnerability assessment scores for various populations, different assets, and service sectors of the community (see Chapter 5).

Once community concerns were identified and the vulnerability assessment was complete, the Project Team developed a set of problem statements to address the impacts of climate hazards on different community assets and populations (Appendix A). During the second community engagement phase, these problem statements were vetted with the public through an online platform called "Consider.it," where participants could rate their agreement with the problem statements. City staff also conducted in-person outreach for problem statement feedback. The top problem statements were identified based on participant feedback, providing high-priority focus areas in the Plan. City staff also conducted pop-ups to gather feedback on the problem statements and shared the vulnerability maps with the public.

In addition, based on top concerns and input into problem statements, the Project Team developed a set of community values and a vision to reflect the issues and desires of the community. The Project Team also developed a suite of Plan goals alongside community values, which were similarly developed through the community engagement process with input from staff. City staff conducted in-person engagement on project vision and values, and these goals formed the basis of the Plan strategies and influenced the organization of the Plan strategies into the five goal areas (see Chapter 0 for a full description of the goals). The vision, goals, and values were shared with the community, and are listed in the subsequent section.

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Based on the problem statements, the Project Team prepared a list of adaptation actions by problem statement category. This included identifying work that has already been done to improve resilience and actions to build from existing plans and programs. City department staff reviewed this list, and the Project Team helped to prioritize adaptation policies and actions to incorporate into this Plan. These actions were workshopped and refined to clarify focus and strategy areas while also being organized by community goals. A full list of these adaptation actions can be found in Appendix B.

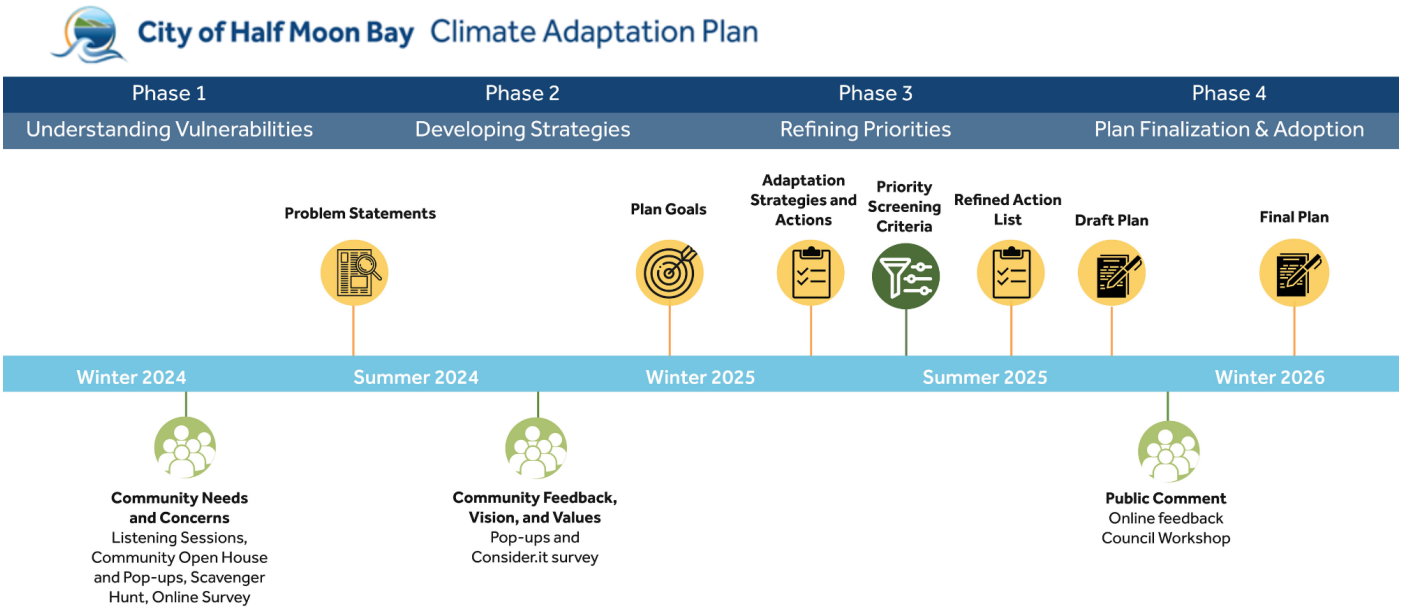

Figure 4. A visual timeline of the project

Embedding Equity Into the Plan

The City prioritized equity and the Project Team considered it throughout the planning process, from community outreach to vulnerability assessment and adaptation strategy development. Equity was built into outreach through engagement with community-based organizations, including those representing socially vulnerable communities, who took part in listening sessions during the first round of engagement. The vulnerability assessment considered socially vulnerable populations by analyzing where socially vulnerable groups reside and the challenges they may face due to climate change. Finally, in strategy development, the team prioritized actions that promote equity and foster community resilience. This included strategies that protect the City's most vulnerable populations and prioritize benefits to communities that are disproportionately vulnerable to climate impacts.

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Overview of Stakeholders

Throughout the Plan development process, the Project Team engaged the following stakeholder groups:

- City of Half Moon Bay Staff
- General Public
- Cabrillo Unified School District
- California State Parks
- Coastside Certified Emergency Response Team (CERT)
- Coastside County Water District
- Coastside Land Trust
- Cunha Intermediate School
- Grenada Community Service District
- Muchia Te' Indigenous Land Trust
- Puente
- San Mateo County Parks
- San Mateo Resource Conservation District
- Sea Hugger
- Senior Coastsiders

Community Engagement Phase 1: Understanding Vulnerabilities

The first round of engagement took place from December 2023 to February 2024. The engagement process included a mix of in-person pop-ups and an online survey designed to reach community members who would be less likely to participate in traditional engagement opportunities and to reach a broader audience. Approximately 15% of in-person participants in the first round were Spanish speakers.

The next round of community outreach assessed the community needs and vulnerabilities to hazards in Half Moon Bay. This phase included pop-ups throughout the community, an online survey, an educational curriculum for students, and listening sessions with representatives from environmental, recreation, transportation, government, and community organizations. Overall, there were at least 337 separate touchpoints with community members during this phase of engagement. Further information on the separate components of these rounds of engagement is provided below.

Project Kick-off Pop-ups

The first round of pop-ups took place in January 2023 throughout the community. The Project Team conducted a dot-voting exercise for the public, which showcased climate hazards including sea level rise, winter storms, drought, wildfire, and increased heat, along with their respective secondary impacts. The Project Team asked the community which climate impacts they were most concerned about. The community was also presented with a map of Half Moon Bay and asked to identify the areas of Half Moon Bay they loved, and which areas they wanted to protect.

Student Engagement

In addition to the community pop-ups, the Project Team created a student curriculum, worksheets, a scavenger hunt, and a similar dot-voting activity for middle school students in Half Moon Bay. This curriculum included a presentation for students to learn about climate hazards and impacts, and

Figure 5. The Project Team at a pop-up event in Half Moon Bay (source: Blue Point Planning)

DRAFT

the expected increases in frequency and severity of climate hazards in the next century. Approximately 40 students participated.

Community Pop-ups

Community pop-ups were held at Mac Dutra Park, the Ted Adcock Community Center, and the Half Moon Bay Library. The Project Team conducted a dot-voting exercise for the public which showcased climate hazards including sea level rise, winter storms, drought, wildfire, and increased heat and their respective secondary impacts, and asked the community which climate impacts they were most concerned about. The community was also presented with a map of Half Moon Bay and asked what areas of Half Moon Bay that they loved, and which areas they wanted to protect. These pop-ups garnered over 55 individual responses and project staff talked to more than 100 community members.

Figure 5. Engagement Community Pop-up events (source: Blue Point Planning)

Online Survey

The Project Team also hosted an online survey alongside the community pop-ups that was open until the end of February 2024. The survey asked similar questions to the pop-ups with the aim of identifying the community's concerns about climate hazards. The survey received 178 responses.

Community Listening Sessions

In addition to understanding community concerns around climate hazards, the Project Team held four listening sessions with representatives from 13 community stakeholder groups, including leaders from CBOs and local agency staff, to understand more about the challenges, needs, and opportunities of each of these organizations. The listening sessions were split up by Environment and Conservation, Recreation and Transportation; Government Agencies; and Community Organizations such as social services organizations. In addition, City staff also did one-on-one outreach with a tribal representative from the Muchia Te' Indigenous Land Trust.

Overall Findings from Engagement

Listed below are the overall findings from the first round of engagement activities.

- Overall, the Half Moon Bay community is "extremely" or "quite" concerned (the top two most concerned survey options) about the impacts of climate change.
- Overall, 74% of the community is very concerned about **coastal erosion** caused by sea level rise and winter storms, with a further 20% stating they were somewhat concerned.

- Community members indicated they are concerned with **power outages** caused by any hazard, particularly during winter storms and flooding, and **road blockages**.
- The community is concerned about **impacts on water use** due to drought.
- The community is concerned about **poor air quality** in the event of a wildfire.
- The community survey found that residents are most concerned about secondary climate impacts: **impacts to the natural landscape** (65%) and **housing/property values** (44%), with the remaining categories receiving 38–39%.
- The coastline is a major asset, and participants love and want to protect the **beach** and **coastal trail.**
- The community identified impacts on **mental health**, **emergency preparedness**, **tsunamis**, and **wave flooding** as other top concerns during the pop-ups.
- The community has faced **excess flooding**, particularly in creeks and rivers. The community is concerned with dead trees and trash that are causing these pile-ups.
- The community expressed the need for **emergency preparedness** and community reliance and importance of strong **communication channels** for the following reasons:
  - The community recognizes that Half Moon Bay is in **a remote location** with limited routes in and out. In cases of emergency or road closures the City and its neighboring communities, who often rely on key City services, are often **isolated** and unable to get aid or resources into Half Moon Bay or able to evacuate out of Half Moon Bay[e].
  - The community often faces **power outages** that last multiple days, leaving many without internet access, phone service, or fresh food.
- Additional **support services for seniors** should be provided during emergencies.
- Senior Coastsiders and the High School offer spaces and resources to create Resilience Hubs and act as shelters for the community to go to in times of emergency. Expanding and bolstering these Resilience Hubs can help connect Half Moon Bay with other nearby Coastside communities and provide areas of refuge to these communities.
- The community is interested in affordable renewable energy sources, especially for its most vulnerable residents, like solar energy with increased energy storage.

Community Engagement Phase 2: Priority Setting

Phase 2 of the engagement took place between August and September 2024 and included in-person outreach at the Half Moon Bay Library, a City Council Meeting, the Senior Coastsiders lunchtime service, and Make It Main Street's back-to-school night. The Project Team also solicited input on problem statements through the online platform Consider.it, which asks users to rate their agreement with each problem statement with the opportunity to provide comments for feedback, similar to the in-person exercise. A total of 13 users participated via the online platform. In-person engagement included four pop-up events, during which City staff interacted with approximately 119 people, resulting in 47 completed surveys (which asked the same set of questions as the online platform). This brought the total survey participation to 60 individuals when combining in-person and online responses. Additionally,132 individual touchpoints were achieved by adding the 13 online responses to the 119 in-person engagements. Below are the top three hazards from the problem statements that received the highest level of agreement during this round of engagement:

- **High winds** can lead to trees falling and downing power lines, which can block roadways and cause dangerous situations for residents and visitors. These events can also disrupt electrical and communication connections to the broader region.

[e] Many community members expressed concerns about evacuation. Evacuation is a significant issue for the community and is being considered in the Safety Element update.

DRAFT

- **Wildfire** can lead to road closures, damage to roads and transportation infrastructure, and also have indirect impacts such as reduced visibility due to wildfire smoke and an increased likelihood of washouts post-fire. Wildfire risk in the region can also lead to public safety power shut-offs, which shut off electricity in the City and beyond, sometimes including infrastructure such as cell towers, traffic lights, and pump stations.
- **Flooding impacts**, especially to the SAM Wastewater Treatment Plant, are a concern. This facility has flooded in the past and remains at an elevated risk of future flooding in extreme storm events.

Figure 6. Priority setting community engagement event outside of City Hall (source: City of Half Moon Bay)

4

Values & Goals

4. Vision, Values, and Goals

Vision and Values

Based on input gathered from the community engagement described in the previous chapter, the Project Team developed a series of values and goals to guide the Adaptation Plan effort, which in turn contributed to the Plan's vision. **The Plan's vision for the City of Half Moon Bay is to be better prepared for future hazards and climate impacts by reducing the impact of climate change and disasters, and by ensuring equitable recovery from disasters when they do occur.** This vision formed from community values gathered during the first engagement round: working across the City to form community and resilience to climate impacts, developing regional connections to support regional resilience, supporting vulnerable populations, and safeguarding natural systems.

Below is a list of community values that can help achieve this vision.

Values

Community

Half Moon Bay community members, businesses, and government work together to be resilient and adaptable.

Connection

Half Moon Bay is part of a vibrant coastal community that values partnerships and collaboration with other government entities, businesses, and organizations.

Equity

Half Moon Bay supports and protects the most vulnerable community members.

Nature

Half Moon Bay residents cherish the local natural resources, and work to protect these benefits while safeguarding access for all.

Figure 7. Project values including community, connection, equity, and nature

Goals

The first round of community engagement resulted in the following project goals (see Figure 8). City staff and subsequent engagement activities vetted and confirmed the initial goals. These goals reflect the community's focus for adaptation and serve as the organizing structure for the Plan and strategies. By grounding the Plan in community goals, strategies and actions are more closely aligned to community values and can be more effectively supported and implemented. Each goal serves a distinct community need and has specific City departments associated with action implementation (see Chapter 6). With this approach, each department or community audience can reference this document and use it to help guide future efforts and work priorities.

Project Goals

Ensure a Healthy, Resilient, and Self-sufficient Community
Foster community self-sufficiency by building resilience, health, and safety and ensuring consistent access to energy, water, communications and other critical resources.

Foster a Thriving and Accessible Coastline and Open Space
Ensure that community members can access and enjoy the City's cliffs, beaches, natural resources, parks, and open space today and in the future.

Protect the City through Increased Resilient Infrastructure
Mitigate hazard exposure to safeguard essential infrastructure from extreme weather events and climate impacts.

Build and Sustain the City's Capacity for Resilience
Update internal processes, allocate funding, and forge strong partnerships to enable the City to implement climate adaptation efforts.

Support and Increase Economic Sustainability
Support a robust local business environment that contributes to economic prosperity while adapting to the impacts of climate change.

Figure 8. Project goals developed in conjunction with City staff and the community

5

Vulnerability Assessment

5. Vulnerability Assessment

Overview

The City of Half Moon Bay faces a range of climate-related hazards, including wildfire, coastal and fluvial flooding, landslides, coastal erosion, storm wave flooding, and increased extreme heat events. These hazards can lead to cascading impacts that disrupt infrastructure, businesses, services, and quality of life, potentially causing long-term or even permanent changes.

Climate change hazards interact with the community's preexisting conditions to determine the level of vulnerability for specific assets, services, or population groups. These conditions include sensitivities such as aging stormwater infrastructure, a shortage of affordable housing, and the community's adaptive capacity. Adaptive capacity varies based on factors like civic engagement, legal or political challenges, and staffing or funding limitations.

This chapter assesses exposure to climate hazards in conjunction with sector-specific sensitivities and adaptive capacities, providing a comprehensive overview of the most significant vulnerabilities across the City's social, economic, natural, and built systems.

The most prominent climate change hazards include the following:

- **Wildfire and extreme heat**, which could directly impact homes, businesses, and infrastructure and have indirect impacts on a wide range of systems, including human health.
- **Drought** conditions are projected to rise, impacting ecosystems, water resources, and the local economy.
- **Emergent groundwater** which could be problematic in low-lying areas such as around the mouth of Pilarcitos Creek (Barnard et. al. 2018 and Befus et. al. 2020).
- **Stormwater and fluvial flooding** events could increase, leading to disruptions and damage in low-lying areas.
- **Coastal erosion and sea level rise** could threaten homes, roads, recreation areas, and utilities along the shoreline (Barnard et. al. 2018).
- **High winds and other secondary impacts** such as tree fall could lead to disruptions to power distribution systems and other utilities.
- **Debris flow and landslides** could increase due to more intense precipitation and other cascading impacts. The hazard will be highest on steep slopes and creekbanks.
- **Decreased coastal fog** could have impacts on agriculture and coastal habitat areas, especially redwood forests (Johnstone and Dawson, 2009 and O'Brien et al. 2013)[f].

Sensitivities and adaptive capacities are characterized by:

- **High cost of living** impacts the potential adaptive capacity of the community, and especially socially vulnerable populations, including seniors, low-income residents, agricultural workers, and unhoused individuals. Socially vulnerable populations who are exposed to multiple hazards might not be supported by social systems and often lack adaptive capacity.
- **Aging and undersized stormwater systems**, particularly in older neighborhoods, and even newer neighborhoods that may have deferred maintenance.
- **Limited redundancy** in utility services that are prone to closure from landslides, flooding, and wind.

[f] The future of coastal fog under climate change remains uncertain and a topic of continued research, however, researches at USGS have found a 33% reduction in terrestrial fog frequency since the early 20th century, and researchers at eh University of Santa Cruz have projected a 12- 20 percent reduction in coastal fog by 2070.

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- **Confined geographies and limited space** affecting where Highways and other systems can be rerouted.

These intersecting hazards and sensitivities result in the highest vulnerabilities in:

- **The water supply sector**, where the collection, storage, and distribution systems have an extremely high degree of exposure to climate change hazards including wildfire, landslides, and changes in precipitation, and the system is particularly sensitive due to limited redundancy and sensitivity to cascading hazards such as reduced snowpack.
- **Socially vulnerable groups**, who face compounding risks from a wide range of climate impacts and face systemic barriers to recovery.
- **Critical infrastructure and transportation corridors**, which include Highway 92, where damage or disruption can cascade through other systems and services and affect emergency response, communications, and economic stability.

Overall, vulnerability in Half Moon Bay is driven not just by exposure to climate hazards, but by the ways in which preexisting conditions—like outdated infrastructure, socioeconomic disparities, and geographic constraints—amplify risk and reduce resilience. In the following vulnerability assessment, a narrative with supporting tables and maps outlines the vulnerabilities to the City. In the subsequent chapter (Chapter 6. Adaptation Strategies), the vulnerabilities detailed here are used to inform a suite of adaptation strategies.

Vulnerability Assessment Introduction

Half Moon Bay is already experiencing the effects of climate change, and these impacts are expected to intensify in the coming decades. Rising temperatures, prolonged droughts, increased wildfire risk, coastal erosion, flooding, and sea level rise threaten the City's residents, infrastructure, ecosystems, and economy. These hazards do not act in isolation; rather, they interact through cascading and compounding effects that can overwhelm systems and accelerate damage.

Local and regional infrastructure and utilities are critical for community function, and much of these assets and services are highly exposed to climate change and climate hazards, which is compounded by the Coastside's remote and rural nature. As mentioned in the section above, the City's water supply is highly vulnerable to climate change. This sector includes the imported water supply from the Tuolumne Watershed and the regional surface water supply from the local watersheds. Not only will climate change bring greater uncertainty in precipitation on which the water supply depends, but the pumping and conveyance infrastructure, which is located in and traverses rugged terrain, is highly exposed to wildfire, fluvial flood hazards, landslide and earth movement, and a range of cascading impacts including sedimentation and pollution burden. The Coastside County Water District (CCWD) has developed an Urban Water Management Plan (2021) that outlines the goals, strategies, and actions to address these vulnerabilities. CCWD's plan sets a vision for developing adaptive capacity, and the City has an opportunity to find alignment with and partner with this agency to ensure success for this vision.

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Figure 9. Pilarcitos Reservoir, located north of Half Moon Bay within the San Francisco Peninsula watershed, a 23,000-acre protected area managed by the San Francisco Public Utilities Commission (Photo: Coastside Buzz)

Certain areas of the City face elevated risks from climate change hazards due to their geographic location and specific vulnerabilities. Many of the greenhouses are situated in areas prone to wildfires and landslides. Due to the nature of their operations, these businesses are particularly sensitive to changes in temperature and water availability, making them highly vulnerable to climate-related impacts. Half Moon Bay High School is also at risk, not only because of its physical location, but also because of the population it serves, which may be more susceptible to disruption caused by climate events. The former Half Moon Bay landfill, now owned and managed by San Mateo County, is another critical site of concern. Located near the coast at the end of Poplar Street, this 14-acre parcel is exposed to coastal wave action, increasing the risk of coastal erosion. Failure at this site could have serious consequences, potentially exposing humans and wildlife to buried waste and allowing contaminants to reach the Pacific Ocean. There is, however, some adaptive capacity at the landfill site. To address erosion risks, a cap has been constructed to help stabilize the bluff. In 2021, Anchor QEA conducted a comprehensive geotechnical assessment of the site. The evaluation included a range of bluff armoring alternatives and concluded with specific recommendations to further reduce erosion risk (Anchor QEA, 2021).

Figure 10. Former landfill and landfill cap, located at Poplar Beach (source: City of Half Moon Bay)

The sections below outline the hazards facing Half Moon Bay, along with the populations, assets, and services that are most sensitive to those hazards. The assessment highlights that while climate change presents risks citywide, certain sectors—such as water supply, stormwater infrastructure, transportation, and socially vulnerable populations—are particularly exposed due to their location, structural condition, or capacity to withstand trauma.

By identifying the areas of greatest vulnerability, this assessment provides the foundation for strategic planning, investment, and community engagement to reduce risk and build resilience. It is intended to inform not only climate adaptation strategies, but also land use decisions and infrastructure investments that will shape the future health and sustainability of Half Moon Bay. The vulnerability assessment and the problem statements helped support the selection of climate adaptation and resilience goals (outlined previously in Chapter 0), as well as the prioritization of adaptation strategies that can help increase community resilience (Chapter 6).

Methodology

The vulnerability assessment focused on determining the threat of different types of hazards to different systems within the Half Moon Bay community. Vulnerability to climate change hazards is evaluated based on three main criteria: 1) exposure to hazards, 2) population, asset, or service sensitivity to hazards, and 3) the adaptive capacity of the population, asset, or service. The following sections outline the steps taken to perform the vulnerability assessment, including how hazards were characterized, how system-specific sensitivities were identified, and how vulnerability rankings were derived to prioritize areas of greatest concern.

Climate Change Hazards

This Plan utilizes multiple standard data sources to assess and understand climate hazards for Half Moon Bay. To assess a full range of potential vulnerabilities, this Plan considers two standard scenarios[g]:

- A medium emissions scenario where global greenhouse gases peak in 2045 and then decline (also known as RCP 4.5), and
- A high emissions scenario where global emissions continue to rise through the end of the century unabated (also known as RCP 8.5) [h]

Critical data sets and climate hazard considerations for the Vulnerability Assessment include changes in precipitation, increased temperature, and drought stress.[i] These datasets provide a historic baseline from which to consider future conditions out to 2070 to 2099. Climate change scenarios analyzed in this study used localized (or downscaled) data from California's Fourth Climate Change Assessment to identify the ranges in both the magnitude and timing of climate-change-related impacts. These scenarios are used to develop climate stressors that impact relationships for the cascading impacts, problem statements, and hazard rankings. They are applied using professional judgment based on available data sources and climate planning practices as outlined in the 2020 California Adaptation Planning Guide (CalOES 2020). These processes helped account for uncertainty and support conservative planning assumptions when identifying vulnerabilities.

[g] CAP phase 1 covers emissions scenarios in more depth.

[h] The Intergovernmental Panel on Climate Change (IPCC) uses a range of global climate models (GCMs) to project future climate changes and related hazards. These GCMs are based on a range of relative concentration pathways (RCPs) that relate scenarios of development patterns with emission scenarios, and this study has evaluated both RCPs 4.5 and 8.5 to provide a range of future climate change scenarios. Note that the latest Sixth Assessment IPPC report uses CMIP6, which relies on SSPs (Shared Socioeconomic Pathways) rather than RCPs. SSPs encompass broader socioeconomic factors influencing climate change, providing a more holistic view of future scenarios. However, as most prior reports and most of the model data relies on CMIP5, this study has continued to use RCPs to maintain consistency.

[i] These data were sourced from CalAdapt (cal-adapt.org), an online tool that presents historical and modeled projections based on 10 different global climate models that have been localized to 3.7-mile by 3.7-mile grids. These projections are forecasted to the end of the century (2070 to 2099) and are compared to a modeled historical baseline (1961 to 1990).

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Cascading Impacts

Climate hazards do not occur in isolation. Each one can set off a chain of secondary effects that ripple across systems and amplify overall risk. These cascading impacts occur when an initial stressor—such as a prolonged drought coupled with high winds—triggers additional hazards such as wildfire, which then leads to disruptions and impacts such as power outages, degraded air or water quality, or disruption to emergency/essential services. Because different sectors depend on interconnected systems, the same initial hazard may lead to different outcomes depending on where and how it occurs.

The vulnerability assessment considered cascading impacts unique to Half Moon Bay, and these relationships are illustrated in the network diagram in Figure 11, which links primary climate change drivers—increased heat, sea level rise, altered precipitation patterns (represented as the largest nodes)—to specific hazards and secondary impacts they can initiate. These hazards, in turn, have impacts on critical systems such as infrastructure, water supply, ecosystems, human health, and emergency services. Feedback loops can intensify these interactions; for example, wildfire is worsened by high heat and wind, which can further dry vegetation and increase local temperatures, reinforcing fire-prone conditions. This network diagram is an example of using a systems-based approach, which helps identify where risks may compound and where targeted resilience strategies can have the greatest effect. The idea of cascading impacts and interconnectedness is core to this document, and the links between climate stressors and potential impacts informed the development adaptation strategies that have impacts across vulnerabilities.

By way of illustration, certain stressors and hazards will have greater and further-reaching effects with more cascading impacts than others. The relative impact can be seen in Figure 11 as the greater number of linkages associated with wildfire than the number of linkages associated with reduced fog. While both hazards have significant impacts, the threat of wildfire is likely to have a greater impact on Half Moon Bay's systems than reduced fog.

How the chain of events may play out depends on community decisions and the community's ability to mitigate and adapt to climate change. As climate-related natural disasters become more frequent and intense, costs for disaster response and relief are anticipated to increase. This may create a financial burden on the community, which may affect some groups more than others, such as underserved communities and socially vulnerable populations. In addition, a loss of homes and businesses in fire- or flood-prone areas may reduce the City of Half Moon Bay's income from property and sales taxes. Climate change is also anticipated to impact public buildings, critical infrastructure, the transportation network, and community services, which may affect ratepayers directly, as well as impact the quality of service that the community expects. The cost of upkeep, mitigation measures, and recovery post-disaster could have significant impacts on the fiscal health of the City, County, and State. The anticipated financial burden reflects how initiative-taking measures and allocating resources and investment in climate change protection strategies now will function as insurance against the costliest impacts that are projected in this assessment.

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City of Half Moon Bay
Climate Change Vulnerabilities
Cascading Impacts

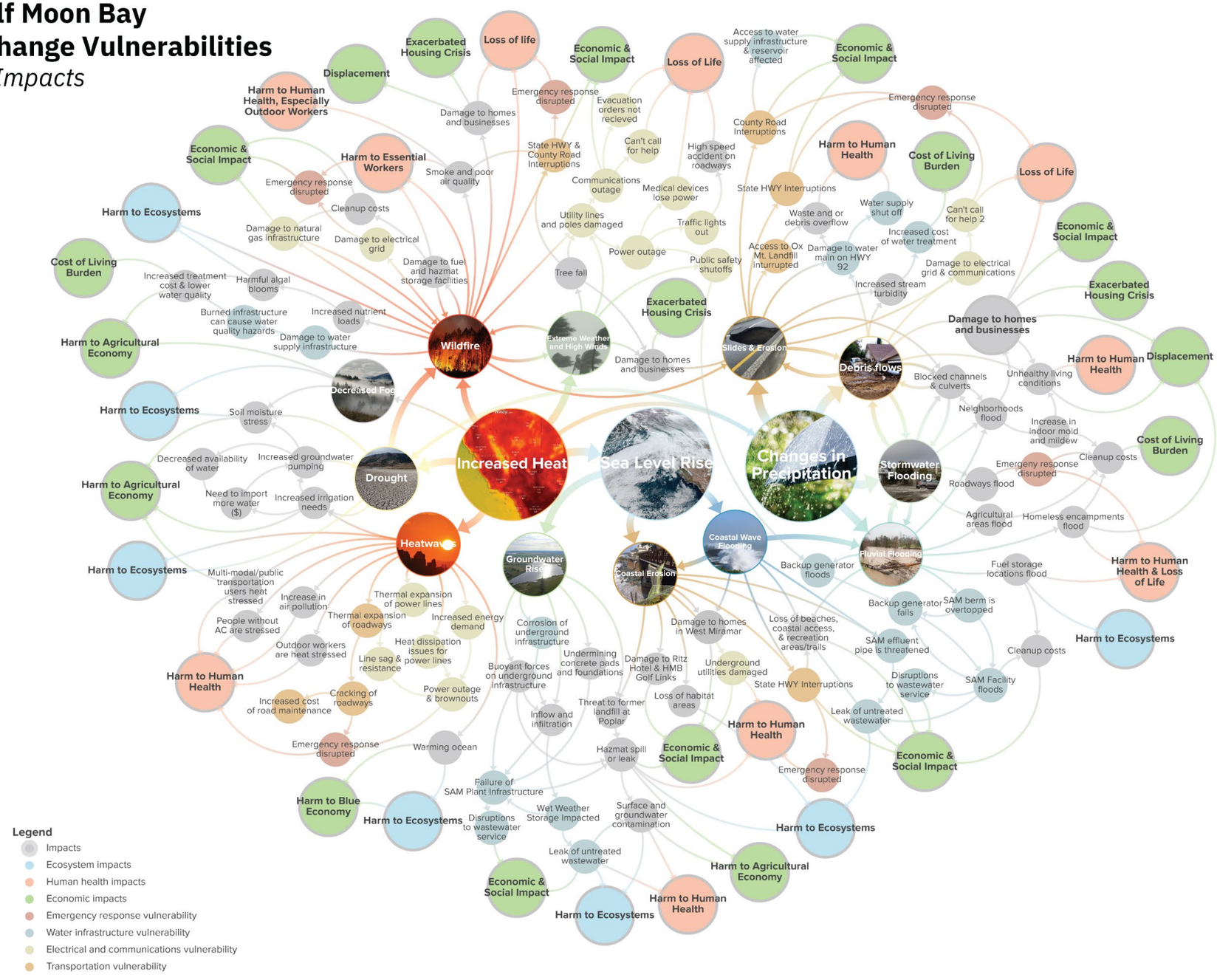

Figure 11. Primary climate change and environmental drivers with their associated cascading impacts that will likely affect social, economic, and life-sustaining systems.

Hazards Considered

The hazards evaluated in this vulnerability assessment reflect the wide-ranging consequences of shifting environmental stressors and are depicted as secondary nodes in Figure 11 (see the medium-sized circles, e.g. Drought, Stormwater Flooding etc.). As summarized in Table 1, these hazards are grouped into three categories: Rising Temperatures and Changes in Precipitation (e.g., extreme heat, drought, wildfire, fluvial flooding); Sea Level Rise and Coastal Hazards (e.g., coastal wave flooding, cliff and dune erosion); and Escalating Climate Stressors and Secondary Effects (e.g., high-intensity winds, declining ocean health, and other systemic disruptions).

Table 1. Climate Change Hazards and Data Sets Evaluated in the Vulnerability Assessment (Data sets are noted in parentheses).

Rising Temperatures and Changes in Precipitation

- Increased Agricultural and Ecological **Drought** *(CalAdapt)*
- Increased **Extreme Heat** *(CalAdapt)*
- Increased **Fire Weather** and **Wildfire** Threat *(CalAdapt and CAL FIRE)*
- **Stormwater Flooding** and **Fluvial Flooding** (*FEMA and Other Studies)*
- Increase in **Landslides**, **Debris Flow**, and **Terrestrial Erosion** *(CGS)*

Sea Level Rise and Coastal Hazards

- Increase in **Coastal Wave Flooding** *(USGS, FEMA)*
- Increase in **Coastal Erosion,** both **Dune** and **Cliff** *(USGS, Pacific Institute, and Integral Consulting's Miramontes Point Study)*
- **Emerging Groundwater** and **Saltwater Intrusion** (USGS)

Escalating Climate Stressors and Secondary Effects

- **Decreased fog** (*USGS Pacific Coastal Fog Project*)
- Increase in **High Intensity Winds** and **Extreme Weather**
- Reduced **Air Quality** and Increase in **Smoke**
- Reduced **Ocean Health** including Warming, Acidity, Changes in Upwelling, and Increased Contamination
- Increased **Pollution Burden** including **Contaminants** and **Silt**
- Changes to **Biodiversity**, **Ecosystems** and an **Increase in Pests**

Sector Descriptions and Data Sources

Hazards were assessed for Half Moon Bay's social, economic, natural, and built systems, which were organized into community sectors. Community sectors comprised different elements such as key populations, assets, and services. Some of these elements have management structures such as City of Half Moon Bay, the County of San Mateo, the State of California, PG&E, or the CCWD, and when applicable, those entities are noted in the vulnerability assessment tables (Tables 2–8).

In conversation with City staff, the community sectors included sensitive populations; sensitive structures; areas of natural, cultural, economic and social importance; and key infrastructure systems and critical public services. These sectors are detailed below.

Socially vulnerable populations include sensitive community groups and rely on data collected by the American Community Survey (ACS).These populations were mapped by neighborhood and indicate areas with a higher percentage of Fixed Income, Low Income, Renters, Linguistically Isolated, Small Business Owners, Service

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Industry Workers, Agricultural Workers, Children (under 5), Seniors (65+), Unhoused or Housing Insecure, Climate Refuges, Disabled, Low Resourced People of Color, Visitors, Residents of Mobile Home Parks, Unemployed, and Persons without High School Diplomas.

Homes and businesses include most structures in the City, with building footprints sourced from Microsoft Building Footprints in 2024. These were organized by place, with neighborhoods grouped by North Coastal, North Inland, North Central Coastal, North Central Inland, South Central Coastal, Downtown and 92 Corridor, South Coastal, and South Inland.

Transportation includes state roads, local roads, and public transportation. Transportation data were sourced from OpenStreetMap and the County of San Mateo. This sector does not include active transportation infrastructure such as the California Coastal Trail; this asset has been included in the 'Parks, beaches, and open space' sector analysis.

Parks, beaches, and open space include all natural and managed parks and open space areas, including active recreation trails. Open space data were sourced from the California Protected Areas Database. These include the following:

- **Natural assets**: California state beaches and campgrounds.
- **Active transportation and recreation**: California Coastal Trail, East Side Parallel Trail and Naomi Patridge Trail.
- **City parks and other recreation facilities**: John L. Carter Memorial Park, Kitty Fernandez Park, Frenchmans Creek Park, Ocean View Park, Smith Field, Oak Avenue Park, Mac Dutra Park, Main Street Park Playground, Moonridge Playground, Skate Park, and Kehoe Park.
- **City beaches**: Cañada Verde/Manhattan Beach, Redondo Beach, Poplar Beach, Surfers Beach.

Economy, business sector, workforce includes the tourist economy, agricultural economy, blue economy/ocean economy, construction workforce, office and institutional workforce, transportation workforce, and service workforce. Due to the highly distributed nature of the businesses and the workforce, this category was not mapped.

Utilities and public services include the critical public services upon which the community depends. These services were further subdivided between regional and local public services. Due to the locational sensitivity of these assets, they were not mapped in the assessment.

Regional utilities and services include the following:

- **Energy**: Lines and substation, managed by PG&E.
- **Communications and internet**: Lines, towers, and underground utilities, managed by AT&T, Verizon, and others.
- **Wastewater**: Treatment plant, lines, tanks, pumps stations, outfall, managed by SAM, City of Half Moon Bay, the Granada Community Services District, and Montara Sanitary District.
- **Water supply**: Regional and local water supply, lines, pump stations, storage tanks, managed by the CCWD and SFPUD.
- **Emergency response**: Fire and police services, managed by the San Mateo County Sheriff's Office and the Coastside Fire Protection District.

Locally Managed Infrastructure and Facilities include the stormwater drainage system, outfalls, the corporate yard, schools, and other public buildings.

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Assessment Method

Vulnerability to climate change hazards was evaluated using a vulnerability score, which encompasses a hazard ranking as well as the sensitivity and the current adaptive capacity of a population, asset, or service. A figure illustrating this relationship is provided in Figure 12.

Hazard Ranking

The hazard ranking reflects how much a specific threat—like flooding or heat—might affect different parts of the community. The ranking is based on two main ideas: how likely the hazard is now and, in the future (**timing**), and how widespread or intense the impact could be (**exposure**). Timing came from future climate projections described in CalAdapt and from the Phase 1 CAP, and exposure was informed through evaluation of spatially explicit hazard zones and evaluation of the Cascading Impacts network diagram (Figure 11). Every sector has specific elements with varying hazard timings and exposures, and these were quantified using a simple high, medium, or low scale, where:

- **Low** signifies that community members may not notice much change, or the damage and interruptions may be minor. Generally, this included hazards that are expected to be less severe in the near- to mid-term (out to 2050).
- **Medium** signifies noticeable impacts to the community with corresponding impact to the quality of life. Damage, service interruptions, and other impacts are expected.
- **High** signifies that the well-being of the community declines significantly, and buildings, infrastructure, and services will not function as intended or meet community demand. These hazards are also associated with a severe risk of injury or death to people or of significant or total ecosystem loss. Generally, this includes hazards that are expected to be more severe in the near-to mid-term (out to 2050).

For each hazard category (rising temperatures and changes in precipitation, sea level rise and coastal hazards, escalating climate stressors and secondary effects), individual hazards were cumulated to create a category hazard ranking. These rankings were then weighted and cumulated to create the overall hazard rankings.

Sensitivity

Sensitivity is the degree to which the sector element would be affected by exposure to a hazard. It is informed by preexisting conditions, which might increase the level of sensitivity. There are many ways sensitivity can be defined for each sector element, depending on whether the sector element is a population, an asset, or a service. In general, a sector element that is highly sensitive may lose its primary function or experience severe disruptions if exposed to any degree of hazard. If a sector element will lose only part of its function, it is considered moderately sensitive, and if a sector element can maintain its primary function(s) during exposure, it is defined as low sensitivity.

Current Adaptive Capacity

Current adaptive capacity refers to the sector element's ability to function during or recover quickly from any temporary impact (either with no or very little intervention), as well as its ability to adapt to potential impacts or changes resulting from climate hazards. An example of high adaptive capacity would be a facility with backup generators, emergency plans, or an ability to move its primary functions to less hazardous locations. A sector element with a low adaptive capacity would be one that does not have any plans in place, or is unable to maintain or quickly restore operations or functionality following hazard impacts. Barriers that affect adaptive capacity include costs or other resource constraints, lack of available space for relocation, restricted access to technological and other resources, lack of support from decision-makers, and limited access to alternatives that meet the same level of service.

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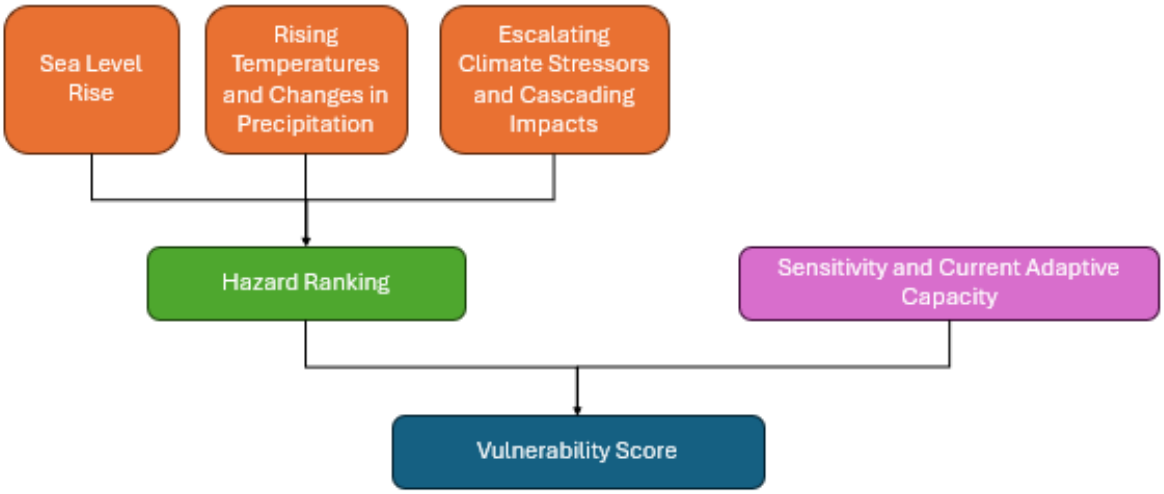

Figure 12. Factors considered in the vulnerability assessment

The vulnerability score is made up of the hazard ranking, sensitivity capacity score, and adaptive capacity score for each sector element. The vulnerability score represents the degree of urgency associated with the level of climate change risk for each element. For example, consider unhoused or housing-insecure individuals (see the first row of Table 2 on pg. 3737), a subgroup within the socially vulnerable populations. This group faces very high exposure to hazards related to rising temperatures and changes in precipitation, and high exposure to escalating climate stressors and cascading impacts. However, because unhoused individuals do not have fixed housing locations, their general exposure to sea level rise hazards is low. These factors together result in a high overall hazard ranking. Due to this population's limited resources, higher rates of chronic health conditions, and other societal barriers, this population also has low adaptive capacity and high sensitivity, leading to a very high sensitivity ranking. When combined, these elements result in a very high overall vulnerability.

Data Limitations and Disclaimer

There are inherent limitations and uncertainties in the vulnerability assessment analysis that stem from gaps in the data, as well as difficulties in summarizing complex systems. One example of a data gap can be found in the ACS from the U.S. Census Bureau, which often overlooks certain segments of the community (e.g., homeless populations, undocumented immigrants). The spatial aggregation method at the census block group level may hide small population groups or localized differences in populations within the block group.[j] In addition, the hazards data may have gaps or significant uncertainty when projecting changes in future time horizons. For instance, the Federal Emergency Management Agency (FEMA) 100-year flood zone was not available for some portions of Pilarcitos Creek and was supplemented with model data from separate studies. The California Department of Forestry and Fire Protection (CAL FIRE) Fire Hazard Severity Zones also have significant uncertainty, as the zones are based on existing vegetation, land use, fire history, and terrain, but cannot account for the wide range of potential future states, and uncertainties extend to natural system responses that are difficult to project with confidence. For instance, potential shifts in coastal fog patterns, groundwater behavior, and vegetation dynamics may significantly influence local ecosystems and long-term climate impacts but remain only partially understood due to limited localized data and monitoring.

[j] This is partly done because of the ACS sample sizes, i.e. it wouldn't be reliable at lower scales even if it were available.

Results

The results of the vulnerability assessment are divided into two sections. The first consists of a vulnerability assessment narrative and tables, and the second section consists of maps.

Sector Narratives and Vulnerability Tables

Socially Vulnerable Populations

Socially vulnerable groups in Half Moon Bay include, but are not limited to, seniors, children, mobile home residents, individuals with health sensitivities or mobility limitations, racially marginalized groups, individuals facing language isolation, and low-income community members. These populations are presented first in the sectoral vulnerability assessment to emphasize their importance. Unlike community assets and services, where physical damage and losses from climate hazards can often be quantified and repaired, harm to people is not easily monetized. While structures and utilities support quality of life, they can be rebuilt or restored. For socially vulnerable groups, the consequences of hazard exposure can be lasting, compounding, and far-reaching.

Almost all socially vulnerable groups (except for tourists) received very high vulnerability rankings due to the combination of high exposure and sensitivity. The reason tourists did not have this high vulnerability is due to their very low sensitivity (i.e., they are only visiting Half Moon Bay and can more easily leave or avoid traveling to Half Moon Bay during a climate hazard, and also do not have their homes or businesses located in Half Moon Bay).

Hazard Ranking

Among all climate-related hazards, extreme heat, wildfire, and air quality degradation pose the greatest threats to socially vulnerable groups due to their widespread exposure and increasing timing (likelihood and frequency of occurrence). These hazards are already affecting the region and are projected to worsen with climate change. Socially vulnerable groups are often exposed to these hazards at higher rates because of where they live or work. For example, Half Moon Bay has a substantial number of outdoor workers, many in agriculture, who are already being exposed to higher temperatures and poor air quality with limited current adaptive capacity.

During the July 2023 heat wave in California, agricultural workers experienced increased risks of heat-related illnesses and reduced work hours. While this event was less severe along the Coastside, in inland communities, the severity of the heat prompted the issuance of a high-heat hazard alert. In response, the Biden administration called on the Occupational Safety and Health Administration (OSHA) to develop a federal heat safety standard to protect outdoor workers (U.S. Department of Labor 2024).

Sensitivity and Current Adaptive Capacity

Socially vulnerable populations are highly **sensitive** to climate hazards because of preexisting social, economic, and health conditions. Sensitivity varies depending on whether the population is defined by age, income, health, housing, or other factors:

- **Age** is one of the most acute drivers of sensitivity. Half Moon Bay's population has aged significantly over the past three decades. Between 1990 and 2017, the proportion of children (ages 0–17) declined from 24.1% to 18.8%, while adults aged 65 and older increased from 9.6% to nearly 21% (City of Half Moon Bay 2021). This aging trend matters because older adults are more vulnerable to health impacts from heat and wildfire smoke, particularly those with preexisting respiratory or cardiovascular conditions.
- **Health conditions** such as asthma or cardiovascular disease increase sensitivity, especially for outdoor workers who are chronically exposed to poor air quality and high heat.
- **Occupational exposure** compounds sensitivity. Agricultural workers, already exposed to extreme outdoor conditions, often live in housing that lacks insulation or structural protection from the elements. The October 2020 heat wave in Half Moon Bay revealed how these vulnerabilities translate into real impact– reduced work hours, greater illness risk, and amplified public concern.

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- **Housing insecurity** also amplifies sensitivity. Homeless populations often reside in exposed areas—under bridges, along creeks, or near wildland-urban interfaces—where hazard exposure is highest. For example, during the January 2023 flooding of Pilarcitos Creek, an encampment near Strawflower Plaza was inundated, putting residents at risk and posing secondary threats to water quality, ecosystems, and public health. Debris from the site was washed downstream, a stark visual of how vulnerability and hazard exposure intersect (Figure 13).

Figure 13. Debris from a homeless encampment that has been washed downriver along Pilarcitos Creek (source: Integral Consulting)

- **Mobile home parks** are particularly sensitive due to their structural characteristics. Cañada Cove Mobile Home Park, the largest in the City, is located at the southern end of town and houses a significant number of highly-sensitive residents. Mobile homes may be less resilient to flooding, high winds, and heat due to construction materials, lack of insulation, and limited ability to be retrofitted or reinforced.
- **Limited affordable housing** options, which force people into higher-risk locations or substandard structures.
- **Limited public transportation** and mobility barriers, especially for seniors or those with disabilities.
- **High cost of living** in coastal communities, which limits financial flexibility during emergencies.
- **Language isolation**, which can prevent residents from receiving or acting on emergency communications.
- **Racial inequities** and **historical disenfranchisement**, which affect access to public services, trust in government, and representation in planning decisions.
- **Limited access to health insurance** and **high cost of utilities**, which create financial stress during and after hazard events.
- **Homelessness** is a particularly stark example of low adaptive capacity. When disaster strikes, those without housing have limited ability to find safe shelter or relocate. Discrimination or stigma may further reduce access to public recovery resources. During floods, encampments are not only physically threatened but also excluded from most emergency response systems.

Geographic Distribution of Vulnerability

While socially vulnerable populations live throughout Half Moon Bay, certain areas are disproportionately affected, as illustrated in Table 2. Spatial analysis using data from the San Francisco Bay Conservation and Development Commission (BCDC), based on the U.S. Census ACS, identifies the area south of Kelly Avenue to Main Street and Highway 1—roughly downtown—as having the highest concentration of underserved residents (Figure 32). These include individuals who are very low-income, disabled, elderly, or living alone. Although this area is relatively close to public services such as the Half Moon Bay Library, the Ted Adcock Community Center, schools, and San Mateo County health offices, proximity does not guarantee access, especially when linguistic, financial, or cultural barriers are present.

Some vulnerable communities are not well-captured in this data. For example, mobile home parks can contain a large share of residents with heightened exposure and limited options for recovery. Because the U.S. Census does not always clearly reflect conditions in manufactured housing communities, targeted outreach and tailored resilience planning are essential for these groups.

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Table 2. Vulnerability assessment for **Socially Vulnerable Populations**. Each row is a sector element. The weighted hazard ranking is a combined score of the timing and exposure for hazards in three hazard categories (sea level rise, rising temperatures and changes in precipitation, and escalating climate stressors and cascading impacts). The sensitivity ranking takes into account any preexisting conditions and the current adaptive capacity of each sector element. The vulnerability ranking is a combination of the sensitivity and weighted hazard ranking. Results are given one of five possible rankings: very low, low, moderate, high, or very high.

Socially Vulnerable Populations	*Sea Level Rise Ranking*	*Rising Temperatures and Changes in Precipitation Ranking*	*Escalating Climate Stressors and Cascading Impacts Ranking*	**Weighted Hazard Ranking**	**Sensitivity Ranking**	**Vulnerability Ranking**
Unhoused or Housing Insecure	Low	Very High	High	High	Very High	Very High
Agricultural Workers	Low	High	High	High	Very High	Very High
Disabled	Low	High	Moderate	High	Very High	Very High
Seniors (65+)	Low	Moderate	Moderate	High	Very High	Very High
Children (under 5)	Low	Moderate	Moderate	High	Very High	Very High
Residents of Mobile Home Parks	Low	High	Low	High	High	High
Low Resources People of Color	Low	High	Low	Moderate	High	High
Low Income	Low	Moderate	Low	Moderate	High	High
Fixed Income	Low	Moderate	Low	Moderate	High	High
Linguistically Isolated	Low	Moderate	Low	Moderate	High	High
Unemployed	Low	Moderate	Low	Moderate	High	High
Renters	Low	High	Low	Moderate	High	High
Climate Refugees[k]	Low	Low	Low	Low	High	Moderate
Service Industry Workers	Moderate	Moderate	Low	Moderate	Moderate	Moderate
Persons without HS Degree	Low	Moderate	Low	Moderate	Moderate	Moderate
Small Business Owners	Low	Moderate	Low	Moderate	Low	Moderate
Visitors	Moderate	Moderate	Low	Moderate	Very Low	Low

[k] Climate refugees are defined as people escaping inland areas during the summer months

Homes, Businesses and Neighborhood Areas

The homes, businesses, and other structures of Half Moon Bay are highly vulnerable to a range of climate-related hazards, including wildfire, riverine and stormwater flooding, landslides, coastal erosion, and extreme wind events. Older structures, rental units, and areas with older and undersized infrastructure were identified as the most imminent sensitivities. Adaptive capacity is related to a variety of factors, including the availability of insurance, ownership status of the structure, permitting, and building code compliance. Assessing these risks and fully understanding existing adaptive capacity is essential for guiding land use decisions, updating building codes, and prioritizing capital improvement planning.

CAL FIRE's 2025 Fire Hazard Severity Zone (FHSZ) update shows several neighborhoods previously considered lower hazard are now classified in higher hazard categories. Areas of highest hazard, once limited to the Highway 92 Corridor and the north inland area, now extend across more of the eastern half of the city along Highway 1, with the south coastal area newly designated as a moderate fire hazard.

These designations reflect fire hazard, the long-term physical conditions that influence wildfire behavior over a 30 to 50-year period, not risk, which accounts for existing development and mitigation measures (CAL FIRE and OSFM 2025). The Highway 92 Corridor remains particularly vulnerable due to its inland river valley setting, where steep slopes and dense development increase exposure to wildfire as well as landslides, debris flows, and flooding.

Hazards

Several key hazards pose immediate and growing threats to the built environment in Half Moon Bay:

- **Wildfire** threat is expected to escalate and increase in severity as the climate warms and dry fuels accumulate. Fires can cause direct structural damage, destroy critical infrastructure, and leave communities without power or communication. Exposure is higher in inland neighborhoods east of Highway 1, where nearby vegetation and less defensible space contribute to structural vulnerability. The north, central, and south inland areas, and the downtown and 92 corridor sections of the city are primarily in High and Very High Fire Hazard Severity Zones designated by CAL FIRE (Figure 14).

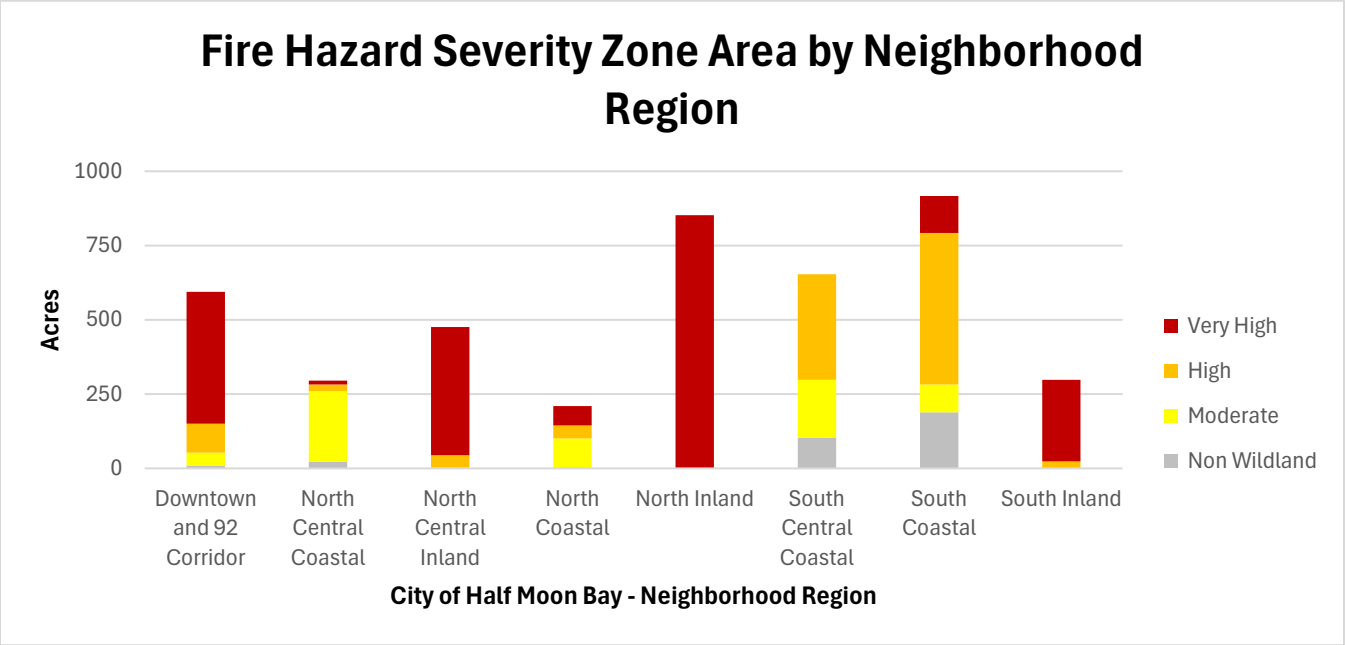

Figure 14. Fire hazard severity zones by neighborhood group, highlight areas of intrinsic, long-term wildfire hazard (not risk) in Half Moon Bay, demonstrating that inland areas east of Highway 1 and the

Downtown/Highway 92 Corridor are categorized as High and Very High Fire Hazard Severity Zones based on underlying vegetation, terrain, and climate patterns.(CAL FIRE and OSFM 2025)

- **Riverine flooding** results from intense rainfall that overwhelms creeks and streams, causing water to overtop banks and flow into developed areas. These floodwaters can carry debris, erode foundations, and cause waterlogging of structural materials, leading to long-term building damage.
- **Stormwater flooding** occurs when local drainage infrastructure is unable to handle high volumes of runoff, especially during back-to-back storms or when culverts and drains are blocked. Flooded streets can limit emergency access, damage homes and vehicles, and shut down businesses. Infrastructure in low-lying areas are especially vulnerable to stormwater flooding, including structures near Pilarcitos Creek, Arroyo Leon, Pullman Waterway, Kehoe Waterway, and Frenchmans Creek. Downtown Half Moon Bay and the commercial corridor near Highway 1, including Strawflower Plaza, which experienced flooding in January 2023, demonstrate existing hazard exposure in these areas. Residential neighborhoods such as Miramar can also experience flooding when drainage ditches are overwhelmed by runoff from the surrounding watershed.
- **Coastal erosion** and **storm surge** are driven by wave action and sea level rise, undermining shoreline infrastructure including roads and buildings. These events may occur episodically during king tides or major storms, but they are projected to increase in frequency and intensity over time with climate change and sea level rise. The loss of protective coastal features can accelerate inland flooding and infrastructure failure. West Miramar**,** where homes are located near eroding bluffs, is particularly vulnerable to coastal hazards, with single-family homes and condominiums potentially being exposed by 2100 or earlier.
- **Extreme wind events** often accompany winter storms and pose risks to buildings, utilities, and transportation systems due to falling trees, which can damage roofs, block roads, and knock out power lines. These events are especially severe in fall and winter when trees still have leaves and are weighed down by precipitation. While local projections of future wind intensity remain uncertain, anecdotal and observed storm impacts suggest that such events are a growing concern for the community. Areas along the Highway 92 corridor and areas with older trees, such as El Granada, have a higher vulnerability and have already been impacted, as seen in Figure 15.

Figure 15. Tree down over a house in El Granada (source: CAL FIRE Santa Cruz Unit)

These various hazards have cascading impacts. For instance, wildfire may be followed by landslides which are exacerbated by the charred landscape and lack of vegetation, flooding and erosion can expose hazardous waste, and power outages from wind or fire can disrupt communication and emergency services. Compound events—such as a flood during a high-wind storm can intensify damage, complicate response, and prolong recovery times.

Sensitivity

The sensitivity of Half Moon Bay's buildings to climate hazards varies across the City and is influenced by location, topography, construction type, and the performance of surrounding infrastructure. Several areas of the City are more exposed due to these factors:

- **Limited drainage capacity** leads to higher stormwater, and flood sensitivity occurs in neighborhoods with limited drainage capacity and other pre-existing conditions. Moonridge, Kehoe, Casa Del Mar, and portions of Kelly Avenue west of downtown often experience surface flooding during heavy rainfall, leading to property damage and access issues, which can be seen in Figure 16 and Figure 17.
- **Older infrastructure** including older roofs, single-pane windows, and insufficient insulation make these structures more vulnerable to wind, heat, and moisture damage. In some cases, electrical systems and power lines are aboveground, increasing exposure to outages and fire risk during storms or wildfires.

Figure 16. Flooding at Oak Avenue Park (source: City of Half Moon Bay)

Figure 17. Flooding off Kelly Avenue (source: City of Half Moon Bay)

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Table 3. Vulnerability assessment for **Homes, Businesses and Neighborhood Areas**. Each row is a sector element. The weighted hazard ranking is a combined score of the timing and exposure for hazards in three hazard categories (sea level rise, rising temperatures and changes in precipitation, and escalating climate stressors and cascading impacts). The sensitivity ranking takes into account any preexisting conditions and the current adaptive capacity of each sector element. The vulnerability ranking is a combination of the sensitivity and weighted hazard ranking. Results are given one of five possible rankings: very low, low, moderate, high, or very high.

Home, Business, or Neighborhood Area	Neighborhood Grouping	*Sea Level Rise Ranking*	*Rising Temperatures and Changes in Precipitation Ranking*	*Escalating Climate Stressors and Cascading Impacts Ranking*	Weighted Hazard Ranking	Sensitivity Ranking	Vulnerability Ranking
92 Corridor	**Downtown and 92 Corridor**	Low	High	Low	Moderate	Very High	Very High
Rocket Farms Greenhouse	**North Inland**	Low	High	Low	High	Moderate	High
Former Landfill Site at Poplar St	**South Central Coastal**	Moderate	Low	Low	Low	High	High
Johnston House	**South Inland**	Low	Low	Low	Low	High	High
Highway 1 and 92 Gas Stations & Businesses	**Downtown and 92 Corridor**	Low	Low	Low	Low	High	High
Heritage Downtown	**Downtown and 92 Corridor**	Low	Low	Low	Low	High	High
West Miramar	**North Coastal**	Very High	Low	Low	Moderate	Moderate	Moderate
Moonridge	**South Inland**	Low	Moderate	Low	Moderate	Moderate	Moderate
Greenhouses	**South Inland**	Low	Moderate	Low	Moderate	Moderate	Moderate
Cypress Cove	**Downtown and 92 Corridor**	Low	Moderate	Low	Moderate	Moderate	Moderate
Strawflower Village Plaza	**North Central Coastal**	Low	Moderate	Low	Moderate	Moderate	Moderate
Hilltop Mobile Home Park	**Downtown and 92 Corridor**	Low	Moderate	Low	Moderate	Moderate	Moderate
North Coast Extension to Harbor	**North Coastal**	Very High	Low	Low	Moderate	Moderate	Moderate
Belleville	**North Central Coastal**	Low	Low	Low	Low	Moderate	Moderate
Canada Cove (Accent Homes)	**South Coastal**	Low	Low	Low	Low	Moderate	Moderate
Casa Del Mar	**North Central Coastal**	Low	Low	Low	Low	Moderate	Moderate
South Downtown and Senior Campus	**Downtown and 92 Corridor**	Low	Low	Low	Low	Moderate	Moderate
North Downtown	**Downtown and 92 Corridor**	Low	Low	Low	Low	Moderate	Moderate
Main Street Park	**Downtown and 92 Corridor**	Low	Low	Low	Low	Moderate	Moderate
Frenchmans Creek Neighborhood	**North Inland**	Low	Moderate	Low	Moderate	Low	Moderate
Upper Roosevelt and Pullman Watersheds	**North Inland**	Low	Moderate	Low	Moderate	Low	Moderate
Sea Haven and Spindrift	**North Central Inland**	Low	Moderate	Low	Moderate	Low	Moderate
Pilarcitos Park	**South Central Coastal**	Low	Moderate	Low	Moderate	Low	Moderate
Glencree Open Space Area	**North Central Coastal**	Low	Moderate	Low	Low	Low	Low
Grandview	**North Central Inland**	Low	Moderate	Low	Low	Low	Low
Beachwood Open Space Area	**North Central Inland**	Low	Moderate	Low	Low	Low	Low
Highland Park and Terrace	**North Central Inland**	Low	Moderate	Low	Low	Low	Low
Half Moon Bay RV Park	**South Coastal**	Low	Low	Low	Low	Low	Low

Home, Business, or Neighborhood Area	Neighborhood Grouping	*Sea Level Rise Ranking*	*Rising Temperatures and Changes in Precipitation Ranking*	*Escalating Climate Stressors and Cascading Impacts Ranking*	**Weighted Hazard Ranking**	**Sensitivity Ranking**	**Vulnerability Ranking**
Wavecrest Open Space and Smith Field Park	**South Coastal**	Low	Low	Low	Low	Low	Low
Ritz-Carlton Hotel	**South Coastal**	Moderate	Low	Low	Low	Low	Low
Alsace Loraine	**South Central Coastal**	Low	Low	Low	Low	Low	Low
Arleta Park	**South Central Coastal**	Low	Low	Low	Low	Low	Low
Half Moon Bay Golf Links	**South Coastal**	Moderate	High	Moderate	Moderate	Very Low	Low
Ocean Colony	**South Coastal**	Low	Low	Low	Low	Low	Low
Oceanview Driving Range	**South Central Coastal**	Low	Low	Low	Low	Very Low	Low

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Transportation

This sector includes all roadways within the City and includes transportation-related infrastructure and public services such as the Caltrans Corporation Yard.[I] Roadways are managed by different entities in the City, with local roads managed by the City's Public Works Department, and state roads including Highways 1 and 92 managed by Caltrans, the California Department of Transportation. While these state-managed roads are critical to the City's transportation network, the City does not have direct control over their maintenance or long-term planning. As such, the focus of City actions in this sector will center on City-owned roads. Additionally, the City can play a key role in coordination, communication, and disaster response planning, particularly where state-managed roads are essential to emergency access and evacuation.

The most vulnerable transportation element is Highway 92, which has a high vulnerability ranking due to its highly sensitive nature, being confined to a narrow river valley and rugged mountain pass.

Hazard Ranking

Among transportation assets, Highway 92 and portions of Highway 1 rank highest in terms of hazard exposure. These regional roads are vulnerable to a combination of coastal and terrestrial hazards, including flooding, cliff erosion, landslides, and high winds. Due to their critical role in regional connectivity, disruptions along these corridors have citywide implications for mobility, public safety, commerce, and access to services.

- **Coastal Flooding**: Highway 1, north of the city near Surfers Beach, is directly exposed to wave overtopping and seasonal flooding during storm events. Overtopping and ponding of seawater can render the road impassable and contribute to long-term deterioration of the roadway.

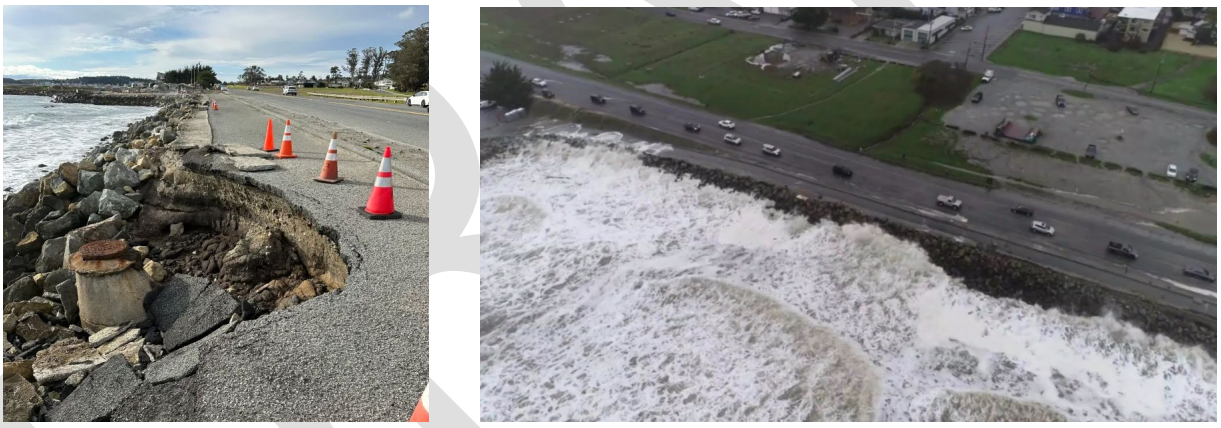

Figure 18. Erosion of the walkway and wave overtopping at Surfers Beach (left), waves crashing and overtopping Surfers Beach (right) (sources: City of Half Moon Bay and jamydonaldson)

- **Cliff Erosion**: Erosion poses an ongoing threat along Highway 1. North of the city, between Montara and the Tom Lantos Tunnel at Devil's Slide, erosion affects long stretches of coastal roadway. South of the city, erosion near Tunitas Creek Beach and Pescadero State Beach has led to emergency mitigation measures, including realignments within the right-of-way and shoreline armoring.

[I] However, the City's Public Works Corps Yard is included in local infrastructure and facilities sector to maintain sector cohesion.

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Figure 19. Slumping and erosion on Highway 1 near Pescadero (source: Coastside Buzz)

- **Flooding**: Highway 92 passes through low-lying areas along Pilarcitos Creek, where creekside flooding threatens both the roadway and nearby homes and tourism-oriented businesses.

Figure 20. Flooding of businesses and Highway 92 (source: Coastside Buzz)

- **High winds**: High wind events along Highway 92 often cause tree falls and downed power lines, prompting lane closures and traffic delays during storms.
- **Landslides and ground movement**: In 2023, a sinkhole developed along Highway 92 due to a Caltrans culvert failure, closing the road in both directions and highlighting the corridor's vulnerability to subsurface failures.

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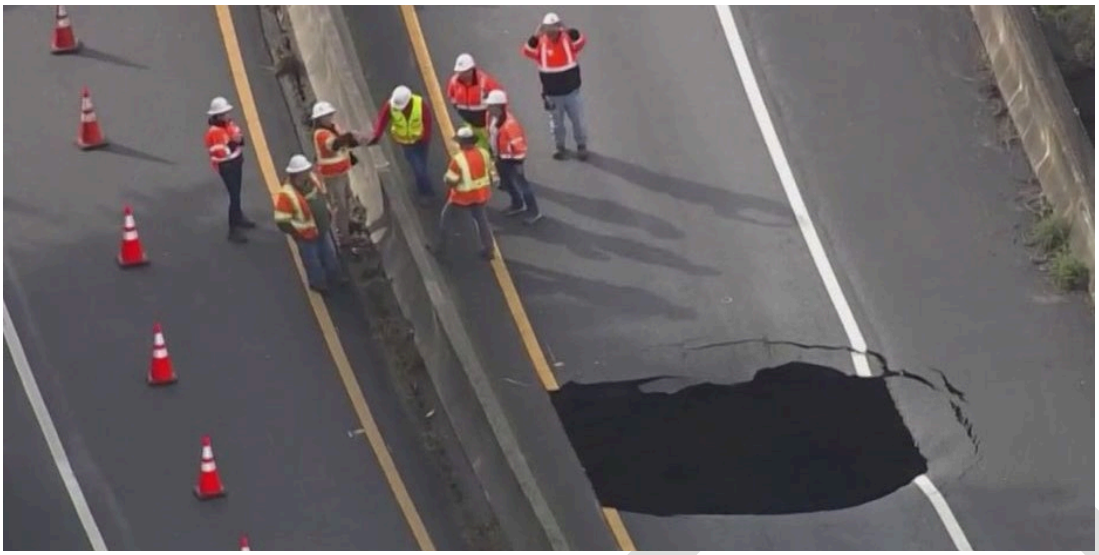

Figure 21. Sinkhole along Highway 92 (Source KTVU Fox)

Alternate east–west routes, such as Highway 84, offer limited redundancy, and were themselves closed for extended periods in 2023 due to landslides, tree fall, and fire risk.

Sensitivity

Sensitivity in the transportation sector is driven by structural and design limitations that make roads more likely to experience damage or prolonged closures when exposed to hazards. Key contributing factors include:

- **Limited structural redundancy**, where few alternate routes exist and detours are long or hazard-prone
- **Aging pavement, drainage systems, and retaining infrastructure**, which is more prone to failure under stress
- **Constrained rights-of-way** that limit realignment and repair options and complicate emergency response
- **Undersized or outdated stormwater systems**, which contribute to roadbed saturation and erosion
- **Critical choke points**, where a single disruption, such as at an intersection, bridge, or tunnel, can block access to or from the wider network

These characteristics increase sensitivity along the following key corridors:

- **Highway 92** regularly experiences closures due to fallen trees, drainage issues, and ground movement/ slope instability. Its steep terrain, narrow roadway, and aging infrastructure leave it prone to long-duration outages, as seen in the 2023 sinkhole event, which closed the road in both directions.
- **Highway 1** is sensitive in confined low-lying areas near the coast and along steep cliffsides. This includes segments near Surfers Beach, Devil's Slide, and Pescadero.
- The **Tom Lantos Tunnel** serves as a critical pinch point. Disruptions here affect the entire regional connectivity north of the city, with few alternative routes available.

These sensitivities amplify the impacts of coastal erosion, flooding, and storm events, often resulting in full closures, and limited access for residents, businesses, and emergency responders.

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Table 4. Vulnerability assessment table for **Transportation** thoroughfares and features at risk. Each row is a sector element. The weighted hazard ranking is a combined score of the timing and exposure for hazards in three hazard categories (sea level rise, rising temperatures and changes in precipitation, and escalating climate stressors and cascading impacts). The sensitivity ranking takes into account any preexisting conditions and the current adaptive capacity of each sector element. The vulnerability ranking is a combination of the sensitivity and weighted hazard ranking. Results are given one of five possible rankings: very low, low, moderate, high, or very high.

Assets and Areas at Risk	**Management Entity(s)**	*Sea Level Rise Ranking*	*Rising Temperatures and Changes in Precipitation Ranking*	*Escalating Climate Stressors and Cascading Impacts Ranking*	**Weighted Hazard Ranking**	**Sensitivity Ranking**	**Vulnerability Ranking**
Highway 92	Caltrans	Low	High	Low	Moderate	Very High	Very High
County Roads	San Mateo County	Moderate	High	Low	High	Moderate	High
Local Roads	City of Half Moon Bay	Moderate	Moderate	Low	Moderate	Moderate	Moderate
Highway 84	Caltrans	Low	High	Low	Moderate	Moderate	Moderate
Highway 1 South	Caltrans	Moderate	Moderate	Low	Moderate	Moderate	Moderate
Highway 1 North	Caltrans	Moderate	Moderate	Low	Moderate	Moderate	Moderate
Highway 1 in City	Caltrans	Moderate	Low	Low	Low	Moderate	Moderate
County Bus Lines	City of Half Moon Bay	Moderate	High	Low	High	Low	Moderate
Half Moon Bay Airport	San Mateo County	Low	Low	Low	Moderate	Low	Moderate
Caltrans Yard	Caltrans	Low	Low	Low	Low	Low	Low

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Parks, Beaches, and Open Space

This sector includes managed parks, open spaces, natural habitat areas, and recreational sites within the City of Half Moon Bay. These areas provide physical and mental health benefits, attract tourism, and support essential ecosystem functions that contribute to the City's overall resilience.

Most parks and open space areas received high hazard rankings for individual hazards; however, due to the higher adaptive capacity of this sector in general, none received very high vulnerability rankings. The locations with high vulnerability rankings were mostly beaches that are threatened by coastal erosion and flooding due to sea level rise and may have limited space to retreat inland due to cliff-backed shorelines.

Total Hazard Ranking

Parks and open spaces are exposed to multiple hazards that affect both ecological integrity and public access:

- **Extreme heat** and **drought** place stress on native vegetation and wildlife, disrupting plant reproduction, animal migration, and habitat conditions. Prolonged drought and hotter temperatures increase the risk of vegetation die-off, reduce soil moisture, and weaken ecological resilience.
- **Wildfire** threatens vegetative cover and habitat continuity.
- **Debris flows** and **landslides** occur on steep slopes and degraded soils, often after wildfire, and can have significant impacts on soils and vegetative cover.
- **Decreasing coastal fog** will have direct impacts on the resilience of coastal redwood trees as fog keeps the trees nourished, the understory and ground moist, and supports the ecosystems that thrive beneath the redwood canopy.
- Increased **drought** will likely lead to dieback and die off in established trees and increase competition for surface soil moisture which will be detrimental for the establishment of young tree seedlings.
- **Coastal and terrestrial erosion** affects access to public lands and infrastructure within them. Roads, trails, and beach access points are increasingly disrupted by erosion and undermining.
- **Storm damage** and **infrastructure failure**, including culvert collapse or slope instability, have already affected recreational access in multiple areas.

These hazards can trigger cascading ecological impacts, such as changes in species abundance, shifts in ecosystem function, and degradation of public space. For instance, extended extreme heat conditions will potentially lead to heat stress on plants and animals, which may lead to disrupted reproductive cycles, changes in migration, and other large-scale shifts in species abundance and distribution. Plants and animals that are adapted to current conditions may see large-scale migrations to more suitable conditions, and plants may experience increased disturbance regimes, which can put pressure on native species.

Sensitivity

Sensitivity in this sector is shaped by the condition of natural systems, the reliance of native species on specific environmental conditions, and the vulnerability of park infrastructure:

- **Native ecosystems**, such as **coastal redwood forests**, are sensitive to declining fog, prolonged and repeated summer drought, and heat stress. Redwoods rely on fog to maintain moisture in the understory and canopy. Reductions in fog and soil moisture, projected under both RCP 4.5 and 8.5, threaten their ability to regenerate and may result in dieback of mature trees and poor establishment of seedlings.
- **Hillsides north and south of Highway 92**, including areas near **Frenchmans Creek** and the **Johnston House** in the southern end of the City,[m] are sensitive to landslides and erosion due to slope instability and post-fire exposure.

[m] A site-specific evaluation of underlying soil and geologic conditions would be needed to understand active landslide areas on site-specific level. This study has relied on data form the California Geological Survey, which was conducted at a regional scale of analysis.

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- **Access infrastructure**—such as roads and trails within parks—is sensitive to erosion and storm damage**.** For example, access to Roosevelt State Beach has been closed due to culvert failure (Figure 22), and the California Coastal Trail near Poplar Beach is threatened by ongoing coastal erosion (Figure 23).

Figure 22. Erosion at Roosevelt State Beach, part of Half Moon Bay State Park (source: City of Half Moon Bay).

Figure 23. Incising erosion at Poplar Bluffs threatening the trail (source: Unsettled Times, YouTube)

- **The complexity and highly interdependent nature of** ecological systems means that climate change can trigger broader disruptions in species distribution, reproduction, and overall ecosystem health.

Together, these sensitivities reduce the resilience of natural and recreational areas, making it more difficult to maintain access, protect biodiversity, and support ecosystem services under escalating climate stress.

Table 5. Vulnerability assessment table for **Parks and Open Areas**. Each row is a sector element. The weighted hazard ranking is a combined score of the timing and exposure for hazards in three hazard categories (sea level rise, rising temperatures and changes in precipitation, and escalating climate stressors and cascading impacts). The sensitivity ranking takes into account any preexisting conditions and the current adaptive capacity of each sector element. The vulnerability ranking is a combination of the sensitivity and weighted hazard ranking. Results are given one of five possible rankings: very low, low, moderate, high, or very high.

Park Area or Trail at Risk	Management Entity(s)	*Sea Level Rise Ranking*	*Rising Temperatures and Changes in Precipitation Ranking*	*Escalating Climate Stressors and Cascading Impacts Ranking*	Weighted Hazard Ranking	Sensitivity Ranking	Vulnerability Ranking
Cañada Verde/Manhattan Beach	City of Half Moon Bay	Very High	Low	Low	Moderate	Moderate	Moderate
Poplar Beach	City of Half Moon Bay	Very High	Low	Low	Moderate	Moderate	Moderate
Surfers Beach	City of Half Moon Bay	Very High	Low	Low	Moderate	Moderate	Moderate
Roosevelt State Beach	CA State Parks	Very High	Moderate	Moderate	High	Low	Moderate
Francis State Beach	CA State Parks	Very High	Moderate	Moderate	High	Low	Moderate
California Coastal Trail	State Coastal Conservancy, City of Half Moon Bay, CA State Parks	High	Moderate	Moderate	High	Low	Moderate
Venice State Beach	CA State Parks	Very High	Moderate	Moderate	High	Low	Moderate
Dunes State Beach	CA State Parks	Very High	Moderate	Moderate	High	Low	Moderate
Frenchmans Creek Park	City of Half Moon Bay	Low	High	Moderate	High	Low	Moderate
Oak Avenue Park	City of Half Moon Bay	Low	High	Moderate	High	Low	Moderate
Sweetwood Campground	CA State Parks	Moderate	Moderate	Low	High	Low	Moderate
John L. Carter Memorial Park	City of Half Moon Bay	Low	Moderate	Moderate	High	Low	Moderate
Moonridge Playground	MidPen	Low	High	Low	High	Low	Moderate
Naomi Patridge Trail	City of Half Moon Bay	Low	Moderate	Low	Moderate	Low	Moderate
Francis Campground	CA State Parks	Moderate	Moderate	Low	Moderate	Low	Moderate
Smith Field	City of Half Moon Bay	Low	Moderate	Moderate	Moderate	Low	Moderate
East Side Parallel Trail	City of Half Moon Bay	Low	Moderate	Low	Moderate	Low	Moderate
Ocean View Park	City of Half Moon Bay	Low	Low	Low	Low	Low	Low
Main Street Park Playground	MidPen	Low	Low	Low	Low	Low	Low
Kehoe Park	City of Half Moon Bay	Low	Low	Low	Low	Low	Low
Kitty Fernandez Park	City of Half Moon Bay	Low	Low	Low	Low	Low	Low
Mac Dutra Park	City of Half Moon Bay	Low	Low	Low	Low	Very Low	Low
Skate Park	City of Half Moon Bay	Low	Low	Low	Low	Very Low	Low

Business Sector and Workforce

Many of Half Moon Bay's residents work outside the City, but the City still has traditional employment areas for local residents including small businesses and agriculture. The economy of Half Moon Bay employs 5,730 people, and the largest industries are professional, scientific, and technical services (1,105 people); educational services (706 people); and retail trade (551 people). The most common workforce groups, by number of people living in the City, are management occupations (1,217 people), office and administrative support occupations (518 people), and sales and related occupations (515 people) (Datause.io 2025).

While not directly listed above, another important sector is the agricultural economy, which remains an important driver of economic and tourist activity for the City and is an important part of the City's character. Half Moon Bay has traditionally been home to a range of growers of beans, pumpkins, and artichokes as well as cut flowers. Climate change pressures aside, this industry has faced a range of challenges including competition from foreign markets, shifting consumer trends, as well as rising land and labor costs (Visithalfmoonbay.org 2025). There are agencies and nonprofits with programs that are committed to supporting growers; farms are still an essential part of the landscape, economy, and community, plus are an important driver of tourist visits to the region.

The business sectors with the highest vulnerability rankings were the agricultural economy, blue/ocean economy, and the construction workforce.

Figure 24. Farm fields just north of Half Moon Bay near the airport (source: City of Half Moon Bay)

Total Hazard Ranking

Climate change poses a range of direct and indirect hazards to Half Moon Bay's economy and workforce. These include:

- **Extreme weather events**—such as flooding, drought, and wildfire—can damage physical business infrastructure, disrupt operations, and break supply chains, especially for businesses that rely on transportation, perishable goods, or seasonal services.
- **Heat waves** pose a risk to **outdoor workers**, particularly in agriculture, landscaping, and construction. Rising temperatures increase the likelihood of **heat-related illnesses and injuries**, reduce work hours, and can degrade productivity.
- **Air quality degradation**, particularly from **wildfire smoke**, can pose health risks to both workers and customers, leading to reduced downtown foot traffic, increased sick days, and service disruptions.

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- **Economic uncertainty**, driven by climate disruption, may lead to **lower investment**, **reduced consumer activity**, and **higher operating costs**, particularly for small businesses with limited flexibility or insurance.

Though many economic effects are outside the scope of this assessment, these hazards represent clear stressors that threaten local commerce and labor conditions.

Sensitivity

Sensitivity in the economic and workforce sector is shaped by several key factors:

- **Outdoor labor reliance**: A significant portion of the workforce, including agricultural, landscaping, and construction workers, are directly exposed to heat and smoke. These workers are more sensitive because of their physical exertion in unshaded environments, potential lack of employer-provided protections, and in some cases, undocumented status that may limit access to medical care or worker protections.
- **Social vulnerability**: Many workers in farm work and low-wage service industries are also part of socially vulnerable populations. This increases sensitivity to health risks, lost wages, and unstable working conditions.
- **Small business fragility**: Many local businesses operate with thin margins and are sensitive to temporary closures and disruptions due to storms, wildfire, or smoke, which can result in permanent losses for businesses with limited financial resources.
- **Economic sector dependence on tourism and seasonality**: The local economy's sensitivity is heightened by its dependence on tourism, which can be disrupted by weather-related closures, road access issues, or negative air quality conditions during peak visitation times.

Together, these factors make both the workforce and business community in Half Moon Bay more vulnerable to the cascading effects of climate change—particularly when climate shocks intersect with existing economic or social stressors.

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Table 6. Vulnerability assessment table for **Businesses and Work Force**. Each row is a sector element. The weighted hazard ranking is a combined score of the timing and exposure for hazards in three hazard categories (sea level rise, rising temperatures and changes in precipitation, and escalating climate stressors and cascading impacts). The sensitivity ranking takes into account any preexisting conditions and the current adaptive capacity of each sector element. The vulnerability ranking is a combination of the sensitivity and weighted hazard ranking. Results are given one of five possible rankings: very low, low, moderate, high, or very high.

Business or Workforce Sector at Risk	*Sea Level Rise Ranking*	*Rising Temperatures and Changes in Precipitation Ranking*	*Escalating Climate Stressors and Cascading Impacts Ranking*	**Weighted Hazard Ranking**	**Sensitivity Ranking**	**Vulnerability Ranking**
Agricultural Economy	Low	Very High	Very High	Very High	High	Very High
Blue Economy / Ocean Economy	High	Moderate	Very High	Very High	High	Very High
Construction Workforce	Low	High	Moderate	High	High	High
Tourist Economy	Moderate	Very High	High	Very High	Low	High
Transportation Workforce	Low	Very High	Moderate	High	Low	Moderate
Service Workforce	Low	Moderate	Low	High	Low	Moderate
Office and Institutional Workforce	Low	Moderate	Low	Moderate	Very Low	Low

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Public Services, Utilities, and Local Infrastructure

Regional utilities and public services include water supply, wastewater, stormwater, communications, gas, and power, as well as the public services such as emergency response (fire, police, and emergency operations). Due to the sensitivity of their locations, these sectors were not mapped, but their vulnerabilities are discussed in this section. The most vulnerable infrastructure are the elements within the stormwater system, mostly due to their highly sensitive nature, as well as elements of the energy system.

Half Moon Bay's infrastructure systems face a range of climate-related hazards, with varying degrees of vulnerability across sectors. Energy and communications are exposed to wildfire, high winds, and landslides, with frequent outages driven by shutoffs, downed lines, and limited grid redundancy. Stormwater infrastructure is challenged by aging systems and undersized drainage networks, making neighborhoods like Downtown and West Miramar prone to localized flooding. Wastewater systems are increasingly at risk from fluvial flooding and groundwater intrusion, particularly around the SAM Wastewater Treatment Plant. Among all systems, the water supply sector faces the highest overall risk due to its high sensitivity and intersecting hazards—including wildfire in watershed areas, landslides along transmission corridors, and vulnerability to erosion, increased evaporation, and groundwater rise. Its reliance on long-distance pipelines heightens the risk of disruption. Ensuring the reliability of this sector is essential to maintaining the City's long-term resilience.

Energy

PG&E is the owner and operator of the electricity distribution system, including the high-voltage transmission lines as well as the local distribution grid. Two main high voltage lines travel to Half Moon Bay, one just north of Highway 92 over the Coast Ranges, and one that traverses along that same range from Pacifica. These lines arrive at the PG&E substation just north of downtown. Natural gas distribution services are also operated by PG&E. While PG&E is responsible for energy delivery, Peninsula Clean Energy is the primary energy retailer, with 97% of electricity users in the City receiving energy from this service.

The electrical grid will play a central role in the City's ability to address climate change. This sector will need to move toward alignment with the state's electrification strategy, while also conducting upgrades to address extreme heat and wildfire vulnerabilities. Electrical system reliability across the City is a critical element to help build adaptive capacity for vulnerable community members, critical facilities, buildings, services, and infrastructure. Currently, outages are common, mostly due to downed trees and/or public safety power shutoffs.

Total Hazard Ranking

Half Moon Bay's energy systems face increasing threats from climate-related hazards:

- **Wildfire and high winds** can damage or ignite overhead transmission lines. These hazards also trigger **public safety power shutoffs**, disrupting energy delivery citywide. PG&E's Enhanced Powerline Safety Settings (EPSS) have improved powerline safety and shutoff response, but have also led to more frequent outages in high-risk areas over the past two years.

Figure 25. Fire along a hillside near a high voltage transmission line (source: Philip Pacheco/AFP via Getty Images)

- **Heat waves** increase sag and reduce the carrying capacity of transmission lines as well as substation transformers. These events also increase peak electrical demands for cooling, heightening the risk of overload and failure.
- **Landslides and flooding**, particularly along the Highway 92 corridor, threaten natural gas pipelines and overhead transmission lines.
- **Sea level rise and coastal erosion** could affect underground utility infrastructure, particularly in low-lying or shoreline-adjacent neighborhoods.

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Sensitivity

The energy system's sensitivity is influenced by aging infrastructure, limited grid redundancy, and the increasing complexity of managing fire-safe operations:

- The **PG&E substation** near downtown plays a critical role in local energy distribution and is sensitive to load stress during high temperatures.
- Overhead **high-voltage transmission lines**, which connect Half Moon Bay to the larger grid via two main corridors over the Coast Range, are vulnerable to tree fall, wildfire damage, earth movements, and weather-triggered shutoffs. These lines lack redundancy and are a single point of failure for much of the City's power.
- **Natural gas infrastructure**, while underground, is sensitive to earth movement from landslides, flooding, and wildfire along key corridors like Highway 92.
- Many **cell towers and internet systems** are co-located with electric infrastructure and can experience cascading outages during power loss.
- The lack of **microgrid infrastructure,** which consists of localized energy systems capable of operating independently from the main power grid, means there are limited backup power options for critical facilities and vulnerable populations during shutoffs.

Communications and the Internet

This sector includes underground and aboveground communications infrastructure, including cell towers. Broadband internet and phone service are provided by a range of private companies including Comcast and AT&T.

Total Hazard Ranking

The City's communications infrastructure is exposed to multiple hazards:

- **High winds and wildfire** threaten overhead communication lines and cell towers, many of which are located on ridgelines and are in fire-prone areas.
- **Coastal flooding and sea level rise** threaten underground lines and at least one cell tower in Princeton Harbor.
- **Power outages** resulting from extreme weather events.
- **Extreme weather** events along Highway 84, the primary communications corridor, have led to weeks-long outages in the past and disrupted cell and broadband services, as most systems rely on the electrical grid.

Sensitivity

Communications infrastructure is sensitive because of its reliance on exposed systems and lack of redundancy:

- **Cell towers** require continuous power and are often located in highly exposed hazard-prone areas, making maintenance and recovery challenging.
- **Overhead transmission line infrastructure** is aging and vulnerable to tree fall and fire, particularly along Highway 84.
- **Underground lines** are vulnerable to groundwater rise, coastal erosion, and saltwater intrusion, particularly in West Miramar.
- A lack of **redundant infrastructure** means outages are more common and often affect large areas.

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Stormwater

The City's stormwater system captures and conveys stormwater from areas within the City to creeks and/or drainage ditches that ultimately lead to the Pacific Ocean. The City Public Works Department conducts various maintenance activities including street sweeping, cleaning catch basins and storm lines, and removing material from drainage channels. Much of this drainage system consists of a network of man-made ditches or swales originally constructed prior to 1948 or by the mid-1950s as roadside or agricultural drainage features. Between the 1960s and 1980, large portions of agricultural lands in the City were developed as low-density residential development.

Total Hazard Ranking

The City's stormwater system faces mounting hazards:

- **Intensifying rainfall** will likely exceed existing system capacity, leading to frequent localized flooding.
- **Debris flows** and landslides triggered by intense rainfall, especially post-wildfire, pose threats to stormwater infrastructure and adjacent utilities.
- **Coastal and creek erosion**, intensified by **stormwater runoff** and **sea level rise**, increases slope instability and can lead to infrastructure loss.

Sensitivity

The stormwater system sensitivity is high due to outdated and undersized infrastructure:

- Much of the system dates back to pre-1950s agricultural drainage networks, and is not designed for urban runoff volumes (City of Half Moon Bay, 2014).
- Capacity deficiencies are present in areas including Casa del Mar (Kehoe Waterway), Roosevelt and Pullman Watercourses (West Miramar), Grandview, Newport Terrace, Magnolia St. in Arleta Park, Kelly Ave, and Mill St. Downtown (City of Half Moon Bay, 2014).
- Blocked culverts and limited maintenance capacity reduce drainage effectiveness, increasing flood risk even during moderate rain events.
- Older outfalls and steeper slopes contribute to localized landslides and streambank failures, especially in areas adjacent to creeks and coastal bluffs.

Figure 26. Localized erosion along the Kehoe Waterway (source: Sewer Authority Mid-Coastside)

Wastewater

The City of Half Moon Bay provides wastewater collection service to areas south of Frenchmans Creek to Cañada Verde Creek. Wastewater from residences, businesses, schools, restaurants, and other buildings is conveyed through sewer mains owned by the City of Half Moon Bay to the SAM Wastewater Treatment Plant. The SAM Wastewater Treatment Plan provides wastewater treatment services to City of Half Moon Bay residents under a Joint Powers Agreement signed in 1976. The Granada Community Services District provides sewer collection service for residents of the City of Half Moon Bay north of Frenchmans Creek.

Total Hazard Ranking

Wastewater infrastructure is exposed to several compounding hazards:

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- **Fluvial flooding**, especially from Pilarcitos Creek, threatens the SAM Wastewater Treatment Plant and adjacent sewer infrastructure.
- **Sea level rise raises groundwater levels**, compounding inundation risk and increasing pressure on SAM's treated effluent outfall systems. Rising waters will also impact the SAM Wastewater Treatment Plant's underground infrastructure.
- **Coastal erosion** may eventually compromise the effluent outfall pipe at the SAM Wastewater Treatment Plant, with long-term consequences for wastewater discharge.

- **Increasing groundwater rise** would raise buoyant pressures on wastewater pipes in low-lying areas and increase the potential for failure. The largest risk for groundwater rise is around the Pilarcitos Creek west of Highway 1 and near the SAM Wastewater Treatment Plant.
- **Higher intensity rainfall events** can lead to greater inflow and infiltration of stormwater into wastewater lines and manholes, increasing pressure on wastewater treatment infrastructure.

Figure 27. Flooding at the SAM Wastewater Treatment Plant (source: Sewer Authority Mid-Coastside)

Sensitivity

Wastewater systems are sensitive because of their proximity to hazard-prone zones and vulnerability to groundwater pressure:

- **Wastewater lines** in Francis Beach Campground and West Miramar are sensitive to erosion and groundwater rise.
- **Inflow and infiltration** during heavy rains place additional strain on treatment capacity, increasing the risk of overflows or service disruption.

Water Supply

Water supply for the City is provided by Coastside County Water District. CCWD has two surface and two subsurface water supply sources. Surface water is sourced from Pilarcitos Lake and the Upper Crystal Springs Reservoir, and groundwater is sourced from the Pilarcitos Well Field and the Denniston Well Field. The first two water sources are owned and operated by the San Francisco Water Department; the latter two are owned and operated by CCWD. The system consists of two water treatment plants, 17 miles of transmission pipeline, 83 miles of distribution pipeline, and several water storage tanks. The water supply for the City is a hotly contested local issue. The 3% annual population growth in Half Moon Bay between 1980 and 2000 put pressure on the City's water supply system (LCLUP 2020).

Figure 28. Crystal Springs Reservoir (source: Sundry Photography)

Total Hazard Ranking

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Climate change will impact both local and regional water supply systems:

- **Wildfire** and **vegetation loss** in local watersheds (e.g., around Pilarcitos Lake) can degrade water quality and increase treatment costs.
- **Snowpack declines** in the Sierra Nevada would put increased pressure on the water supply that is conveyed to Crystal Springs Reservoir, part of the regional system managed by the San Francisco Water Department.
- **Increased evaporation** due to an increased number of hot days will strain the local water budget.
- **Landslides** and **wildfires** along the Highway 92 corridor threaten transmission infrastructure connecting sources to the Nunes Treatment Plant.

Figure 29. Landslide off Cahil Ridge Road headed towards Pilarcitos Lake (source: City of Half Moon Bay)

Sensitivity

The water supply system is sensitive because of its physical vulnerability and long distribution distances:

- Pipelines in steep slopes and fire zones make them sensitive to disruption from landslides and wildfire.
- Local groundwater and surface water sources, such as the Pilarcitos and Denniston Well Fields, may be affected by changing recharge rates or contamination.
- Water infrastructure in low-lying or erosion-prone areas, such as Francis Beach and West Miramar, is exposed to groundwater rise and coastal erosion.
- Increased pressure on water systems during droughts may result in greater reliance on imported water, which is costlier and more energy-intensive.

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Table 7. Vulnerability assessment table for **Regional Public Services and Infrastructure**. Each row is a sector element. The weighted hazard ranking is a combined score of the timing and exposure for hazards in three hazard categories (sea level rise, rising temperatures and changes in precipitation, and escalating climate stressors and cascading impacts). The sensitivity ranking takes into account any preexisting conditions and the current adaptive capacity of each sector element. The vulnerability ranking is a combination of the sensitivity and weighted hazard ranking. Results are given one of five possible rankings: very low, low, moderate, high, or very high.

Asset at Risk	Sector	Management Entity(s)	*Sea Level Rise Ranking*	*Rising Temperatures and Changes in Precipitation Ranking*	*Escalating Climate Stressors and Cascading Impacts Ranking*	**Weighted Hazard Ranking**	**Sensitivity Ranking**	**Vulnerability Ranking**
Imported Water Supply (Tuolumne Watershed)	**Water Supply**	San Francisco Public Utilities Commission	Low	Very High	Moderate	Very High	Very High	Very High
Regional Reservoir Water Supply	**Water Supply**	Coastside County Water District	Low	Very High	Moderate	Very High	Very High	Very High
Transmission Lines	**Energy**	PG&E	Low	Moderate	Low	Moderate	Very High	High
Groundwater Water Supply	**Water Supply**	Coastside County Water District	Low	High	Low	Moderate	Very High	High
Treatment Plant (SAM)	**Wastewater**	Sewer Authority Mid-Coastside	Very High	Moderate	Low	Moderate	Very High	High
Cell & Radio Towers	**Communications and Internet**	T-Mobile, Verizon, etc.	Moderate	Moderate	Low	Moderate	High	High
Communications Lines	**Communications and Internet**	Comcast, AT&T, etc.	Low	Moderate	Low	Moderate	High	High
Substation	**Energy**	PG&E	Low	Low	Low	Low	High	Moderate
Wastewater Storage Tanks	**Wastewater**	Sewer Authority Mid-Coastside	High	Moderate	Low	Moderate	Moderate	Moderate
Water Supply Major Lines	**Water Supply**	Coastside County Water District	Low	Moderate	Low	Moderate	Moderate	Moderate
Water Supply Pump Stations	**Water Supply**	Coastside County Water District	Low	Moderate	Low	Moderate	Moderate	Moderate
Wastewater Pump Stations	**Wastewater**	Sewer Authority Mid-Coastside	Moderate	Moderate	Low	Moderate	Moderate	Moderate
Tanks	**Water Supply**	Coastside County Water District	Low	Moderate	Low	Moderate	Moderate	Moderate
Major Lines	**Wastewater**	Sewer Authority Mid-Coastside	Low	Moderate	Low	Moderate	Moderate	Moderate
Outfall Line	**Wastewater**	Sewer Authority Mid-Coastside	Moderate	Low	Low	Low	Moderate	Moderate
Fire Building and Personnel	**Emergency Response**	Coastside Fire District	Low	Moderate	Low	Moderate	Low	Moderate
Police Building and Personnel	**Emergency Response**	County of San Mateo, City of Half Moon Bay	Low	Moderate	Low	Moderate	Low	Moderate
Underground Utilities (Gas, Fiber, Cable)	**Communications and Internet**	Comcast, AT&T, PG&E	Low	Low	Low	Low	Moderate	Moderate
Emergency Operations Center	**Emergency Response**	City of Half Moon Bay	Low	Low	Low	Low	Low	Low

Table 8. Vulnerability assessment table for **Local Public Services and Infrastructure**. Each row is a sector element. The weighted hazard ranking is a combined score of the timing and exposure for hazards in three hazard categories (sea level rise, rising temperatures and changes in precipitation, and escalating climate stressors and cascading impacts). The sensitivity ranking takes into account any pre-existing conditions and the current adaptive capacity of each sector element. The vulnerability ranking is a combination of the sensitivity and weighted hazard ranking. Results are given a total of five possible rankings from very low, low, moderate, high and very high.

Assets and Areas at Risk	Management Entity(s)	*Sea Level Rise Ranking*	*Rising Temperatures and Changes in Precipitation Ranking*	*Escalating Climate Stressors and Cascading Impacts Ranking*	Weighted Hazard Ranking	Sensitivity Ranking	Vulnerability Ranking
Half Moon Bay High School	School District	Low	Moderate	Low	High	High	High
Sea Crest School	Private	Low	Moderate	Low	High	High	High
Alvin S. Hatch Elementary School, Manuel F. Cunha Intermediate School	School District	Low	Moderate	Low	Moderate	High	High
Public Works Corp Yard	City of Half Moon Bay	Low	Low	Low	Low	Moderate	Moderate
Historic Train Depot	City of Half Moon Bay	Low	Low	Low	Low	Moderate	Moderate
Medical and Care Facilities	Private/ County	Low	Low	Low	Low	Moderate	Moderate
Stormwater Drainage Features (basins)	City of Half Moon Bay	Very High	Moderate	Low	High	Low	Moderate
Waste Management Facilities	Private	Low	High	Low	Moderate	Low	Moderate
Ted Adcock Community Center	City of Half Moon Bay	Low	Low	Low	Low	Moderate	Moderate
Boys and Girls Club	Non-Profit	Low	Low	Low	Low	Moderate	Moderate
Half Moon Bay Library	City of Half Moon Bay	Low	Low	Low	Low	Moderate	Moderate
Stormwater Outfalls	City of Half Moon Bay	High	Low	Low	Moderate	Low	Moderate
Stormwater Channels (above ground)	City of Half Moon Bay	Low	Moderate	Low	Moderate	Low	Moderate
Stormwater Lines (underground)	City of Half Moon Bay	Low	Moderate	Low	Low	Low	Low
Stormwater Culverts	City of Half Moon Bay	Low	Moderate	Low	Low	Low	Low
Seawalls and Revetments	City of Half Moon Bay	High	Low	Low	Low	Low	Low
City Hall	City of Half Moon Bay	Low	Low	Low	Low	Low	Low

Vulnerability Assessment Maps

Each map in this section has a description of how climate change-related hazards may impact the community. For each map, callouts representing acute location-specific climate hazards are noted. Maps use color and shape to organize potential impacts to hazards, where:

- **Diamonds** represent terrestrial and extreme weather hazards and are associated with warmer and wetter winters.
- **Squares** represent ocean-related hazards, both chronic events such as rising tides and emergent groundwater, and extreme events such as coastal wave flooding and are associated with rising sea levels and ocean warming.
- **Circles** represent heat-related weather events and changes in climate and are associated with a hotter and drier summer and fall.

And the colors:

- **Light blue** represents flooding and high-wind hazards associated with winter storm events.
- **Yellow** represents coastal and terrestrial erosion.
- **Orange** represents high heat events.
- **Red** represents the wildfire hazard, which is influenced by a variety of factors including changes in temperature, precipitation, and vegetative and anthropogenic responses. Note, the wildfire hazard icon is only used to represent hazards for general population or asset sector categories, rather than for specific locations.

Depiction of the Study Area

The study area boundary on the maps are represented as a shaded black line, and areas outside the study area boundary have a white opaque tint. See the “Study Areas” section in Chapter 2 for a detailed description of the local study area.

Map Legend

The legend below serves as a reference for each map.

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MAP LEGEND

EXTREME WEATHER

Creek & Storm-water Flooding

Sources: FEMA, Integral Consulting, and City of Half Moon Bay. Representing areas within a 100-year flood.

Debris Flow & Landslides

Sources: California Geological Survey's seismic hazard zones. Representing areas where liquefaction and landslides may occur during a strong earthquake. Based on areas with steep slopes and failure-prone soil types.

High Winds (not mapped)

No hazard zones available. Analysis based on documented high wind hazard locations.

SEA LEVEL RISE

Coastal Wave Flooding

Sources: USGS CoSMoS. Representing 4.9 ft of sea level rise and most probable flooding from a 100-year storm wave event.

Coastal Erosion

Sources: Pacific Institute. Representing cliff and dune erosion under high erosion conditions to 2100 (SLR of 4.6 feet).

Emergent Groundwater (not mapped)

Sources: USGS CoSMoS. Assuming a more permeable water table and influence from 4.9 ft of sea level rise, approximating 2100 projections.

RISING TEMPERATURES

Wildfire

Sources: CAL FIRE Fire Hazard Severity Zones (FHSZ), released February 24, 2025. Areas are distinguished by three fire hazard severities.

- Very High Severity Zone
- High Severity Zone
- Moderate Severity Zone

Only the outer edge of the hazard area is represented on map. The actual area within the hazard area encompasses the area within the delineated areas.

Heatwaves (not mapped)

Sources: Cal-Adapt. Based on California's Fifth Climate Change Assessment projections to 2100.

Drought (not mapped)

Sources: Cal-Adapt. Based on California's Fifth Climate Change Assessment projections to 2100.

Decreased Coastal Fog (not mapped)

Sources: USGS's Pacific Coastal Fog Project projections to 2100.

Impacts on the City of Half Moon Bay

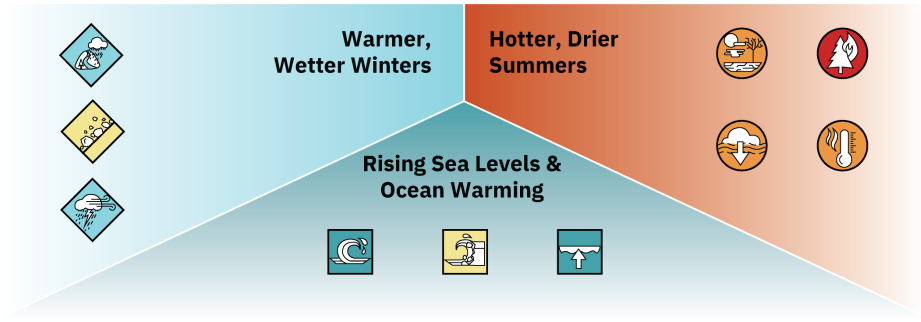

Figure 30. Vulnerability assessment maps legend

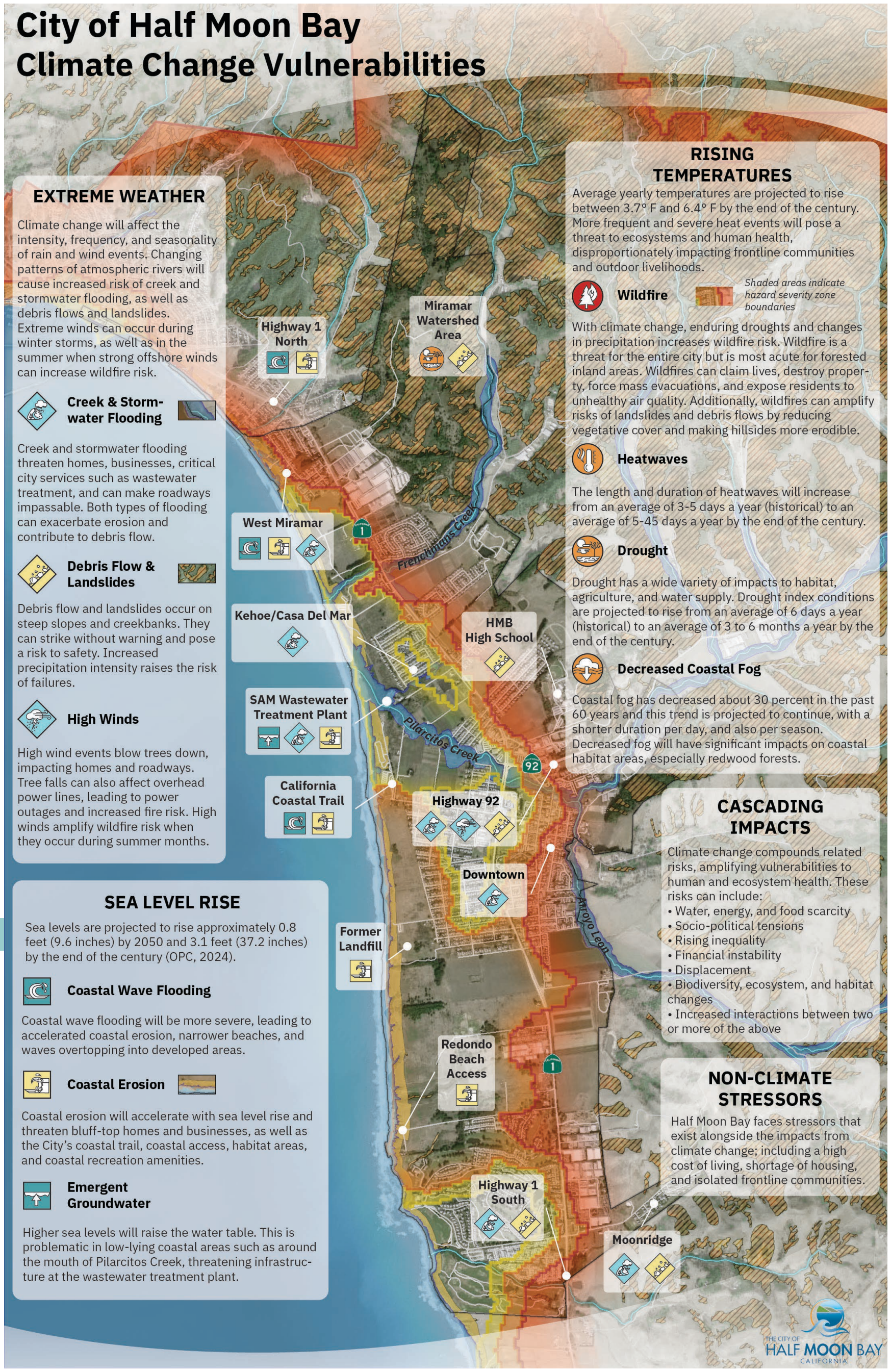

Figure 31. Overview of climate change hazards with a description of potential impacts, and some notable locations of highly sensitive areas to climate change hazards and the hazards of greatest concern for these areas

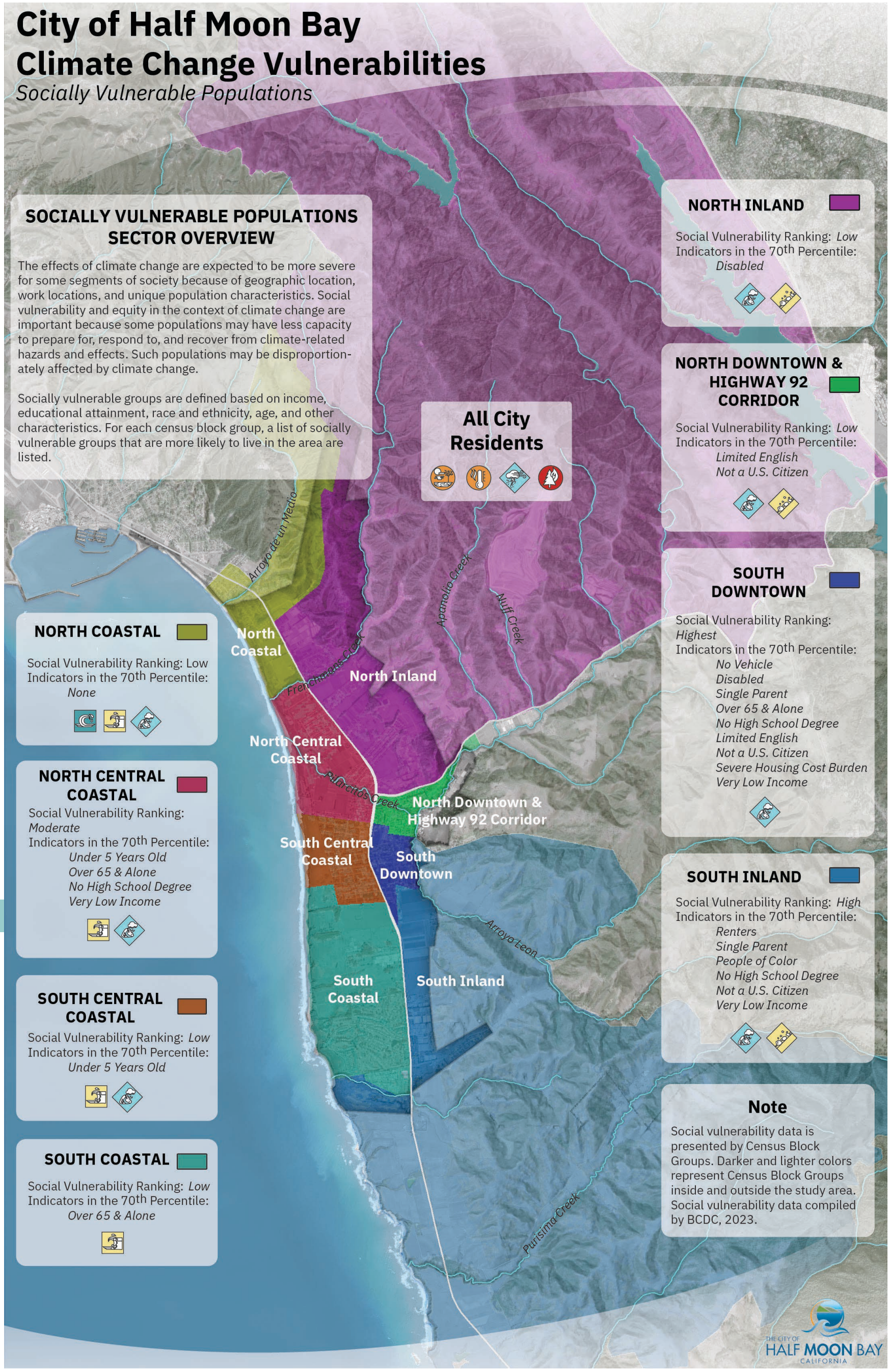

Figure 32. Vulnerabilities to socially vulnerable populations and a list of social vulnerability indicators by neighborhood along with the hazards of greatest concern for these areas.

Figure 33. Vulnerabilities to homes and businesses, and some notable locations of highly sensitive areas to climate change hazards and the hazards of greatest concern for these areas

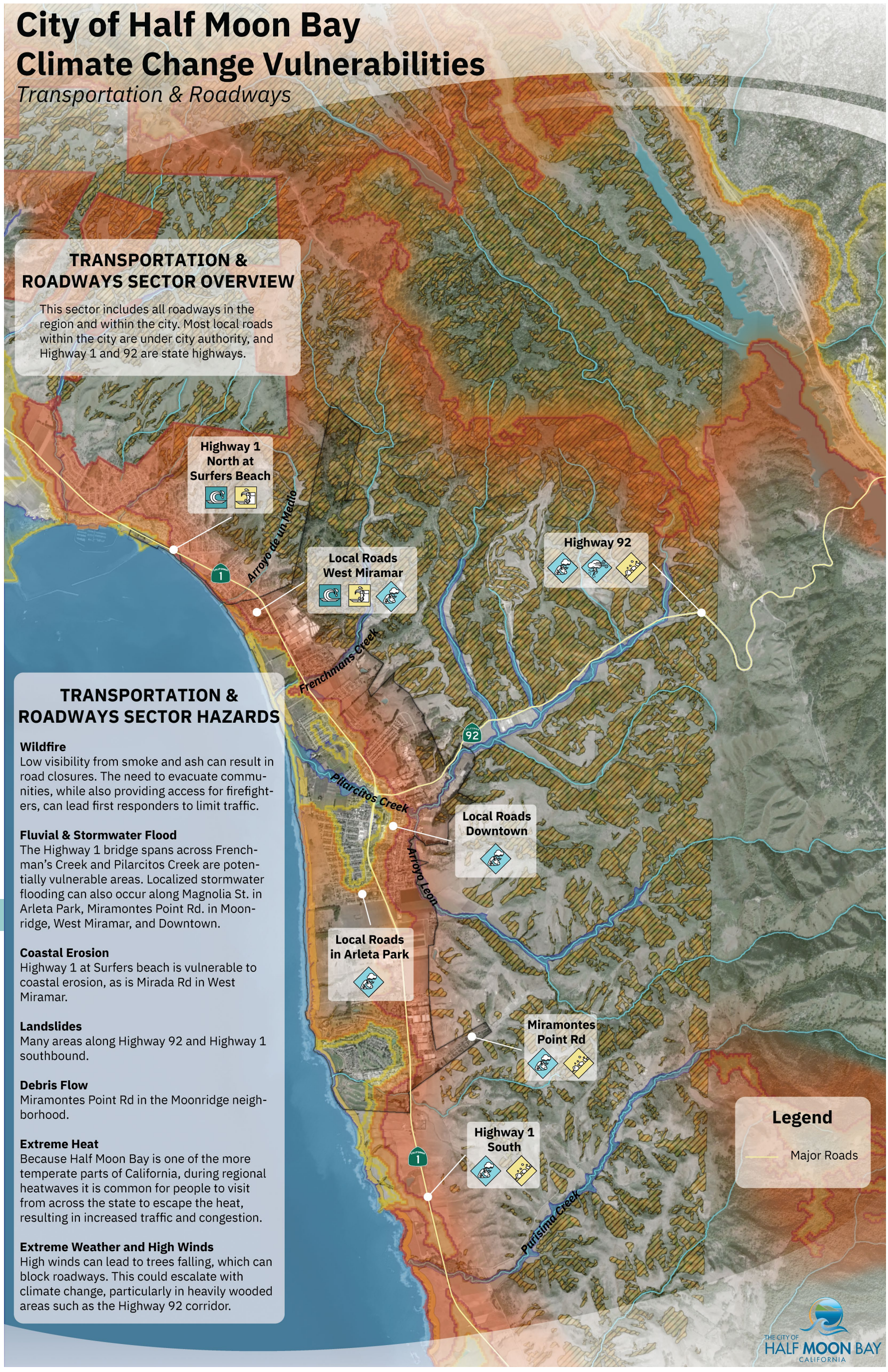

Figure 34. Vulnerabilities to the transportation and road network, and some notable locations of highly sensitive areas to climate change hazards and the hazards of greatest concern for these areas

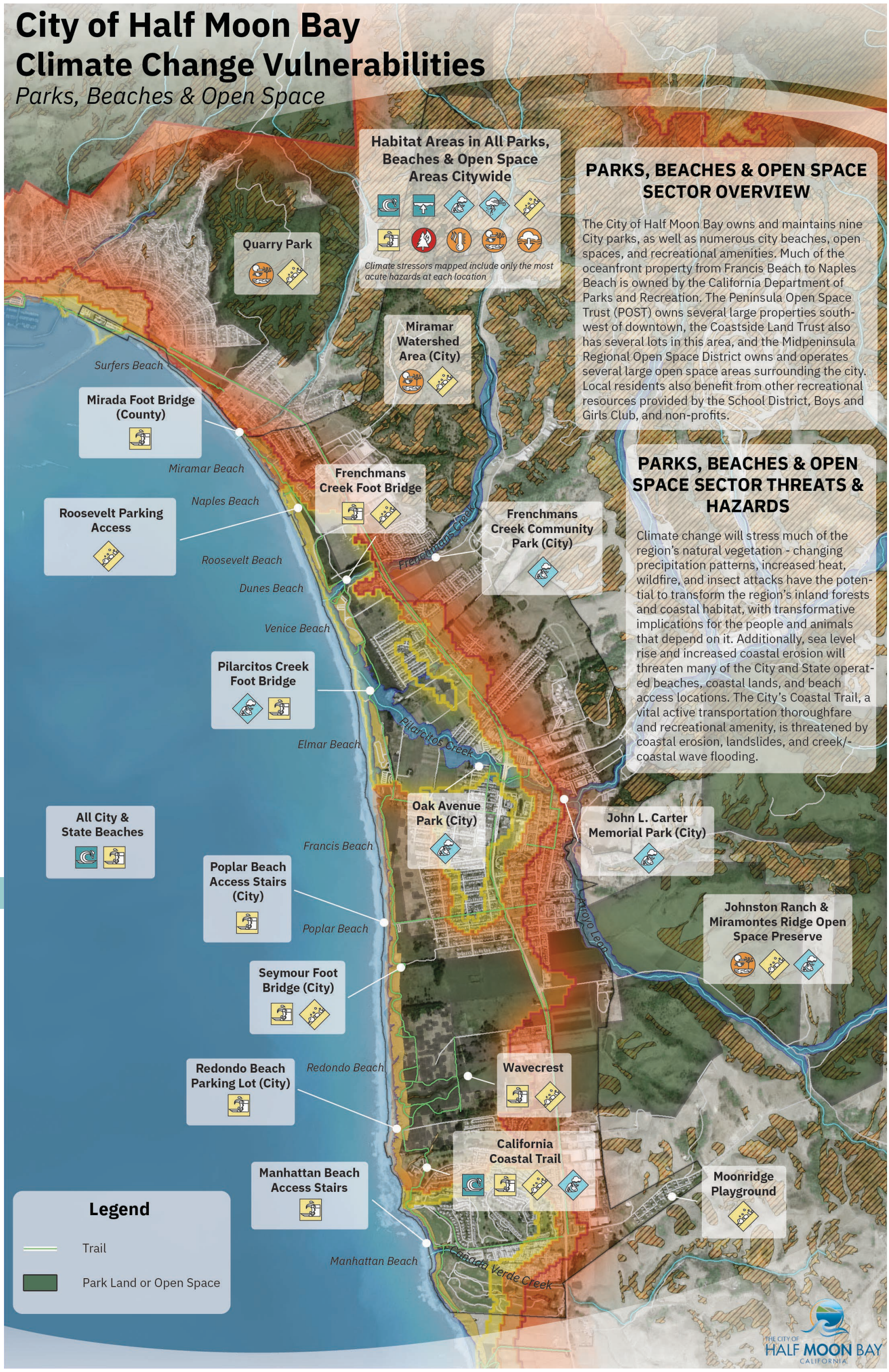

Figure 35. Vulnerabilities to parks and open space, and some notable locations of highly sensitive areas to climate change hazards and the hazards of greatest concern for these areas

6

Adaptation Strategies

6. Adaptation Strategies

Overview

Adaptation strategies aim to reduce the negative effects of climate change or take advantage of opportunities to build resilience that will mitigate the effects of global warming. The goal of this chapter is to present adaptation strategies that reduce risk (limit exposure or minimize consequence) and/or enhance resilience (increase adaptive capacity) to the vulnerabilities discussed in the previous chapter. The adaptation strategies presented in this chapter are organized by goal areas, which were informed through the initial vulnerability assessment and outreach and engagement activities of this project. The goals are listed in this chapter, and the adaptive policies and actions that seek to increase resilience can be found in Appendix B.

It's important to plan for climate change because it helps us prepare for things like floods, storms, and hotter temperatures. By getting ready now, we can preserve our homes, jobs, and health when changing weather patterns threaten these fundamental rights. This way, everyone, including those most at risk as well as future generations, can adapt and thrive amidst this global uncertainty.

An important element of this Plan is to ensure that the City of Half Moon Bay can effectively and efficiently implement the following strategies and make measurable progress in becoming more resilient to climate change. To do that, the strategies in this chapter focus on areas where the City either has jurisdiction or direct influence. This means that some vulnerabilities, such as flooding of Highway 92 or wildfire risks in unincorporated San Mateo County, may not be addressed directly, instead, those vulnerabilities are addressed through partnerships and ongoing coordination that the City must manage.

Goals

The goals listed in this chapter include statements that encapsulate community desires and were refined in conjunction with conversations among the public, City staff, and consultant team during the community outreach events. These goals serve as a guide for the development of adaptation actions and policies, which can be found in the “Adaptation Policies and Actions” section in Appendix B. Each goal is broadly organized around the roles of certain departments within the City, and each goal also encapsulates multiple sub-goals that broadly target a range of climate hazards and the sensitivities of vulnerable populations, assets, or services.

Organizing Goals

1. Ensure a Healthy, Resilient, and Self-Sufficient Community
2. Foster a Thriving and Accessible Coastline and Open Space
3. Protect the City through Increased Resilient Infrastructure
4. Build and Sustain the City of Half Moon Bay Government’s Capacity to Increase Resilience
5. Support and Increase Economic Sustainability

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Tables 9–13. Organizing Goals and Strategies: High-Level Summary Table

Goal 1: Ensure a Healthy, Resilient, and Self-Sufficient Community

Goal 1 focuses on creating a healthy, safe, and resilient community in the face of climate change. The policies and actions under this goal offer targeted support for vulnerable populations, service industry workers, and local businesses. They aim to address underserved communities by offering tailored services and protections that ensure these populations are not left behind in adaptation efforts. This includes providing housing assistance during climate-related events or access to a climate hub and cooling centers during extreme heat waves or wildfire events. In addition, educating the public about climate-health connections will empower residents to take preventive actions such as using air purifiers during wildfire smoke events, and working with business owners and workers about safety during heat waves.

Policies and actions for this goal are mostly administered by the City's **Administrative Services, Community Development, and Public Works Departments**. In addition, coordination with **local NGOs** will be essential for effective outreach and service delivery, but should be managed by the City to ensure alignment and impact.

Table 9. Goal 1

Goal	Strategy	Hazards Addressed	Neighborhood, Population, or Sector
Goal 1. Ensure a Healthy, Resilient, and Self-Sufficient Community			
1.1	**Residential Resilience:** Increase residential home hardening and resilience to climate hazards.	Extreme Heat, Wildfire, Fluvial Flood Events; Coastal Wave Flooding and Erosion	All Populations in all Neighborhoods
1.2	**Community Capacity:** Support community organizations and increase community understanding and adaptive capacity to better respond and adapt to climate hazards.	All	All Populations in All Neighborhoods
1.3	**Vulnerable Populations:** Protect highly vulnerable populations from climate-related impacts, especially due to extreme weather.	Rising Temperatures and Changes in Precipitation	Socially Vulnerable Populations in All Neighborhoods
1.4	**Community Storm Preparedness:** Increase the community's active participation in building resilience for extreme storm events.	Increased High-Intensity Winds, Coastal Wave and Fluvial Flooding, Landslides	Homes and Businesses, Utilities, Transportation, Coastal and Inland Regions
1.5	**Communications:** Create a robust and reliable citywide communications system and protocols for climate hazards.	All	All Populations (especially Socially Vulnerable Populations), Economy, All Regions
1.6	**Community Education and Outreach Planning:** Prepare and communicate using educational materials and outreach addressing climate change adaptation.	All	All Populations (especially Socially Vulnerable Populations), All Regions

Goal 2: Foster a Thriving and Accessible Coastline and Open Space

Goal 2 focuses on ensuring a thriving and resilient natural environment. The City's beaches, open space, and parks are all at risk from climate change stressors and hazards. The policies and actions under this goal focus on scientific research to better understand the specific vulnerabilities of local ecosystems, as well as building partnerships with environmental organizations, research institutions, and other stakeholders. These collaborations will facilitate the sharing of knowledge, resources, and innovative solutions that can help mitigate the impacts of climate hazards on the natural environment.

Structural measures, such as the restoration of wetlands and dune systems, will play a crucial role in safeguarding the City's ecosystems. These efforts can provide natural protection against flooding and erosion while also enhancing biodiversity and help achieve CAP goals of carbon sequestration. In addition, preserving or expanding native plant species, improving wildlife corridors, and restoring degraded habitats will all contribute to a more resilient ecosystem.

Policies and actions for this goal are mostly administered by the City's **Public Works and Community Development Department**.

Table 10. Goal 2

Goal	Strategy	Hazards Addressed	Neighborhood, Population, or Sector
Goal 2. Foster a Thriving and Accessible Coastline and Open Space			
2.1	**Creekside Flooding Monitoring**: Enhance monitoring and maintenance of creeks and drainage areas to reduce flooding impacts.	Fluvial Flooding	Utilities, Transportation, Homes and Businesses, Downtown and 92 Corridor, North and South Inland, North and North-Central Coastal
2.2	**Vegetation Management:** Plan, implement, and maintain fuel reduction efforts on City-owned coastline and open space.	Wildfire	All Buildings and Utilities that Abut a Managed Open Space
2.3	**Climate-Smart Coastal Development:** Set standards for safe development along the coastline.	Coastal Erosion, Coastal Wave Flooding	Homes and Businesses, Economy, Transportation, Coastal Regions
2.4	**Nature-Based Solutions for the Coast:** Reduce coastal flooding and erosion by working with nature. This may include protection, restoration, and management of coastal areas.	Coastal Wave Flooding, Coastal Erosion	Parks, Beaches and Open Spaces, Homes and Businesses, Transportation, Coastal Regions
2.5	**Recreation Improvements:** Implement recreation improvements to reduce erosion and impacts on protected areas. This may include controlling access, signage, and education, or in some cases, improvements in recreational facilities to accommodate higher usage.	Changes to Biodiversity and Ecosystems and Increases in Pests; Coastal Erosion, Coastal Wave Flooding	Parks, Beaches and Open Spaces, Coastal Regions
2.6	**Firefighting Resources:** Identify additional firefighting equipment, training, and infrastructure to increase firefighting capacity and responsiveness.	Wildfire	Homes and Businesses, Economy, Transportation, Utilities, Socially Vulnerable Populations, Moonridge, Half Moon Bay High School, All City Greenhouses

Goal 3: Protect the City through Increased Resilient Infrastructure

Goal 3 of the City's adaptation strategy is to create a resilient built environment. This goal focuses on policies that promote infrastructure redundancy and integrate climate change considerations into planning. The actions under these policies are organized by subgroups aimed at improving infrastructure resilience to climate change. For example, green infrastructure actions may address storm drain repairs to handle more intense precipitation events, while landslide management focuses on managing infrastructure and monitoring techniques to detect slides as well as hiring a geotechnical expert for specific landslide and erosion-prone areas.

Policies and actions for this goal are mostly administered by the City's **Public Works Department**.

Table 11. Goal 3

Goal	Strategy	Hazards Addressed	Neighborhood, Population, or Sector
Goal 3. Protect the City through Increased Resilient Infrastructure			
3.1	**Green Infrastructure**: Improve citywide stormwater management and reduce extreme heat by adopting low-impact development guidelines and green infrastructure approaches.	Fluvial Flooding, Extreme Heat, Incr. Pollution Burden; Incr. Precipitation Intensity, Decreased Biodiversity	Homes and Businesses, Transportation, Parks and Open Space
3.2	**Wind Infrastructure:** Invest in wind protection infrastructure that is both natural and manmade to increase resilience to high wind events.	High Intensity Winds, Changes to Biodiversity	Homes and Businesses, Utilities
3.3	**Climate Change Considerations:** Incorporate climate change considerations into municipal planning, design and construction documents.	All	Municipal Businesses, Transportation, Parks and Open Spaces, Utilities and Public Services
3.4	**Increase Water Supply:** Increase water conservation and water supply efforts to increase long-term water sustainability and reliability.	Emerging Groundwater, Saltwater Intrusion, Drought, Extreme Heat	All Neighborhoods, All Populations, All Sectors
3.5	**Landslide Management:** Install and manage infrastructure to prevent landslides and manage debris.	Increased Landslides	Homes, Transportation, Socially Vulnerable Populations, Inland, 92 Corridor
3.6	**Energy Resilience:** Support electrification strategies and implementation. This may include increasing opportunities for localized power, battery backups, and infrastructure upgrades for overall resilience to power outages due to climate hazards.	Extreme Heat, Wildfire, Increased Precipitation Intensity, Fluvial Flooding, Landslides	Economy, Utilities and Public Services, Socially Vulnerable Populations

Goal 4: Build and Sustain the City of Half Moon Bay Government's Capacity to Increase Resilience

Goal 4 focuses on improving internal processes, allocating dedicated funding, and building strong partnerships. These steps will strengthen the City's ability to plan, coordinate, and implement effective resilience strategies. This includes integrating climate considerations into planning, development, and operational practices across departments. This also aims to prioritize budget allocations for climate resilience projects and to seek out additional funding through grants, state and federal programs, or partnerships to increase city staff bandwidth to help manage and implement these strategies effectively. In addition, forging strong partnerships with local organizations, state agencies, and regional/multi-jurisdictional authorities is essential for the success of climate adaptation efforts. These partnerships can provide valuable expertise, resources, and collaborative opportunities to tackle complex local issues and climate change hazards.

Policies and actions for this goal are administered by the **Public Works** and/or **Community Development Departments** with assistance from all City departments.

Table 12. Goal 4

Goal	Strategy	Hazards Addressed	Neighborhood, Population, or Sector
Goal 4. Build and Sustain the City of Half Moon Bay Government's Capacity to Increase Resilience			
4.1	**Policies and Procedures:** Operationalize climate considerations into City policies and procedures**.**	All	All Neighborhoods, All Populations, All Sectors
4.2	**Build Capacity:** Increase staffing for climate projects and train staff in climate implementation.	All	All Neighborhoods, All Populations, All Sectors
4.3	**Build and Maintain Partnerships:** Maintain and expand regional and State partnerships to increase resilience.	All	All Neighborhoods, All Populations, All Sectors
4.4	**Build and Sustain Funding:** Secure, sustain, and increase City funding for climate resilience efforts.	All	All Neighborhoods, All Populations, All Sectors

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Goal 5: Support and Increase Economic Sustainability

Goal 5 focuses on promoting policies and initiatives that help local businesses thrive. The City has tools that it can implement to promote economic stability while also encouraging resilience. This includes providing resources and incentives for businesses to adopt sustainable practices, reduce their environmental footprint, and invest in climate adaptation measures. Local businesses play a vital role in the community's economic sustainability, and their success can be enhanced by facilitating access to green technologies, climate-conscious supply chains, and workforce training in sustainability practices. In addition, supporting business innovation in climate resilience can position the local economy to capitalize on emerging green industries, such as renewable energy, eco-tourism, and sustainable agriculture.

It is also important to ensure that local businesses are prepared to withstand the specific climate change impacts that may affect them by providing businesses with the tools, knowledge, and financial support to strengthen their resilience to climate hazards. Mitigating disruptions to local business operations will safeguard the local business environment while ensuring that businesses are contributing positively to both local prosperity and climate adaptation.

Policies and actions for this goal are administered by the **City Manager's Office** with assistance from a range of City departments.

Table 13. Goal 5

Goal	Strategy	Hazards Addressed	Neighborhood, Population, or Sector
Goal 5. Support and Increase Economic Sustainability			
5.1	**Resilience Incentives**: Improve the resilience of homes to climate hazards through economic programs.	Coastal Wave Flooding, Decreased Air Quality, High Intensity Winds, Extreme Heat	Homeowners and all Residents
5.2	**Strong Local Businesses**: Work collaboratively with local businesses to build their resilience and adaptive capacity.	Coastal Wave Flooding, Coastal Erosion, Wildfire Decreased Air Quality, High Intensity Winds, Extreme Heat, Drought, Increased Precipitation, Reduced Ocean Health	Local Business

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Adaptation Strategies and Actions

To achieve the five adaptation goals outlined in the section above, a set of adaptation strategies was developed. The strategies that were identified fall into **10** general categories:

1) **Programs**—involves a wide range of strategies that may expand or create new programs, activities, and initiatives, including those that incentivize or disincentivize action
2) **Funding and Capacity Building**—aims to enhance local capabilities
3) **Partnerships**—includes developing coordination and collaboration with stakeholders
4) **Monitoring**—involves evaluation and developing the means to judge success
5) **Study**—includes a range of activities that can improve feedback, data, and analysis and lead to better understanding of impacts and increase preparedness
6) **Plans, policies, regulations**—involves a wide range of strategies to develop or revise existing plans, policies, regulations, and guidelines; for example, this may include actions that influence the way land and buildings are developed to reduce hazards
7) **Capital Improvements**—typically follow from planning and policy and involve a wide range of actions designed to address physical and functional deficiencies and needs in the built and natural environment; this may include the construction of structures to reduce the impact of a hazard or the restoration of natural systems.
8) **Ongoing Efforts**—strategies that build on existing city efforts
9) **Communications**—improved communication and coordination within the community, and may involve early warning systems and communications plans post-disaster
10) **Internal Procedures**—involves building stronger internal processes, trainings, and internal communications

Strategies were developed by the Project Team and informed through public outreach events. Specific strategy actions and details are listed in Appendix B. Strategies were developed to target specific problem statements that emerged from the vulnerability assessment and focus on the most vulnerable populations, assets, and services in Half Moon Bay. To ensure the creation of effective strategies, the Project Team developed a short list of selection criteria to prioritize strategies. These criteria include the impact/protective value of the approach, the number of hazards addressed and alignment with the problem statements, the cost/level of effort of the approach, the level of feasibility and capacity to implement the approach, co-benefit considerations such as equity, and alignment with existing plans and policies.

Prioritization Process

A prioritization process was used to provide a relative ranking of adaptation actions that are “Low,” “Medium,” and “High” priorities for the City. While all strategies are worthwhile, some strategy’s effect on climate change mitigation and hazard reduction may be less impactful than others. Clear prioritization helps to focus resources and staff time on the most impactful areas, or on strategies that need to be done earlier to enable other strategies.

The prioritization process included the development of performance criteria, which included the scoring and weighing of each action. The result was an aggregated score (or performance rating) and a ranking as a high, medium or low priority action. Note that overall prioritization across goals is not undertaken, as

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the types of actions aligned with each goal are affected in different ways by the criteria weighting process. In addition, there are other factors that are not easily quantified, but should be considered as the City selects actions for implementation (see the section below on additional factors for consideration).

Performance Criteria and Ratings

For each criterion, actions were assigned a performance rating, and the criteria and rating levels used to assign these scores are listed below.

The **impact and protective** value were scored from very high to low, where higher priority was given to strategies that will create a measurable increase in resilience and or reduction in harm. The strategies were judged according to how effective the strategy is at addressing a problem(s) and what future losses might be avoided. The measure included:

- **Very High**—Action will provide an immediate and ongoing reduction of risk exposure for life and property to a highly vulnerable or large area/population.
- **High**—Action can be implemented in the mid-term to provide a reduction of risk exposure for life and property to a highly vulnerable or large area/population, or action will provide an immediate reduction in the risk exposure for property to a moderately sized area/population.
- **Medium**—Action can be implemented in the long term to provide a reduction of risk exposure for life and property, or action will provide an immediate reduction in the risk exposure for property to a smaller area/population.
- **Low**—Long-term benefits of the action are difficult to quantify or minimal in nature, or benefits cannot be determined with adequate certainty.

Alignment with the Problem Statements

The number of problem statements addressed by an action was also included as a factor.[14]

Cost/level of effort was given a relative score from highest to lowest to prioritize lower cost/more fundable strategies where:

- **$$$$**—Cost is very high, and existing funding will not cover the cost of the action; implementation would require new revenue through an alternative source (e.g., outside funding sources, bonds, grants, levies, or fee increases).
- **$$$**—Cost is high, and existing funding will not cover the cost of the action; implementation would require new revenue through an alternative source (e.g., outside funding sources, bonds, grants, and fee increases).
- **$$**—The action could be implemented with existing funding but would require a reapportionment of the budget or a budget amendment, or the cost of the action would have to be spread over multiple years (including those with significant ongoing costs).
- **$**—The action could be funded under the existing budget.
- **Enabling**—No direct cost to the City, but enables or supports an existing program from a local or regional partner.
- **Within Current**—The action is part of an existing program funded by the City.

The level of **feasibility and capacity** accounts for responsibility for implementing the action and the City or partner's level of organizational capacity:

[14] Across all actions, the scores for this factor ranged from 1 to 6.

DRAFT

- **High**—Preference for City administered programs that align with existing plans and programs or is aligned with the LCIP
- **Medium**—Preference for outside entity-administered programs that align with existing plans and programs or is aligned with the LCIP
- **Low**—Organizational capacity to implement the strategy is low or unknown

Additional Benefits considerations are strategies to minimize maladaptation (which refers to an action that is intended to be beneficial, but worsens the situation or increases vulnerability), and promotes co-benefits to the community (such as improved recreational opportunities) and ecological systems, and leads to more sustainable practices such as a reduction in greenhouse gas emissions. Scores were given to strategies with more co-benefits. Some examples of the co-benefits considered include:

- **Equity**: The strategy involves meaningful and active engagement with the most impacted communities, fosters community resilience, and protects the City's most vulnerable populations. This involves explicitly prioritizing communities that are disproportionately vulnerable to climate impacts, while ensuring that the costs of the action do not fall disproportionately on those sectors of the community.
- **Environmental performance**: What are the potential environmental impacts or considerations of implementing the strategy?

Normalization of Performance Ratings

For each of the criteria, the performance score was assigned, normalized[15], and then multiplied by a relative importance factor for each criterion. These weightings prioritize actions that have low costs, address multiple hazards and problem statements, provide additional co-benefits, and are actions that the City has the capacity to implement. Criteria weightings used in the calculation of the final ranking are outlined below:

- Cost—20%
- Impact and protective value—30%
- Number of problem statements addressed by an action—10%
- Feasibility and operational capacity to implement—25%
- Additional Benefits—15%.

While overall scores were calculated in the same way for actions across all goals, the prioritization ratings of each action were determined within each goal. This prioritization rating is based on a rule of thirds, with actions scored in the top third of the range of scores for each goal assigned a rating of High, actions with scores in the bottom third assigned a Low priority, and the balance being assigned a priority rating of Medium.

Priority Actions

This section provides a summary of the top adaptation actions that received the highest priority scores under each goal. Many actions that received lower priority rankings may be worthwhile strategies to pursue for the community; however, their effect on climate change mitigation and hazard reduction is considered less impactful than the other strategies. This list does not necessarily indicate the first actions

[15] Numeric scores were converted to a score between zero and one, by dividing the score by the number of potential scores (the range). For example, if there were six potential scores (0 to 5), then a score of 5 would be assigned the maximum value of 1, and a score of 4 would be assigned a value of 0.8 (4 divided by 5). A constant linear relationship between the scores was assumed.

DRAFT

to be undertaken by the City, or that the ordering has a sequence of implementation. Full results of the prioritization process are available in Appendix B.

Goal 1: Ensure a Healthy, Resilient, and Self-Sufficient Community

Actions rated most highly under this goal represent actions that enable greater agency and capacity for members of the community via local planning activities and provision of information and economic incentives. The five actions rated most highly under this goal are:

- Action 1.4.9. Develop neighborhood-specific climate adaptation plans with local stakeholders
- Action 1.4.2. Establish financial incentives, including stormwater fee discounts (requires imposition of stormwater fees), tax credits/rebates/reimbursements, permit rebates (e.g., freeboard incentives), awards/recognitions, etc., to homeowners who mitigate flood risk on at-risk properties.
- Action 1.2.1. Host annual educational events for residents and businesses on weatherproofing and fireproofing their homes and businesses. Continue to coordinate with the CERT program to help distribute information to increase resident and homeowner awareness and knowledge of how to prepare for emergencies.
- Action 1.2.3. Bolster and further promote the neighborhood-level CERT program. Work with existing CERT leads to identify neighborhood-level gaps in membership, and develop emergency preparedness by organizing the City by blocks and sections, plus recruiting new Block Captains as needed
- Action 1.5.4. Build on existing email newsletters, websites, and social media for community outreach, and communication for storm and disaster readiness. Coastside Buzz, Half Moon Bay Review - Coastside News, etc.

Goal 2: Foster a Thriving and Accessible Coastline and Open Space

Actions rated as high priorities under this goal focus on management of public open space adjacent to hazard source areas, plus planning and operational measures to improve knowledge of and reduce risk of private and commercial structures to coastal hazards. The top five equally rated actions under this goal are:

- Action 2.1.2. Identify public land near creeks that will benefit from sustainable landscaping and other stormwater management to slow water infiltration along steep stream channels.
- Action 2.2.2. Develop staff guidance and education materials for selection of plants and landscaping alternatives that increase drought resilience and comply with FireWise requirements.
- Action 2.4.2. Track current state efforts around artificial reefs and sediment management. If alignment exists, study the viability of artificial reefs, reef augmentation, and opportunistic sediment placement in key areas prone to coastal flooding and erosion (e.g., three rocks off Miramontes Point[16], West Miramar, etc.)[17].
- Action 2.1.3. Increase the frequency of creekside debris (trash) removal.
- Action 2.1.4. Partner with the San Mateo Resource Conservation District (RCD) to restore wetlands in high-impact areas vulnerable to flooding.
- Action 2.3.1. Identify adaptation pathways with specific actions and triggers for neighborhoods especially vulnerable to shoreline hazards. Identify hazard-prone critical facilities and

[16] Miramontes Point Sea Level Rise Vulnerability and Fiscal Impact Assessment—2023

[17] The California Department of Fish and Wildlife is developing a framework with guidance and currently studying the viability of artificial reefs under the California Artificial Reef Program (CARP).

DRAFT

infrastructure and plan for relocation, and structural and nonstructural retrofitting measures as necessary.

Goal 3: Protect the City through Increased Resilient Infrastructure

Actions with the highest priority ratings under this goal are focused on improving knowledge about the asset-specific climate vulnerabilities of key assets and Public Works properties, and actions to increase the availability of generators and backup power in the case of an emergency. The top five rated actions under this goal are:

- Action 3.6.2. Develop a community resilience hub(s) by adding solar energy, water supply, communications, and battery storage at a publicly available site, such as the library or an established resilience hub.
- Action 3.3.1. Climate change facilities master plan for the City Corporation yard and City-owned downtown buildings.
- Action 3.4.2. Upgrade municipal watering systems to be more water efficient.
- Action 3.3.2. Update the Storm Drain Master Plan. Consider the projected future intensity and duration of precipitation events to recalculate flood hydrographs and inform the design of infrastructure upgrades and retrofits. Aligns with 4.1.2.
- Action 3.6.3. Ensure that all critical facilities have backup solar/generator systems so that they are operational during multiday power outages. Installation and replacement of emergency generators at critical facilities (cell towers, library, city hall, community center, police/fire). Continue to monitor, maintain, and perform condition assessments for the existing emergency generators (serviced monthly by Public Works).

Goal 4: Build and Sustain the City of Half Moon Bay Government's Capacity to Increase Resilience

Actions under this goal that were rated as high priorities include actions focused on improving the financial and technical capacity of staff through training and grant applications, plus strengthening regional partnerships. The actions with the five highest priority ratings are:

- Action 4.2.2. Hire a full-time grant writer, or contract these services on an as-needed basis, to increase funding and resources for Half Moon Bay's climate and resilience projects.
- Action 4.3.2. Continue with and expand the working relationship with PG&E to improve coordination. Work with PG&E to better understand the grid map and power grid with historical outages and causes, and study where the grid could become more resilient. Develop partnerships on vegetation management; identify key locations for undergrounding electric lines; conduct a feasibility study to determine potential locations for microgrids; ensure dedicated backup power systems for key infrastructure (resilience hubs, key City facilities such as the SAM Wastewater Treatment Plant, traffic signals, and telecommunications infrastructure).
- Action 4.3.15. Coordinate with Coastside Fire Protection District to enhance fuel break and fuel reduction efforts and increase participation in CERT program.
- Action 4.3.8. Work with regional partners to maximize the number of residents that have health insurance, especially for vulnerable populations.
- Action 4.3.16. Work with Cabrillo Unified School District to distribute emergency response kits to students.

DRAFT

Goal 5: Support and Increase Economic Sustainability

Actions under this goal that were rated as higher priorities focused on education, facilitating support for businesses via recovery and resilience actions, and improving the urban canopy. The five actions rated most highly for this goal are:

- Action 5.2.1. Work with the City's businesses and business organizations to support their efforts to become more resilient, including providing resources related to energy resilience, increased defensible space, backup power, water, and communications continuity. Conduct outreach campaigns to engage business leaders to understand risks and identify opportunities.
- Action 5.2.4. Foster business partnerships and mentoring to support business continuity planning and enterprise risk management. Coordinate with regional businesses to ensure they understand the ramifications of, and are planning for, wildland fires including power shutoffs, data backup, chain of command in leadership, evacuation, defensible space, and building hardening.
- Action 5.1.1. Evaluate the provision of incentives to encourage homeowners and business owners to improve home/building hardening practices and implement accordingly.
- Action 5.1.4. Where permitted by FireWise regulations, using existing contractors, incrementally improve and maintain the urban canopy in downtown and throughout the City to provide shade and beautification.
- Action 5.2.5. Establish a local business pre-disaster recovery planning and coordination group and/or committee to update or initiate business continuity planning programs. Include considerations of physical assets and workforce.

Additional Factors for Consideration

Alignment with other plans is noted if a strategy has already been identified in or builds on a policy or plan that has already been developed. The parties responsible are listed to note the City department that could take ownership of the strategy. Ideally, these strategies would build upon existing institutional structures within the City, and the identification of a champion to see the action through should be identified.

If a strategy is of interest, the following additional considerations should be evaluated once the specific nature of implementation is identified.

- **Funding**: What resources are available to pay for implementation (both to implement and over the life of the project)?
- **Legality and Regulatory Environment**: Is the strategy consistent with applicable laws and/or compatible with the existing regulatory environment?
- **Adaptability**: Does the strategy respond to continual changes in climate, ecology, and the economy using adaptive management that incorporates regular monitoring?
- **Flexibility**: Does the strategy employ adaptive and flexible governance approaches? For example, maximizing collaborative partnerships, or among numerous knowledge holders and stakeholders, accelerate effective problem solving.
- **Accountability**: Can the responsible party ensure success of the strategy, and are they capable of transparency on decisions, actions, and outcomes, and taking corrective measures when needed.
- **Equity:** Does the strategy directly impact or support vulnerable communities and help to increase resilience, adaptive capacity or otherwise improve the ability of identified socially vulnerable populations to withstand climate hazards.

DRAFT

Considerations of Socially Vulnerable Populations

Vulnerability has underlying historical roots that should be considered when developing strategies, and historically, socially vulnerable and underserved communities have faced barriers to disaster preparedness and recovery due to factors such as limited financial and technical resources, reliance on others for basic needs and transportation, and potential discrimination or stigma that could impact recovery efforts. Recognizing these challenges, the City has an opportunity to lead by example. Proactive planning can help the City identify potential impacts and community needs, engage with vulnerable communities, and work to reverse past injustices that have placed undue strain on these populations.

It is important that the City aims to reduce the health risks associated with climate change for disadvantaged communities by prioritizing programs and improvements to address public health and other social needs. The City may have difficulty addressing the needs of disadvantaged groups and aiding socially vulnerable groups because of limited funding, political and community will, competing interests, and differing priorities on the allocation of public safety dollars. The City should identify and work with local groups with connections to socially vulnerable groups, such as nonprofits, faith groups, the various affordable housing programs in the City, mobile home and RV park management, and other community groups. Venues for outreach and the building of trust include the public library, the community center, and local events.

Implementation

Once the adaptation strategies are prioritized, chosen strategies must be implemented. Developing an adaptation implementation plan for each prioritized strategy helps City departments agree on how and when a strategy should be implemented. To ensure that implementation of each strategy is effective, a designated party will need to monitor, evaluate, and modify strategies as needed based on their observed effectiveness, local changes, and in response to new science. The implementation plan also lays out the roles and responsibilities for implementation, as well as providing some description of the existing resources to enact it, those that are still needed, and potential barriers to implementation.

Aligning strategies and actions with existing City programs is an effective way to leverage the implementation of the CAAP. Many of the steps and recommendations developed in this plan align with policies that the City developed in its recent update of the LCP. Appendix C notes the primary alignments between this plan and the policies of the LCP. The Project Team also identified other existing programs, plans, and policies that are best suited to drive strategy implementation. In some cases, the best approach to implementation was unknown, and in these cases, the City will need to identify the planning document(s) or other mechanisms best suited to drive strategy implementation.

Roles and Responsibilities

Adaptation strategies, irrespective of the specific plan or program in which they are embedded, must be effectively implemented to realize their objectives. This necessitates the allocation of the approach to a leader within the City, as well as the identification of personnel and supporting departments or other agencies. This section provides a list of City departments and their responsibilities.

City Government Departments

Figure 36 provides an overview of the City of Half Moon Bay's organizational structure. The departments include the City Manager's Office, the Communication/City Clerk's Office, Administrative Services, Public Works, and Community Development.

The City contracts with the San Mateo County Sheriff's Office for police services and is served by the Coastside Fire Protection District, which has a cooperative fire protection contract with CAL FIRE. The City is also served by CCWD for water service and participates in the SAM Joint Powers Authority.

DRAFT

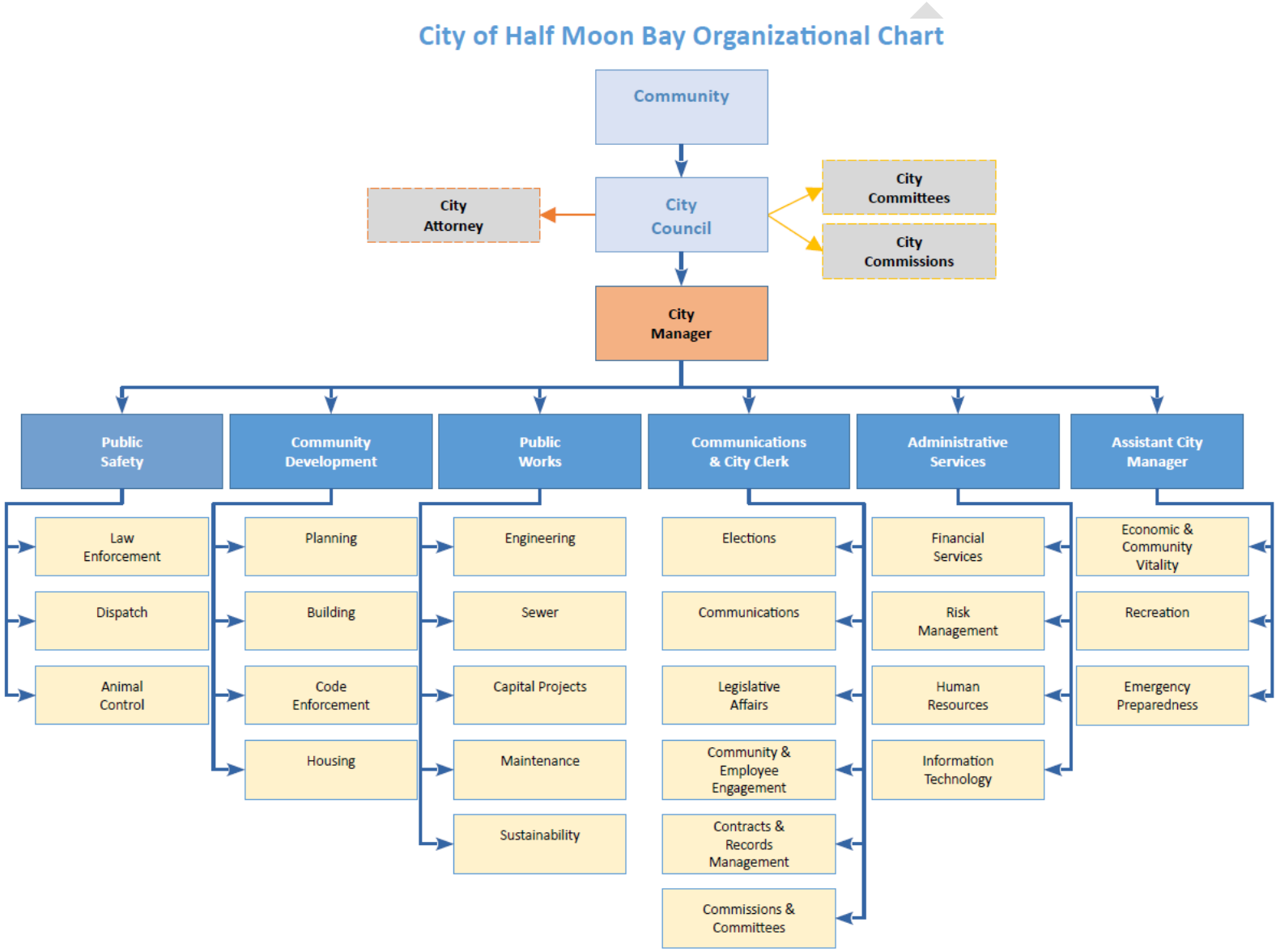

Figure 36. City of Half Moon Bay organization chart

City Departments

The Departments of Community Development and Public Works have key roles in all climate adaptation actions. The role of Community Development guides development in a manner that protects public health and safety, and ensures economic vitality by developing long range plans, setting policy and regulating projects through building and planning permits. This is mostly closely aligned with strategies and actions outlined in Goal 1**.** Ensure a Healthy, Resilient, and Self-Sufficient Community, and Goal 4. Build and Sustain the City of Half Moon Bay Government's Capacity to Increase Resilience.

The role of Public Works is targeted towards physical interventions to reduce climate risk exposure and vulnerabilities, and the maintenance of existing infrastructure and facilities. With a key role in implementation, Public Works will be heavily involved in Goal 2. Foster a Thriving and Accessible Coastline and Goal 3. Protect the City through Increased Economic Sustainability.

The Department of Administrative Services is critical to actions that involve partnerships with regional, state and federal entities, and would be involved in Goal 4. Build and Sustain the City of Half Moon Bay Government's Capacity to Increase Resilience.

The City Manager's Office has responsibilities over economic and community vitality and would be involved in Goal 5. Support and Increase Economic Sustainability.

Partners

Provided below is a short list of the partners referenced in the adaptation strategies in Appendix B. The CAP provides a much more comprehensive list of public sector and nonprofit partner organizations, and Bay Area Climate Action Mapping Project[r] provides an up-to-date list of organizations actively working on climate action.

- **Coastside Fire Protection District (CAL FIRE)**—A special district government agency responsible for fire protection on the Coast of San Mateo County. CAL FIRE is the operational service provider for the district and is included with the City above as they are a key partner.
- **Coastside County Water District (CCWD)**—A public utility that provides treated potable water to the City of Half Moon Bay and the unincorporated coastal communities of El Granada, Miramar, and Princeton-by-the-Sea in San Mateo County. Serving an area of approximately 14 square miles, the district serves nearly 20,000 residents across more than 7,600 accounts.
- **Sewer Authority Mid-Coastside (SAM)**—A Joint Powers Authority that provides wastewater treatment and collection services to the communities of Half Moon Bay, El Granada, Miramar, Montara, Moss Beach, and Princeton-by-the-Sea in San Mateo County. SAM's member agencies include the City of Half Moon Bay, the Granada Community Services District, and the Montara Water and Sanitary District.
- **Land Trusts**—There are numerous land trust organizations that are active landholders and managers in the Half Moon Bay region. Within the City, one of the largest is the **Coastside Land Trust**, a nonprofit organization that has significant holding in the Wavecrest area.
- **California State Parks**—These are public lands preserved and managed by the California Department of Parks and Recreation (California State Parks). Half Moon Bay State Beach is in the City, and includes Francis Beach, Venice Beach, Dunes Beach, and Roosevelt Beach, as well as two campgrounds.
- **Pacific Gas and Electric Company (PG&E)**— is a major utility provider in the City and broader region.
- **Peninsula Clean Energy (PCE)**— The main electricity provider for 97% of Half Moon Bay Residents.
- **California Department of Transportation (Caltrans)**—The state agency responsible for planning, maintaining, and improving California's transportation infrastructure, including State Routes 1 and 92.

[r] More information can be found here: https://www.bayareaclimateactionmap.org

DRAFT

- **County of San Mateo**—Operates under a five-member Board of Supervisors system. The Board oversees county operations, including health services, public works, and law enforcement. The Sheriff is an independently elected official responsible for law enforcement duties.
- **California Coastal Commission (CCC)**— Is a state agency that protects and regulates California's coastal resources ensuring public access and sustainable development within the coastal zone

Monitoring and Evaluation

The science and certainty around climate impacts is constantly evolving, however, projections of climate change impacts are fraught with uncertainty. Adapting to climate change should be approached as an ongoing, flexible, and adaptive process. The City needs to prepare for inevitable changes, while also managing and overseeing its day-to-day responsibilities.

Monitoring and evaluation will play a crucial role in documenting changes caused by climate change and identifying points in time where it is important to adjust adaptation strategies to avoid emergencies and the worst possible consequences of climate change. For example, if all ice on Earth melted, sea levels would rise ~200 feet, causing significant global changes including localized flooding and erosion impacts along the entire City shoreline. However, if that were to occur, it will take time, and adapting to climate change should not be an evacuation. Monitoring sea level rise and erosion over time will indicate when it is time to move away from the current shoreline and avoid emergency damage to infrastructure and property.

Each department in the city should evaluate day-to-day actions and identify opportunities to start collecting long-term monitoring data as part of daily routine actions. This will require subtle changes in each department to begin tracking various monitoring information. For example, Public Works should document how many times the department needs to close a road due to flooding, measure the distance between a road surface and a cliff edge after an erosion event, or how much is spent annually to repair infrastructure due to elevated groundwater, flooding, high heat, or fire. These monitoring elements could be integrated into daily work orders and completion procedures.

The Community Development Department could add items to a permit checklist to account for more fireproof or floodproof construction considerations. Integrating these changes into daily practices could include upgrading checklists, tablet templates, end-of-day reporting, completion of project accounting, and this information can then establish a long-term monitoring data set. This long-term data set will play a crucial role in tracking climate impacts and help identify when to adjust adaptation efforts and when and where changes may be necessary.

The City should create a strong monitoring and evaluation plan that covers all actions that are implemented either in part or in full, by department, and reported annually or interannually. Developing a streamlined central database that is automated in these daily workflow adjustments will help with reporting and is key to avoiding wasted staff time and resources. Such a plan should clearly define desired outcomes, specify what will be monitored and how, establish thresholds that indicate if goals aren't being met, and outline alternative actions to take if those thresholds are crossed. Monitoring and evaluation processes should also track the uptake and effectiveness of actions that are implemented both by the community at large and by regional partners.

A monitoring and evaluation plan should be revisited on a routine basis to maintain relevance and address changing needs, limitations of the plan, or changes in the political landscape (such as funding). Reporting progress of CAAP actions as well as any needed adjustments to goals should be presented to City Council every 1-2 years. This will provide updates on the implementation of individual actions, as well as an opportunity for feedback on priority reevaluation as needed.

Funding and Financing Mechanisms

Effective implementation of a climate adaptation plan requires capital investment, funding, and staff time. However, climate adaptation, while costly, is significantly more economical than the escalating damages resulting

DRAFT

from inaction. These expenses can be reduced through the utilization of grants, leveraging public and private partnerships, low-interest financing, fees, and effective use of current funds, lessening the financial burden on the City and community.

Requirements of Climate Adaptation Project Funding

As an overarching concept, due to the unique nature of climate projects (specifically their uncertainty in costs, benefits, timing, longevity, and interconnectedness to other natural and human/cultural processes), funding sources should have the following characteristics:

- They should be matched to the demands or costs, both in terms of scope and timing.
- They should have a broad base with a low unit cost, meaning that the burden is spread across as large a number of sources or payees as possible.
- They should have sufficient longevity or, through investment, allow for streams of ongoing funding, such that capital repayments and operational and maintenance costs can be covered over the entire life of the project.
- They should align the beneficiaries of a given project with the means of raising revenue, noting that there may be multiple beneficiaries of the same project.
  - For example, rain gardens or permeable pavement reduce flooding, improve water quality, and enhance neighborhood aesthetics, benefiting both public agencies and private stakeholders. Shared funding can come from stormwater fees, developer contributions, and environmental grants.
- They should be equitable.[s]

How To Decide between Viable Funding Sources

An important aspect of funding and financing is the practical question: Once the City has found viable funding sources, how should it choose between them and ensure that the source, scale, and duration of funding is aligned with the implementation of that action? To support the strategic and rigorous evaluation of financing options, Keenan (2019) suggests a multi-criteria decision analysis framework. This framework can be used to consistently weigh choices against one another in as transparent a manner as possible, based on the relative importance placed on particular aspects or outcomes of a funding source, such as cost, flexibility, and sustainability of a funding source. Further explanation and process development for these tools is included in Appendix D.

Other Resources

Several thorough reports have already been developed to explore the possibilities for funding and financing climate adaptation in California, including:

- Proposed Funding Pathways for Adaptation to Climate Change in California (Robert et al. 2021)
- Paying for Climate Adaptation in California: A Primer for Practitioners (AECOM 2018)

  This report contains a comprehensive list of funding and financing tools (p.14), highlighting the benefits and drawbacks of each. This list is an excellent summary of the variety of funding categories available for climate adaptation in the state. It can be used as a starting point to assess and weigh options as funding opportunities are considered.
- Climate Adaptation Finance and Investment in California (Keenan 2019)

[s] Even with *ad valorem* taxes that are equitable in principle, the increases in property values in coastal regions of California over the past decades have created a class of long-term residents who are asset-rich, but do not have ample free capital resources for additional fees and charges. This must be considered when selecting adaptation actions reliant on property taxes.

DRAFT

Each of these supplementary resources should be reviewed as a complement to this report for a thorough review of funding and financing general principles and overarching guidelines. This section focuses on avenues relevant to Half Moon Bay.

The following subsections explore several avenues for climate adaptation funding: existing city and county funds, state sources, non-governmental organizations, federal sources, and others. Each category and specific option has its own opportunities and challenges that are explored in detail and summarized at the end of this section.

Existing City Programs and Funds

Although the City of Half Moon Bay is a small, low-density community with a smaller residential property tax base, it hosts several established funding mechanisms that could be directed toward climate resilience initiatives. While monies for these funds have already been allocated, there is a process in place to reallocate funds. Each revenue stream has a set of initiation documents that lay out the types of projects that funding stream considered. These initiation documents could be reviewed and the types of projects expanded or weightings changed to prioritize longer-term benefits to the City. The City should consider doing so for necessary infrastructure upgrades and resilience measures that benefit City infrastructure, open space, and the Half Moon Bay community as a whole.

According to the fiscal year 2024–2025 budget, there is an expected shortfall in the next 3 years that, without intervention, would deplete the City's reserve balance by fiscal year 2026–2027 (Rossi et al. 2024). Because climate resiliency measures often suffer from complacency due to climate change's uniquely sporadic, insidious nature, they are typically some of the first initiatives to be cut during financial stress. However, due to the expected increased future costs to the City if climate resiliency programs are delayed, it is important that the City continues to prioritize climate resiliency as it would any other pressing, risk-reduction measure, such as reinforcing a degraded bridge or clearing away dry, natural debris from electrical infrastructure. The return on investment of climate resilience activities is substantial[t].

As such, it may be helpful to create a special fund for climate resilience projects that can house dedicated funds (rather than tracking multiple projects from funding streams of many sources independently) to keep it insulated from spending cuts.

The following options present opportunities to finance adaptation programs with minimal structural changes to existing funding frameworks; a priority action should be to investigate whether these funds can be used to support resilience projects directly either as is or with modifications to the governing documents of the funds, or potentially be funneled into a resiliency Special Fund, if one were to be created:

Streets and Roads Special Revenue Fund

This fund consolidates multiple revenue streams, including gas tax funds, transportation-related taxes, and targeted grants, for street and road maintenance and improvement projects (excluding capital projects). With streets and roads being particularly vulnerable to climate impacts (flooding, extreme heat affecting road surfaces, etc.), a portion of these funds could be allocated to climate-resilient transportation infrastructure projects (assuming it is possible to amend the allowed expenses, or to amend the prioritization process within those approved spending categories). Although they cannot be used for new projects, they could be used for climate-related repairs until a threshold is met, requiring additional investment for new infrastructure. The number of repairs should be documented as part of routine maintenance to support longer-term climate monitoring and evaluation.

[t] ROI typically ranges from $6-$13 in return per dollar spent, but the returns (savings) and costs are not aligned. i.e. costs may be incurred by the City, with many of the savings accruing to higher levels of government or to the residents. https://www.uschamber.com/security/the-preparedness-payoff-the-economic-benefits-of-investing-in-climate-resilience

DRAFT

Capital Projects Fund (Fund 151)

This fund supports capital improvement projects outlined in the City of Half Moon Bay Capital Improvements Plan. This plan was developed to "ensure major infrastructure - such as streets, parks, trails, public facilities, sewers, and drainage - are well-maintained for maximum safety, public use, and enjoyment" (City Council Strategic Plan 2025). As of June 20, 2024, this fund contained $1.7 million (Rossi et al., 2024). The purpose of these funds is to support projects that address the City's identified priorities, one of which being Community and Climate Resilience and Sustainability (City Council Strategic Plan 2025). This fund could further support climate adaptation strategies through capital projects, such as infrastructure improvements.

Lot Acquisition/Retirement Fund

This fund, which collects in lieu fees for development rights, allocates funds to retirement of lots from development. An example of this type of transaction is the transfer of 21 parcels in the Wavecrest area to the Coastside Land Trust in 2025. These parcels were acquired in 2024, with funding coming in part from lot retirement payments associated with the Ailanto Pacific Ridge development, allowing the City to facilitate conservation and extension of the California Coastal Trail with reduced financial impacts to City finances.

The process of selecting parcels for acquisition and retirement could be reoriented toward managed retreat or removal of properties in high-risk areas. As of June 2024, this fund housed $1.4 million. This fund could be expanded to prioritize acquisition of properties in flood zones, coastal erosion areas, or wildfire-prone locations, facilitating orderly withdrawal from areas where adaptation may be impractical.

Parks Development Funds

This fund is used to support the acquisition, development, and capital improvements of the City's parks and trails. This fund consists of funding acquired by development impact fees, state grants, and federal grants, comprising a total of $894,000 as of June 2024. This fund is particularly relevant for supporting nature-based climate solutions, some of which may correspond with programs in the City's Green Infrastructure Plan[u], which should be reviewed periodically in cases where land has either been reclaimed from development of some kind or could be protected from development. For example, if a few lots were acquired with acquisition funding, they could be returned to the public trust as parks and trails whose design is specifically attuned to climate adaptation needs such as erosion control, defensible space, and storm setback buffering. These funds could potentially support development of green infrastructure projects in the City's Green Infrastructure Plan as they relate to improvements in parks and open space.

Usage Fees

The City of Half Moon Bay already has a few usage fees (or franchise fees) in place already. The Storm Drainage Fee and Solid Waste Franchise Fee are examples, garnering $7,900 and $613,923 in fiscal year 2023–2024, respectively. This report suggests that the City consider reallocating those revenues (in whole or in part) to resilience projects (understanding that a portion of the franchise fee goes toward this already) and introducing more usage fees that are thematically linked to climate adaptation. These might include an Electrical Utilities Franchise Fee, Parking Fees (other than at Poplar Beach), Hazardous Waste Removal Fee, and Water Usage Fees (above the water price).

Existing County Programs and Funds

In addition to the City of Half Moon Bay, the greater San Mateo County also hosts several established funding mechanisms that could support climate resilience initiatives.

[u] https://www.half-moon-bay.ca.us/617/Green-Infrastructure

DRAFT

San Mateo County Resiliency Grants

The Community Resilience Grants Program supports projects that assess sea level rise impacts and implement innovative adaptation strategies. The County has awarded $310,000 in grants to cities and nonprofit organizations for developing adaptation plans and building community coalitions focused on climate resilience[v].

San Mateo County Joint Powers Financing Authority

Formed as a partnership between San Mateo County and its Community Development Commission, the Joint Powers Financing Authority (JPFA) is a specialized entity that finances county capital projects by issuing and facilitating the repayment of lease revenue bonds (County of San Mateo 2025). This means that San Mateo County is the holder of the bond revenue, and that if Half Moon Bay wanted an adaptation-focused capital improvement project, the City would need to appeal to the County. Lease revenue bonds are restrictive in that they only finance capital projects that generate rental income, which may be a difficult category of adaptation project to find. In the case where an adaptation project is aligned with this mechanism, this could be a good option if the debt servicing of an alternative financier would be larger than a monthly lease payment to the County. If the alternate is a private bank, this would likely be the case since the County would be able to lend at a lower rate than private competitors due to its financial standing.

This JPFA is classified as a major governmental fund, with a fund balance of $79.6 million as of fiscal year 2023−2024 (Rossi et al., 2024). In addition, this San Mateo County JPFA was assigned an AA+ rating by Standard & Poor, indicating to investors a high capacity to meet financial obligations, and low risk of default thus allowing for low interest rates (lease payment obligations for Half Moon Bay)[w].

Capital Projects Fund

Similar to the City's Capital Projects Fund, this County fund supports infrastructure and development projects within the County, with an overall fund balance of $173.6 million for fiscal year 2023–2024 (Rossi et al., 2024).

State

State programs include both grants and loans. There are several sources of such funding opportunities in California set aside for various purposes. Like philanthropic organizations, competitiveness is high because the funds are available to so many entities (state-wide). State opportunities involve application processes, monitoring and reporting, and spending limitations that can be administratively burdensome; however, as long as there is substantial overlap between the intent of the funding program and the project to be funded, this can be a comparatively more streamlined, less costly, and secure source of funding than other options.

Proposition 4

In November 2024, California Proposition 4 was passed, which allowed the State to issue $10 billion in general obligation bonds to fund climate and water projects. Proposition 4 funding will be well aligned with City goals as it includes funding for coastal resilience and sea level rise, flood planning, and nature-based solutions (Figure 37).

DRAFT

[v] See more information here: https://resilientca.org/projects/2e2d0006-0ec0-463c-917f-56542df5e97f/

[w] See more information here in the County's annual comprehensive financial report: https://www.smcgov.org/controller/annual-comprehensive-financial-report-acfr

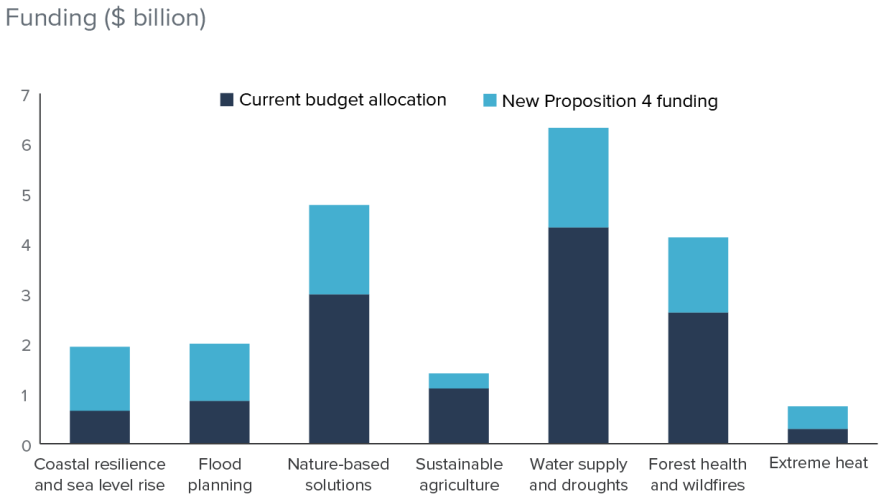

Figure 37. Proposition 4 funding categories for the State of California. Source: Public Policy Institute of California.

California Infrastructure and Economic Development Bank

The California Infrastructure and Economic Development Bank (IBank) aims to support "the transition to net-zero GHG emissions while strengthening resilience to climate impacts, including municipal lending for climate-smart wastewater management infrastructure." Ultimately, IBank's goal is to act as California's green bank, "facilitating investments of more than $35 billion in California's clean energy economy and the safeguarding of its environment" through various financial instruments (California Infrastructure and Economic Development 2025).

Like traditional bank instruments, there are financing costs (although much lower than with a traditional bank), which makes this option less desirable than a grant or even some public-private partnership (P3) arrangements; however, the potential for large (multimillion dollar), lump-sum investments and flexibility to partner with aligned companies makes IBank a compelling option to pursue. More detailed information on IBank's offerings are attached in Appendix E.

California Climate Investments

California Climate Investments (CCI) is an entity that facilitates the funding of greenhouse gas-reducing projects via various state agencies. CCI allocates revenues from California's cap-and-trade program. The CCI endorses the use of loans, grants, and rebates as incentive mechanisms; which financial product Half Moon Bay might encounter depends on which state agency and program it pursues. Agencies that currently offer CCI-funded programs include California Air Resources Board, California Coastal Commission, California Conservation Corps, California Department of Community Services and Development, California Department of Fish and Wildlife, and several others. A full list of current programs and participating agencies can be found here. Although the mission of CCI focuses on greenhouse gas-reducing projects, there are many other goals that align with adaptation planning and execution. Some examples of currently offered projects are below.

- **California Ocean Protection Council**—Senate Bill 1, Sea Level Rise Adaptation Planning Grant Program: "The overall goal of the SB 1 Grant Program is to provide funding to develop sea level rise adaptation plans and projects to build resilience to sea level rise along the entire coast of California and San Francisco Bay."
- **California Natural Resource Agency**—Urban Greening Program: "Establishment, enhancement, and expansion of community spaces and parks, tree planting, green infrastructure in streets and alleys, and the construction of active transportation infrastructure."

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Clean Water State Revolving Fund

California State Water Resources Control Board

The Clean Water State Revolving Fund (CWSRF) program is a state-funded grant program for water infrastructure improvements. The CWSRF provides low-interest loans for projects ranging from under $1 million to over $100 million in scale.

Applicants consist of municipal governments, tribal governments, and nonprofit organizations. While wastewater treatment plants and sewer system upgrades constitute the majority of funded projects, the CWSRF also supports a variety of water quality initiatives including nonpoint source pollution control and estuary protection efforts. This grant program offers a funding opportunity for water infrastructure improvements that improve community climate resiliency (State Water Resources Control Board 2025).

Sustainable Transportation Planning Grant

California Department of Transportation

The **Sustainable Transportation Planning Grant Program** offers three different programs that focus specifically on local and regional transportation infrastructure that aligns with State climate goals of Caltrans:

1) **Sustainable Communities Grants** ($29.5 million purse) provide both competitive ($17 million) and formula-based ($12.5 million purse) funding to support local projects and planning that are aligned with state greenhouse gas emissions goals. These grants support Regional Transportation Plan Sustainable Communities Strategies while achieving California's greenhouse gas reduction targets of 40% below 1990 levels by 2030 and 80% by 2050.
2) **Climate Adaptation Planning Grants** ($3.7 million purse) identify transportation-related climate vulnerabilities through the development of comprehensive adaptation plans. This funding also supports project-level adaptation strategies for transportation infrastructure facing climate risks. This is the only grant type of the three that would fund physical infrastructure changes such as road relocation.
3) **Strategic Partnerships Grants** ($4.5 million purse) support “statewide, interregional, and regional transportation improvements on the State highway system in collaboration with Caltrans. A specialized subcategory within this grant focuses on transit planning projects that address multimodal transportation” needs across jurisdictions.

Fire Prevention Grants Program

California Department of Forestry and Fire Protection

The Fire Prevention Grant Program prioritizes projects that promote community wildfire resilience, including: “hazardous fuels removal, wildfire prevention planning, wildfire prevention education, and wildfire prevention research with an emphasis on improving public health and safety.” Through a competitive selection process, eligible entities—including local governments, tribal authorities, certified conservation corps, qualified nonprofits, and Fire Safe Councils with 501(c)(3) status—can access funds to implement proactive wildfire management strategies. Joint Powers Authorities are acceptable applicants if they consist of the above-listed entities.

Federal

Although federal funding may appear uncertain at the time of this report, there are still several federal resources available. The main benefits of the following programs are that they are all grants, meaning there are no capital costs, and they can be for large, lump-sum amounts. However, the (potentially short-term) unpredictability of these funds suggests that the City considers complementing these sources with other financial tools to diversify their portfolio against risk. In addition, federal programs often involve application processes, monitoring and

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reporting, and spending limitations that can be administratively burdensome. However, when there is substantial overlap between project and funding program goals, this can be a comparatively more streamlined and less costly source of funding than other options.

Federal Emergency Management Agency

Although FEMA is more typically associated with rapid-pace devastating events such as hurricanes, tornados, and floods, there are funding levers that should be explored within the context of climate change's slower-paced, sometimes less-obvious devastation.

The Pre-Disaster Mitigation and Building Resilient Infrastructure and Communities (BRIC) grant programs are two funding sources that could be creatively applied to the unique needs of climate adaptation projects. The Pre-Disaster Mitigation program was turned into the BRIC program in 2023, yet they remain separate entities on the FEMA website. The Trump Administration discontinued the BRIC program in spring 2025. There has been no change in the Pre-Disaster Mitigation program resources online. The City will need to contact FEMA directly to get the most recent funding options available.

The general outline of both programs is the same: funds any project that aims to insulate a community from losses due to a future disaster through a federal-state/local cost-share; all non-federal, government entities and tribes may apply; applicants tend to sign as sub-applicants on a state application; example projects could be retrofitting a community center to accommodate a double-use as a tsunami emergency gathering place or nature-based erosion control and flood management solutions.

Although the above grant program(s) rest(s) under the Hazard Mitigation Assistance Grants umbrella, the eponymous Hazard Mitigation Grant Program is not well suited to adaptation goals. It only becomes available after a presidentially declared disaster (i.e., a disaster needs to occur and the president must declare it a disaster). The goal of the funding is to rehabilitate a community after a disaster in a manner that will insulate the community from future disaster. The City should be aware of this funding source, but it should not be relied upon as a primary source of adaptation funding as it is reactive rather than proactive.

U.S. Bureau of Reclamation WaterSMART Water and Energy Efficiency Grants

The U.S. Bureau of Reclamation (USBR) provides 50/50 cost-share funding for projects that improve water conservation and efficiency, water reuse, and water supply reliability, and reduce risk of future water shortages. Any entity with water or power delivery authority may apply. Projects with 2- to 3-year time frames are preferred. In 2024, projects ranged in size from approximately $250,000 to $5,000,000 and included activities such as ditch reclamation, underground pipeline construction, and advanced metering installations.

U.S. Army Corps of Engineers Continuing Authorities Program

The U.S. Army Corps of Engineers (USACE) Continuing Authorities Program provides funding for feasibility studies and implementation of water and environmental projects related to flood control, aquatic ecosystem restoration, erosion control and prevention, and storm damage reduction, among others. Each feasibility study is federally funded up to $100,000, and any additional costs are shared 50/50 with the project's nonfederal-agency sponsor.

U.S. Department of Agriculture Disaster Assistance Programs

The U.S. Department of Agriculture (USDA) disaster assistance programs help farmers protect and recover from drought, wildfire, and winter storms. The USDA offers several programs that provide coverage for agricultural producers to help them manage risk and protect their operations from climate hazards and disasters that fall into the following categories: livestock, farm loans, farmland damage, and crop losses.

DRAFT

Philanthropic and Nonprofit Organizations

Grants from private foundations can be well-suited for projects that build upon public funds to add further value to existing funding streams or initiatives. Local governments may consider applying for grants from adaptation-focused foundation programs, such as those at The Kresge Foundation, Doris Duke Charitable Foundation, the MacArthur Foundation, the California Endowment, or The William and Flora Hewlett Foundation.

The City of Goleta took advantage of these philanthropic opportunities to form and adopt its Creek and Watershed Management Plan in November 2020. It received funding from Union Bank, University of California Santa Barbara Coastal Fund, and Clif Bar Family Foundation to fund a Watershed Protection and Education Program (Trautwein et al. 2020). Although this project was a success, this project's funding makeup represents the typical struggles of sourcing from philanthropies; they typically, but not always, fund smaller projects, and thus a patchwork of various sources may need to be collected in order to fully support a single project. In the case of the Goleta project for example, University of California Santa Barbara provided $8,912.32 in funding, which was specifically awarded for the hiring of a single intern (Coastal Fund UC Santa Barbara Associated Students). The Kresge Foundation, however, consistently funds projects ranging from $50,000 to $800,000. The City of Half Moon Bay will need to be particularly strategic in weighing competitiveness, size, administrative burden, and goal overlap when considering philanthropies and NGOs.

Creative Strategies

Municipal (Green) Bonds

Municipal bonds are another fiscal instrument that the City of Half Moon Bay can use to fund climate resilience projects; municipal bonds give projects access to the funding capacity of capital markets while distributing those costs over time in a predictable and relatively low-cost manner.

A relatively new instrument in sustainable financing, Municipal Green Bonds can be issued by governments as a means to raise funds for specified climate-resilience programs (Flammer 2020). Although Half Moon Bay has yet to issue any of its own green bonds, nearby San Francisco Public Utilities Commission issued green bonds to fund critical repairs of the Mountain Tunnel, an essential component of the regional water system that supplies drinking water to 2.7 million Bay Area residents (World Economic Forum 2023).

Although they require similar legislative processes, bonds are attractive as compared to taxation methods because they are a dedicated and protected source of funding for a specific type of spending. The capital costs are distributed through time (i.e., the current constituents of Half Moon Bay will not be the only ones paying for a project that benefits those 30 years from now), large sums can be generated immediately without placing the immediate cost on the current residents, and the total annual borrowing and financing cost to the local residents is typically lower than the amount that would be required in annual tax increases to pay for the project directly. In addition, as compared to taxation that is confined by the geographic jurisdiction of the City, the City can allow participation from any entity, regardless of whether it is within City jurisdiction.

The major drawback is that there is no guarantee of bond purchase, unlike in a taxation scheme where there is a guarantee that funds will be raised by some amount.

Public-Private Partnerships

A P3 would involve collaboration between a private company and the City of Half Moon Bay to provide a marketable public asset or service (AECOM 2018). These partnerships, invited by a competitive bidding process, can improve service quality and efficiency. California's Infrastructure Finance Act authorizes local governments to use P3s for this purpose. P3s are often used to execute infrastructure projects. However, one drawback of P3s is that they cannot be executed in cases where private and municipal interests do not align. In other words, P3s are only attractive to private partners when there is revenue to be made from their involvement. Although this strategy would be beneficial for an adaptation measure, such as the revitalization of a local beach park where

DRAFT

revenues can be garnered from parking meters, other projects, such as urban tree planting for the mitigation of urban heat island effects, would need to be financed differently given the lack of a clear revenue stream.

One example of a P3 was the partnership between the City of Long Beach and the private company Plenary Properties to build the new Long Beach Civic Center in 2016–2019. The project included "the creation of a new City Hall, a new Main Library, a revitalized Lincoln Park, parking facilities, and a new Port of Long Beach headquarters, as well as a complementary private development in downtown Long Beach" (Plenary, n.d.). The project cost approximately $900 million and Plenary was given a 40-year concessionary period during which it would manage operations and maintenance to collect revenue from its investment.

By using a P3, the City of Long Beach was able to redevelop the Civic Center at a lower cost than it had been paying to maintain its existing facilities, without assuming any new debt or levying any new tax measures. The private solution also offered lower financing costs than tax-exempt lease revenue bonds and better risk allocation for the City of Long Beach.

The key benefits of a P3 are that they:

- Include access to private capital
- Avoid public debt and associated debt-raising requirements
- Share risk between the public and private sector and assign the risk to the partner best equipped to manage or avert it
- Use private sector knowledge
- Manage risk as well as support maintenance and operations activities for projects with long lifespans.

PG&E

Self-Generation Incentive Program

The PG&E Self-Generation Incentive program offers rebates to customers installing battery storage systems. Although this program is targeted at PG&E residential and business customers, this could be a great opportunity for the City to facilitate/encourage customers to enhance the City's energy resiliency. In addition, this program is a prime candidate for IBank's Climate Incentive Bridge Loans and the Infrastructure State Revolving Fund loans.

Summary of Funding and Financing Mechanisms

The City of Half Moon Bay's small tax base and predicted, upcoming budget shortfalls indicate that although there are several preexisting funding and financing tools available to the municipality, they may not be sufficient to fund medium- and large-scale projects. Preexisting city funds can be creatively applied to sponsor adaptation projects with minimal procedural and administrative burden, save new taxation schemes, which may outweigh its relatively small contribution as compared to other similarly sized options such as NGOs and philanthropies. The benefit of NGOs and philanthropies as funding sources, although administratively burdensome and offering similarly sized awards, are that they are not subject to City budget cuts, which insulates them against local policy changes and budget shortfalls. Aligning capital improvement plans and the multi-jurisdictional hazard mitigation plans with adaptation priorities will help position the city for state and federal funding.

County programs are similarly insulated from local policy changes and budget shortfalls with the added benefit of preexisting programs with no voter approval required. However, compared to other funding categories explored in this section, the county offers few programs that, although do address aspects of adaptation like sea level rise, are not expansive enough in scope to fund multiple aspects of adaptation.

Federal funding has the capacity to sponsor large-scale projects at no or low cost to the municipality and its constituents. There is a moderate number of agencies and programs the City could pursue to achieve various facets of an adaptation strategy. However, recent Federal changes indicate that grants and programs that were

DRAFT

previously available may not be accessible in the future. For example, FEMA's Building Resilient Infrastructure and Communities (BRIC) program has been terminated, and it is unclear if other programs such as the United State Bureau of Reclamation (USBR) water program will be impacted. At the time of writing, other than the BRIC program, all federal programs listed in this section are still available. It is possible that programs that are terminated or reduced will be funded in the future and should be kept in mind as future options.

The City has the unique advantage of being part of the most aggressive, state-wide, climate policy initiative in the United States. As such, there are many state-wide opportunities to choose from, varying in both targeted recipient (private or public), size ($1K–$100M) and financial product (subsidy, grant, loan, bond). There is strong overlap between the intent of the financial products offered and the goals of a climate adaptation plan. Although the administrative burden and competition for funds are high, the size, thematic overlap in goals, and stability make state-sponsored programs a promising avenue to pursue.

Other options such as P3s and municipal bonds require the City to initiate and administer the entire program. P3s can be streamlined and attract large investment as long as the project outcome is marketable while bonds are attractive for purely public-good and long-term benefits outcomes.

In evaluating these options, the Project Team recommends deploying an MCDA to narrow down and compare options before undergoing a full cost–benefit analysis for a single option. The more concrete the MCDA inputs and assumptions, the more helpful it is and the less work a cost–benefit analysis will be. In this manner the city will be able to rigorously and consistently apply the needs of a project to the myriad of characteristics of a funding mechanism. The following table is a summary of the "Funding and Financing" section and can be used as a precursor to an MCDA.

Table 14. Overview of funding mechanisms, opportunities, and challenges by categories of funding

Mechanism Category	Opportunities	Challenges
City Programs and Funds	○ Pre-existing, proven concepts ○ No application or vote needed to approve (aside from taxes/fees) ○ Clear alignment between activity and adaptation goals (e.g., electric utilities franchise fee)	○ Unlikely to finance large projects ○ Near-term, budget shortfalls may stagnate reallocation to resiliency projects
County Programs and Funds	○ Relatively stable source of funding ○ No vote or approvals required	○ Fewer options to choose from ○ More competition from other cities in the county ○ Potentially high administrative burden
State Programs and Funds	○ Stable ○ Can finance large projects ○ Offers a mix of financial tools ○ No vote or approvals required ○ Offers a mix of both private-entity and public-entity focused financial products	○ Highly competitive ○ Often focus on GHG-reduction only, but cases can be made for resiliency-focused projects ○ Higher administrative burden

DRAFT

Mechanism Category	Opportunities	Challenges
Federal Programs	○ Can finance large projects	○ Unstable but not unavailable ○ Higher administrative burden ○ Relatively few options with limited scope ○ Highly competitive
Philanthropies and NGOs	○ Clear overlap between funder goals and City goals ○ No vote or approvals required - Typically grants	○ May not be able to fund a project from a single source ○ High administrative burden ○ Potentially highly competitive
Creative Strategies	○ Flexible—can be molded to meet each project's specific needs ○ Established/proven concepts ○ Minimal administrative burden	○ Requires conceptualization and initiation from the City ○ May require voter approval (green bonds)

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7

Conclusions & Next Steps

7. Conclusions and Next Steps

The City of Half Moon Bay benefits from a spectacular setting on the coast of California, with a unique small town character nestled into the hills. This beauty is also a challenge as climate change intensifies droughts, wildfires, winter storms, and flooding. This Plan, in concert with the City's CAP, offers a strategic and clear set of strategies to make the Half Moon Bay community more resilient and able to navigate future hazards.

This community-driven plan identifies the vulnerabilities associated with various climate hazards within the City and the Half Moon Bay region more broadly. Goals and actions for future adaptation have been identified based on community preferences and objectives that will guide adaptation responses to those risks both in the present day, and as they worsen and expand over time with climate change.

Climate hazards, and the way in which the City responds, will impact different sectors of the community and the local economy in different ways. This Plan outlines the community vision and prioritizes actions that the City should take to respond to these threats reflecting the priorities expressed and recorded through community outreach activities.

The process and results of the vulnerability assessment should serve as a reference for ongoing adaptation planning efforts in response to the climate hazards such as rising temperatures, prolonged droughts, increased wildfire risk, coastal erosion, flooding, and sea level rise. As the City faces increasing risks associated with climate change, the assessment serves as a guidance tool to prepare for these risks and prioritize adaptation and resilience planning across multiple sectors and jurisdictions. By identifying the vulnerabilities facing the built assets, open space and community members, the City can more effectively advocate for funding and improve the eligibility of the City to qualify for grant funding to study, monitor, and implement adaptation projects and develop resilience programs.

Having established vulnerabilities and community priorities, this Plan outlines adaptation strategies, policies, and actions that address those vulnerabilities and move Half Moon Bay towards the desired future vision. Across all City departments, the City must identify routine activities that can be tracked as part of a long term monitoring and evaluation plan to document climate impacts and help the community prepare for the uncertainties of a changing climate. The Plan recognizes the need to prioritize actions that align with community priorities but also reflect a realistic assessment of existing feasibility and operational capacity. Some actions require strengthening partnerships with other organizations, while others can be quickly implemented by the City under existing programs and policies.

For high-priority adaptation actions with strong alignment with existing plans and policies, the City can move forward in integrating these actions into City documents, such as the Capital Improvement Program, MJHMP, and LCP. These foundational documents guide land use, and infrastructure investments, making them key levers for advancing long-term community resilience. Integrating climate adaptation and resilience into the update of City plans and policy will allow Half Moon Bay to proactively manage climate-related risks, protect public safety, and ensure sustainable development. As a next step, the City should look to further the adaptation actions identified in this Plan, either through direct action directed by council, an Adaptation Work Plan or similar document, and drawing upon the initial prioritization presented in Section 6.

For adaptation actions that are high priorities but are not yet reflected in the existing plans and policies, the City should look to identify additional studies to inform implementation of those actions. This may include the development of neighborhood-level plans and adaptation pathways, with community workshopping of adaptation priorities.

The City acknowledges that this Plan is just one part of its activities directed toward a more sustainable future. Coupled with other efforts focused on emissions reductions, green infrastructure, park improvements, and resilience-building, the City can lead by example and promote community leadership and development to address

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oncoming climate challenges. Through this approach, the City can build a more adaptive, equitable, and future-ready community that safeguards its people and its resources and activities for generations to come.

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MAIN ST
KELLY AVE
STOP
El Centro de Libertad
The Freedom Center
THE CITY OF
HALF MOON BAY

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Appendix

8. Appendix

A. Problem Statements

Problem statements target citywide climate vulnerabilities that are broadly applicable to Half Moon Bay community members as well as specific geographic areas and frontline populations that necessitate a similarly targeted or project-level adaptation strategy. Problem statements were developed based on the findings of the City Vulnerability Assessment along with community engagement efforts, including community pop-ups, a survey, and stakeholder listening sessions, which assessed the community's needs, concerns, and vulnerabilities relating to climate change and the environment.

Problem statements combine sectors and the major climate hazards that stress that sector, for example, homes and businesses + wildfire, along with any specific locations that are experiencing the impacts of the hazards. Problem statements consider pre-existing conditions that may exacerbate the problem. Each statement also identifies potential leaders and partners to understand the responsibility of the problem and the City's level of agency. The timeframe considered for each problem statement sector is out to approximately 2100. Adaptation planning efforts will focus on short-, medium-, and long-term strategies.

1. Homes and Businesses

Description

This sector includes impacts to homes and businesses in Half Moon Bay. This sector includes planned future community land use. Homes and businesses are threatened by wildfire, fluvial and stormwater flooding, coastal erosion, landslides and debris flow, and extreme weather and high winds. The conditions that may affect the City's ability to adapt to the challenges facing this sector include staff capacity, the potential for litigation, community pushback on revised building codes, changes to zoning, and potential future development. Additionally, this sector is affected by pre-existing conditions including a lack of affordable housing, isolated community location, undersized and aging infrastructure, and limited water supply.

1.1 Wildfire – Problem Statement

While the entire city is threatened by wildfire, and increasingly so with climate change, the highest threat area for wildfire is the wildland-urban interface just outside the city limits of Half Moon Bay. The regional risk of wildfire can impact the ability of homes to be insured, can affect home values and rents, and can lead to increased development pressures within the City. Post-fire consequences may include direct losses, higher insurance rates and inability to be insured, spiking rents, and the potential exodus of residents and businesses, which could have an impact on the tax base, further exacerbating staffing and funding challenges. The City has some ability to directly plan for and adapt to this hazard. Partners include the County of San Mateo, neighboring land owners, land trust organizations, California State Parks, PG&E, CAL FIRE, and the CA Department of Insurance.

1.2 Urban Stormwater and Creekside Flooding – Problem Statement

Winter storm events increase the frequency and intensity of creek-side flooding, which can lead to direct flooding of creek-side homes and businesses, as well as indirect impacts to roadway access and transportation (see problem statements for Transportation in 2.1). Localized flooding during storm events also occurs in low-lying areas where runoff accumulates and where stormwater infrastructure may be undersized or impeded. The City has significant ability to affect this hazard as it has jurisdiction for local roads, stormwater, and the urban forest

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within many rights of way. Potential partners include CA State Parks, FEMA, Caltrans, San Mateo RCD, local property owners, and One Shoreline.

1.3 Landslides and Debris Flows – Problem Statement

Increased intensity of rainfall during winter storms increases the likelihood of landslides and debris flows, particularly after long periods of rain or in scarred landscapes where vegetation has been impacted by fires, drought, construction, or other events. Landslides and debris flows can cause significant damage to homes and buildings. After effects of a landslide can create significant challenges in moving and managing debris, including truck availability, emissions increases, and appropriate places to move, sort, and clean debris.

The City has some ability to adapt to this hazard, however, some of the most at risk areas include areas of steep slopes adjacent to the city boundary and areas upstream of the City, and the City may need to work with property owners to reduce the potential for hazards. Potential partners include CA State Parks, San Mateo RCD, the County of San Mateo, and land trust organizations.

1.4 High Winds – Problem Statement

High wind events can cause downed trees, which can damage property, cut power and other utilities, and injure pedestrians. The City has a significant ability to affect this hazard within the City's right of way and partners include PG&E, Caltrans, and local property owners.

1.5 Blufftop Coastal Erosion – Problem Statement

The threat of coastal erosion is localized to a narrow strip of land along the coast however the permanent loss of land has high consequences to the City and residents. Several homes, businesses and their associated utilities, as well as coastal access locations are at risk of coastal erosion. Private development assets at risk include homes in the West Miramar Neighborhood and the Ritz Carlton Hotel at Miramontes Point. Partners for regional-scale adaptation planning include CA State Parks, One Shoreline and County of San Mateo.

2. Transportation

Description

Transportation and roadways move people and goods throughout the City. This sector includes the network of roads in Half Moon Bay as well as the 1, 92, and 84 corridors that connect the City to the Bay Area. Emergency response, evacuation routes, and the ability of the Half Moon Bay community to move throughout the region is compromised when transportation routes and roadways are blocked by climate impacts such as wildfire, flooding, landslides, or high wind. The isolated coastal location of the City makes it critical for the City to become more self-sufficient in critical public services that are conveyed through these corridors to the Bay Area.

2.1. Wildfire – Problem Statement

Wildfires can lead to road closures, damage roads and transportation infrastructure, and can also lead to indirect impacts such as reduced visibility due to wildfire smoke, and increase the likelihood of washouts post-fire. The threat of wildfire on transportation affects evacuation routes and planning, which are being evaluated in the County's Safety Element.

2.2 Stormwater Flooding – Problem Statement

Localized stormwater flooding occurs regularly along Magnolia St. in Arleta Park, Miramontes Point Rd. in Moonridge, the West Miramar Neighborhood, and Kelly Ave. Downtown. With increased storm intensity combined

DRAFT

with potential stressors to vegetation communities (plants that grow together in a specific location and a similar environment) from drought and wildfire, stormwater management issues may escalate, and it may become more difficult to retain and slow site runoff. Impermeable surfaces including roads and sidewalks contribute to runoff, burdening the City's stormwater infrastructure.

Undersized stormwater infrastructure is an existing condition that exacerbates the issue. Limited data exists for the City staff to understand where obstructions may occur in the stormwater system, and where the system is undersized or underperforming. The city has a significant ability to affect this hazard, and potential partners include stormwater management consultants, land trusts, MidPen Housing, Mercy Housing, San Mateo County Resource Conservation District, One Shoreline, and local property owners.

2.3 Landslides and Debris Flows– Problem Statement

Increased intensity of rainfall during winter storms increases the likelihood of landslides and debris flows, particularly after long periods of rain, and in situations where vegetation has been impacted by fires, drought, or other events. Landslides can block roadways, cutting off access to emergency response and preventing the ability of the Half Moon Bay community to move throughout the City and the region. Debris in waterways can also damage transportation infrastructure such as bridges and lead to clogging of culverts. After effects of a landslide can create significant challenges in moving and managing debris, which can affect the use of beaches. The City has a significant ability to adapt to this hazard on local roads. Potential partners include the County of San Mateo and Caltrans.

2.4 High Winds– Problem Statement

High winds can lead to trees falling, and downing power lines, which can block roadways and cause dangerous situations for residents and visitors. The City has a significant ability to adapt to this hazard within the City's right of way. Potential partners include PG&E and San Mateo County.

3. Parks, Beaches, and Open Space

Description

Cliff-backed areas of coastline in Half Moon Bay host public assets including roads, trails, parks, and campgrounds. The California Coastal Trail, largely managed by the State, is a vital active transportation thoroughfare and recreational amenity. It is located just inland of the clifftop edge in many locations and is an important thoroughfare both for recreation and transportation.

In addition, the City owns and maintains 12 parks, beaches, and a number of open spaces. Preexisting conditions that affect the ability of parks to maintain their ecological and recreational function include the availability of recreation land, sensitive species and habitat protection, summer droughts and reduced water supply, threats from pests and disease, and City staff funding. Parks and open space areas also provide many opportunities and alignment with green infrastructure and sustainability goals. These areas may provide opportunities for stewardship and engagement, and certain open space areas may provide opportunities for local food production and economic activity.

3.1 Beach Narrowing, Dune, and Cliff Erosion– Problem Statement

Winter storms, sea level rise, and increased coastal erosion are already threatening Poplar and Redondo Beaches, State-operated beaches, and beach access locations that are central to the communities' livability and tourism economy, leading to inland migration of beaches. The City's beaches, which are mostly backed by cliffs, will have limited room to migrate inland with sea level rise, which eventually will limit recreational uses. The

DRAFT

California Coastal Trail is already threatened by coastal erosion, landslides, and creek/coastal wave flooding, and these threats will escalate. The parking lot at Redondo Beach is threatened by cliff erosion. The City does not control the state-managed lands but will need to continue to coordinate and align planning along a connected coastline and work with partners to identify potential sources of sediment. Key partners include CA State Parks, USACE, FEMA, NOAA, One Shoreline, and local property owners.

3.2 Debris Management – Problem Statement

The mobilization of debris during winter storm events and landslides, as well as the pile-up of debris along creeks and along the coast, directly impacts the ability of Half Moon Bay's residents and visitors to utilize the coastline and beaches. Debris is largely comprised of natural material such as trees and vegetation, but also includes pieces of farm equipment such as fencing, and parts of homes and infrastructure that have been washed away or damaged in storm events. Debris from agricultural and residential lands can have ecological impacts to waterways and other natural areas. Debris can also damage California Coastal Trail bridge infrastructure and clog culverts under the trail. The city has limited ability to manage sources or locations of debris on non-city land. Key partners include CA State Parks, San Mateo RCD, and the San Mateo Countywide Water Pollution Prevention Program.

3.3 Extreme Heat– Problem Statement

High temperatures and extreme heat can pose a threat to recreational uses, especially in parks and areas with less vegetation and shade, such as the skate park. City-run beaches are already experiencing significantly higher visitor demand during periods of high heat. The City may also be forced to close certain parks to sports groups or others during times of extreme heat. Extreme heat will exacerbate ecological drought conditions and cause ecosystem shifts in the City's parks and open spaces, particularly in coastal scrub landscapes. City parks provide an important opportunity in reducing the urban heat island effect and provide localized cooling. However, the City may be constrained on opportunities for park expansion or intervention in parkland spaces due to highly sensitive species and habitat, high cost of land, and permitting constraints.

3.4 Flooding – Problem Statement

Flooding can occur during heavy rainfall events and can impact City parks and amenities and the ability of the community to utilize these spaces for recreation. John L Carter Memorial Park, adjacent to Pilarcitos Creek, is prone to flooding as is Frenchmans Creek Park and the area adjacent to the Old Train Depot near Arroyo Leon. A current park update may help to address some of the flood issues. Key partners include CA State Parks, FEMA, land trusts, One Shoreline, and San Mateo RCD.

3.5 Wildfire – Problem Statement

Drought and increased heat will lead to higher wildfire risk in the City. While the highest wildfire risk is in the wildland-urban interface outside of city limits, wildfire spreading from the wildland-urban interface into the City's inland parks and open spaces (located closer to these areas) could have a multi-year negative impact on tourism and residents in Half Moon Bay. The City may be forced to close parks and open space areas during periods of poor air quality. Cascading impacts post-fire may include increased risk of debris flow, and a large influx of ash and debris in the City's waterways and shoreline following rain events. This can have impacts on water quality, habitat, ocean health, and debris management (see problem statement 3.2).

4. **Public Services, Utilities, and Local Infrastructure**

Description

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This includes a wide range of public services including water supply, wastewater, stormwater, power, natural gas, internet, and communications.

Water and Sewer

Description

Water and sewer services are critical to the City; however, the City has limited direct control over these utilities. The majority of the City's water, depending on the season, comes from the Hetch Hetchy Reservoir in the Sierra Nevada. A reduction in snowpack in the mountains and decreased or changing intensity of rainfall could threaten the City's water supply. Water supply for the City is provided by the Coastside County Water District (CCWD). Wastewater collection service is provided by Sewer Authority Mid-Coastside (SAM) where the City has appointed board members, but limited control of the management and operation of the Treatment Plant. The Bay Area Water Supply and Conservation Agency (BAWSCA) provides regional water supply planning, resource development, and conservation services to the City.

4.1 Drought – Problem Statement

Statewide drought could impact the water supply to the City and increase the costs for residents and businesses. The City does not have control over the supply; however, it can adopt water conservation efforts for municipal buildings, parks and lands, and support residential savings programs to reduce demand and mitigate future rate increases. Potential partners include CCWD, BAWSCA, and the Bay Area Integrated Regional Water Management Program.

4.2 Flooding – Problem Statement

SAM operates the Wastewater Treatment Plant in the City through a joint powers authority. The SAM Plant has flooded in the past and is at high risk of future flooding in extreme storm events. Flooding of the SAM Plant would temporarily shut down the facility, preventing wastewater collection and processing in the City, and potentially causing dire public health consequences. The City does not have direct control over the plant but does have some indirect influence through its appointed board members. Partners include regional board member agencies, including Granada Community Services District, Montara Water & Sanitary District, SAM, San Mateo RCD, and One Shoreline.

CCWD operates wells, a water treatment plant, and a pump station in a low-lying area near Denison Creek, and a pump station near Frenchmans Creek. These facilities are in a potential flood hazard area and flooding could impact these facilities directly and impact water supply systems.

4.3 Wildfire, Debris Flow, and Landslides – Problem Statement

CCWD operates numerous facilities and pipelines in unincorporated San Mateo County that are located in areas of high wildfire risk, and many of these facilities and pipelines are located near steep slopes that are at risk of failure, and this could impact both facility access and the facilities themselves. The majority of the City's water travels by pipe from Crystal Springs Reservoir and Pilarcitos Lake to the Nunes Water Treatment Plant along Highway 92. This corridor is highly vulnerable to wildfire and landslides. Impacts to the reservoirs, pipelines, water tanks, and the water treatment plant in these areas could have lasting and severe impacts on the city's water supply. Additionally, wildfires and landslides can compromise water quality both during events and for months and years after. The City has limited direct control over this utility. Potential partners include CCWD, CAL FIRE, and the County of San Mateo.

4.4 Emergent Groundwater– Problem Statement

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SAM operates the wastewater treatment plant that is located in a low-lying area near the convergence of Pilarcitos Creek and the Kehoe Waterway. Many pieces of key infrastructure for the plant are located underground and seepage of groundwater is a persistent nuisance for the facility. The projected rise in sea level will lead coastal groundwater to rise, which will further exacerbate this issue. The City has appointed board members to SAM and should ensure that the wastewater treatment plant is monitoring environmental conditions within and around the facility, and is engaged in future planning and decision-making.

Power and Communications

Description

Power outages caused by high winds or wildfire can cause significant disruptions to daily life, including the interruption or access to certain medical devices that require power, negatively impacting residents with significant health issues in the City. Power outages can also cause communication outages, which can make it impossible to call for 911 assistance, making the City less safe for residents. It also affects streetlights and traffic lights, making moving around the City much riskier, and potentially increasing the probability of accidents. Both power and communication outages also negatively impact Half Moon Bay's small businesses. Pacific Gas and Electric (PG&E) is the owner and operator of the electricity distribution system, including the high-voltage transmission lines as well as the local distribution grid.

The pre-existing conditions that affect public services include outdated and aging infrastructure and the isolated coastal location of the City. This makes it more critical for the City to become self-sufficient in the case of power outages.

4.5 High Winds – Problem Statement

High wind events, especially during winter storms, can cause downed power lines and disrupt the electricity and communication delivery to the energy system. A loss of power can create a significant public safety concern by potentially knocking out streetlights and stoplights, and creating difficulties for those that rely on medical devices. Power and communication outages have long been a challenge for the City and if high wind events intensify into the future, these issues will be exacerbated. The City has a significant ability to adapt to this for trees within the City's ROW. Potential partners include PG&E and San Mateo County.

4.6 Wildfire – Problem Statement

Wildfire risk in the region can lead to direct damage to infrastructure, and Public Safety Power Shut offs, shutting off electricity in the City and beyond, sometimes including telecommunications infrastructure like cell towers. These shutoffs can coincide with hot days and an inability to run air conditioners, fans and other cooling devices impacting vulnerable populations (see 6.1 for impacts of extreme heat). Cell towers, often located along ridgelines, are at an increased threat by wildfire. Potential partners include PG&E and CAL FIRE.

5. **Socially Vulnerable Populations**

Description

Socially vulnerable population groups are more likely than the general population to experience impacts from climate hazards and may have less adaptive capacity in the face of cascading issues. Socially vulnerable groups include, but are not limited to, seniors, mobile home residents, individuals with health sensitivities and mobility limitations, language isolation, racially marginalized groups, and low-income community members. Racially

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marginalized groups and low-income community members are more likely to live in higher risk locations and be exposed to hazards, and may be less able to recover from climate impacts. As a whole, vulnerable groups may face issues accessing the basic needs and services they need to recover from climate change impacts.

The pre-existing conditions that may affect these groups include lack of affordable housing, limited public transportation, high cost of living, racial inequity, isolated communities, linguistic isolation, housing quality, agency in housing decisions, high cost of public services including utilities, health insurance coverage, and potential lack of trust in City Government workers due to a history of disenfranchisement and lack of representation.

It is important that the City aim to reduce the health risks associated with climate change for disadvantaged communities by prioritizing programs and improvements to address needs. The City may have difficulty addressing the needs of disadvantaged groups and providing assistance to socially vulnerable groups due to limited funding, political and community will, competing interests, and differing priorities on the allocation of public safety dollars. The City should identify and work with local groups with connections to socially vulnerable groups such as non-profits, faith groups, MidPen housing, mobile home and RV park management, and other community groups. Venues for outreach and the building of trust include the Public Library, the Community Center, and local events.

5.1 Extreme Heat, Air Quality and Wildfire Smoke – Problem Statement

A. Outdoor Workers

Individuals who rely on outdoor jobs, such as agriculture, landscaping, and construction where they are required to be outdoors, are significantly more exposed to the extreme heat, wildfire smoke, and poor air quality, than the general population.

B. Mobile Home Residents

Residents in mobile home parks have significantly less shade/tree cover, creating urban heat islands. The homes are also less likely to have improvements including A/C, ventilation/filtration systems, quality insulation, etc.

C. Seniors

Seniors, particularly those living alone, have less adaptive capacity for the impacts related to extreme heat, wildfire smoke and poor air quality. This can lead to health issues such as heat exhaustion and heat stroke for these populations, and exacerbate underlying health conditions such as heart disease.

5.2 Severe Winter Storms – Problem Statement

A. Outdoor Workers

Individuals who rely on outdoor jobs, such as agriculture, landscaping, and construction where they are required to be outdoors are more likely to be directly impacted by severe winter weather conditions and bear a heavier burden in post-storm cleanup activities.

B. Seniors

Seniors, particularly those living alone, are especially vulnerable to power outages resulting from severe winter storms and may experience difficulty preparing for these hazards and cleaning following these events.

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C. Renters

Severe storms may lead to an increased chance of flood damage to impact homes directly. These issues can result in mold problems and direct damage to property. Renters may be less able to prepare for these hazards and recover after these events.

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B. Adaptation Strategies and Actions

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Goal 1. Ensure a Healthy, Resilient, and Self-Sufficient Community

Strategy		Action		Type of Intervention	Responsible Party	Support	Alignment with Local Coastal Land Use Plan	Cost	Impact/ Protective Value	No. Problem Statements Addressed	Feasibility/ Capacity	Additional Benefits	Final Score	Prioritization
1.1 Residential Resilience: Increase residential home hardening and resilience to climate hazards.	1.1.1	Evaluate and update existing City residential and commercial permitting and codes to determine appropriate enhancements for climate resilience, including wildfire, flooding and drought protections for buildings and landscapes.		Policy/Regulation	Community Development	Public Works	7-7: Building Codes and Standards, 7-1: Hazard Avoidance, 7-5: Long-Term Adaptation, 7-8: Shoreline Hazards and New Development	Within Current	High	5	Medium	No	0.605	Medium
1.1 Residential Resilience: Increase residential home hardening and resilience to climate hazards.	1.1.2	Assure compliance with LUP fire safety policies through condition compliance review and enforcement.		Policy/Regulation	Community Development	Coastside Fire Protection		Within Current	High	5	Medium	No	0.605	Medium
1.1 Residential Resilience: Increase residential home hardening and resilience to climate hazards.	1.1.3	Utilize the CAL FIRE ArcGIS Collector App to inventory structures that do not comply with firesafe practices and codes.		Monitoring	Public Works	Coastside Fire Protection		$	High	5	Medium	No	0.525	Medium
1.1 Residential Resilience: Increase residential home hardening and resilience to climate hazards.	1.1.4	Establish a Firewise Community Certification Program.		Partnership, Program	Administrative Services	Coastside Fire Protection		$	Medium	5	Medium	Yes	0.575	Medium
1.1 Residential Resilience: Increase residential home hardening and resilience to climate hazards.	1.1.5	Develop a partnership mechanism between private property owners (and Homeowners Associations) and agency landowners (i.e. City/County/State/Fed) to enhance wildfire protection, preparedness, and recovery efforts.		Partnership	Economic Vitality/City Managers Office	Public Works		Within Current	Medium	5	High	No	0.63	High
1.1 Residential Resilience: Increase residential home hardening and resilience to climate hazards.	1.1.6	Create a voluntary vegetation management program for property owners, including education materials, "how to" support, and services such as free chipping, for residential properties to increase their defensible space.		Program, Communications	Public Works	Community Development		Within Current	Low	5	Medium	No	0.405	Low

DRAFT

1.1 Residential Resilience: Increase residential home hardening and resilience to climate hazards.	1.1.7	Ensure that new subdivisions are established with adequate emergency vehicle access, evacuation standards for residential development, and can be maintained without requiring fuel modification within ESHAs and their buffer areas. Prohibit the creation of new developable lots within high fire hazard zones.		Policy/Regulation	Public Works	Community Development	7-2: Subdivisions, 7-68: Fire Hazard Avoidance for New Subdivisions		$$	Medium	5	Medium	No	0.385	Low
1.1 Residential Resilience: Increase residential home hardening and resilience to climate hazards.	1.1.8	Identify and implement projects and programs to enhance road and circulation capacity, ensuring adequate evacuation capability.		Program, Capital Improvement	Public Works	Community Development			$	Medium	5	Medium	Yes	0.575	Medium
1.2 Community Capacity: Increase community understanding, cohesion, and adaptive capacity to better respond and adapt to climate hazards.	1.2.1	Host annual educational events for residents and businesses on weather-proofing and fire-proofing their homes and businesses. Continue to coordinate with the CERT program to help distribute information to increase resident and homeowner awareness and knowledge of how to prepare for emergencies.		Program, Communications, Partnership	Emergency Preparedness	Coastside Fire Protection			Within Current	High	3	High	No	0.69	High
1.2 Community Capacity: Increase community understanding, cohesion, and adaptive capacity to better respond and adapt to climate hazards.	1.2.2	Establish incentives and direct support for individual and household emergency preparedness.		Program	Emergency Preparedness	CERT			$	Medium	3	Low	No	0.26	Low
1.2 Community Capacity: Increase community understanding, cohesion, and adaptive capacity to better respond and adapt to climate hazards.	1.2.3	Bolster and further promote the neighborhood-level Coastside Certified Emergency Response Team (CERT) program. Work with exiting CERT leads to identify neighborhood-level gaps in membership, and develop emergency preparedness by organizing City by blocks and recruiting new Block Captains as needed.		Communications, Program	Emergency Preparedness	Public Works, CERT			Within Current	High	3	High	No	0.69	High
1.2 Community Capacity: Increase community understanding, cohesion, and adaptive capacity to better respond and adapt to climate hazards.	1.2.4	Work with local schools to ensure every family has a disaster preparedness kit. Consider securing local sponsorship to host a "make-a-kit" events.		Partnership	Emergency Preparedness	Coastside Fire Protection			$	High	3	Medium	Yes	0.635	High

DRAFT

1.2 Community Capacity: Increase community understanding, cohesion, and adaptive capacity to better respond and adapt to climate hazards.	1.2.5	Identify and develop a resilience hub as a cooling center and shelter during climate disasters and extreme weather. Consider existing city-owned facilities such as the Library, Ted Adcock Community Center, Schools. Add solar energy, water supply, communications, and battery storage at a publicly available site, such as the library.		Capital Improvement	Emergency Preparedness	Public Works			$$$	High	3	High	No	0.53	Medium
1.2 Community Capacity: Increase community understanding, cohesion, and adaptive capacity to better respond and adapt to climate hazards.	1.2.6	Work with local CBOs and farmers to establish and maintain a local small Farm Resilience Network.		Partnership	Community Development	Resource Conservation District			$	Low	3	High	No	0.41	Low
1.2 Community Capacity: Increase community understanding, cohesion, and adaptive capacity to better respond and adapt to climate hazards.	1.2.7	Seek public/private partnerships that facilitate the distribution of cheap and effective air filtration units for communities of concern.		Partnership	Sustainability	Resource Conservation District?			$$	High	3	High	No	0.57	Medium
1.3 Vulnerable Populations: Protect highly vulnerable populations from climate-related impacts, especially due to extreme weather.	1.3.1	Expand services and shelter for unhoused populations in creekside homeless encampments.		Ongoing Effort	City Manager's Office	Public Works			$$	High	3	High	No	0.57	Medium
1.3 Vulnerable Populations: Protect highly vulnerable populations from climate-related impacts, especially due to extreme weather.	1.3.2	Establish defined extreme heat response policies and partner with community organizations to monitor these requirements, including for schools and for outdoor workers, which would require minimum safety measures in place for extreme heat days and/or prevent work from occurring during that period.		Policy/Regulation	Emergency Preparedness/CMO	Public Works			Within Current	High	3	Low	No	0.44	Medium

DRAFT

1.4 Community Storm Resilience: Increase community's active participation in building resilience for extreme storm events.	1.4.1	Consider participation in incentive-based programs such as the Community Rating System, Arbor Day Foundations' Tree City, and StormReady to leverage resources to improve city resilience.		Program	Public Works				Within Current	Medium	4	Medium	No	0.485	Medium
1.4 Community Storm Resilience: Increase community's active participation in building resilience for extreme storm events.	1.4.2	Establish financial incentives, including stormwater fee discounts (requires imposition of stormwater fees), tax credits/rebates/reimbursements, permit rebates (e.g., freeboard incentives), awards/recognitions, etc., to homeowners who mitigate flood risk on at-risk properties.		Program	Public Works	CDD			Within Current	High	4	High	No	0.71	High
1.4 Community Storm Resilience: Increase community's active participation in building resilience for extreme storm events.	1.4.3	Create a neighborhood-based Adopt-a-Storm Drain program to fund storm drain maintenance.		Program	Public Works	CMO			$	Low	4	Medium	No	0.305	Low
1.4 Community Storm Resilience: Increase community's active participation in building resilience for extreme storm events.	1.4.4	Support drought management and rainwater storage by developing a rainwater barrel giveaway program and associated education.		Program	Community Development	Public Works			$	Low	4	Medium	No	0.305	Low
1.4 Community Storm Resilience: Increase community's active participation in building resilience for extreme storm events.	1.4.5	Create incentive program for regenerative landscaping practices to support native plants and soil management to increase drought tolerance.		Program	Community Development	Public Works			$	Medium	4	Medium	Yes	0.555	Medium
1.4 Community Storm Resilience: Increase community's active participation in building resilience for extreme storm events.	1.4.6	Create an education and incentive program for landowners– especially upstream landowners– to improve stormwater retention on their property.		Program	Community Development	Public Works/San Mateo County/One Shoreline			$	Medium	4	High	No	0.53	Medium

DRAFT

1.4 Community Storm Resilience: Increase community's active participation in building resilience for extreme storm events.	1.4.7	Create Building Department, Code and Permitting Resources that support Passive House practices for New and Major Renovations for passive cooling.		Communications	Community Development				Within Current	Medium	4	Medium	Yes	0.635	High
1.4 Community Storm Resilience: Increase community's active participation in building resilience for extreme storm events.	1.4.8	Create and promote set of incentives for building improvements that increase air tightness and overall resilience to wildfire and wildfire smoke. Work with regional partners such as PGE and PCE to promote.		Program	Community Development	Public Works			Within Current	Medium	4	Medium	No	0.485	Medium
1.4 Community Storm Resilience: Increase community's active participation in building resilience for extreme storm events.	1.4.9	Develop neighborhood-specific climate adaptation plans with local stakeholders.		Policy/Regulation	Emergency Preparedness	Community Development/Public Works			$	High	4	High	Yes	0.78	High
1.4 Community Storm Resilience: Increase community's active participation in building resilience for extreme storm events.	1.4.10	Consider opportunities to support community-level agriculture as well as agriculture-compatible and ancillary uses in urban and open space reserve and PD areas. Partnering with Andreotti property on Kelly Avenue west of Highway 1.		Partnership	Public Works	Resource Conservation District			$	Medium	4	Medium	No	0.405	Low
1.4 Community Storm Resilience: Increase community's active participation in building resilience for extreme storm events.	1.4.11	Perform habitat restoration, assisted migration studies, and education on tribal land use practice including food self-sufficiently, fire ecology and impacts and proper use of grazing on open spaces. Sites could include: Peninsula Open Space Land Trust (POST), the Coastside Land Trust, and Beachwood, Glencree and Andreotti properties.		Partnership	Community Development	Public Works/Resource Conservation District			Enabling	High	4	High	No	0.67	High

DRAFT

1.5 Communications: Create a robust and reliable citywide communications system and protocols for climate hazards.	1.5.1	Develop an annual resident safety and education campaign for climate hazards (home hardening, flooding, etc.).		Program	Administrative Services	Community Development			$	Low	3	High	No	0.41	Low
1.5 Communications: Create a robust and reliable citywide communications system and protocols for climate hazards.	1.5.2	Partner with SMC Alerts to develop a robust digital communication and warning systems for hazards (coastal flooding, post-fire landslides, extreme heat) through text messages, phone alerts, and on-site updates.		Partnership	Administrative Services	Public Works, Law Enforcement, Coastside Fire Protection	7-3: Emergency Warning System		Within Current	High	3	Low	No	0.44	Medium
1.5 Communications: Create a robust and reliable citywide communications system and protocols for climate hazards.	1.5.3	Increase participation and awareness of Genasys (formerly known as ZoneHaven) and SMC notification systems through an outreach campaign.		Communications	Communications	Community Development			$	High	3	High	No	0.61	High
1.5 Communications: Create a robust and reliable citywide communications system and protocols for climate hazards.	1.5.4	Building on existing email newsletters, websites, and social media for community outreach, and communication for storm and disaster readiness. Coastside Buzz, Half Moon Bay Review - Coastside News, etc.		Communications	Communications				Within Current	High	3	High	No	0.69	High
1.5 Communications: Create a robust and reliable citywide communications system and protocols for climate hazards.	1.5.5	Collaborate with local non-profits, HOAs, Mobile Home Parks, and other community-based organizations to develop an inventory of locations with isolated elderly residents and people with disabilities and develop a plan for a social support network to increase resilience to climate change.		Partnership	Administrative Services	Community Development			$	Medium	3	High	Yes	0.66	High

DRAFT

1.5 Communications: Create a robust and reliable citywide communications system and protocols for climate hazards.	1.5.6	Support residential compliance with permitting requirements through increased education materials and awareness of resilience benefits. City can go beyond code, enhancing educational materials that define climate resilient materials and building standards and reduce barriers to implementation. Develop a project checklist for building and site adaptation measures.		Communications	Community Development	Public Works			$	High	3	High	No	0.61	High

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Goal 2. Foster a Thriving and Accessible Coastline and Open Space

Strategy		Action		Type of Intervention	Responsible Party	Support	Alignment with Local Coastal Land Use Plan		Cost	Impact/ Protective Value	No. Problem Statements Addressed	Feasibility / Capacity	Additional Benefits	Final Score	Prioritization
2.1 Creekside Flooding: Enhance monitoring and maintenance of creeks and drainage areas to reduce flooding impacts.	2.1.1	Automate responses from USGS creek gauge system.		Capital Improvement	Public Works				$	Low	3	Low	No	0.16	Low
2.1 Creekside Flooding: Enhance monitoring and maintenance of creeks and drainage areas to reduce flooding impacts.	2.1.2	Identify public land near creeks that will benefit from sustainable landscaping and other stormwater management to slow water infiltration along steep stream channels. Could be integrated as part of the CIP for Park Improvements		Capital Improvement	Public Works	Community Development	7-56: Flood Hazard Abatement		$$	High	3	High	Yes	0.72	High
2.1 Creekside Flooding: Enhance monitoring and maintenance of creeks and drainage areas to reduce flooding impacts.	2.1.3	Increase the frequency of creekside debris (trash) removal.		Ongoing Effort, Enforcement	Public Works	CMO			$	Low	3	High	Yes	0.56	High
2.1 Creekside Flooding: Enhance monitoring and maintenance of creeks and drainage areas to reduce flooding impacts.	2.1.4	Partner with SM RCD to restore wetlands in high-impact areas vulnerable to flooding.		Partnership	Public Works	One Shoreline	7-56: Flood Hazard Abatement.		$$$	High	3	Medium	Yes	0.555	High
2.2 Vegetation Management: Plan, implement, and maintain fuel reduction efforts on City-owned coastline and open space.	2.2.1	Create Sustainable Open Space Vegetation Management Plan to reduce risk of wildfire, landslide and debris flows, and coastal erosion. Include considerations for natural vegetation management (i.e. goats), native plants, regenerative landscape practices, natural grass recovery, dune restoration, drought tolerant landscapes, and prescribed burning. Include considerations for future changes to climate.		Capital Improvement	Public Works	Community Development	7-67. Unavoidable Fuel Modification in ESHA, 7-17: Beachfront or Blufftop Vegetation, 7-32: Soft Protection Devices		$	Medium	4	Medium	Yes	0.555	High
2.2 Vegetation Management: Plan, implement, and maintain fuel reduction efforts on City-owned coastline and open space.	2.2.2	Develop staff guidance and education materials for selection of plants and landscaping alternatives that increase drought resilience and comply with FireWise requirements.		Capital Improvement	Public Works	Community Development	7-17: Beachfront or Blufftop Vegetation, 7-63: Siting and Design for Fire Hazard Avoidance		$	Medium	4	High	Yes	0.68	High

DRAFT

2.2 Vegetation Management: Plan, implement, and maintain fuel reduction efforts on City-owned coastline and open space.	2.2.3	Where permitted by FireWise regulations, identify and plant drought and fire-resistant tree species (fire-smart or fire-wise trees) in City owned parks, open space, and streets.		Capital Improvement	Public Works	Community Development	7-17: Beachfront or Blufftop Vegetation, 7-63: Siting and Design for Fire Hazard Avoidance		$	Medium	4	Medium	Yes	0.555	High
2.2 Vegetation Management: Plan, implement, and maintain fuel reduction efforts on City-owned coastline and open space.	2.2.4	Promote fire-resistant landscaping through educational materials, particularly on properties adjoining high risk fire zones.		Communications	Communications	Public Works			$	Medium	4	High	No	0.53	Medium
2.2 Vegetation Management: Plan, implement, and maintain fuel reduction efforts on City-owned coastline and open space.	2.2.5	Create fire breaks in City-owned open space in high risk fire zones.		Capital Improvement	Public Works		7-61: Minimize Fire Hazards		$$	High	4	Medium	No	0.465	Medium
2.3 Climate-Smart Coastal development: Limit further development along coast. (or- more positive framing- create safe development along coast)	2.3.1	Update Local Coastal Program with triggers to account for updated sea level rise forecasting and new State guidance. Updated LCP policies include rolling setbacks, tagging (warning system), property acquisition, and planned retreat for the handful of properties in West Miramar that are exposed to future erosion. Identify hazard-prone critical facilities and infrastructure and plan for relocation, and structural and nonstructural retrofitting measures as necessary.		Policy/Regulation	Community Development	Public Works	7-29: Protection for Critical Facilities, 7-41: Incremental Removal, 7-48: New Critical, High-Occupancy, and Public Facilities in Geologic Hazard Areas		$$	High	1	Medium	Yes	0.555	High
2.3 Climate-Smart Coastal development: Limit further development along coast. (or- more positive framing- create safe development along coast)	2.3.2	Establish risk disclosure requirements for properties along high-risk coastal areas.		Policy/ Regulation	Community Development	Public Works	7-4: Disclosure of Hazard Presence		Within Current	Very High	1	Low	No	0.5	Medium
2.4 Nature Based Solutions for the Coast: Reduce coastal flooding and erosion through nature-based solutions.	2.4.1	Establish a winter beach maintenance program to protect against coastal erosion and flooding, including considerations for beach scraping or a winter storm berm		Capital Improvement, Program	Public Works	Community Development			$$$	High	2	Medium	Yes	0.535	High
2.4 Nature Based Solutions for the Coast: Reduce coastal flooding and erosion through nature-based solutions.	2.4.2	Track current state efforts around artificial reefs and sediment management. If alignment exists, study the viability of artificial reefs, reef augmentation, and opportunistic sediment placement in key areas prone to coastal flooding and erosion (ex. three rocks off Miramontes Point, West Miramar, etc.)		Study	Public Works	Community Development			$	Medium	2	High	Yes	0.64	High

DRAFT

2.4 Nature Based Solutions for the Coast: Reduce coastal flooding and erosion through nature-based solutions.	2.4.3	Create a beach and bluff monitoring program to identify flooding and erosion. Continue to monitor bluff and coastal drainage system erosion and continue to assess appropriate mitigation opportunities (such as clean closure) for the closed Half Moon Bay landfill located on the coastal bluffs near Poplar Beach. Monitor erosion at coastal access stairs. Communicate with Ritz and their consultants on coastal bluff erosion at Miramontes Point.	Monitoring	Public Works	San Mateo County/One Shoreline		$	Medium	2	Medium	No	0.365	Medium
2.5 Recreation Improvements: Implement recreation improvements to reduce erosion.	2.5.1	Improve and increase fencing and off-trail regulation signage along coastal open spaces to reduce erosion.	Capital Improvement	Public Works			$$	Low	2	Medium	Yes	0.375	Medium
2.5 Recreation Improvements: Implement recreation improvements to reduce erosion.	2.5.2	Conduct beach access improvements to allow greater recreation access and protect bluffs and dunes. This will also increase safety along the coast.	Capital Improvement	Public Works	Community Development		$$$	Medium	2	Medium	No	0.285	Low
2.6 Firefighting Resources: Identify additional firefighting equipment, training, and infrastructure to increase firefighting capacity and responsiveness.	2.6.1	Expand Citywide firefighting infrastructure by establishing and maintaining a priority list for upgrading fire flow capabilities in neighborhoods that may have inadequate fire flows.	Capital Improvement	Coastside County Water District	Coastside Fire Protection	7-73: Fire Flow Upgrades	$$$$	Very High	2	Medium	No	0.445	Medium
2.6 Firefighting Resources: Identify additional firefighting equipment, training, and infrastructure to increase firefighting capacity and responsiveness.	2.6.2	Ensure that all roads, streets, and major public buildings are identified in a manner that is clearly visible to fire protection and other emergency vehicles.	Capital Improvement	Public Works	Coastside Fire Protection, Law Enforcement	7-71: Street Identification and Visibility	$$	Medium	2	Medium	Yes	0.475	Medium

DRAFT

Goal 3. Protect the City through Increased Resilient Infrastructure

Strategy		Action		Type of Intervention	Responsible Party	Support	Alignment with Local Coastal Land Use Plan		Cost	Impact/ Protective Value	No. Problem Statements Addressed	Feasibility/ Capacity	Additional Benefits	Final Score	Prioritization
3.1 Green Infrastructure: Improve citywide stormwater management and reduce extreme heat by adopting low impact development (LID) guidelines and green infrastructure approaches.	3.1.1	Increase flood monitoring capabilities along roadways and intersections where flooding is frequent.		Monitoring	Public Works		7-33. Mitigation and Monitoring for Shoreline Protection Impacts		$	Low	5	Medium	No	0.325	Low
3.1 Green Infrastructure: Improve citywide stormwater management and reduce extreme heat by adopting low impact development (LID) guidelines and green infrastructure approaches.	3.1.2	Continue and expand inspections and cleanouts of storm drains, culverts, and ditches. Utilize CCTV and improve geodata.		Ongoing Effort	Public Works				$$	Medium	5	High	No	0.51	Medium
3.1 Green Infrastructure: Improve citywide stormwater management and reduce extreme heat by adopting low impact development (LID) guidelines and green infrastructure approaches.	3.1.3	Where permitted by FireWise regulations, identify suitable locations and plant species to provide shade in community spaces.		Capital Improvement	Public Works	Community Development			$$	Medium	5	Medium	Yes	0.535	High
3.1 Green Infrastructure: Improve citywide stormwater management and reduce extreme heat by adopting low impact development (LID) guidelines and green infrastructure approaches.	3.1.4	Establish policy promoting permeable paving on new City-owned paved driveways, walk and bikeways, and parking lots.		Policy/ Regulation	Community Development	Public Works			Within Current	Low	5	Medium	No	0.405	Medium
3.2 Wind Infrastructure: Invest in wind protection infrastructure that is both natural and manmade to increase resilience to high wind events.	3.2.1	Implement natural and manmade wind breaks in open space areas prone to high winds.		Capital Improvement	Public Works				$	Low	4	Medium	No	0.305	Low

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3.3 Climate Change Considerations: Incorporate climate change considerations into municipal planning, design and construction documents.	3.3.1	Publish a Climate Change Facilities Master Plan for Corporation Yard and Downtown buildings.		Program	Public Works	Community Development			$	Medium	6	High	No	0.57	High
3.3 Climate Change Considerations: Incorporate climate change considerations into municipal planning, design and construction documents.	3.3.2	Update the Storm Drain Master Plan. Consider the projected future intensity and duration of precipitation events to recalculate flood hydrographs and inform the design of infrastructure upgrades and retrofits. Aligns with 4.1.2.		Policy/ Regulation	Public Works, Community Development				Within Current	Medium	1	High	No	0.55	High
3.4 Increase Water Supply: Increase water conservation and water supply efforts to increase long-term water sustainability and reliability.	3.4.1	Monitor groundwater salinity within the Pilarcitos Drainage basin.		Monitoring	One Shoreline	Public Works			$	Medium	1	Medium	No	0.345	Low
3.4 Increase Water Supply: Increase water conservation and water supply efforts to increase long-term water sustainability and reliability.	3.4.2	Upgrade municipal watering systems to be more water efficient.		Advocacy	Coastside County Water	Public Works/Community Development			$$	High	1	Medium	Yes	0.555	High
3.4 Increase Water Supply: Increase water conservation and water supply efforts to increase long-term water sustainability and reliability.	3.4.3	Explore recycled water or graywater use in City operations (i.e. park and open space watering).		Capital Improvement	Public Works	Community Development			$	Low	1	Medium	Yes	0.395	Medium
3.4 Increase Water Supply: Increase water conservation and water supply efforts to increase long-term water sustainability and reliability.	3.4.4	Partner with CCWD to install a network of piezometers to monitor groundwater supply. If feasible, plan, design and build emergency water supply wells to increase local water supply. Aligns with 4.3.10.		Monitoring	Coastside County Water	Public Works/San Mateo County Health			$$$	High	1	Low	No	0.24	Low
3.5 Landslide Management: Install and manage infrastructure to prevent landslides and deal with debris.	3.5.1	Create Debris Management Plan that develops protocol for removing debris on City-owned land after landslides.		Policy/ Regulation	Public Works	Community Development			$	Medium	3	High	No	0.51	Medium
3.6 Energy Resilience: Increase opportunities for localized power, battery supply and overall resilience to power outages due to climate hazards.	3.6.1	Conduct power supply feasibility studies to assess need and options for back-up power.		Study	Public Works				$	High	4	Medium	No	0.505	Medium
3.6 Energy Resilience: Increase opportunities for localized power, battery supply and overall resilience to power outages due to climate hazards.	3.6.2	Develop a community resilience hub(s) by adding solar energy, water supply, communications, and battery storage at a publicly available site, such as the library or an established resilience hub.		Capital Improvement	Public Works				$$$	Very High	4	Medium	Yes	0.675	High

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3.6 Energy Resilience: Increase opportunities for localized power, battery supply and overall resilience to power outages due to climate hazards.	3.6.3	Ensure that all critical facilities have backup solar/generator systems so that they are operational during multiday power outages. Installation and replacement of emergency generators at critical facilities (cell towers, library, city hall, community center, police/fire). Continue to monitor, maintain, and perform condition assessments for the existing emergency generators (serviced monthly by Public Works).		Capital Improvement	Public Works				$$$	Very High	4	Low	Yes	0.55	High

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Goal 4. Build and Sustain the City's Capacity to Increase Resilience

Strategy		Action	Type of Intervention	Responsible Party	Support	Alignment with Local Coastal Land Use Plan	Cost	Impact/ Protective Value	No. Problem Statements Addressed	Feasibility/ Capacity	Additional Benefits	Final Score	Prioritization
4.1 Operationalize climate considerations into City policies and procedures.	4.1.1	Provide an annual Climate Hazards Report for Council and the Community to track impacts and identify potential vulnerabilities.	Internal Procedures	Public Works	Community Development		Within Current	High	6	High	No	0.75	High
4.1 Operationalize climate considerations into City policies and procedures.	4.1.2	Develop/ update a Stormwater Management Plan that increases green infrastructure across the City with limited, key improvements to gray infrastructure. Include considerations for the following green infrastructure improvements: retention basins, bioswales, pollutant traps for storm drains, green infrastructure along streets. Consider the following gray infrastructure improvements: storm drain resizing, culvert resizing, stormwater pumps. Prioritization of efforts should include considerations for areas that impact fire/ police/ rescue response time. Aligns with 3.3.2.	Capital Improvement, Policy/ Regulation	Public Works	Community Development	7-56: Flood Hazard Abatement	$	High	6	Medium	Yes	0.695	High
4.1 Operationalize climate considerations into City policies and procedures.	4.1.3	Create a municipal guide for ditch/ retaining wall maintenance. Create and maintain geodata for this effort.	Internal Procedures	Public Works	Community Development		Within Current	Medium	6	Medium	No	0.525	Medium
4.1 Operationalize climate considerations into City policies and procedures.	4.1.4	Include most recent climate change considerations in the development and phasing of the Public Works Capital Improvement Plan.	Policy/ Regulation	Public Works			Within Current	High	6	High	No	0.75	High

DRAFT

4.1 Operationalize climate considerations into City policies and procedures.	4.1.5	As part of the State-required update to the General Plan Open Space Element, develop policies for routine implementation of climate change actions (drought, stormwater retention, fluvial flooding, native plants, efficient irrigation) in parks and open space management and maintenance identified in parks planning and Parks and Recreation Master Plan guidelines. Implement active transportation routes into parks.		Policy/ Regulation	Community Development				Within Current	High	6	High	No	0.75	High
4.1 Operationalize climate considerations into City policies and procedures.	4.1.6	Create a post-storm monitoring checklist. Where feasible, note high water marks following storms on creeks (vegetation markers) and on the coasts (driftwood etc.) following storms. Record in a geodatabase. This is valuable data for future modeling efforts.		Policy/ Regulation	Public Works				Within Current	High	6	Medium	No	0.625	Medium
4.2 Increase staffing for climate projects and train staff on climate implementation.	4.2.1	Federal Training: Floodplain management staff training: FEMA Training, Association of State Floodplain Managers Training.		Internal Procedures	Public Works	Community Development			Within Current	High	6	High	No	0.75	High
4.2 Increase staffing for climate projects and train staff on climate implementation.	4.2.2	Hire a full-time grant writer, or contract these services on an as-needed basis, to increase funding and resources for Half Moon Bay's climate and resilience projects.		Funding	City Manager's Office	Public Works			Within Current	Very High	6	High	No	0.85	High
4.3 Maintain and expand regional and State partnerships increase resilience.	4.3.1	Cooperate with RCD, State parks, and local trusts to prioritize vegetation management and thinning efforts on their lands, in a way that reduces the risk transferred to City and private properties.		Partnership	Public Works	Coastside Fire Protection	7-61: Minimize Fire Hazards		Enabling	Medium	6	High	No	0.61	Medium

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4.3 Maintain and expand regional and State partnerships increase resilience.	4.3.2	Continue and expand working relationship with PG&E to better understand the grid map and power grid with historical outages and causes, and study where the grid could become more resilient. Develop partnerships on vegetation management; identify key locations for undergrounding electric lines; conduct feasibility study to determine potential locations for microgrids; ensure dedicated backup power systems for key infrastructure (resilience hubs, key City facilities such as the SAM plant, traffic signals, and telecommunications infrastructure).		Partnership	Public works	Coastside Fire Protection	7-61: Minimize Fire Hazards		Within Current	Very High	6	High	No	0.85	High
4.3 Maintain and expand regional and State partnerships increase resilience.	4.3.3	Work with PCE to ensure dedicated backup power systems and sources for key infrastructure, including for resilience hubs, key City facilities such as the SAM plant, traffic signals, and telecommunications infrastructure during power outages. Conduct feasibility study to determine potential locations for microgrids.		Partnership	Public Works	PCE			$$	Very High	6	High	No	0.73	High
4.3 Maintain and expand regional and State partnerships increase resilience.	4.3.4	Partner with CAL FIRE to enhance fuel break and fuel reduction efforts. Continue to partner with existing Wildfire Early Detection and Warning Systems (UCSD ALERTCalifornia) and implement additional cameras to cover any gaps that may be identified for the region.		Partnership	Public Works and Community Development	Coastside Fire Protection	7-61: Minimize Fire Hazards		$$	Very High	6	High	No	0.73	High
4.3 Maintain and expand regional and State partnerships increase resilience.	4.3.5	Work with AT&T and Verizon to streamline permitting for underground telecommunications.		Partnership	Public works and Community Development		7-61: Minimize Fire Hazards		$$$$	High	6	Low	No	0.3	Low
4.3 Maintain and expand regional and State partnerships increase resilience.	4.3.6	Partner with San Mateo County Health Department to enhance extreme heat warning systems for residents; establish, manage, and monitor extreme heat day protocols and to support cooling centers.		Partnership	Communications		7-3: Emergency Warning System		Within Current	High	6	Medium	No	0.625	Medium

DRAFT

4.3 Maintain and expand regional and State partnerships increase resilience.	4.3.7	Coordinate with regional healthcare providers to enhance outreach and education about smoke, wildfire, and extreme heat impacts.		Partnership	City Manager's Office				Within Current	High	6	High	No	0.75	High
4.3 Maintain and expand regional and State partnerships increase resilience.	4.3.8	Work with regional partners to maximize the number of residents that have health insurance, especially for vulnerable populations.		Partnership	City Manager's Office				Enabling	Very High	6	Medium	Yes	0.835	High
4.3 Maintain and expand regional and State partnerships increase resilience.	4.3.9	Continue working with Coastside Water District to create incentives for water conservation efforts for residents, prioritizing low-income groups. Internally, review city infrastructure opportunities for implementing additional water conservation measures		Partnership	Community Development and Public Works				Enabling	High	6	Medium	Yes	0.735	High
4.3 Maintain and expand regional and State partnerships increase resilience.	4.3.10	Partner with the CCWD or the County to monitor groundwater levels and model groundwater availability into the future using scenario-based models. Aligns with 3.4.4.		Partnership	Public Works	CCWD, County			Enabling	Medium	6	High	No	0.61	Medium
4.3 Maintain and expand regional and State partnerships increase resilience.	4.3.11	Coordinate with Caltrans on the following efforts: On-road tree removal; annual pre-winter inspections of 92 and HWY 1 North for landslides; State Highway Operation and Protection Program (SHOPP); Minor Program funding pipeline.		Partnership	Public Works	Coastside Fire Protection, Caltrans			Within Current	High	6	Medium	No	0.625	Medium
4.3 Maintain and expand regional and State partnerships increase resilience.	4.3.12	Work with CA State Parks and the Coastal Conservancy to explore dredging the harbor and using harbor sediment for beach nourishment along the City's Panhandle. Work with the State to conduct a phased realignment of the Coastal Trail to account for impacts of coastal erosion.		Partnership	Community Development	Public Works			Enabling	High	6	Medium	No	0.585	Medium
4.3 Maintain and expand regional and State partnerships increase resilience.	4.3.13	Partner with One Shoreline to assist with managed retreat solutions in West Miramar.		Partnership	Community Development	One Shoreline			Within Current	High	6	High	No	0.75	High
4.3 Maintain and expand regional and State partnerships increase resilience.	4.3.14	Continue to partner with the Ritz-Carlton and Ocean Colony HOAs to coordinate and monitor coastal and ecological health of the shoreline.		Partnership	Community Development	Ritz-Carlton and Ocean Colony HOAs to coordinate			Within Current	Medium	6	High	No	0.65	Medium

DRAFT

4.3 Maintain and expand regional and State partnerships increase resilience.	4.3.15	Coordinate with Coastside Fire Protection to: enhance fuel break and fuel reduction efforts; increase participation in CERT program.		Partnership	Public Works	Coastside Fire Protection			Within Current	Very High	6	High	No	0.85	High
4.3 Maintain and expand regional and State partnerships increase resilience.	4.3.16	Work with School District to distribute emergency response kits to students.		Partnership	Emergency Preparedness	School District			$	High	6	High	Yes	0.82	High
4.3 Maintain and expand regional and State partnerships increase resilience.	4.3.17	Collaborate with SAM on future upgrades and resilience efforts with direct links to city infrastructure (ex. sewer lines, I&I, manholes, outfall pipe, Caltrans wetland and Kehoe). Maintain staff/council personnel as liaisons to SAM.		Partnership	Public Works	SAM			Enabling	Very High	6	Medium	No	0.685	High
4.3 Maintain and expand regional and State partnerships increase resilience.	4.3.18	Work with stakeholders (SFPUC, County, others) to address inundation concerns along Pilarcitos Creek.		Partnership	Public Works	SFPUC, County			Within Current	High	6	High	No	0.75	High
4.3 Maintain and expand regional and State partnerships increase resilience.	4.3.19	Partner with institutions to study and install coastal monitoring cameras. At high-impact locations, promote citizen-science and education using CoastSnap.		Partnership	Public Works	CoastSnap, Various Institutions			Enabling	Medium	6	Low	Yes	0.51	Medium
4.4 Increase City funding for climate resilience efforts.	4.4.1	Establish a citywide Climate Resilient Tax District to fund stormwater upgrades, wildfire vegetation management, and other climate specific infrastructure improvements. Align with the CAP to co-fund and support multiple needs.		Funding	Public Works	City Manager's Office			Enabling	High	6	Low	No	0.46	Low
4.4 Increase City funding for climate resilience efforts.	4.4.2	Create Improvement District for high-risk coastal areas.		Funding	Public Works	Finance			Enabling	Very High	6	Low	No	0.56	Medium
4.4 Increase City funding for climate resilience efforts.	4.4.3	Evaluate and implement a Business District Assessment to help manage and pay for green infrastructure improvements, and other similar resilience enhancements and services.		Funding	City Manager's Office	Finance			Enabling	High	6	Low	Yes	0.61	Medium

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Goal 5. Support and Increase Economic Sustainability

Strategy		Action		Type of Intervention	Responsible Party	Support	Alignment with Local Coastal Land Use Plan		Cost	Impact/ Protective Value	No. Problem Statements Addressed	Feasibility / Capacity	Additional Benefits	Final Score	Prioritization
5.1 Resilience Incentives: Improve the resilience of homes to climate hazards through economic programs.	5.1.1	Evaluate the provision of incentives to encourage homeowners and business owners to improve home/building hardening practices and implement accordingly.		Program	Public Works and Community Development				Within Current	High	3	High	No	0.69	Medium
5.1 Resilience Incentives: Improve the resilience of homes to climate hazards through economic programs.	5.1.2	Incentivize both passive and active cooling strategies for buildings. Identify the most energy and cost-effective strategies including light-colored roofing for homes and businesses, or initiate a heat pump retrofit program, and strategies to improve indoor air quality. This can go beyond state minimum requirements (reach codes). Prioritize at-risk populations for retrofit incentives. This could align with strategy 5.1.3.		Program	Public Works	Community Development			$$	High	3	Medium	Yes	0.595	Medium
5.1 Resilience Incentives: Improve the resilience of homes to climate hazards through economic programs.	5.1.3	Where permitted by FireWise regulations, coordinate and partner with HMB Beautification Committee on landscaping downtown to reduce heat. Connect to Green Infrastructure Development planning, and look for funding from sources such as the Arbor Day Foundation Tree City program. This could align with strategy 5.1.2.		Capital Improvement		Public Works, HMB Beautification Committee			$	Medium	3	Medium	Yes	0.535	Low
5.1 Resilience Incentives: Improve the resilience of homes to climate hazards through economic programs.	5.1.4	Where permitted by FireWise regulations, using existing contractors, incrementally improve and maintain the urban canopy in downtown and throughout the City to provide shade and beautification.		Capital Improvement	Public Works				$	Medium	3	High	Yes	0.66	Medium

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5.2 Work collaboratively with local businesses to build their resilience and adaptive capacity.	5.2.1	Work with the City's businesses and business organizations to support their efforts to become more resilient, including providing resources related to energy resilience, increased defensible space, backup power, water and communications continuity.		Communications, Program	Economic Vitality/City Manager's Office				Within Current	Very High	3	High	Yes	0.94	High
5.2 Work collaboratively with local businesses to build their resilience and adaptive capacity.	5.2.2	Incentivize vegetation management with free chipping services, work days, and other similar programs that encourage engagement and ongoing best practices.		Program	Public Works				$	High	3	Medium	No	0.485	Low
5.2 Work collaboratively with local businesses to build their resilience and adaptive capacity.	5.2.3	Design and implement water conservation programs and incentives for homes and businesses in Half Moon Bay. See the 'One Water' approach.		Program	Community Development	Coastside County Water			$	High	3	Medium	Yes	0.635	Medium
5.2 Work collaboratively with local businesses to build their resilience and adaptive capacity.	5.2.4	Foster business partnerships and mentoring to support business continuity planning and enterprise risk management. Coordinate with regional businesses to ensure they understand the ramifications of, and are planning for, wildland fires (power shutoffs, data back-up, chain of command in leadership, evacuation, defensible space, and building hardening).		Partnership	City Manager's Office	Public Works			Within Current	High	3	High	Yes	0.84	High
5.2 Work collaboratively with local businesses to build their resilience and adaptive capacity.	5.2.5	Establish a local business pre-disaster recovery planning and coordination group and/or committee to update or initiate business continuity planning programs. Include considerations of physical assets and workforce.		Internal Procedure	City Manager's Office	Public Works/CERT			Within Current	Low	3	High	Yes	0.64	Medium
5.2 Work collaboratively with local businesses to build their resilience and adaptive capacity.	5.2.6	Implement innovative soil management practices and regenerative land management for agricultural businesses through ordinances, incentives, emerging technologies, and other innovative practices.		Policy/ Regulation, Program	Resource Conservation District	Public Works			$	Low	3	High	No	0.41	Low

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5.2 Work collaboratively with local businesses to build their resilience and adaptive capacity.	5.2.7	Develop and support a tourism strategy that is proactive in preparing for and adapting to anticipated climate changes. Incentivize tourism sector diversification.		Policy/ Regulation	City Manager's Office/Economic Vitality	Public Works			Within Current	Low	3	High	No	0.49	Low	

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C. Coastal Land Use Plan Policies Supporting Climate Action Plan Goals

Goal and Strategy	Specific Actions	LUP Policies	Supporting Policy Direction
1. Ensure a Healthy, Resilient, and Self-Sufficient Community - Residential Resilience			
1.1	Ensure subdivisions support emergency access and fire avoidance; prohibit lots in high fire hazard zones.	7-68	*Ensure that new subdivisions provide emergency vehicle access, meet evacuation standards, avoid fuel modification within ESHA, and prohibit creation of new lots in high fire hazard zones.*
1.1	Prohibit new subdivisions in fire, flood, and geologic hazard zones unless risks are mitigated.	7-2	*Prohibit subdivisions in areas of high fire, flood, and seismic risk unless all applicable risks are mitigated to meet LCP development standards.*
1.1	Update building codes for resilience to fire, flood, and climate hazards.	7-7	*Establish minimum requirements for fire, flood, and geologic hazard resilience through building codes, and require hazard disclosures for all developments.*
1.3	Prioritize resilience investments and engagement for historically excluded, marginalized, or under-resourced populations.	1-5	*Ensure equitable access to environmental benefits, prioritize Coastal Act and Local Priority Uses, and support affordable and workforce housing and culturally inclusive uses.*
1.4	Develop climate-resilient building and siting standards for hazard-prone areas.	7-1	*Require geologic and geotechnical analysis for hazard avoidance, limit development in hazardous areas, and implement siting/design strategies to reduce risk from environmental hazards.*
1.4	Integrate long-term sea level rise and climate change projections into hazard mitigation and planning for private development and public infrastructure.	7-5	*Integrate long-term sea level rise and extreme weather projections into planning and development standards.*
1.5	Update and maintain hazard warning systems; partner with alert services to disseminate emergency info to residents	7-3	*Require citywide hazard warning systems and coordination with San Mateo County's emergency alert system to ensure early warnings and evacuation notices.*

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Goal and Strategy	Specific Actions	LUP Policies	Supporting Policy Direction
2. Foster a Thriving and Accessible Coastline and Open Space - Climate-Smart Coastal Development			
2.3	Require 100-year site stability analysis for new development; establish adaptive setbacks and prohibit protective devices	2-47	Require site assessment for PD areas that accounts for ESHA, hazards (e.g., flooding, landslides, erosion), and ensures development avoids bluff erosion over its economic life.
2.3	Site development to avoid future shoreline protection devices; anticipate sea level rise impacts	7-8	Site development to avoid future need for shoreline armoring, consider erosion and SLR in siting standards, and require alternatives to hard protection.
2.3	Implement rolling easements, relocation triggers, and shoreline management plans to allow landward migration of beaches and wetlands	7-40 to 7-43	Policies require relocation plans for structures in shoreline hazard areas, use of rolling easements, and shoreline management planning to enable beach migration.
2.5	Enhance and protect public coastal access; site trails and recreation infrastructure to adapt to erosion and sea level rise	5-1 to 5-12	Policies protect and expand public access to beaches and the Coastal Trail, require sea level rise adaptation for trails and access points, and integrate public access with natural resource protection.
2.5	Collaborate with tribes on cultural resource protection, use interpretive elements in coastal spaces	8-1 to 8-6	Policies require coordination with tribes for cultural resources, ensure monitoring and mitigation, and require development to avoid disturbance of archaeological and tribal cultural sites.
3. Protect the City through Increased Resilient Infrastructure - Green Infrastructure			
3.1	Promote LID and BMPs to treat stormwater; use ESHA-adjacent green infrastructure for natural erosion and sediment transport balance	6-76	Require use of green infrastructure to treat stormwater; avoid hard engineering solutions and protect ESHA-adjacent sediment dynamics.
3.1	Implement habitat restoration (e.g., wetlands and riparian zones) that support stormwater retention and improve ecosystem resilience	6-77	Support hydrology restoration and natural floodplain functionality to improve stormwater infiltration and ecosystem services.

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Goal and Strategy	Specific Actions	LUP Policies	Supporting Policy Direction
3.1	Prioritize green infrastructure over traditional stormwater outfalls	6-94	Prioritize green infrastructure over new stormwater outfalls; otherwise, design outfalls to minimize impacts from sea level rise and coastal resource degradation.
3.1	Continue implementing NPDES and Countywide stormwater pollution prevention	6-95	Continue implementation of NPDES and Countywide programs to reduce stormwater pollutants through design controls and construction standards.
3.4	Support reclaimed water development; reserve water supply for priority uses; monitor capacity to ensure supply for future needs	3-13 to 3-17	Policies ensure monitoring of water system capacity, promote new water connections for priority uses, support recycled water systems, and phase water infrastructure to avoid growth-inducing impacts.
3.5	Elevate habitable floors, retrofit buildings in flood-prone zones, and prohibit habitable use below flood risk elevation	7-55	Require elevation of habitable areas in flood-prone zones, prohibit use below the risk elevation, and encourage flood risk retrofits.
4. Build and Sustain HMB's Capacity to Increase Resilience - Operationalize climate considerations into City policies and procedures			
4.1	Establishes a governance framework to integrate climate and hazard concerns into General Plan and LUP updates	2-10	Establish procedures for initiating amendments to its General Plan, including the LUP. The procedures shall set forth a process for amendments proposed by the City Council, Planning Commission, and private applicants. The City will not process private General Plan amendment applications, or associated development applications (except as required by State law), unless the City Council has approved initiating the General Plan amendment. Authorization to proceed with a General Plan amendment application shall in no way presume approval of the amendment or project.
4.1	Require utilities in new development to be undergrounded unless infeasible; encourage visual impact minimization and infrastructure resilience through early planning and in-lieu fees	9-37 to 9-39	Policy 9-37: “Locate utilities including traffic control boxes, transformers, meters, backflow prevention devices, and others in underground vaults where feasible; or if above finished grade, in discrete locations outside of any pedestrian path or sidewalk.” Policy 9-38: “Require applications for new development to include preliminary utilities plans to ensure that undergrounding and minimizing

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Goal and Strategy	Specific Actions	LUP Policies	Supporting Policy Direction
			the negative visual impacts of utilities are considered during the earliest phases of project design. For all new development and new subdivisions, utilities shall be underground unless infeasible...” Policy 9-39: “Require all telecommunications facilities to place support facilities underground where feasible. New communication transmission lines shall be sited and designed to be located underground, except where doing so would result in a hazardous condition...”
4.3	Encourages coordination and integration of regional planning efforts (e.g., watershed restoration, stormwater resilience)	3-43	Update and implement the Green Infrastructure Plan and Storm Drain Master Plan consistent with Land Use Plan policies to improve stormwater system function and management; support regional resilience objectives and coordinated infrastructure planning.
4.3	Supports interagency coordination (SAM, Caltrans) to protect critical infrastructure and integrate climate resilience into capital planning	3-28	Coastal development permit review for new development or redevelopment of wastewater treatment systems shall require that such improvements will operate so as to: minimize or eliminate marine resource pollution; incorporate facilities for reclamation of wastewater for reuse; and minimize noise, vibration, odor, and visual impacts on surrounding areas
5 Support and Increase Economic Sustainability - Strong Local Businesses/Coastline Development			
5.3/5.4	Support coastal workforce housing and economic stability for coastal workers; align land use with Coastal Act priorities	2-70	Designate Workforce Housing Overlay areas for affordable housing close to jobs and transit, integrate into PD areas, and ensure compatibility with LCP goals.

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D. Multi-criteria Decision Making and Cost- Benefit Analysis

Evaluating a variety of financing opportunities against funding requirements can be a complicated process. To support the strategic and rigorous evaluation of financing options, Keenan (2019) suggests a multi-criteria decision analysis (MCDA) framework. This framework can be used to consistently weigh choices against one another in as transparent a manner as possible, based on the relative importance placed on particular aspects or outcomes of a funding source. This avoids potentially overlooking specific benefits of a funding source, ambiguity in how the decision to pursue a source was made, and inconsistency in evaluating sources due to double-counting or over-/underweighting aspects such as risk aversion, administrative burden, opportunity cost, and impatience.

This process involves first, developing a list of criteria and second, evaluating the strength of each option against the criteria to assign a performance score for each option. Weightings can then be applied to each criteria, to calculate an overall score for the option. The more concrete the scores and categories, the more reliable the ultimate comparison, and there is less need for multiple cost-benefit analyses. Keenan (2019) developed an example scoring table; an adapted version is shown in Table 15. The categories are not exhaustive; for example, risk evaluation such as likelihood of default or missed payment is not included below.

Table 15. Example of performance scoring of funding strategies for climate adaptation based on pre-determined criteria, truncated from Keenan (2019). Each attribute could be weighted depending on how important that attribute/criteria was to the planner.

Funding strategy	Source of funds	Revenue generating potential	Cost of funds	Long-term sustainability	Flexibility of funds	Timing	Trade-offs for other city needs	State/federal political feasibility	Local/regional political feasibility	Administrative complexity	Equity/Cost burden
Local property tax increment from Infrastructure financing districts	4	4	4	5	4	4	5	4	4	5	4
Community facilities district	4	4	4	4	4	3	5	4	3	3	4
USACE CAP 103 Program	4	4	5	3	3	4	4	5	4	3	4
State property tax increment from Infrastructure financing districts	4	4	3	4	4	3	5	3	4	3	4
General obligation bonds	4	4	4	4	3	3	2	4	3	4	5

In the category of Cost of Funds, for example, the planner could use their professional judgment to arrive at a score, or be as detailed as calculating the specific financing costs using interest rates and an estimated payment schedule. Choosing the form of a specific scoring schedule for Cost of Funds, or whether to use one at all, is also an important decision (e.g., $0–$100K = 5, $100K–$500K = 4, $500K–$1,000K = 3 and so on, would be just one conceivable scoring schedule.) The more specific and concrete the scores are, the more reliable the final scores and the more likely the comparison of scores is to reflect their true comparative advantages.

Although much of the work of a cost–benefit analysis will have already been done in creating a robust table, a full cost–benefit analysis is recommended for the chosen strategy, or strategies, depending on how close the scores are to one another and how rigorous the MCDA, to finalize the decision ("Closeness" would also need to be defined by the planner).

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E. IBank Funding and Financing Options

IBank offers three categories of financial products to businesses, non-governmental organizations, and governments whose projects relate to climate initiatives:

- **Green bonds**: In this case, IBank would be a "conduit issuer" that would issue bonds on behalf of the City of Half Moon Bay (or partner organizations, depending), and then loan the raised funds to the City (or partner entity) on agreed-upon terms. The four types of bonds IBank issues that are available for "green designation" are:
  - **Industrial Development Bonds**—tax exempt; designed for private-company applicants up to $10 million that strictly focuses on manufacturing and processing tangible goods, which makes this option less aligned with the City's climate adaptation goals; could be an opportunity for a P3 arrangement
  - **501(c)(3) Bonds**—tax-exempt; designed for nonprofit applicants; focuses on capital improvements but might be applicable to beach restoration and recreation improvements, for example; no listed funding limit; could be an opportunity for the City to facilitate adaptation initiatives of aligned organizations without putting forth its own financing
  - **Public Agency Revenue Bonds**—tax-exempt; designed for government applicants with a project outcome that includes enhancing "the economic, social or cultural quality of life for residents in the community;" no listed funding limit; does not require outside-agency collaboration to access and there is substantial overlap with climate adaptation goals
  - **Exempt Facility Bonds**—tax-exempt, designed for government applicants targeted at infrastructure improvements, can be for private projects on leased government land, no listed funding limit
- **Direct lending**: Like a private bank, IBank would agree to loan terms with the City; these loans are more flexible and lower cost than private-bank alternatives. There are two kinds of loans available:
  - **Infrastructure State Revolving Loan Fund Loans**—"directly provides low-cost public financing to local governments, as well as nonprofits sponsored by public agencies, for a wide variety of infrastructure and economic expansion projects that improve and sustain communities, including projects with energy efficiency, distributed clean energy generation and storage, and climate-smart design elements;" financing from the "ISRF program is available in amounts ranging from $1 million to $65 million with loan terms for the useful life of the project up to a maximum of 30 years;" current examples of ISRF financed projects include water and wastewater treatment plant upgrades or construction, venue or airport construction or street repair and upgrades"
  - **Climate Incentives Bridge Loans**—"provide bridge financing for public, private, and nonprofit sector borrowers that anticipate receiving incentives to finance project costs, such as utility and state agency rebates, federal clean-energy tax credits, and reimbursable grant funds. The Incentive Bridge [L]oan is typically structured as a term loan with no prepayment penalty and includes an expectation that incentive payments will be used to retire outstanding debt"
- **Loan guarantees**: IBank may guarantee a portion of a loan for the loan issuer in cases where repayment by the borrower is less certain. Loan guarantees effectively reduce the risk that a lender faces when financing particularly new/untested technologies, products, or programs. In this case, Half Moon Bay would partner with an institution (nongovernmental organization [NGO], private business, or government agency) that seeks financing from a private bank. IBank would then guarantee any loan that the private bank issues to the company. These guarantees are large, accommodating multimillion-dollar investments,

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and thus large-scale and/or expensive projects. IBank offers two kinds of loan guarantees for climate-related initiatives:

  - **Climate Tech Finance Loan Guarantee**—80% guarantee with maximum guarantee of $5 million, maximum loan of $20 million, up to 7-year term; applicant criteria are broad; great opportunity for a P3; example projects could include wave energy startups, energy storage companies, climate modeling software development, or carbon capture
  - **Climate Loan Guarantee**—70% to 80% guarantee with maximum guarantee of $100 million, (target $30 million), guaranteed for life of loan, 0.5% to 1% of outstanding guarantee servicing fee; must reduce greenhouse gas or other air pollutant emissions; stricter criteria on state of technology to be deployed

- **Loan Participations**: IBank effectively participates in a loan matching system where it will lend up to 50% of the amount of an initial loan; target size is $10 million to $40 million; terms of the loan are negotiable based on merit criteria.

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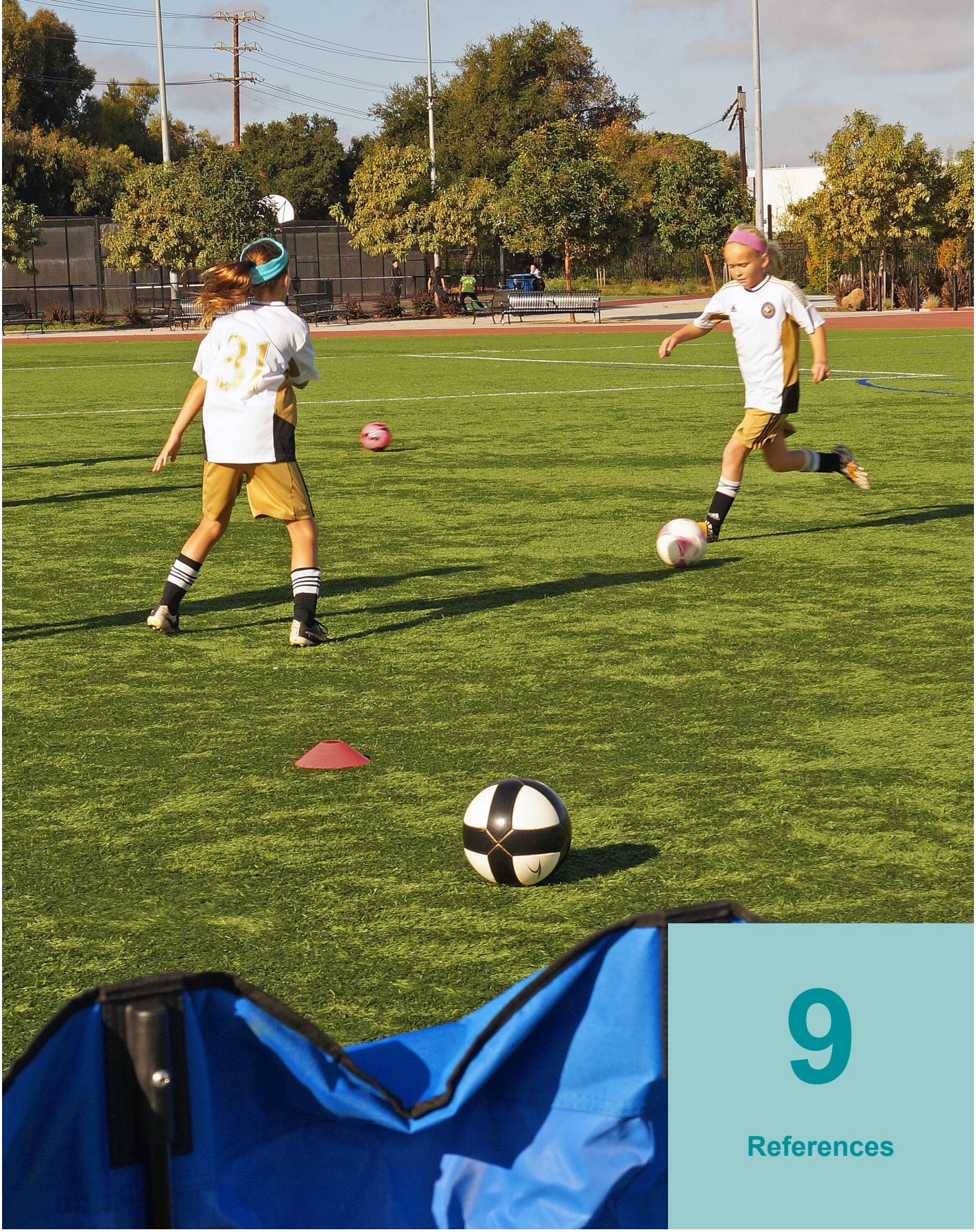

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BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **January 20, 2026**

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

FROM: Maggie Rodriguez, Interim City Clerk

TITLE: **APPROVE MAYOR'S LIST OF UPDATED CITY COUNCIL REPRESENTATIVES AND DESIGNATED ASSIGNMENTS FOR 2026**

RECOMMENDATION:
Accept Mayor Ruddock's List of City Council Representatives and Designated Assignments for 2026.

FISCAL IMPACT:
There is no fiscal impact associated with this action.

STRATEGIC ELEMENT:
This recommendation supports the *Inclusive Governance* Element of the Strategic Plan.

ATTACHMENTS:
Mayor's List of City Council Representatives and Designated Assignments for 2026

CITY COUNCIL ASSIGNMENTS
2026 Updated 1/14/26

A. Council Subcommittees

Subcommittee	Designated Representative	Meeting Schedule
CSFA Grant Selection	Ruddock/Nagengast	As designated
Education	Brownstone/Nagengast	As designated
Emergency Preparedness	Jonsson/Ruddock	As designated
Finance	Ruddock/Nagengast	As designated
Human Resources/MOU	Nagengast/Ruddock	As designated
Legislative Affairs	Nagengast/Ruddock	As designated
Mobility	Nagengast/Jonsson	As designated
Public Safety	Jonsson/Brownstone	As designated

B. City and Interagency

Organization	Designated Representative	Meeting Schedule
ABAG (Association of Bay Area Governments)	Ruddock/Nagengast	Annual, 1 day
C/CAG (County/City Assoc. of Governments)	Ruddock/Nagengast	2nd Thursday evenings
Chamber Government Affairs Committee	Brownstone/Ruddock	3rd Thursdays 4:00 p.m.
Council of Cities Selection Committee	Ruddock/Penrose	4th Friday evenings
League of CA Cities – Coastal Cities Issue Group	By League Election	Quarterly, as designated
League of CA Cities – Coastal Cities Group – Leadership Committee	By League Election	As designated
League of CA Cities – Peninsula Division	Nagengast/Ruddock	Quarterly, as designated
Peninsula Clean Energy Authority	Jonsson/Nagengast	4th Thursday
Peninsula Congestion Relief Alliance (Commute.org)	Nagengast/Penrose	Quarterly, as designated

Updated January 6, 2026

SAM (Sewer Authority Mid-Coastside)	Nagengast/Ruddock Alt: Penrose	4th Monday 7pm
SMCo Airport Community Roundtable	Jonsson	1st alt Wednesday 7 p.m.
SMCo Airport Land Use Committee	Jonsson/Nagengast	Quarterly, 4th Wednesday 4:00 pm
SMCo Council of Cities	All	4th Friday evenings
SMCo Library JPA	Penrose/Brownstone	Monday 8:00am, every other month
SMCo Office of Emergency Services	Jonsson/Ruddock	Quarterly, 4th Thursday evening

C. Council Liaisons

Organization / Ad Hoc Committee	Designated Representative	Meeting Schedule
Arts, Culture, and Events	Ruddock/Penrose	As designated
Beaches, Trails, and Parks	Ruddock/Jonsson	As designated
Board of Supervisors	Ruddock/Nagengast	2nd/4th Tuesdays, 9:00 am
Chamber of Commerce/Downtown Merchants	Rotating (see attached)	As designated
Homeless	Jonsson/Penrose	As designated
Housing and Human Services	Ruddock/Nagengast	As designated
Mid-Coast Community Council	Penrose	2nd/4th Wednesdays
Permit Streamline Process	Ruddock/Jonsson	As designated
Schools, Boys & Girls Club	Ruddock/Brownstone	As designated
Technology / Public Engagement	Ruddock/Nagengast	As designated

Chamber/Downtown Merchants Monthly 9 AM Meeting Rotation:

February: Penrose/Nagengast

March: Ruddock/Brownstone

April: Penrose/Nagengast

May: Ruddock/Brownstone

June: Penrose/Nagengast

July: Ruddock/Brownstone

August: Penrose/Nagengast

September: Ruddock/Brownstone

October: Penrose/Nagengast

November: Nagengast/TBD

December: Nagengast/TBD

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **January 20, 2026**

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

FROM: Todd Seeley, Interim Public Works Director
Matt Nichols, Senior Management Analyst

TITLE: **APPROVE MEMORANDUM OF UNDERSTANDING FOR SENATE BILL 1383 PROCUREMENT**

RECOMMENDATION:
Adopt a resolution authorizing the City Manager to execute a Memorandum of Understanding with the County of San Mateo for the implementation of a Senate Bill (SB) 1383 compliant procurement program in an amount not to exceed $25,000 annually.

FISCAL IMPACT:
The requested budget for this MOU is up to $25,000 per calendar year. The 2026 payment is due to the County by February 28, 2026. In subsequent years, invoicing may be divided into multiple billings, if necessary, to align with the City's fiscal schedule.

The budget for the 2026 procurements will be partially covered by the City's remaining CalRecycle OWR4 grant funds, with the remaining balance funded through the City's SB 1383 Waste Compliance budget. This year's funds have been programmed into the Public Works Department's adopted FY 2025–26 operating budget.

STRATEGIC ELEMENT:
This action supports the *Infrastructure and Environment*, and *Healthy Communities and Public Safety Elements* of the Strategic Plan.

BACKGROUND:
In September 2016, Governor Brown signed Senate Bill 1383 (SB 1383) (Lara, Chapter 395, Statutes of 2016) into law, establishing statewide methane emissions reduction targets as part of California's efforts to reduce short-lived climate pollutants. SB 1383 codified the California Air Resources Board's Short-Lived Climate Pollutant Reduction Strategy, originally developed pursuant to SB 605 (Lara, Chapter 523, Statutes of 2014), to significantly reduce emissions of methane and other climate pollutants across multiple sectors of the State's economy.

In November 2020, the California Department of Resources Recycling and Recovery (CalRecycle) adopted regulatory text to implement SB 1383. These regulations require local jurisdictions to implement, maintain, enforce, and report on a comprehensive set of organic waste recycling programs. A key component of the regulations is a mandatory procurement requirement for jurisdictions to annually procure a minimum amount of recovered organic waste, such as compost and mulch, based on jurisdiction population.

State enforcement of SB 1383 regulations began on January 1, 2022, including enforcement of procurement requirements. Jurisdictions must document and report procurement activities annually to CalRecycle. Failure to meet these requirements may result in enforcement actions and penalties.

To assist jurisdictions with the initial implementation of SB 1383, CalRecycle established the SB 1383 Local Assistance Grant Program, also known as the Organic Waste Reduction (OWR) grants. These non-competitive grants provided two rounds of temporary funding to cities and counties to support SB 1383 implementation activities, including program development, administration, compliance tracking, and procurement planning. The initial OWR1 grant has concluded, and the second OWR4 grant is scheduled to sunset in 2026, with no further funding available at this time.

The City of Half Moon Bay has used these rounds of funding to cover the cost of procuring our required allotment of recovered organic material through a cost broker program with the County, but as these grant programs expire, jurisdictions are required to transition to fully funding SB 1383 compliance activities through local resources. This includes ongoing costs associated with the procurement of recovered organic waste products and the administrative requirements needed to document compliance.

DISCUSSION:

The proposed MOU is similar to previous SB 1383 programs in partnership with the County of San Mateo (County) and represents an evolution of the OWR-funded joint compost broker program, administered collaboratively by the San Mateo Resource Conservation District (RCD) and the County. This earlier program leveraged cost-sharing and administrative efficiencies by allowing multiple jurisdictions to purchase compost in bulk through separate but identical agreements with the local RCD.

As grant funding ends in 2026, this new MOU transitions the program from an annual grant-based reporting model to a simplified agreement designed to reduce duplicative administrative tasks. It also provides flexibility for program members to adjust procurement needs as new avenues for procurement credit emerge and as procurement requirements are potentially reassessed.

The estimated cost for the City to meet this compost requirement independently is approximately $31,500 per year, excluding staff time and transportation costs. Shipping costs from the City's current supplier are also expected to increase in 2026, further raising total

annual expenses. While early data from the City's free compost hub pilot showed the City could move roughly 20,000 pounds of compost per week, staff believe these numbers were inflated by initial demand for the new program. In addition, the hub must close from October through March due to rain, making it impossible for the City to meet its annual procurement target using this site alone. This MOU will allow the City to move more compost of higher quality, at lower cost and with reduced overhead, compared to meeting this state-mandated goal in-house.

ATTACHMENT:

1. Resolution
2. Draft MOU

Resolution No. C-2026-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING THE CITY MANAGER TO SIGN AND EXECUTE THE MEMORANDUM OF UNDERSTANDING WITH THE COUNTY OF SAN MATEO FOR THE IMPLEMENTATION OF A SENATE BILL (SB) 1383 COMPLIANT PROCUREMENT PROGRAM

WHEREAS, the State of California enacted Senate Bill (SB) 1383 (Chapter 395, Statutes of 2016), which required the California Department of Resources Recycling and Recovery (CalRecycle) to adopt regulations to reduce organic waste disposal by 75 percent by 2025; and

WHEREAS, the SB 1383 regulations (Title 14, Division 7, Chapter 12, Article 12 of the California Code of Regulations) require jurisdictions to procure recovered organic waste products (ROWPs) to meet annual targets set by CalRecycle; and

WHEREAS, in 2021, the City of Half Moon Bay (City), the County of San Mateo (County), and the San Mateo Resource Conservation District (RCD) launched a program to comply with SB 1383 requirements (Program), which between 2021 and 2024 procured and applied 21,000 tons of cost-reduced compost for local farms and rangelands, contributing to countywide procurement targets; and

WHEREAS, the Program will conclude in 2026 unless a new agreement is established; and

WHEREAS, all parties have recognized the value of continuing the Program to support SB 1383 compliance, leverage prior CalRecycle SB 1383 Local Assistance Grant investments and advance progress toward procurement targets; and

WHEREAS, the City shall determine its annual funding contribution to the Program and shall receive procurement credit in proportion to its contribution; and

WHEREAS, the County has agreed to administer the Program on the City's behalf to reduce collective staff time, duplicative administrative burdens and costs in exchange for an administrative fee; and

WHEREAS, the City will remain ultimately responsible for meeting its annual ROWP procurement targets.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby authorizes the City Manager to execute a Memorandum of Understanding with the County of San Mateo for the implementation of a Senate Bill (SB) 1383 compliant procurement program in an amount not to exceed $25,000 annually.

****

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 20th day of January 2026, by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ATTEST: APPROVED:

_____ _____

Maggie Rodriguez, Interim City Clerk Debbie Ruddock Mayor

MEMORANDUM OF UNDERSTANDING

BETWEEN THE CITY OF HALF MOON BAY AND THE COUNTY OF SAN MATEO FOR THE IMPLEMENTATION OF A SENATE BILL (SB) 1383 COMPLIANT PROCUREMENT PROGRAM

THIS MEMORANDUM OF UNDERSTANDING (MOU), entered into on this 31st day of January 2026, by and between the County of San Mateo, hereinafter called "the County" and the City of Half Moon Bay, hereinafter called "the Jurisdiction";

W I T N E S S E T H:

WHEREAS, the State of California enacted Senate Bill (SB) 1383 (Chapter 395, Statutes of 2016), which required the California Department of Resources Recycling and Recovery (CalRecycle) to adopt regulations to reduce organic waste disposal by 75 percent by 2025; and

WHEREAS, the SB 1383 regulations (Title 14, Division 7, Chapter 12, Article 12 of the California Code of Regulations) require jurisdictions to procure recovered organic waste products (ROWPs) to meet annual targets set by CalRecycle; and

WHEREAS, in 2021, the Jurisdiction, the County, and the San Mateo Resource Conservation District (RCD) launched a program to comply with SB 1383 requirements (Program), which between 2021 and 2024 procured and applied 21,000 tons of cost-reduced compost for local farms and rangelands, contributing to countywide procurement targets; and

WHEREAS, the Program will conclude in 2026 unless a new agreement is established; and

WHEREAS, all parties have recognized the value of continuing the Program to support SB 1383 compliance, leverage prior CalRecycle SB 1383 Local Assistance Grant investments and advance progress toward procurement targets; and

WHEREAS, the Jurisdiction shall determine its annual funding contribution to the Program and shall receive procurement credit in proportion to its contribution; and

WHEREAS, the County has agreed to administer the Program on the Jurisdiction's behalf to reduce collective staff time, duplicative administrative burdens and costs in exchange for an administrative fee; and

WHEREAS, the Jurisdiction will remain ultimately responsible for meeting its annual ROWP procurement targets.

NOW, THEREFORE, IT IS HEREBY AGREED BY THE PARTIES HERETO AS FOLLOWS:

1. Services to be Performed by the County

A. Program Administration

a. The County shall serve as Program administrator, overseeing the agreement with the RCD to ensure coordination and successful implementation of the Program, in accordance with SB 1383 requirements. In this role, the County shall provide contract management, fiscal oversight, and coordination with participating jurisdictions.

b. The County shall serve as the direct service provider and allocate procurement credits in proportion to the Jurisdiction's contribution to the Program.

c. The County shall execute an intergovernmental agreement with the RCD by February 28, 2026, to implement the Program and shall maintain the agreement for the duration of this MOU.

B. Program Funding

a. The County shall invoice the Jurisdiction for an initial contribution, set by the Jurisdiction, for an amount not to exceed $24,280.25, by February 28, 2026. The initial contribution will fund the Program for calendar year 2026. Invoices may be issued after this date or divided into multiple billings if necessary to align with the Jurisdiction's fiscal schedule. Of the total invoiced amount, the County will retain between 2% and 4% of the total amount to offset staff time costs required to administer the Program. The County will track all administrative costs associated with the Program and will furnish data to the Jurisdiction justifying the final administrative rate that will be retained. The rate will not exceed 4% in the first year of implementation. The percentage of funding retained for County administrative costs will be adjusted in future years based on the total staff time required to administer this Program.

b. The County shall provide a Program Authorization Letter Template to the Jurisdiction, by September 1, 2026, and annually thereafter, for use in authorizing its continued participation in the Program for the next calendar year. In this letter, the Jurisdiction shall specify its total contribution, the anticipated tons of ROWP credit to be received, and the percent of its contribution that the County will retain to offset Program administration costs. The letter shall be signed by an employee of the Jurisdiction who is authorized to commit and disburse funding to the Program.

c. The County shall invoice the Jurisdiction for its contribution to the Program as defined in the Authorization Letter no later than January 30, 2027, and annually thereafter. If no authorization letter is provided for a given calendar year, the County shall not invoice the Jurisdiction.

d. The County shall carry forward any unspent Program contribution for the Jurisdiction's future use in the Program.

e. Upon termination of this MOU, the County shall return any unspent contributions to the Jurisdiction within sixty (60) days.

C. Recordkeeping & Reporting

a. The County shall provide the Jurisdiction with access to an online database containing all information related to Program activities, in compliance with SB 1383 recordkeeping and reporting requirements. The database shall clearly identify the ROWP procurement completed by the County on the Jurisdiction's behalf under this MOU.

b. The County shall provide the Jurisdiction with the information necessary to report procurement activities in its Electronic Annual Report (EAR) to CalRecycle. This information shall be provided no later than June 1 of each year.

c. The County shall provide the Jurisdiction with written status reports twice per year on all Program activities.

D. Additional Work

a. With written approval, the County may invoice the Jurisdiction for supplemental contributions to the Program, to increase the Jurisdiction's procurement credit. Such approval shall specify the total funding amount and the portion allocated to Program activities and County administrative costs. Jurisdictions are not obliged to support additional work. A Jurisdiction choosing not to support additional work shall not be grounds for terminating this MOU. The Jurisdiction is not guaranteed any benefit from additional work for which it does not contribute.

b. With written approval, the County may invoice the Jurisdiction for contributions to additional projects or agreements undertaken on the Jurisdiction's behalf to increase procurement credit or reduce the Jurisdiction's procurement target set by CalRecycle. Such approval shall specify the total funding amount and the portion allocated to Program activities and County administrative costs.

2. Tasks to be Completed by the Jurisdiction

A. The Jurisdiction shall pay in full all invoices submitted by the County within forty-five (45) days of receipt.

B. The Jurisdiction shall provide the Authorization Letter to the County by November 1, 2026, and annually thereafter, to authorize its continued participation in the Program for the upcoming calendar year. The letter shall specify the total contribution, the anticipated tons of ROWP credit to be received, and the percentage of its contribution that the County will retain to offset Program administration costs.

C. The Jurisdiction may authorize participation in the Program for one (1) year or for multiple consecutive calendar years, with mutual agreement from the County. A multi-year authorization shall specify the total annual contribution amount for each year covered and shall remain subject to annual adjustment of the County's administrative cost percentage. The Jurisdiction may revise or rescind its authorization for any future year by providing written notice to the County no later than November 1 preceding the year for which the change is requested.

D. The Jurisdiction shall be responsible for completing and submitting its EAR to CalRecycle, reporting the information provided by the County.

E. The Jurisdiction shall pay any additional invoices it has approved in writing, within forty-five (45) days of receipt, for supplemental contributions to the Program or for additional projects and agreements undertaken by the County on the Jurisdiction's behalf.

3. Consideration

This MOU enables the continuation of the collaborative Program, jointly developed by the Jurisdiction, County, and RCD since 2021. By participating in this MOU, the Jurisdiction avoids the administrative and financial burden of creating and managing a separate contract or Program and allocating staff time, allowing the County on behalf of all the cities in San Mateo County to leverage economies of scale to reduce countywide SB 1383 procurement compliance costs.

In return, the Jurisdiction contributes funding to the Program and receives procurement credit in proportion to its contribution. This Program advances shared countywide goals by strengthening local food system resiliency, improving soil health, reducing climate impacts, and supporting long-term economic and environmental benefits across San Mateo County.

4. Relationship of Parties

It is expressly understood that this is an agreement between independent entities, the County and the Jurisdiction, and that no individual agency, employee, partnership, joint venture, or other relationship is established by this MOU. The intent of both the County and the Jurisdiction is to create an independent collaborative relationship.

5. Hold Harmless

A. It is agreed that the County shall defend, hold harmless, and indemnify Jurisdiction and its officers, employees, agents, and servants from any and all claims, suits, or actions of every

name, kind, and description brought by a third party which arise out of the terms and conditions of this MOU and which result from the acts or omissions of the County and/or its officers, employees, agents, and servants.

B. It is agreed that Jurisdiction shall defend, save, hold harmless, and indemnify the County and its officers, employees, agents, and servants from any and all claims, suits, or actions of every name, kind, and description brought by a third party which arise out of the terms and conditions of this MOU and which result from the acts or omissions of Jurisdiction and/or their respective officers, employees, agents and servants.

C. County shall defend, hold harmless, and indemnify Jurisdiction from and against any and all claims for wages, salaries, benefits, taxes, and all other withholdings and charges payable to, or in respect to, County's representatives for services provided under this MOU.

D. Jurisdiction shall defend, hold harmless, and indemnify County from and against any and all claims for wages, salaries, benefits, taxes, and all other withholdings and charges payable to, or in respect to, Jurisdiction's representatives for services provided under this MOU.

E. The duty of each party to defend, hold harmless, and indemnify the other as set forth herein shall include the duty to defend as set forth in Section 2778 of the California Civil Code.

F. In the event of concurrent negligence (or intentional/reckless acts) of Jurisdiction and/or their respective officers and employees, on the one hand, and the County and/or its officers, employees, agents, and servants, on the other hand, then the liability for any and all claims for injuries or damage to persons and/or property which arise out of the terms and conditions of this MOU shall be apportioned according to the California theory of comparative fault.

6. Amendment of MOU and Merger Clause

This MOU constitutes the sole MOU of the parties hereto and correctly states the rights, duties, and obligations of each party as of this document's date. In the event that any term, condition, provision, requirement or specification set forth in the body of this MOU conflicts with or is inconsistent with any term, condition, provision, requirement, or specification in any exhibit and/or attachment to this MOU, the provisions of this body of the MOU shall prevail. Any prior MOU, promises, negotiations, or representations between the parties not expressly stated in this document are not binding. Either party may request a modification to this MOU at any time. All subsequent modifications shall be in writing and will become effective when signed by all parties.

7. Records

The County shall maintain and preserve all records relating to this MOU in its possession and those of any third-party performing work related to this MOU for a period of five (5) years from the termination of this MOU.

8. Assignability

The County shall have the right to assign this MOU or any portion thereof to a third party or subcontract with a third party to perform any work required under this MOU. The County shall notify the Jurisdiction of any assignments made in advance.

9. Notices

Any written notice, request, demand, or other communication required or permitted hereunder shall be deemed to be properly given when deposited with the United States Postal Service, postage prepaid, or when transmitted by email communication, addressed:

In the case of the County, to:

Jasneet W. Sharma, Director
County of San Mateo Sustainability Department
455 County Center, 4th Floor
Redwood City, CA 94063
Email: jsharma@smcgov.org

In the case of the City of Half Moon Bay, to:

Matthew Chidester, City Manager
501 Main Street
Half Moon Bay, CA 94019
Phone: 650-726-8910
Email: mchidester@halfmoonbay.gov

10. Controlling Law and Venue

The validity of this MOU, the interpretation of its terms and conditions, and the performance of the parties hereto shall be governed by the laws of the State of California. Any action brought to enforce this MOU must be brought in the Superior Court of California in and for the County of San Mateo.

11. Term and Termination

Subject to compliance with the terms and conditions of the MOU, the term of this MOU shall commence on January 31, 2026, and shall be renewed, with written approval by the Jurisdiction, annually under the same terms and conditions. This MOU may be terminated without cause by the Jurisdiction or the County at any time upon thirty (30) days prior written notice to the other party.

12. Electronic Signatures

Both County and the Jurisdiction wish to permit this MOU and future documents relating to this MOU to be digitally signed in accordance with California law and County's Electronic Signature Administrative Memo. Any party to this MOU may revoke such agreement to permit electronic signatures at any time in relation to all future documents by providing notice pursuant to this Agreement.

13. Authority

The parties warrant that the signatories to the MOU have the authority to bind their respective entities.

IN WITNESS WHEREOF, the parties hereto, by their duly authorized representatives, have affixed their hands.

COUNTY OF SAN MATEO

By:_____ Date: _____
Jasneet W. Sharma
Director, Sustainability Department

CITY OF HALF MOON BAY

By:_____ Date: _____
Matthew Chidester
City Manager

Attest:

_____
Maggie Rodriguez, Interim City Clerk

Approved as to Form:

_____
Denise Bazzano, Interim City Attorney

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **January 20, 2026**

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

FROM: Maggie Rodriguez, Interim City Clerk

TITLE: **APPROVE CERTAIN PAST CITY COUNCIL REGULAR AND SPECIAL MEETING MINUTES**

RECOMMENDATION:
By motion, approve certain past City Council Special and Regular Minutes from prior years, as presented.

FISCAL IMPACT:
There is no fiscal impact with the approval of Minutes.

STRATEGIC ELEMENT:
This recommendation supports the *Inclusive Governance* Element of the Strategic Plan.

BACKGROUND:
The Assistant City Clerk has undertaken a comprehensive effort to index every video related to each item on the City Council's agendas over the past decade. This initiative enhances accessibility by allowing staff and the public to efficiently locate and view specific topics discussed during Council meetings on the City's website. During the course of this project, it was identified that, for reasons presently unknown, numerous sets of City Council meeting minutes from previous years had not been formally approved by the Council.

The City Council at its December 16, 2025, meeting approved the first round of missing Minutes, which have now been signed and posted to the City's website. The second round of Minutes now needs the same approval.

A quorum of the Council is required to officially approve the records of discussion. Formal approval will enable the City Clerk's office to incorporate these records into the permanent City Council Minute books and ensure their availability on the City's minutes webpage.

DISCUSSION:
The Ralph M. Brown Act (California Government Code Section 54950) governs open meeting requirements and mandates that the legislative body maintain an accurate record of

proceedings for every meeting. In the absence of such records, there is no official documentation verifying that the Council has taken action on any items addressed during those meetings. It is important to note that video recordings do not constitute the Council's permanent official record.

ATTACHMENTS:

1. Minutes of May 3, 2016, Special Meeting and May 17, 2016, Special Meeting
2. Minutes of July 26, 2017, Special Meeting, September 12, 2017, Special Meeting, September 19, 2017, Special Meeting, and November 7, 2017, Special Meeting.
3. Minutes of March 6, 2018, Special Meeting, September 4, 2018, Regular and Special Meeting, September 18, 2018, Regular and Special Meeting, October 2, 2018, Regular and Special Meeting, November 20, 2018, Regular and Special Meeting, December 4, 2018, Regular Meeting, and December 18, 2018, Regular Meeting.
4. Minutes of March 5, 2019, Regular Meeting, March 19, 2019, Regular and Special Meeting, October 15, 2019, Regular Meeting, October 29, 2019, Special Joint Meeting, November 19, 2019, Regular Meeting, December 3, 2019, Regular and Special Meeting, December 5, 2019, Special Meeting, and December 17, 2019, Regular Meeting.
5. Minutes of January 21, 2020, Regular and Special Meeting, February 4, 2020, Regular Meeting, February 18, 2020, Regular Meeting, March 3, 2020, Regular and Special Meeting, March 10, 2020, Special Meeting, March 17, 2020, Regular Meeting, April 7, 2020, Regular and Special Meeting, April 21, 2020, Regular, Special and Study Session Meetings, April 23, 2020, Special Meeting, May 1, 2020, Special Meeting, May 5, 2020, Regular and Special Meeting, May 19, 2020, Closed, Regular and Special Meetings, June 2, 2020, Special Meeting, July 1, 2020, Special Meeting, September 1, 2020, Special Meeting, September 29, 2020, Special Meeting, October 6, 2020, Special Meeting, November 17, 2020, Special Meeting, December 1, 2020, Special and December 15, 2020, Special Meeting.
6. Minutes of September 30, 2021, Closed and Special Meeting, and December 15, 2021, Regular Meeting.

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, MAY 3, 2016

SPECIAL MEETING

ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

1. CONVENE SPECIAL MEETING

Mayor Kowalczyk called the Special Meeting to order at 6:00 p.m.

PRESENT: Councilmembers Fraser, Muller, Penrose, Vice Mayor Ruddock, and Mayor Kowalczyk.

CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9:

(1 potential case)

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: 225 S. Cabrillo Highway Building D, Half Moon Bay, California

City negotiator: Alex Khojikian

Negotiating parties: Castro Partners LLC

Under negotiation: Council will consider prices and terms of payment.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: 507 Purissima Street, Half Moon Bay, California

City negotiator: Alex Khojikian

Negotiating parties: Scott McVicker

Under negotiation: Council will consider prices and terms of payment.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: 448 Main Street, Half Moon Bay, California

City negotiator: Alex Khojikian

Negotiating parties: Sam Khoury

Under negotiation: Council will consider prices and terms of payment.

ADJOURNMENT

Mayor Kowalczyk adjourned the Special Meeting at 6:55 p.m.

Respectfully Submitted: Approved:

_____ _____

Jessica Blair, Interim City Clerk Rick Kowalczyk, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

WEDNESDAY, JULY 26, 2017

SPECIAL MEETING

HALF MOON BAY CITY HALL, 501 MAIN STREET

CONVENE SPECIAL MEETING

Mayor Ruddock called the Special Meeting to order at 6:30 p.m.

ROLL CALL

PRESENT: Councilmembers Eisen, Kowalczyk, Rarback, Vice Mayor Penrose, and Mayor Ruddock

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION
(Cal. Govt. Code §54956.9(d)(1))
Name of case: City of Half Moon Bay v. Granada CSD and Montara WSD, et al., - SCMC Civil No. 17CIV03092

ADJOURN SPECIAL MEETING

Mayor Ruddock adjourned the Special Meeting at 6:50 p.m.

Respectfully Submitted:

Jessica Blair, City Clerk

Approved:

Debbie Ruddock, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, SEPTEMBER 12, 2017

SPECIAL MEETING

ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

CONVENE SPECIAL MEETING

Mayor Ruddock called the Special Meeting to order at 10:00 a.m.

ROLL CALL

PRESENT: Councilmembers Eisen, Kowalczyk, Rarback, Vice Mayor Penrose and Mayor Ruddock

CLOSED SESSION

PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Title: City Manager

ADJOURN SPECIAL MEETING

Mayor Ruddock adjourned the Special Meeting at 11:00 a.m.

Respectfully Submitted:

Jessica Blair, City Clerk

Approved:

Debbie Ruddock, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, SEPTEMBER 19, 2017

SPECIAL MEETING

ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

CONVENE SPECIAL MEETING

Mayor Ruddock called the meeting to order at 12:32 a.m.

ROLL CALL

PRESENT: **Councilmembers Eisen, Kowalczyk, Rarback, and Mayor Ruddock**

ABSENT: **Vice Mayor Penrose**

RESOLUTION AND STAFF REPORTS

1. AUTHORIZE CITY MANAGER TO EXECUTE PURCHASE AGREEMENT TO ACQUIRE PROPERTY LOCATED AT 555 KELLY AVENUE, HALF MOON BAY, FOR THE SPECIFIED PRICE, AMEND THE FY 17-18 BUDGET

City Attorney Engberg stated the Council met in Closed Session earlier in the evening on the price and terms of the property. She presented details of the purchase agreement.

MOTION

Councilmember Kowalczyk moved and Councilmember Eisen seconded the motion to adopt Resolution 2017-78, Authorizing Acquisition of 555 Kelly Avenue. The motion carried 4-1-1, with Mayor Ruddock dissenting. Vice Mayor Penrose was absent.

ADJOURN SPECIAL MEETING

Mayor Ruddock adjourned the Special Meeting at 12:42 a.m.

Respectfully Submitted: Approved:

Jessica Blair, City Clerk

Debbie Ruddock, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, NOVEMBER 7, 2017

SPECIAL MEETING

ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

CONVENE SPECIAL MEETING

Mayor Ruddock called the meeting to order at 5:00 p.m.

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION (Cal. Govt. Code §54956.9(d)(1)) Name of case: City of Half Moon Bay v. Granada CSD and Montara WSD, et al., – Santa Clara Superior Court Civil No. 17CIV316927

CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9: (1 potential case)

CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION (Cal. Govt. Code §54956.9(d)(1)) Name of case: Siobhan Smith v. City of Half Moon Bay – San Mateo Superior Court Case No. 17CIV00790

ADJOURN SPECIAL MEETING

Mayor Ruddock adjourned the Special Meeting at 6:40 p.m.

Respectfully Submitted: Approved:

_____ _____

Jessica Blair, City Clerk Debbie Ruddock, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, MARCH 6, 2018

SPECIAL MEETING

ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

CONVENE SPECIAL MEETING

Mayor Penrose called the Special Meeting to order at 6:00 p.m.

ROLL CALL

PRESENT: Councilmembers Eisen, Kowalczyk, Ruddock, Vice Mayor Rarback, and Mayor Penrose.

CLOSED SESSION

CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Govt. Code section 54956.8) Property: Unimproved property located at 723 Mill Street (APN 056-165-020) in use as public parking lot City Negotiators: David Boesch (Interim City Manager) and Catherine Engberg (City Attorney) Negotiating Party: Kathy Oler (Lessor) Under negotiation: Price and terms of possible lease agreement extension/renewal

PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Govt. Code section 54957) Mid-year performance evaluation of City Attorney Catherine Engberg

ADJOURN SPECIAL MEETING

Mayor Penrose adjourned the Special Meeting at 7:02 p.m.

Respectfully Submitted: Approved:

Jessica Blair, City Clerk

Deborah Penrose, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, SEPTEMBER 4, 2018

ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

CONVENE REGULAR MEETING

Mayor Penrose called the meeting to order at 7:00 p.m. and led the pledge of allegiance.

ROLL CALL

PRESENT: Councilmember Ruddock, Councilmember Eisen, Vice Mayor Rarback, and Mayor Penrose.

PROCLAMATIONS AND PRESENTATIONS - None.

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

Mayor Penrose announced an upcoming event on affordable housing and a Women's Community League Network training.

REPORT OUT FROM RECENT CLOSED SESSION MEETING

There was no reportable action.

CITY MANAGER UPDATES TO COUNCIL - None.

PUBLIC FORUM

The following individuals addressed the City Council:

- Eric Hollister
- Robert Brownstone

1. CONSENT CALENDAR

1.A. WAIVE READING OF RESOLUTIONS AND ORDINANCES

1.C. ADOPT ORDINANCE ADDING CHAPTER 2.60, ELECTRONIC FILING OF CAMPAIGN STATEMENTS, TO THE HALF MOON BAY MUNICIPAL CODE – SECOND READING

1.E. FINAL ACCEPTANCE OF THE CORREAS STREET UNDERGROUND UTILITY DISTRICT 2016-01 PROJECT (CIP PROJECT NO 587)

1.F. FINAL ACCEPTANCE FOR THE MAIN STREET PEDESTRIAN CROSSING IMPROVEMENTS PROJECT AT VARIOUS LOCATIONS ALONG MAIN STREET (CIP PROJECT NO. 572)

1.H. APPROVE PROFESSIONAL SERVICES AGREEMENT WITH VALI COOPER & ASSOCIATES, INC.

1.I. APPROVE MAYOR'S LIST OF CITY COUNCIL REPRESENTATIVES AND DESIGNATED ASSIGNMENTS FOR 2018 - UPDATE

1.J. AUTHORIZE AMENDMENT TO LEASE AGREEMENT WITH KATY OLER FOR THE MILL STREET PARKING

1.K. DENY CLAIM OF ROGER GUTIERREZ

MOTION

Vice Mayor Rarback moved and Councilmember Eisen seconded a motion to approve the Consent Calendar, with the exception of Items 1.B., 1.D., and 1.G. The motion carried unanimously.

1.B. ORDINANCE ADDING CHAPTER 7.50 (REGULATING SMOKING IN CERTAIN PLACES) AND CHAPTER 7.60 (REGULATING SALE OF TOBACCO PRODUCTS) TO THE HALF MOON BAY MUNICIPAL CODE – SECOND READING

Councilmember Ruddock explained that she pulled the item to consider inclusion of sidewalks and that she voted to regulate smoking in certain places because it was the job of government to protect air and water.

MOTION

Councilmember Ruddock moved and Vice Mayor Rarback seconded a motion to table the ordinance for a future meeting and re-introduction. The motion carried unanimously.

1.D. AUTHORIZATION OF SIGNATURE ON SAVE THE BAY LETTER

The following individuals addressed the City Council:

- David Seaton

MOTION

Vice Mayor Rarback moved and Councilmember Eisen seconded a motion to authorize Mayor Penrose to sign the Save the Bay letter urging the Regional Water Quality Control Board (Water Board) to take enforcement action against Caltrans for failing to clean Bay Area roadways and

allowing trash to flow unabated into local creeks and the Bay. The motion carried unanimously.

1.G. AMENDMENT NO. 4 TO THE PROFESSIONAL SERVICES AGREEMENT WITH PENINSULA MUNICIPAL ENGINEERING, INC.

The following individuals addressed the City Council:

- Jerry Steinburg

MOTION

Vice Mayor Rarback moved and Councilmember Eisen seconded a motion to adopt a resolution authorizing the Interim City Manager to execute Amendment No. 4 to the professional services agreement with Peninsula Municipal Engineering, Inc. for specialized project engineering services through June 30, 2019. The motion carried unanimously.

2. ORDINANCES AND PUBLIC HEARINGS

2.A. INTRODUCTION OF AN ORDINANCE TO CHANGE THE CITY'S ELECTORAL SYSTEM FROM AT-LARGE TO BY-DISTRICT ELECTIONS WITH RESPECT TO ELECTING MEMBERS OF THE CITY COUNCIL, ESTABLISHING BOUNDARIES, AND SEQUENCING OF ELECTIONS WITH THE DISTRICT

City Clerk Blair and Doug Johnson, NDC, presented the staff report.

Mayor Penrose opened the public hearing. There being no speakers, Mayor Penrose closed the public hearing.

MOTION

Councilmember Ruddock moved and Vice Mayor Rarback seconded a motion to introduce an ordinance amending Chapter 1.24 of the Half Moon Bay Municipal Code to change the City's electoral system from at-large to by-district elections with respect to electing members of the City Council, establishing boundaries, and sequencing of elections within the districts. The motion carried unanimously.

2.B. REINTRODUCTION OF AN ORDINANCE REPLACING CHAPTER 18.33 "SECOND DWELLING UNITS" AND AMENDING RELATED PROVISIONS OF THE ZONING AND SUBDIVISION TITLES OF THE HALF MOON BAY MUNICIPAL CODE

Councilmember Eisen recused himself due to owning a second dwelling unit.

Community Development Director Ekas presented the staff report.

The following individuals addressed the City Council:

- Bruce Russell
- David Seaton

The Council asked questions and discussed the item.

MOTION

Councilmember Ruddock moved and Vice Mayor Rarback seconded a motion to reintroduce an ordinance, as amended, amending portions of Chapter 18 (Zoning) and Chapter 17 (Subdivision) of the Half Moon Bay Municipal Code relating to Accessory Dwelling Units. The motion carried 3-1, with Councilmember Eisen absent.

Councilmember Eisen returned to the dias.

3. RESOLUTIONS AND STAFF REPORTS

3.A. HOUSING WORK PLAN CONFIRMATION

Community Development Director Ekas presented the staff report.

The Council asked questions and discussed the item.

RECESS

Mayor Penrose called a recess at 8:14 p.m. The meeting reconvened at 8:21 p.m. with all Councilmembers present.

The following individuals addressed the City Council:

- David Seaton

The Council confirmed the components of and provided direction on the two-year Housing Work Plan, including priorities and specific measures.

FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS

Councilmember Eisen discussed the need to reduce light pollution and suggested the possibility of a dark sky ordinance.

CITY COUNCIL REPORTS - None.

ADJOURNMENT

Mayor Penrose adjourned the meeting at 8:55 p.m.

Respectfully Submitted:

Jessica Blair, City Clerk

Approved:

Deborah Penrose, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, SEPTEMBER 4, 2018

SPECIAL MEETING

ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

CONVENE SPECIAL MEETING

Mayor Penrose called the meeting to order at 4:30 p.m.

ROLL CALL

PRESENT: Councilmembers Eisen, Ruddock, Vice Mayor Rarback, and Mayor Penrose.

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Govt. Code session 54956.9(d)(1))
Name of case: City of Half Moon Bay v. Granada CSD and Montara WSD, et al., - Santa Clara Superior Court Civil No. 17CIV3116927

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Govt. Code session 54956.9(d)(1))
Name of case: San Francisco Regional Water Quality Control Board enforcement action against the City of Half Moon Bay

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9:
(1 potential case)

Conference Involving a Joint Powers Agency – Sewer Authority Mid-Coastside (Govt. Code section 54956.96):
CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Govt. Code section 54956.9(d)(1))
Name of case: Ecological Rights Foundation vs. Sewer Authority Mid-Coastside – Santa Mateo Superior Court Civil No.: 3.18-cv-04413-VC
City of Half Moon Bay representatives on SAM joint powers agency board: Deborah Penrose, Vice Chair, and Debbie Ruddock, Director.

ADJOURN SPECIAL MEETING

Mayor Penrose adjourned the special meeting at 6:50 p.m.

Respectfully Submitted:

Jessica Blair, City Clerk

Approved:

Deborah Penrose, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, SEPTEMBER 18, 2018

ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

CONVENE REGULAR MEETING

Vice Mayor Rarback called the meeting to order at 7:14 p.m. and led the pledge of allegiance.

ROLL CALL

PRESENT: Councilmember Ruddock, Councilmember Eisen, and Vice Mayor Rarback

ABSENT: Mayor Penrose

PROCLAMATIONS AND PRESENTATIONS - None.

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE - None.

REPORT OUT FROM RECENT CLOSED SESSION MEETING – None.

CITY MANAGER UPDATES TO COUNCIL

Public Works Director Doughty and Community Development Director Ekas provided an overview of the Poplar Complete Streets Kickoff and Poplar Gateway Kickoff.

City Clerk Blair announced an upcoming voter outreach event and provided an update on the City's records management program.

PUBLIC FORUM

The following individuals addressed the City Council during Public Forum:

- Eric Debode
- Kelly Archer
- Charise McHugh
- Joaquin Jimenez

1. CONSENT CALENDAR

1.A. WAIVE READING OF RESOLUTIONS AND ORDINANCES

1.C. ADOPT ORDINANCE TO CHANGE THE CITY'S ELECTORAL SYSTEM FROM AT-LARGE TO BY-DISTRICT ELECTIONS WITH RESPECT TO ELECTING MEMBERS OF THE CITY COUNCIL, ESTABLISHING BOUNDARIES, AND SEQUENCING OF ELECTIONS WITH THE DISTRICTS – SECOND READING

1.D. DENY CLAIM OF GINGER CHILD MINOLETTI

1.E. APPROVE AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH 4LEAF, INC.

1.F. MAIN STREET/HIGHWAY 92 TRAFFIC OPERATION IMPROVEMENT

1.B. ORDINANCE REPLACING CHAPTER 18.33 "SECOND DWELLING UNITS" AND AMENDING RELATED PROVISIONS OF THE ZONING AND SUBDIVISION TITLES OF THE HALF MOON BAY MUNICIPAL CODE – SECOND READING – Continued to October 2, 2018

MOTION

Vice Mayor Rarback moved and Councilmember Ruddock seconded a motion to approve the Consent Calendar, with the exception of Item 1.B. The motion carried 3-0-1, with Mayor Penrose absent.

2. ORDINANCES AND PUBLIC HEARINGS

2.A. RESOLUTION APPROVING THE PROGRAM OF EXPENDITURES, AND ASSESSING THE LEVY FOR THE HALF MOON BAY BUSINESS IMPROVEMENT DISTRICT FOR FISCAL YEAR 2018-2019

Deputy City Manager Chidester presented the staff report.

The following individuals addressed the City Council during Public Forum:

- Charise McHugh

The Council asked questions of staff and discussed the item.

MOTION

Councilmember Ruddock moved and Vice Mayor Rarback seconded a motion to adopt a

resolution assessing the levy for the Half Moon Bay Business Improvement District for Fiscal Year 2018-2019. The motion carried 3-0-1, with Mayor Penrose absent.

3. RESOLUTIONS AND STAFF REPORTS

3.A. SAN MATEO COUNTY LIBRARY JOINT POWERS AUTHORITY BYLAWS AND SECOND AMENDED JOINT POWERS AGREEMENT

Deputy City Manager Chidester presented the staff report.

The Council asked questions of staff and discussed the item.

MOTION

Councilmember Ruddock moved and Councilmember Eisen seconded a motion to adopt a resolution authorizing approval of the Amended Bylaws for the San Mateo County Library Joint Powers Authority and the Second Amended Joint Powers Agreement between the County of San Mateo and the Cities of Atherton, Belmont, Brisbane, East Palo Alto, Foster City, Half Moon Bay, Millbrae, Pacifica, Portola Valley, San Carlos, and Woodside, relating to library services. The motion carried 3-0-1, with Mayor Penrose absent.

3.B. APPOINTMENT TO FILL A VACANCY ON THE MAIN STREET BRIDGE ADVISORY COMMITTEE

The Council asked questions and discussed the quality of the candidate pool and determined to draw a name.

MOTION

Councilmember Eisen moved and Councilmember Ruddock seconded a motion to appoint Charles Nelson to the Main Street Bridge Advisory Committee. The motion carried 3-0-1, with Mayor Penrose absent.

FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS

Councilmember Ruddock requested consideration of the agreement with the stables regarding horses on the beach.

Vice Mayor Rarback suggested the possibility of an ordinance requiring horses in diapers.

Councilmember Eisen discussed the tax collection piece of short term rentals and suggested reviewing alternatives to the HdL contract.

CITY COUNCIL REPORTS – None.

ADJOURNMENT

Vice Mayor Rarback adjourned the meeting at 8:10 p.m.

Respectfully Submitted: Approved:

_____ _____

Jessica Blair, City Clerk Deborah Penrose, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, SEPTEMBER 18, 2018

SPECIAL MEETING

ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

CONVENE SPECIAL MEETING

Vice Mayor Rarback called the Special Meeting to order at 6:00 p.m.

ROLL CALL

PRESENT: Councilmembers Eisen, Ruddock, and Vice Mayor Rarback

ABSENT: Mayor Penrose

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Govt. Code session 54956.9(d)(1)) Name of case: City of Half Moon Bay v. Granada CSD and Montara WSD, et al., - Santa Clara Superior Court Civil No. 17CIV3116927

PUBLIC EMPLOYMENT (Govt. Code Section 54957) Title: City Manager

CONFERENCE WITH LABOR NEGOTIATORS (Govt. Code section 54957.6)
Conference with the City's designated representative, Paul Kimura, Avery & Associates, to provide instructions regarding negotiations related to the unrepresented City Manager position.

ADJOURN SPECIAL MEETING

Vice Mayor Rarback adjourned the Special Meeting at 7:10 p.m.

Respectfully Submitted: Approved:

Jessica Blair, City Clerk

Deborah Penrose, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, OCTOBER 2, 2018

ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

CONVENE REGULAR MEETING

Mayor Penrose called the meeting to order at 7:03 p.m. and led the pledge of allegiance.

ROLL CALL

PRESENT: Councilmember Ruddock, Councilmember Eisen, Vice Mayor Rarback, and Mayor Penrose

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

Mayor Penrose reminded residents of the Home for All discussion on October 23, 6:30-8:30 p.m.

Vice Mayor Rarback stated he and Mayor Penrose attended a press event at the entrance to Martins Beach.

REPORT OUT FROM RECENT CLOSED SESSION MEETING

City Attorney Enberg reported that the City Council voted unanimously to defend litigation brought by Elena Warburton.

CITY MANAGER UPDATES TO COUNCIL - None.

PUBLIC FORUM

The following individuals addressed the City Council:

- Jothan Stein

PROCLAMATIONS AND PRESENTATIONS

VOTERS CHOICE ACT PRESENTATION – PENINSULA PEOPLE POWER

Christine Curry, Peninsula People Power, provided a presentation on the Voters Choice Act and responded to Council inquires.

Clerk Blair announced the location of ballot drop boxes and that "Election Night Out" would be held on October 30.

1. CONSENT CALENDAR

1.A. WAIVE READING OF RESOLUTIONS AND ORDINANCES
1.C. ADOPT RESOLUTION IN OPPOSITION OF PROPOSITION 6 WHICH WOULD REPEAL THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017
1.D. APPROVE FINAL ACCEPTANCE FOR THE CORREAS STREET RECONSTRUCTION PROJECT (CIP PROJECT NO. 0607)
1.E. APPROVE SUPPORT FOR THE TED ADCOCK COMMUNITY CENTER RESTROOM AND KITCHEN RENOVATION PROJECT

MOTION

Councilmember Ruddock moved and Vice Mayor Rarback seconded a motion to approve the Consent Calendar with the exception of Item 1B The motion carried unanimously.

1.B. ORDINANCE REPLACING CHAPTER 18.33 "SECOND DWELLING UNITS" AMENDING RELATED PROVISIONS OF THE ZONING AND SUBDIVISION TITLES OF THE HALF MOON BAY MUNICIPAL CODE- SECOND READING

MOTION

Councilmember Ruddock moved and Vice Mayor Rarback seconded a motion to adopt an ordinance replacing Chapter 18.33, Second Dwelling Units, of the Half Moon Bay Municipal Code. The motion carried 3-0-1, with Councilmember Eisen recused.

2. ORDINANCES AND PUBLIC HEARINGS

2.A. ORDINANCE REGULATING SMOKING IN CERTAIN PLACES AND SALE OF TOBACCO PRODUCTS

City Attorney Enberg presented the staff report. Mayor Penrose opened the public hearing.

The following individuals addressed the City Council:

- Francesca Lomotan

Mayor Penrose closed the public hearing.

The Council asked questions of staff and discussed the item.

MOTION

Councilmember Ruddock moved and Vice Mayor Rarback seconded a motion to reintroduce an Ordinance adding Chapter 7.50 (Regulating Smoking in Certain Places) and Chapter 7.60 (Regulating Sale of Tobacco Products) to the Half Moon Bay Municipal Code, with Section 7.50.040 amended regarding excepting outdoor, designated smoking areas. The motion carried unanimously.

3. RESOLUTIONS AND STAFF REPORTS

3.C. APPOINTMENT OF ROBERT NISBET AS CITY MANAGER

City Attorney Enberg presented the staff report.

MOTION

Councilmember Ruddock moved and Vice Mayor Rarback seconded a motion to adopt a resolution appointing Robert Nisbet as City Manager and approving the employment agreement. The motion carried unanimously.

City Manager Nisbet expressed his gratitude for the appointment.

PROCLAMATIONS AND PRESENTATIONS (CONTINUED)

RECOGNITION OF HALF MOON BAY LIBRARY STAFF

A Proclamation was presented to Half Moon Bay library staff.

RECESS FOR RECEPTION
Mayor Penrose called a recess at 8:01 p.m. The meeting reconvened at 8:19 p.m. with all Councilmembers present.

3.A. HIGHWAY 1/SOUTH MAIN STREET GATEWAY SIGNAGE AND LANDSCAPING

Community Development Director Ekas and Consultant Tom Conway presented the staff report.

The Council received the update regarding preliminary gateway design

improvements, including signage and landscaping, for the Highway 1 / South Main Street intersection.

3.B. PAVEMENT MANAGEMENT AND COMPLETE STREETS STUDY SESSION NO. 2

Public Works Director Doughty and City Engineer Bozorginia presented the staff report.

The Council asked questions of staff and discussed the item.

RECESS

Mayor Penrose called a recess at 9:11 p.m. The meeting reconvened at 9:13 p.m. with all Councilmembers present.

FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS

Mayor Penrose requested the horse issue come back to the Council.

CITY COUNCIL REPORTS - None.

ADJOURNMENT

Mayor Penrose adjourned the meeting at 9:39 p.m.

Respectfully Submitted: Approved:

_____ _____

Jessica Blair, City Clerk Deborah Penrose, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, OCTOBER 2, 2018

SPECIAL MEETING

ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

CONVENE SPECIAL MEETING

Mayor Penrose called the meeting to order at 6:45 p.m.

ROLL CALL

PRESENT: Councilmembers Eisen, Ruddock, Vice Mayor Rarback, and Mayor Penrose.

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Govt. Code session 54956.9(d)(1)) Name of case: Warburton v. Walford, et al. (City of Half Moon Bay) – San Mateo County Superior Court Civil No. 18CIV3985

ADJOURN SPECIAL MEETING

Mayor Penrose adjourned the special meeting at 6:58 p.m.

Respectfully Submitted: Approved:

Jessica Blair, City Clerk

Deborah Penrose, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, NOVEMBER 20, 2018

ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

CONVENE REGULAR MEETING

Mayor Penrose called the meeting to order at 7:03 p.m. and led the pledge of allegiance.

ROLL CALL

PRESENT: Councilmember Ruddock, Vice Mayor Rarback, and Mayor Penrose.

ABSENT: Councilmember Eisen

PROCLAMATIONS AND PRESENTATIONS – None.

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

Mayor Penrose encouraged participation in the Coastside Hope Adopt A Family. She announced Night of Lights on December 7, First Quarterly Community Town Hall Meeting on December 8, Pilar Point Harbor Christmas Lights on the Boats on December 8, State of the City Address on December 12, Fire District Training Facility Open House on December 1 and Annual La Posada Procession on December 21.

REPORT OUT FROM RECENT CLOSED SESSION MEETING - None.

RECESS TO RECEPTION WELCOMING BOB NISBET, CITY MANAGER

Mayor Penrose called a recess at 7:13 p.m. The meeting reconvened at 7:30 p.m. with Councilmember Eisen absent.

CITY MANAGER UPDATES TO COUNCIL

City Manager Nisbet discussed improved air quality and upcoming rain. He explained the recent closure of City Hall and availability of N95 masks. He discussed fundraising options through NVCF.org and upcoming emergency preparedness plans.

Councilmember Ruddock discussed County outreach efforts related to the fires.

UPCOMING SESSION ON THE LOCAL COASTAL LAND USE PLAN UPDATE

Community Development Director Ekas provided an update on the draft Local Coastal Land Use Plan and upcoming study session.

UPDATE ON NOVEMBER 6, 2018 GENERAL MUNICIPAL ELECTION

City Clerk Blair provided post-election results. Deputy City Manager Chidester reviewed approval and implementation of Measures GG and AA.

PUBLIC FORUM

The following individuals addressed the City Council:

- Jules Sofer
- Socorro Aguilar

1. CONSENT CALENDAR

1.A. WAIVE READING OF RESOLUTIONS AND ORDINANCES
1.B. ACCEPT WARRANTS FOR THE MONTH OF SEPTEMBER 2018
1.C. ACCEPT WARRANTS FOR THE MONTH OF OCTOBER 2018
1.D. QUARTERLY FINANCIAL REPORT FOR THE FIRST QUARTER OF FISCAL YEAR 2018-2019
1.E. APPROVE LIBRARY CAPITAL DONATION AND NAMING OPPORTUNITY
1.F. APPROVE HIGHWAY 1 SOUTH PROJECT (CIP PROJECT NO. 523) – LANDSCAPE DESIGN AGREEMENT

MOTION

Councilmember Ruddock moved and Vice Mayor Rarback seconded a motion to approve the Consent Calendar, except Item 1G. The motion carried unanimously.

1.G. RESOLUTION IN OPPOSITION OF PRESIDENT TRUMP'S PROPOSED PUBLIC CHARGE RULE

The following individuals addressed the City Council:

- Rubi Salazar
- Daisy Sarabia
- Kailen Carillo

MOTION

Vice Mayor Rarback moved and Councilmember Ruddock seconded a motion to adopt a resolution opposing the proposed "Public Charge" rule for immigrants. The motion carried 3-0-1, with Councilmember Eisen absent.

2. ORDINANCES AND PUBLIC HEARINGS

2.A. ORDINANCE AMENDING HALF MOON BAY MUNICIPAL CODE CHAPTER 8.04 (ANIMAL CONTROL) – FIRST READING

Deputy City Manager Chedister and Intern Jennifer Logia presented the staff report.

Mayor Penrose opened the public hearing. There being no speakers, Mayor Penrose closed the public hearing.

MOTION

Vice Mayor Rarback moved and Councilmember Ruddock seconded a motion to introduce on first reading, an ordinance amending Half Moon Bay Municipal Code Chapter 8.04 (Animal Control). The question was called and the motion carried unanimously.

3. RESOLUTIONS AND STAFF REPORTS

3.A. COASTAL CLEAN-UP PILOT PROGRAM

Intern Logia presented the staff report.

Eric Debode, Executive Director of Abundant Grace, discussed the successful Coastal Clean-Up Day and vision of Abundant Grace.

The following individuals addressed the City Council:

- Paulette Eisen

The Council discussed the success of the program and commended staff and Abundant Grace.

MOTION

Vice Mayor Rarback moved and Councilmember Ruddock seconded a motion to extend the program to June 30, 2020, and authorize the City Manager to negotiate an amendment to the agreement, with expanded services, with Abundant Grace. The motion carried unanimously.

3.B. OPTIONS FOR RESIDENTIAL TENANT PROTECTION MEASURES

Community Development Director Ekas presented the staff report.

The following individuals addressed the City Council:

- Jules Sofer

The Council discussed the item and asked questions of staff.

City Manager Nisbet suggested separate discussions on tenant protection and rent stabilization.

CONSENSUS

By consensus, the Council directed staff to prepare a Residential Tenant Protections ordinance for introduction and first reading in January 2019.

FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS

Vice Mayor Rarback requested staff input on a resolution to support single payer health care.

CITY COUNCIL REPORTS

Vice Mayor Rarback stated he attended the Mid-Coast Community Council meeting with City Manager Nisbet.

ADJOURNMENT

Mayor Penrose adjourned the meeting at 9:00 p.m.

Respectfully Submitted: Approved:

Jessica Blair, City Clerk Deborah Penrose, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, NOVEMBER 20, 2018

SPECIAL MEETING

ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

CONVENE SPECIAL MEETING

Mayor Penrose called the meeting to order at 6:00 p.m.

ROLL CALL

PRESENT: Councilmember Ruddock, Vice Mayor Rarback, and Mayor Penrose.

ABSENT: Councilmember Eisen

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code section 54956.9(d)(2):
(1 potential case) - Receipt of notice of intent to file suit from Ecological Rights Foundation dated October 18, 2018
Conference Involving a Joint Powers Agency – Sewer Authority Mid-Coastside (Govt. Code Section 54956.96):

CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION (Govt. Code section 54956.9(d)(1))
Name of case: Ecological Rights Foundation vs. Sewer Authority Mid-Coastside, – Santa Mateo Superior Court Civil No.: 3:18-cv-04413-VC
City of Half Moon Bay representatives on SAM joint powers agency board: Deborah Penrose, Vice Chair, and Debbie Ruddock, Director.

CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION (Govt. Code section 54956.9(d)(1))
Name of case: City of Half Moon Bay v. Granada CSD and Montara WSD, et al., – Santa Clara Superior Court Civil No. 17CIV316927

ADJOURN SPECIAL MEETING

Mayor Penrose adjourned the special meeting at 6:58 p.m.

Respectfully Submitted:

Jessica Blair, City Clerk

Approved:

Deborah Penrose, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, DECEMBER 4, 2018

ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

CONVENE REGULAR MEETING

Mayor Penrose called the meeting to order at 7:00 p.m. and led the pledge of allegiance.

ROLL CALL

PRESENT: Councilmembers Eisen and Ruddock, Vice Mayor Rarback, and Mayor Penrose.

PROCLAMATIONS AND PRESENTATIONS

RED CROSS SHELTER AGREEMENT – PRESENTATION

Analyst Corie Stocker announced a new shelter agreement has been secured for the Ted Adcock Community Center and introduced Jim Holly, Community Liaison for the Red Cross, who discussed the need for disaster preparedness training.

CALFIRE / COASTSIDE FIRE UNIT CHIEF – UPDATE / PRESENTATION

Ian Larkin, Unit Chief for Calfire, summarized the state of the Coastside Fire Protection District, state of the State Cal Fire and local response information.

The Council asked questions and discussed the presentation.

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

Mayor Penrose announced the Night of Lights on December 7; Neighborhood Meeting on December 8, 10:00 a.m. to 12:00 p.m.; Pilar Point Harbor Boat Lighting on December 8 at 6:00 p.m.; and State of the City on December 12, 2018.

REPORT OUT FROM RECENT CLOSED SESSION MEETING - None.

CITY MANAGER UPDATES TO COUNCIL

Deputy City Manager Chidester provided an update on work with the homeless and encampment clean ups. He encouraged volunteers for the 2019 One Day Homeless Count on January 31, 2019.

PUBLIC FORUM

The following individuals addressed the City Council:

- Genevieve Mazzanti
- Kate Goldfried
- Bryron Martinez
- Anton Loof

1. CONSENT CALENDAR

1.A. WAIVE READING OF RESOLUTIONS AND ORDINANCES
1.B. APPROVE 2019 RESIDENTIAL DWELLING UNIT ALLOCATION PURSUANT TO HALF MOON BAY MUNICIPAL CODE CHAPTER 17.06 (MEASURE D)
1.C. APPROVE AGREEMENT WITH TOTAL FLOW, INC. TO PROVIDE SANITARY SEWER SMOKE TESTING SERVICES
1.D. ADOPT ORDINANCE AMENDING CHAPTER 8.04 (ANIMAL CONTROL) OF THE HALF MOON BAY MUNICIPAL CODE – SECOND READING
1.F. APPROVE PURCHASE OF A REPLACEMENT LAWN TRACTOR
1.G. HEALTHCARE AS A HUMAN RIGHT
1.H. APPROVE CONSTRUCTION CONTRACT AWARD FOR THE 2018 SIDEWALK REPLACEMENT AND REPAIR PROJECT (CIP PROJECT NO. 562)
1.I. APPROVE AGREEMENT FOR TREE MAINTENANCE SERVICES

MOTION

Vice Mayor Rarback moved and Councilmember Ruddock seconded a motion to approve the Consent Calendar, except Item 1E. The motion carried unanimously.

1.E. 2019 CALENDAR OF CITY COUNCIL MEETINGS

Vice Mayor Rarback discussed the need to meet as often as possible and proposed two meetings in July.

MOTION

Vice Mayor Rarback moved and Mayor Penrose seconded a motion to adopt the City Council Calendar for 2019, adding a meeting on July 2, 2019. The motion carried unanimously.

2. ORDINANCES AND PUBLIC HEARINGS - None.

3. RESOLUTIONS AND STAFF REPORTS

3.A. SHERIFF SUBSTATION FACILITY ASSESSMENT (CIP PROJECT NO. 605)

City Engineer and Senior Project Manager Lee presented the staff report.

West Stout, Consultant from Crosby Group, presented their review of the existing building conditions.

The following individuals addressed the City Council:

- Dan Haggerty

MOTION

Councilmember Ruddock moved and Councilmember Eisen seconded a motion to adopt a resolution: 1) amending the FY 18-19 Capital Budget by adding $25,000 to CIP Project No. 605; 2) allocating an additional $13,000 in reserve funds to CIP Project No. 605; 3) authorizing the City Manager to execute a professional services agreement with Crosby Group in an amount not to exceed $16,000 to provide Plans, Specifications and Estimate for the interim emergency improvements; and 4) authorizing staff to solicit bids for the work and the City Manager to enter into a construction contract pursuant to the City's Purchasing Policy. The question was called and the motion carried unanimously.

3.B. SEA HORSE RANCH LICENSE AGREEMENT

Community Development Director Ekas presented the staff report.

The following individuals addressed the City Council:

- Willa Chapman
- Jerry Moony
- Jothem Stein
- Brandy Kathan
- Beverly Epstein
- Miguel Ceja
- Larry Young

City Attorney Engberg clarified comments related to the Brown Act and placing items on

the agenda. She explained the grant deed and agreement regarding recreational and open space uses. City Clerk Blair confirmed the Council's request to place the item on the agenda.

The following additional individuals addressed the City Council:

- John Nagel
- Alison Hamen
- Annie Dunham
- Joaquin Jimenez
- Dawn Meisen
- Sara Polgar
- Jennifer Tarqueinan
- Dan Haggerty
- David Eblovi
- Eric DeBode
- Patty Launtzen
- Melanie Falls
- Chris Giannim

The Council asked questions and discussed the item.

MOTION

Councilmember Ruddock moved and Vice Mayor Rarback seconded a motion to adopt a resolution authorizing the City Manager to issue a notice of non-renewal of the City's License Agreement with Sea Horse Ranch; 2) direct staff to work with Sea Horse Ranch on revised terms and best management practices for operation of commercial recreational equestrian use on the Poplar Blufftop Park and Poplar Beach areas under the existing agreement; and 3) direct staff to return within 6 months to provide a report on the City's negotiations with Sea Horse Ranch on the new best management practices and related changes. The question was called and the motion carried unanimously.

3.C. APPOINTMENT OF MEMBER TO THE PARKS AND RECREATION COMMISSION

MOTION

Vice Mayor Rarback moved and Councilmember Ruddock seconded a motion to appoint Ellen Clark to the Parks and Recreation Commission to fill an unscheduled vacancy. The question was called and the motion carried unanimously.

FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS - None.

CITY COUNCIL REPORTS - None.

ADJOURNMENT

Mayor Penrose adjourned the meeting at 9:51 p.m.

Respectfully Submitted:

Jessica Blair, City Clerk

Approved:

Deborah Penrose, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, DECEMBER 18, 2018

ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

CONVENE REGULAR MEETING

Mayor Penrose called the meeting to order at 7:08 p.m. and led the pledge of allegiance.

ROLL CALL

PRESENT: Councilmembers Eisen and Ruddock, Vice Mayor Rarback, and Mayor Penrose.

PRESENTATION OF THE COLORS AND FLAG SALUTE BY HALF MOON BAY BOY SCOUTS TROOP 263

PUBLIC FORUM

The following individuals addressed the City Council:

- Cameron Johnston
- Joaquin Jimenez

1. CONSENT CALENDAR

1.A. ACCEPT FINAL RESULTS OF THE NOVEMBER 6, 2018 GENERAL MUNICIPAL ELECTION

1.B. ACCEPT COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) FOR THE FISCAL YEAR ENDED JUNE 30, 2018

1.C. APPROVE HOMELESS EMERGENCY AND PROGRAM FUNDING AND SHELTER CRISIS DECLARATION

1.D. ACCEPT WARRANTS FOR THE MONTH OF NOVEMBER 2018

1.E. ACCEPT AB1600 REPORT ON DEVELOPMENT IMPACT FEES FOR YEAR ENDED JUNE 30, 2018

1.F. APPROVE FINAL ACCEPTANCE OF THE 2018 PARKING LOT IMPROVEMENTS PROJECT

MOTION

Councilmember Eisen moved and Councilmember Ruddock seconded a motion to approve the Consent Calendar. The motion carried unanimously.

SWEARING IN / OATH OF OFFICE FOR NEWLY-ELECTED COUNCILMEMBERS

City Clerk Blair administered the Oath of Office Councilmembers Deborah Penrose, Debbie Rudock and Robert Brownstone.

REMARKS BY OUTGOING MAYOR

Mayor Penrose discussed her time as Mayor and thanked her colleagues and staff.

Vice Mayor Rarback presented an honorary gavel to Mayor Penrose.

SELECTION OF MAYOR AND VICE MAYOR FOR 2019

MOTION

Councilmember Ruddock moved and Councilmember Eisen seconded a motion to nominate Harvey Rarback as Mayor for 2019. The motion carried unanimously.

MOTION

Councilmember Eisen moved and Councilmember Penrose seconded a motion to nominate Adam Eisen as Vice Mayor for 2019. The motion carried unanimously.

REMARKS BY INCOMING MAYOR

Mayor Rarback expressed excitement for serving as Mayor and particular interest in the upcoming adoption of the Local Coastal Program, affordable housing, and homelessness.

ADJOURNMENT

At 7:30 p.m., Mayor Rarback recessed the meeting to the reorganization reception.

Respectfully Submitted:

_____
Jessica Blair, City Clerk

Approved:

_____
Harvey Rarback, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, MARCH 5, 2019

ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

CONVENE REGULAR MEETING

Mayor Rarback called the meeting to order at 7:07 p.m. and led the pledge of allegiance.

ROLL CALL

PRESENT: Councilmembers Brownstone, Penrose and Ruddock, Vice Mayor Eisen and Mayor Rarback.

PUBLIC FORUM

The following individuals addressed the City Council:

- Joaquin Jimenez
- Krystlyn Giedt

PROCLAMATIONS AND PRESENTATIONS

MID-COAST COMMUNITY COUNCIL UPDATE

Claire Toutant, Chair of the Mid-Coast Community Council, provided an update.

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

Mayor Rarback announced a Latino Youth Workshop on March 9.

REPORT OUT FROM RECENT CLOSED SESSION MEETING - None.

CITY MANAGER UPDATES TO COUNCIL

City Manager Nisbet discussed the impacts of the recent storms, including the power outage, and commended staff for its emergency response. He expressed appreciation for the quality tree trimming in the Downtown area. He discussed the recent and upcoming Listening Session.

City Clerk Blair summarized the recent activities of the Legislative Subcommittee.

Public Works Director Doughty announced the new and forthcoming EV charging stations. He discussed the successful County E-Waste, Styrofoam/Tire Drop-off event on February 9.

Management Analyst Gaitan provided an update on the Spring 2019 NET program and encouraged applications by March 21.

1. CONSENT CALENDAR

1.A. WAIVE READING OF RESOLUTIONS AND ORDINANCES

1.B. APPROVE AGREEMENT WITH H.T. HARVEY & ASSOCIATES TO PROVIDE COORDINATION, IMPLEMENTATION, OVERSIGHT, AND MONITORING OF THE PILARCITOS CREEK RESTORATION PROJECT

1.C. APPROVE AMENDMENT TO MAYOR'S LIST OF CITY COUNCIL REPRESENTATIVES AND DESIGNATED ASSIGNMENTS FOR 2019

MOTION

Councilmember Penrose moved and Vice Mayor Eisen seconded a motion to approve the Consent Calendar. The motion carried unanimously.

2. ORDINANCES AND PUBLIC HEARINGS - None.

3. RESOLUTIONS AND STAFF REPORTS

3.A. ENDORSEMENT OF THE SAN MATEO COUNTY FLOOD AND SEA LEVEL RISE RESILIENCY AGENCY

Public Works Director Doughty presented the staff report.

Larry Patterson, retired City Manager from San Mateo and Co-Chair of Staff Advisory Team, explained the need for the agency, process of developing the proposal, funding breakdown, endorsements, and request for Council support for to fund the Flood and Sea Level Rise Resiliency Agency for three years.

The Council discussed the item and asked questions of staff.

MOTION

Vice Mayor Eisen moved and Councilmember Rarback seconded a motion to adopt a resolution endorsing the San Mateo County Flood and Sea Level Rise Resiliency Agency proposal and

authorizing the expenditure of $25,000 annually for three fiscal years (Fiscal Years 2019-20 through 2021-22) to support agency start-up. The motion carried unanimously.

3.B. CAPITAL IMPROVEMENT PROGRAM STATUS UPDATE

City Engineer Bozorginia and Public Works Director Doughty presented the staff report.

The Council discussed the item and asked questions of staff. No action was taken.

RECESS

Mayor Rarback called a recess at 8:39 p.m. The meeting reconvened at 8:45 p.m. with all Councilmembers present.

3.C. COMMUNITY SERVICES FINANCIAL ASSISTANCE PROGRAM

Deputy City Manager Chidester and Management Analyst Gaitan presented the staff report.

The following individuals addressed the City Council:

- Paul Grigorioff
- Paulette Eisen

The Council discussed the item and asked questions of staff.

MOTION

Mayor Rarback moved and Councilmember Penrose seconded a motion to direct staff to establish the funding limit as $150,000 for the FY 2019-2020 cycle. The motion carried unanimously.

FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS
None.

CITY COUNCIL REPORTS

Mayor Rarback reported that he attended a Sewer Authority Mid-Coast meeting.

Councilmember Penrose discussed the recent Interfaith Community meeting in San Mateo on how civic and community leaders could work together.

Councilmember Brownstone stated he attended his first Communte.org board meeting.

Councilmember Ruddock discussed a conference call with staff and the Metropolitan Transportation Commission regarding the “Casa” project.

ADJOURNMENT

Mayor Rarback adjourned the meeting at 9:24 p.m.

Respectfully Submitted: Approved:

_____ _____

Jessica Blair, City Clerk Harvey Rarback, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, MARCH 19, 2019

ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

CONVENE SPECIAL MEETING

Mayor Rarback called the meeting to order at 5:30 p.m.

ROLL CALL

PRESENT: Councilmembers Brownstone, Penrose and Ruddock, Vice Mayor Eisen and Mayor Rarback.

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION (Cal. Govt. Code Section 54956.9)(d)(1)) City of Half Moon Bay v. CSG Consultants, et. al., San Francisco Superior Court Case No. CGC-17-562531

CONFERENCE WITH LABOR NEGOTIATORS (Cal. Govt. Code Section 54957)
Agency designated representative: Bob Nisbet (City Manager)
Employee organizations: Stationary Engineers Local 39; Represented Managers

LIABILITY CLAIM (Govt. Code Section 54956.95)
Claimant: Roger Gutierrez

ADJOURN SPECIAL MEETING

Mayor Rarback adjourned the special meeting at 6:55 p.m.

Respectfully Submitted: Approved:

_____ _____

Jessica Blair, City Clerk Harvey Rarback, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, OCTOBER 15, 2019

ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

CONVENE REGULAR MEETING

Mayor Rarback called the meeting to order at 7:02 p.m. and led the Pledge of Allegiance.

ROLL CALL

PRESENT: Councilmembers Brownstone, Penrose, Ruddock, Vice Mayor Eisen and Mayor Rarback.

APPROVAL OF AGENDA

Councilmember Penrose moved and Vice Mayor Eisen seconded a motion to approve the agenda. The motion carried unanimously.

PUBLIC FORUM

The following individuals addressed the City Council:

- Brian Greenberg
- Wendy Schaefer
- Courtney Payson
- Lennie Roberts
- Amber Stowe
- Jules Sofer
- Harold Herman
- Majorie Morris
- Irma Morowitz
- Susan Quaglietti
- John Hernandez
- Jeff Corbett
- Mike Ferreira
- Dave Shore
- Sarah Bauer

PROCLAMATIONS AND PRESENTATIONS – None.

MID-COAST COMMUNITY COUNCIL UPDATE

Claire Tito Hernandez reported on Mid-Coast Community Council activities.

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

Mayor Rarback announced an upcoming job workshop and annual Art and Pumpkin Festival.

REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

City Attorney Catherine reported that Council met in closed session regarding the City Manager's annual performance evaluation and to provide instructions regarding negotiations related to the unrepresented City Manager position. No reportable actions were taken.

CITY MANAGER UPDATES TO COUNCIL

City Manager Nisbet provided an update on the recent PG&E power shutoff event.

Public Works Superintendent Seeley introduced Eagle Scout Thomas Friedman, who completed sandbag filling station project at the train depot site. The City Council presented Mr. Friedman with a plaque commemorating his service to the community.

1. CONSENT CALENDAR

Consent Calendar Item 1.C. was pulled for separate consideration.

1.A WAIVE READING OF RESOLUTIONS AND ORDINANCES
1.B WARRANTS FOR THE MONTH OF SEPTEMBER 2019
1.D APPROVE CITY'S RESPONSE TO THE AUGUST 12, 2019 GRAND JURY REPORT ENTITLED "ELECTRIC VEHICLE ADOPTION IN THE CITIES AND COUNTY OF SAN MATEO"

MOTION

Councilmember Penrose moved and Councilmember Ruddock seconded a motion to approve the Consent Calendar, with the exception of Item 1.C. The motion carried unanimously.

1.C APPROVE CITY'S RESPONSE TO THE AUGUST 12, 2019 GRAND JURY REPORT ENTITLED "SOARING CITY PENSION COSTS – FOLLOW-UP ON GRAND JURY REPORT OF 2017-2018"

City Manager Nisbet explained that the response letter required revision to correct an inaccurate statement in the Grand Jury report that was attributed to City staff.

MOTION

Councilmember Penrose moved and Councilmember Ruddock moved to approve a revised response letter to the San Mateo County Grand Jury on pension costs. The motion carried unanimously

2. ORDINANCES AND PUBLIC HEARINGS – None.

3. RESOLUTIONS AND STAFF REPORTS

3.A DRAFT AFFORDABLE HOUSING FUND ALLOCATION GUIDELINES

Community Development Director Eisen presented draft guidelines for allocating the City's affordable housing fund. The Council discussed the guidelines and asked questions. No action was taken.

3.B LEGISLATION / GRANTS UPDATE

Alex Townsend from Townsend Public Affairs provided an update on grant applications and legislative actions.

3.C FUNDING ASSISTANCE FOR PROPOSED ABUNDANT GRACE WORKFORCE DEVELOPMENT CENTER AT 515 KELLY AVENUE

City Manager Nisbit presented the staff report regarding a funding request from Abundant Grace for $300,000 in funding to purchase property at 515 Kelly Avenue for a Workforce Development Center. Eric DeBode, Executive Director of Abundant Grace, addressed the Council regarding the funding request. The Council asked questions and discussed the item.

Mayor Rarback invited public comment.

The following individuals addressed the City Council:

- Wendy Shafer

- Jim Brigham
- Eric Seabert
- Meta Townsley
- Eric Hollister
- John Moseley
- Clint Miller

MOTION

Councilmember Ruddock moved and Councilmember Penrose seconded a motion to authorize the City Manager to initiate negotiations on a funding or loan agreement for $300,000 of the City's affordable housing fund for the Workforce Development Center at 515 Kelly Avenue contingent upon Abundant Grace receiving all necessary permits. The motion carried unanimously.

3.D ANNUAL REPORT FROM MARK THOMAS & COMPANY ON SEWER COLLECTION SYSTEM MAINTENANCE

Public Works Director Doughty introduced Benjamin Porter from Mark Thomas & Company, who presented the annual report on sewer collection system maintenance.

MOTION

Councilmember Brownstone moved and Vice Mayor Eisen seconded a motion to accept the annual report from Mark Thomas & Company, Inc. on sewer collections systems cleaning oversight, Fats, Oils and Grease inspection program and related work. The motion carried unanimously.

3.E SUSTAINABILITY PROGRAM UPDATE

CONSENSUS

The Council received consensus to continue the above item to November 5, 2019 City Council meeting.

COMMISSION / COMMITTEE UPDATES – None.

FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS

Councilmember Brownstone requested a future agenda item to discuss marijuana growing ordinances that affect county lands adjacent to the city.

ADJOURNMENT

Mayor Rarback adjourned the meeting at 11:20 p.m.

Respectfully Submitted:

Jessica Blair, City Clerk

Approved:

Harvey Rarback, Mayor

MINUTES

SPECIAL MEETING

CITY OF HALF MOON BAY CITY COUNCIL AND

PLANNING COMMISSION JOINT MEETING

TUESDAY, OCTOBER 29, 2019

ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

CONVENE SPECIAL MEETING

ROLL CALL / PLEDGE OF ALLEGIANCE

Mayor Rarback called the meeting to order at 7:02 p.m. and led the Pledge of Allegiance.

CITY COUNCIL PRESENT: Councilmembers Brownstone, Penrose, Ruddock, Vice Mayor Eisen and Mayor Rarback

PLANNING COMMISSION PRESENT: Commissioners Hernandez, Polgar, Ruddock, Vice Chair Holt and Chair Benjamin

JOINT STUDY SESSION

1. LOCAL COASTAL LAND USE PLAN

Mayor Rarback called the special joint session of the Half Moon Bay City Council and Planning Commission to order.

Planning Director Eisen welcomed attendees and explained that the meeting would focus on the Land Use Plan (LUP) update, noting that the meeting was a study session rather than a decision-making meeting. She reminded Council members and Commissioners about conflict of interest considerations for specific parcels.

Director Eisen acknowledged the General Plan Advisory Committee (GPAC) for their foundational work on the Land Use Plan (LUP) update and announced their formal disbanding as the LUP is progressing toward public hearings. Mayor Rarback expressed appreciation for the GPAC members' hard work.

Planning staff presented key components of the draft Land Use Plan (LUP), focusing on:

- Planned Development (PD) areas:

  Staff recommended redesignating completed PDs to reflect their actual land uses, with exceptions for Ocean Colony and Pacific Ridge due to their complex histories.

  Staff proposed not bringing forward two new PD designations: Upper Grand View/Glencree and Dolores.

- Housing affordability strategies:

  Staff recommended exempting deed-restricted affordable housing from lot retirement policy.

  Workforce housing overlay was discussed as a tool to target housing for local workers. Town Center was emphasized as a priority location for development.

- Town Center infill opportunities:

  Staff identified potential sites including East Downtown, East Poplar, and mobile home park expansion areas.

Public Comment

Mayor Rarback opened public comment. The following individuals addressed both bodies:

- Mike Ferreira
- Lenny Roberts
- Casey Branscombe
- Judy Taylor
- Kristine Geiger
- Roy Salome

Council and Commission discussion centered on:

- Consensus to maintain Planned Development designations for Ocean Colony and Pacific Ridge;
- Support for workforce housing overlay concept and focusing on affordable housing;
- Recognition of circulation and access challenges for some potential development areas;
- Interest in preserving historical context and small-town character; and
- Concerns about infrastructure capacity, particularly related to traffic and drainage.

ADJOURNMENT

Mayor Rarback adjourned the joint meeting at 10:02 p.m.

Respectfully Submitted:

Jessica Blair, City Clerk

Approved:

Harvey Rarback, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, NOVEMBER 19, 2019

ADCOCK COMMUNITY CENTER, 535 KELLY AVENUE

Mayor Rarback called the meeting to order at 7:03 p.m.

ROLL CALL / PLEDGE OF ALLEGIANCE

PRESENT: Councilmembers Brownstone, Penrose and Ruddock, Vice Mayor Eisen and Mayor Rarback

PUBLIC FORUM

The following individuals addressed the City Council:

- Christie Walker

APPROVAL OF AGENDA

MOTION

Councilmember Brownstone moved and Vice Mayor Eisen seconded a motion to approve the agenda. The motion carried unanimously.

PROCLAMATIONS AND PRESENTATIONS

MIDCOAST COMMUNITY COUNCIL UPDATE

Claire Tutant from the Mid-Coast Community Council provided an update.

PROCLAMATION THANKING SHERIFFS DEPUTY AND POSTAL WORKER FOR ASSISTANCE IN FRAUD CASE

Deputy Sheriff Lopez presented Proclamations to Deputy Lomu and Postal Inspector Singh recognizing their exceptional work in a successful senior fraud case.

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE – None.

REPORT OUT FROM RECENT CLOSED SESSION MEETINGS – None.

City Attorney Engberg reported out on a recent closed session held.

CITY MANAGER UPDATES TO COUNCIL

Deputy City Manager Chittester updated the Council on RV parking at Strawflower Village and Bay City Flowers displaced workers.

City Engineer Bozorginia provided updates on the Kelly Avenue Highway 1 drainage project, Poplar Street project and the Bikeway Connectivity Project.

Communications Manager Lettieri announced the upcoming State of the City event on December 18, and that a short-term rental survey was available on the City's website.

1. CONSENT CALENDAR

Consent Calendar Item 1.G (Kelly Avenue Traffic Safety Improvements) was pulled for separate discussion.

1.A WAIVE READING OF RESOLUTIONS AND ORDINANCES
1.B WARRANTS FOR THE MONTH OF OCTOBER 2019
1.C APPROVE QUARTERLY FINANCIAL REPORT FOR THE FIRST QUARTER OF FISCAL YEAR 2019-20
1.D APPROVE CITY COUNCIL MINUTES FOR THE MARCH 19, 2019, MARCH 26, 2019, APRIL 2, 2019, APRIL 16, 2019, MAY 7, 2019, MAY 21, 2019, JUNE 4, 2019, JUNE 18, 2019, JULY 16, 2019, AUGUST 20, 2019, SEPTEMBER 3, 2019, AND SEPTEMBER 17, 2019 CITY COUNCIL MEETINGS
1.E ADOPT ORDINANCE 2019-05, AMENDING CHAPTER 14.04, ADOPTING BY REFERENCE THE 2019 CALIFORNIA BUILDING STANDARDS CODE AND LOCAL AMENDMENTS (SECOND READING)
1.F APPROVE SENATE BILL 2 PLANNING GRANTS PROGRAM APPLICATION
1.H DISBANDMENT OF THE GENERAL PLAN ADVISORY COMMITTEE

MOTION

Vice Mayor Eisen moved and Councilmember Penrose seconded a motion to approve Consent Calendar items 1.A through 1.F and 1.H. The motion passed unanimously.

1.G KELLY AVENUE TRAFFIC SAFETY IMPROVEMENTS

In response to Councilmember questions, Public Works Director Doughty responded.

Public Comment

- Ruby Salizar

MOTION

Vice Mayor Eisen moved and Councilmember Ruddock seconded a motion to adopt Consent Calendar item 1.G, Approve Kelly Avenue Traffic Safety Improvements. The motion carried unanimously.

2. ORDINANCES AND PUBLIC HEARINGS – None.

3. RESOLUTIONS AND STAFF REPORTS

3.A ANNUAL REPORT FROM SEWER AUTHORITY MID-COASTSIDE ON SEWER COLLECTION SYSTEM MAINTENANCE

Kishan Prathadi, Acting General Manager for the Sewer Authority Mid-Coastside and introduced Tim Costello and all members of his staff. Mr. Prathadi presented the annual report on sewer maintenance activities.

MOTION

Councilmember Penrose moved and Councilmember Brownstone seconded a motion to accept the Annual Report from Sewer Authority Mid-Coastside on Sewer Collection System Maintenance. The motion carried unanimously.

3.B SUSTAINABILITY IMPLEMENTATION PLAN

Senior Analyst Chong presented the Sustainability Implementation Plan.

MOTION

Councilmember Ruddock moved and Councilmember Penrose seconded a motion to adopt accept the Sustainability Implementation Plan. The motion carried unanimously.

3.C TRANSPORTATION STRATEGIES IMPLEMENTATION PLAN

City Engineer Bozorginia presented the Transportation Strategies Implementation Plan. Councilmembers discussed the plan and asked questions.

MOTION

Councilmember Brownstone moved and Councilmember Penrose seconded a motion to adopt

accept the Sustainability Implementation Plan. The motion carried unanimously.

3.D. AMENDMENT #1 TO CITY MANAGER EMPLOYMENT AGREEMENT

City Attorney Engberg presented the proposed 10% salary increase for City Manager Robert Nisbet following completion of his annual performance evaluation. The amendment would increase his annual salary from $215,000 to $236,500, effective July 1, 2019.

MOTION

Councilmember Penrose moved and Councilmember Brownstone seconded a motion to approve Amendment No. 1 to the Agreement with Robert Nisbet, effective July 1, 2019, to increase the annual salary from $215,000 to $236,500. The motion carried unanimously.

CITY COMMISSION / COMMITTEE UPDATES

Community Development Director Ekas reported that the Planning Commission approved a use permit and coastal development permit for Abundant Grace's workforce development center on Kelly Avenue and updated the Council on the new Architectural Advisory Committee.

FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS

Councilmember Penrose requested an agenda item on a single-use plastic bags.

CITY COUNCIL REPORTS

Councilmember Brownstone announced he would miss the December 3, 2019 meeting.

ADJOURNMENT

Mayor Rarback adjourned the meeting at approximately _____ p.m.

Respectfully Submitted: Approved:

_____ _____

Jessica Blair, City Clerk Harvey Rarback, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, DECEMBER 3, 2019

ADCOCK COMMUNITY CENTER, 535 KELLY AVENUE

Mayor Rarback called the meeting to order at 7:00 p.m.

ROLL CALL / PLEDGE OF ALLEGIANCE

PRESENT: Councilmembers Brownstone, Penrose and Mayor Rarback

Absent: Councilmembers Ruddock and Vice Mayor Eisen

PUBLIC FORUM

The following individuals addressed the City Council:

- Kate Comfort Har
- John Ullom

APPROVAL OF AGENDA

MOTION

Councilmember Penrose moved and Councilmember Brownstone seconded a motion to approve the agenda. The motion carried unanimously.

PROCLAMATIONS AND PRESENTATIONS – None.

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

Mayor Rarback announced the LEED Platinum Library certification ceremony on December 6 and annual Night of Lights celebration on December 13. Councilmember Penrose announced the La Posada celebration on December 20.

REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

City Attorney Engberg reported that Council met in closed session. No reportable action was taken.

CITY MANAGER UPDATES TO COUNCIL

City Engineer Bozorginia provided details on the Library's LEED Platinum features.

Communications Manager Letteri announced several upcoming events: Saturday with Santa, Parks and Recreation Commission meeting, Poplar Street traffic calming meeting, City Council reorganization ceremony, and the State of the City address.

1. CONSENT CALENDAR

The Consent Calendar consisted of the following:

1.A WAIVE READING OF RESOLUTIONS AND ORDINANCES
1.B APPROVE OF MINUTES OF OCTOBER 1, 2019 REGULAR AND SPECIAL MEETINGS
1.C APPROVE 2020 RESIDENTIAL DWELLING UNIT ALLOCATION PURSUANT TO HALF MOON BAY MUNICIPAL CODE CHAPTER 17.06 (MEASURE D)
1.D APPROVE AFFORDABLE HOUSING FUND ALLOCATION GUIDELINES
1.E APPROVE AB 1600 REPORT ON DEVELOPMENT IMPACT FEES FOR FISCAL YEAR ENDED JUNE 30, 2019
1.F APPROVE BUILDING SAFETY INSPECTION PROGRAM MUTUAL AID AGREEMENT BETWEEN THE CITY OF HALF MOON BAY AND THE CITIES WITHIN AND COUNTY OF SAN MATEO

MOTION

Councilmember Penrose moved and Councilmember Brownstone seconded a motion to adopt the Consent Calendar. The motion carried unanimously.

2. ORDINANCES AND PUBLIC HEARINGS

2.A PROPOSED ENACTMENT OF CITY ORDINANCE REGARDING RESIDENTIAL RENTAL SECURITY MEASURES

Community Development Director Eisen presented the proposed residential rental security measures ordinance. The City Council asked questions and discussed the item. Mayor Rarback invited public comment.

The following individuals addressed the City Council:

- Sharon Honeyman

- Elizabeth Honeyman
- George Chechopolous
- Barbara Love
- Tom Saleh
- Stacy Kugler
- Frank Vento
- Ralph Ely
- Linda Cross Anderson
- Judy Taylor
- Cassett Colda
- Eric Harger
- Ronnie Lynn Antonio
- Gina Zavi
- JD Anagnosto
- Heidi Frank
- Joaquin Jimenez
- Alice Lindsmeyer
- John Ullom

MOTION

Councilmember Penrose moved and Councilmember Brownstone seconded a motion to waive the first reading and introduce Ordinance 2019-07, Adding Chapter 7.70 "Residential Rental Security Measures" to the Half Moon Bay Municipal Code. The motion carried unanimously.

3. RESOLUTIONS AND STAFF REPORTS

3.A LOAN OF AFFORDABLE HOUSING FUNDS FOR PROPOSED ABUNDANT GRACE WORKFORCE DEVELOPMENT CENTER AT 515 KELLY AVENUE

Deputy City Manager Chidester presented the staff report. Eric DeBody addressed the Council and discussed Abdundant Grace's programs.

The Council asked questions and discussed the item.

MOTION

Councilmember Brownstone moved and Mayor Rarback seconded a motion to delay a vote on the item until the next meeting in order to allow staff time to research and suggest language for a screening process. The motion carried unanimously.

FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS – None.

CITY COUNCIL REPORTS – None.

ADJOURNMENT

Mayor Rarback adjourned the meeting at approximately 10:06 p.m.

Respectfully Submitted: Approved:

Jessica Blair, City Clerk Harvey Rarback, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, DECEMBER 3. 2019

SPECIAL MEETING
ADCOCK COMMUNITY CENTER, 535 KELLY AVENUE

CONVENE SPECIAL MEETING

Mayor Rarback called the Special Meeting to order at 6:15 p.m.

ROLL CALL

PRESENT: Councilmembers Brownstone, Penrose and Mayor Rarback

ABSENT: Councilmembers Ruddock and Vice Mayor Eisen

CONVENE SPECIAL MEETING

CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Govt. Code section 54956.8)
Property: Unimproved property located at 723 Mill Street (APN 056-165-020) in use as public parking lot

City Negotiators: Bob Nisbet (City Manager), Matthew Chidester (Deputy City Manager) and Catherine Engberg (City Attorney)
Negotiating Party: Kathy Oler (Lessor)
Under negotiation: Price and terms of possible lease agreement extension/renewal

ADJOURNMENT

Mayor Rarback adjourned the meeting at 6:55 p.m.

Respectfully Submitted: Approved:

Jessica Blair, City Clerk

Harvey Rarback, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

THURSDAY, DECEMBER 5, 2019

SPECIAL MEETING

EMERGENCY OPERATIONS CENTER, 537 KELLY AVENUE

CONVENE SPECIAL MEETING

Mayor Rarback called the Special Meeting to order at 7:02 p.m.

ROLL CALL

PRESENT: Councilmembers Brownstone, Penrose, Ruddock and Mayor Rarback.

ABSENT: Vice Mayor Eisen

1. CONSENT CALENDAR

1.A WAIVE READING OF RESOLUTIONS AND ORDINANCES

MOTION

Councilmember Penrose moved and Councilmember Ruddock seconded a motion to approve the Consent Calendar. The motion carried unanimously.

2. ORDINANCES AND PUBLIC HEARINGS

2.A. 2019 HERITAGE MAIN STREET URGENCY INTERIM ORDINANCE PROHIBITING SPECIFIED NEW USES ON THE 300, 400, 500, AND 600 BLOCKS OF MAIN STREET

City Attorney Engberg explained details of interim urgency ordinances which require 4/5ths vote of the Council and are effective for only 45 days from the date of adoption.

Community Development Director Ekas presented the staff report and recommended adoption of an urgency ordinance. Councilmembers asked questions.

Mayor Rarback opened the public hearing and invited public comment.

The following individuals addressed the City Council:

- Unidentified speaker
- Krystelyn Geidt
- Colleen Henney
- Robin Dunlap
- Bruce Johns

Mayor Rarback closed the public hearing

MOTION

Councilmember Ruddock moved and Councilmember Brownstone seconded a motion to adopt Ordinance 2019-06-U, an Uncodified Interim Urgency Ordinance of the City Council Prohibiting the Establishment of Uses on the 300, 400, 500 and 600 blocks of Main Street ("Heritage Main Street") that are not active Ground-Floor Dependent. The motion carried 4-0-1, with Councilmember Eisen absent.

ADJOURNMENT

Mayor Rarback adjourned the meeting at 5:21 p.m.

Respectfully Submitted: Approved:

_____ _____

Jessica Blair, City Clerk Harvey Rarback, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, DECEMBER 17, 2019

ADCOCK COMMUNITY CENTER, 535 KELLY AVENUE

Mayor Rarback called the meeting to order at 7:05 p.m.

ROLL CALL / PLEDGE OF ALLEGIANCE

PRESENT: Councilmembers Brownstone, Penrose, Ruddock, Vice Mayor Eisen and Mayor Rarback

PUBLIC FORUM

The following individuals addressed the City Council:

- Kevin Pringle
- Roy Salome
- Jewel Sofer
- Daisy Medina

REORGANIZATION OF THE CITY COUNCIL:

PRESENTATIONS TO OUTGOING MAYOR

Vice Mayor Eisen presented Mayor Rarback with an appreciation award for his service as Mayor during 2019, praising his leadership and ability to conduct meetings effectively.

REMARKS BY OUTGOING MAYOR

Mayor Rarback thanked the Council for the honor of serving as Mayor.

SELECTION OF MAYOR AND VICE MAYOR FOR 2020

MOTION

Councilmember Ruddock moved and Councilmember Rarback seconded a motion to nominate Vice Mayor Eisen to serve as Mayor for 2020. Nominations closed. The motion carried by unanimous vote.

MOTION

Councilmember Ruddock moved and Councilmember Rarback seconded a motion to nominate Councilmember Brownstone as Vice Mayor for 2020. Nominations closed. The motion carried by unanimous vote.

REMARKS BY INCOMING MAYOR

Mayor Eisen expressed gratitude for the Council's vote of confidence and reflected on his three years of service on the Council.

RECESS TO RECEPTION

The Council recessed to a brief reception. The regular meeting reconvened with all Councilmembers present.

PROCLAMATIONS AND PRESENTATIONS

MID-COAST COMMUNITY COUNCIL UPDATE

Claire Toutant, Mid-Coast Community Council, provided a brief update.

REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

City Attorney Engberg reported that Council met in closed session. No reportable action was taken.

CITY MANAGER UPDATES TO COUNCIL

City Manager Nisbet announced the City Hall holiday closure, the date of the first meeting in January 2020 and the upcoming State of the City address.

Public Works Intern Clark announced a textile and garment-focused "Fix-It Clinic" scheduled for January 18.

1. CONSENT CALENDAR

Item 1.E was pulled from the Consent Calendar for separate discussion.

The Consent Calendar consisted of the following:

1.A WAIVE READING OF RESOLUTIONS AND ORDINANCES

1.B APPROVE WARRANTS FOR THE MONTH OF NOVEMBER 2019
1.C ACCEPT TREASURER'S REPORT FOR THE QUARTER ENDING SEPTEMBER 30, 2019
1.D APPROVE 2020 CALENDAR OF CITY COUNCIL MEETINGS
1.F ACCEPT MADDY ACT 2020 LOCAL APPOINTMENTS LIST FOR CITY BOARDS, COMMISSIONS, AND COMMITTEES
1.G APPOINT ANNA MCMILLAN, YOUTH REPRESENTATIVE, TO THE BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE
1.H APPROVE ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR PHASE III OF THE PACIFIC RIDGE SUBDIVISION
1.I APPROVE CPS HR CONTRACT FOR CITY-WIDE CLASSIFICATION AND COMPENSATION STUDY
1.J APPROVE FIFTH AMENDMENT TO LEASE AGREEMENT WITH KATHY OLER FOR THE USE OF 730 MILL STREET AS A PUBLIC PARKING LOT
1.K. ADOPT RESOLUTION IN SUPPORT OF TRANSFORMING PACIFIC GAS & ELECTRIC INTO A CUSTOMER-OWNED UTILITY

MOTION

Councilmember Ruddock moved and Councilmember Rarback seconded a motion to approve Consent Calendar items 1.A through 1.D and 1.F through 1.K. The motion carried by unanimous roll call vote.

1.E ORDINANCE ENACTING CHAPTER 7.70, RESIDENTIAL RENTAL SECURITY MEASURES

City Manager Nisbet presented the staff report. Councilmembers asked questions and discussed the item.

The following individuals addressed the City Council:

- John Ullom

MOTION

Councilmember Ruddock moved and Councilmember Penrose seconded a motion to adopt Ordinance 2019-07, Adding Chapter 7.70 “Residential Rental Security Measures” to the Half Moon Bay Municipal Code. The motion carried by unanimous vote.

2. **ORDINANCES AND PUBLIC HEARINGS**

2.A 2019 HERITAGE MAIN STREET INTERIM URGENCY ORDINANCE EXTENSION PROHIBITING SPECIFIED NEW USES ON THE 300, 400, 500, AND 600 BLOCKS OF MAIN STREET

Community Development Director Ekas presented the staff report.

City Attorney Catherine Engberg explained that urgency ordinances require a 4/5 vote of the Council and take effect immediately. She noted that this type of ordinance is commonly used to address zoning issues while more permanent solutions are developed.

Councilmembers asked questions and discussed the item.

The following individuals addressed the City Council:

- John Ullom

MOTION

Councilmember Penrose moved and Councilmember Ruddock seconded a motion to extend the Interim Urgency Ordinance, "2019 Heritage Main Street Interim Urgency Ordinance," for 10 months, 15 days to provide adequate time for Coastal Commission certification of follow-up zoning text amendments, and direct staff to bring forward zoning text amendments as recommended by the Planning Commission. The motion carried unanimously.

3. RESOLUTIONS AND STAFF REPORTS

3.A COMPREHENSIVE ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2019

Administrative Services Director Lopez introduced Kenneth Stiles, the city's new Senior Accountant. They presented highlights from the Comprehensive Annual Financial Report.

Councilmembers asked questions and discussed the item.

MOTION

Councilmember Penrose moved and Councilmember Ruddock seconded a motion to adopt Resolutions accepting the Comprehensive Annual Financial Report for fiscal year ended June 30, 2019, and amending the Investment Policy, respectively. The motion carried unanimously.

3.B LOAN OF AFFORDABLE HOUSING FUNDS FOR PROPOSED ABUNDANT GRACE WORKFORCE DEVELOPMENT CENTER AT 515 KELLY AVENUE

Deputy City Manager Chidester presented the staff report.

Councilmembers asked questions and discussed the item.

MOTION

Councilmember Penrose moved and Councilmember Eisen seconded a motion to adopt a Resolution authorizing a loan of Affordable Housing Funds, not to exceed $300,000, to Abundant Grace Coastside Worker, to contribute toward the purchase of property to be used

for a Workforce Development Center and authorizing the City Manager to execute the loan agreement. The motion carried unanimously.

3.C HALF MOON BAY HISTORY ASSOCIATION LEASE AGREEMENT FOR 503 JOHNSTON STREET

Senior Management Analyst Decker presented the staff report.

Councilmembers asked questions and discussed the item.

MOTION

Councilmember Penrose moved and Councilmember Brownstone seconded a motion to adopt a Resolution authorizing the City Manager to execute a Lease Agreement with the Half Moon Bay History Association for use of the premises at 503 Johnston Street as a local history museum, including modifications to the garage building (previously referred to as the Johnston Barn), for a term of 25 years, with zero ($0.00) annual fee. The motion carried unanimously.

3.D MINIMUM WAGE ORDINANCE STUDY SESSION

Deputy City Manager Chidester, Analyst Gaitan and Deputy Clerk Roiseman, presented research on a potential local minimum wage ordinance.

The following individuals addressed the City Council:

- Belinda Arriaga
- Margaret Gossett
- Crystal Lynn
- Joaquin Jimenez
- Steven Booker

Councilmembers expressed support for an Ordinance. Deputy City Manager Chidester stated staff would return with a draft Ordinance in January.

FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS

Councilmember Ruddock proposed considering a resolution requiring pay equity between women and men in athletic competitions held on public property in the city. The Council expressed interest in this proposal.

Councilmember Penrose suggested exploring additional fuel storage for emergency generators to ensure adequate supplies during extended emergencies.

CITY COUNCIL REPORTS

Councilmember Ruddock reported on the newly-formed Flood and Sea Level Rise Resiliency District. Councilmember Rarback discussed a proposal by Peninsula Clean Energy.

ADJOURNMENT

Mayor Eisen adjourned the meeting at approximately 10:15 p.m.

Respectfully Submitted: Approved:

Jessica Blair, City Clerk Adam Eisen Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

WEDNESDAY, DECEMBER 15, 2020

ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

CONVENE REGULAR MEETING / ROLL CALL

Mayor Eisen called the meeting to order at 7:00 p.m. and led the pledge of allegiance.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback and Ruddock, Vice Mayor Brownstone, and Mayor Eisen

REMARKS BY CONGRESSWOMAN JACKIE SPEIER

Congresswoman Speier read an excerpt that she inserted into the Congressional record regarding outgoing Mayor Eisen and commended him for his service and dedication to the City of Half Moon Bay.

ACKNOWLEDGEMENT OF OUTGOING COUNCILMEMBERS

Leslie Bulbuck of Assemblymembers Berman's office and San Mateo County Supervisor Horsley acknowledged Mayor Eisen for his accomplishments on the Council and efforts for the Coastside.

Vice Mayor Brownstone, and Councilmembers Ruddock, Penrose and Rarback thanked Mayor Eisen for his extraordinary service on the Council and wished him well in his endeavors.

Public Comment:

The following individuals addressed the City Council:

- Wayne Lee
- John Ullom
- Brent Turner

REMARKS BY OUTGOING COUNCILMEMBER

Outgoing Mayor Eisen discussed his accomplishments during his term on the City Council and congratulated Councilmember-Elect Jimenez.

1. CONSENT CALENDAR

1.A WAIVE READING OF RESOLUTIONS AND ORDINANCES
1.B ACCEPT FINAL RESULTS OF THE NOVEMBER 3, 2020 GENERAL MUNICIPAL ELECTION

MOTION

Councilmember Ruddock moved and Vice Mayor Brownstone seconded a motion to approve the Consent Calendar. The motion carried unanimously.

ADMINISTRATION OF OATH OF OFFICE TO NEWLY-ELECTED COUNCILMEMBERS

The Oath of Office was administered to newly-elected Councilmembers Joaquin Jimenez and Harvey Rarback.

REMARKS BY INCOMING COUNCILMEMBERS

Councilmember Rarback discussed the City's success in serving the underserved.

Councilmember Jimenez thanked his campaign team and expressed his enthusiasm for the opportunity to serve.

Congresswoman Speier discussed the Half Moon Bay community and encouraged continued hope.

SELECTION OF MAYOR AND VICE MAYOR FOR 2021

MOTION

Councilmember Ruddock moved and Councilmember Rarback seconded a motion to nominate Vice Mayor Brownstone to serve as Mayor. The question was called and the motion carried unanimously.

MOTION

Mayor Brownstone moved and Councilmember Rarback seconded a motion to nominate Councilmember Ruddock to serve as Vice Mayor. The question was called and the motion carried unanimously.

REMARKS BY INCOMING MAYOR

Mayor Brownstone discussed his values and vision.

Deputy City Manager Chidester provided an update on the County's purchase of Coastside Inn to house people experiencing homelessness or at risk of homelessness and impacted by COVID-19.

PUBLIC FORUM

The following individuals addressed the City Council:

- Terry Dubois
- Elena
- Rick Walacheck
- Mary Bergin
- Aisha
- Karina Leibowitz
- Krystylyn Giedt

2. CONSENT CALENDAR

2.A WARRANTS FOR THE MONTH OF NOVEMBER 2020
2.B ACCEPT COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) FOR THE FISCAL YEAR ENDED JUNE 30, 2020
2.C APPROVE 2021 CALENDAR OF CITY COUNCIL MEETINGS
2.D APPROVE AWARD OF CONSTRUCTION CONTRACT AND PROFESSIONAL SERVICES AGREEMENT FOR THE PELICAN POINT GENERATOR REPLACEMENT PROJECT (CIP NO. 0507)

MOTION

Councilmember Ruddock moved and Councilmember Rarback seconded a motion to approve the Consent Calendar. The question was called and the motion carried unanimously.

ADJOURNMENT

Mayor Brownstone adjourned the meeting at 8:44 p.m.

Respectfully Submitted: Approved:

_____ _____

Jessica Blair, City Clerk

Robert Brownstone, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, APRIL 21, 2020

VIRTUAL VIA ZOOM MEETING (COVID-19 PROTOCOLS)

CONVENE REGULAR MEETING

Mayor Eisen called the meeting to order at 8:02 p.m. and led the pledge of allegiance.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback and Ruddock, Vice Mayor Brownstone and Mayor Eisen

APPROVAL OF AGENDA

MOTION

Mayor Eisen moved and Vice Mayor Brownstone seconded a motion to approve the agenda, with Item 3.A. moved to the end of the agenda. The motion carried unanimously.

PUBLIC FORUM

The following individuals addressed the City Council:

- Pam Fisher
- Krystylyn Geidt

PROCLAMATIONS AND PRESENTATIONS

MID-COAST COMMUNITY COUNCIL UPDATE

Clare Toutant, Mid-Coast Community Council, provided an update.

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

Mayor Eisen expressed his gratitude for the City's response to the COVID-19 epidemic.

REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

City Attorney Engberg reported that there was no reportable action taken.

CITY MANAGER UPDATES TO COUNCIL

CENSUS 2020 UPDATE

Management Analyst Gaitan explained the timeline modified due to COVID-19, City's response rate, and community outreach.

EARTH DAY/ YEAR UPDATE

Sustainability Analyst Vostinak provided an update on the Earth Year virtual campaign.

#WAVEOFSTRENGTH

Communications Manager Lettire announced the Youth Art Contest.

1. CONSENT CALENDAR

1.A WAIVE READING OF RESOLUTIONS AND ORDINANCES
1.B APPROVE WARRANTS FOR THE MONTH OF MARCH 2020
1.C APPROVE REVISED MAYOR'S LIST OF CITY COUNCIL REPRESENTATIVES AND DESIGNATED ASSIGNMENTS FOR 2020
1.D APPROVE REAFFIRMATION OF MAIN STREET BRIDGE ADVISORY COMMITTEE APPOINTMENTS

Public Comment:

The following individual addressed the City Council:

- John Ullom

MOTION

Councilmember Ruddock moved and Vice Mayor Brownstone seconded a motion to approve the Consent Calendar. The motion carried unanimously.

2. ORDINANCES AND PUBLIC HEARINGS - None.

3. RESOLUTIONS AND STAFF REPORTS

3.B UPDATE ON COVID-19 RESPONSE, RECOVERY, AND FINANCIAL STABILIZATION PLAN

Deputy City Manager Chidester and City Manager Nisbet presented the staff report.

The Council asked questions of staff and discussed the item.

The following individual addressed the City Council:

- John Ullom
- Sophia Lane
- Pam Fisher
- Mike Ferreira
- Matthew des Tombe

3.C OPERATING AND CAPITAL BUDGET UPDATE

Administrative Services Director Lopez and Senior Accountant Stiles presented the staff report.

The Council asked questions of staff and discussed the item.

Mayor Eisen provided proposed budget cuts and revenue sources.

The following individuals addressed the City Council:

- Joe Fullerton
- Jill Pablisock
- Dan McMillan
- Rory Solumi
- David Eblovi
- Doug Slezack
- Krystylyn Geidt
- Brian Holt
- Matthew des Tombe
- Shannon Murray

MOTION

Councilmember Ruddock moved and Councilmember Rarback seconded a motion to allocate $1.8 million in capital funds, reallocate $480,000 from the CSG settlement from capital Fund, and create policy for reserve. The motion carried 4-1, with Mayor Eisen dissenting.

Deputy City Manager Chidester and Senior Management Analyst Lopez discussed the acquisition of 880 Stone Pine Road.

The Council asked questions of staff and discussed the proposed acquisition.

The following individuals addressed the City Council:

- John Ullom

3.A POPLAR BEACH VERTICAL ACCESS (CIP PROJECT NO. 597) - TAKEN OUT OF ORDER

Public Works Director Doughty presented the staff report.

MOTION

Councilmember Ruddock moved and Councilmember Rarback seconded a motion to adopt a Resolution authorizing the City Manager to: 1) award and execute a construction contract for the Ocean Colony Pump Station and Force Main Project, CIP No. 9025 (Project), to the lowest responsive and responsible bidder, Ranger Pipelines, Inc. of San Francisco, CA, in the total bid amount of $2,092,275.00 and approve a contingency in an amount not exceeding 15 percent, or $313,841.25, of the contract award amount for potential change orders, and; 2) execute a Professional Services Agreement with Schaaf and Wheeler, Consulting Civil Engineers for Construction Support Services for the Project in the amount of $79,915. The motion carried unanimously.

COMMISSION / COMMITTEE UPDATES - None.

FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS - None.

CITY COUNCIL REPORTS

Councilmember Ruddock discussed financial support for the San Mateo County Sea Level Rise and Flood Control District.

ADJOURNMENT

Mayor Eisen adjourned the meeting at approximately 11:17 p.m.

Respectfully Submitted: Approved:

Jessica Blair, City Clerk

Adam Eisen, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, APRIL 21, 2020

SPECIAL MEETING

ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

CONVENE SPECIAL MEETING

Mayor Eisen called the meeting to order at 5:00 p.m.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback and Ruddock, Vice Mayor Brownstone and Mayor Eisen

OPEN SESSION IDENTIFICATION OF CLOSED SESSION ITEMS

PUBLIC COMMENT ON CLOSED SESSION ITEMS

CLOSED SESSION

CONFERENCE WITH LABOR NEGOTIATORS (Govt. Code section 54957.6)
Agency designated representatives: Bob Nisbet (City Manager) and Lisa Lopez (Administrative Services Director)

Employee organizations: Stationary Engineers Local 39; Represented Managers

ADJOURNMENT

Mayor Eisen adjourned the Special Meeting at approximately 6:25 p.m.

Respectfully Submitted: Approved:

Jessica Blair, City Clerk

Adam Eisen, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, APRIL 21, 2020

SPECIAL MEETING

VIRTUAL VIA ZOOM MEETING (COVID-19 PROTOCOLS)

CONVENE STUDY SESSION

Mayor Eisen called the Special Meeting /Study Session to order at 6:30 p.m.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback and Ruddock, Vice Mayor Brownstone and Mayor Eisen

COVID-19 STUDY SESSION

Deputy City Manager Chidester provided an overview on commercial evictions.

The following individuals addressed the City Council:

- Amy Warden
- David Prometheus
- Krystlyn Giedt
- Katherine Murdock

The Council discussed the item and directed staff to bring back a draft ordinance.

Police Captain Lopez discussed the shelter in place order, visitors, and enforcement.

The Council asked questions of staff and directed staff to consider funding for additional enforcement and issuing citations rather than warnings.

The following individuals addressed the City Council:

- Stephanie Lamb

- Trish Hayward
- Nate
- Michael Ferrara
- Dave Olson
- Pam Fisher
- David Levy
- Pat Black
- Erica
- Joe Fullerton
- Stephanie Al

Captain Lopez discussed checkpoints and traffic impacts.

ADJOURNMENT

Mayor Eisen adjourned the Special Meeting at 7:57 p.m.

Respectfully Submitted:

Jessica Blair, City Clerk

Approved:

Adam Eisen, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

THURSDAY, APRIL 23, 2020

SPECIAL MEETING

VIRTUAL VIA ZOOM MEETING (COVID-19 PROTOCOLS)

CONVENE SPECIAL MEETING

Mayor Eisen called the Special Meeting to order at 5:00 p.m.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback, Ruddock, Vice Mayor Brownstone and Mayor Eisen

OPEN SESSION IDENTIFICATION OF ITEMS

PUBLIC COMMENT – None.

CONFERENCE WITH LABOR NEGOTIATORS (Govt. Code section 54957.6) Agency designated representatives: Lisa Lopez (Administrative Services Director) and/or Bob Nisbet (City Manager) Employee organizations: Stationary Engineers Local 39; Represented Managers; Unrepresented Confidential Employees; and Unrepresented Management (designated agency representative for this group is only Bob Nisbet)

ADJOURNMENT

Mayor Eisen adjourned the Special Meeting at approximately 5:45 p.m.

Respectfully Submitted: Approved:

Jessica Blair, City Clerk

Adam Eisen, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

FRIDAY, MAY 1, 2020

SPECIAL MEETING

VIRTUAL VIA ZOOM MEETING (COVID-19 PROTOCOLS)

CONVENE SPECIAL MEETING

Mayor Eisen called the Special Meeting to order at 10:30 a.m.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback, Ruddock, Vice Mayor Brownstone and Mayor Eisen

OPEN SESSION IDENTIFICATION OF ITEMS

PUBLIC COMMENT – None.

CONFERENCE WITH LABOR NEGOTIATORS (Govt. Code section 54957.6) Agency designated representatives: Lisa Lopez (Administrative Services Director) and/or Bob Nisbet (City Manager)

Employee organizations: Stationary Engineers Local 39; Represented Managers; Unrepresented Confidential Employees; and Unrepresented Management (designated agency representative for this group is only Bob Nisbet)

ADJOURNMENT

Mayor Eisen adjourned the Special Meeting at approximately 11:45 a.m.

Respectfully Submitted: Approved:

Jessica Blair, City Clerk

Adam Eisen, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, MAY 5, 2020

VIRTUAL VIA ZOOM MEETING (COVID-19 PROTOCOLS)

CONVENE REGULAR MEETING

Mayor Eisen called the meeting to order at 7:02 p.m. and led the pledge of allegiance.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback, Ruddock, Vice Mayor Brownstone, and Mayor Eisen

PUBLIC FORUM

The following individuals addressed the City Council:

- Steven Slomka
- Ellen Collend
- Barbara Dinson
- Chris Franklin
- Dan Spears
- Melinda Magon
- John McIntyre
- Beth Healer
- Lisa Hanson
- Stacy Redman
- Christy Coverna
- Anne Bright
- Allison Grant
- Carl Woodbury
- Gail Nelson
- Ed Fran
- Marion Adney
- Marina Path

PROCLAMATIONS AND PRESENTATIONS - None.

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

Mayor Eisen announced the grant application period for non-profits for "San Mateo Strong "Fund.

Councilmember Rarback announced Coastside Gives Day on May 7, 2020.

REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

City Attorney Engberg reported on the Council's April 23 and May 1, 2020 closed sessions held regarding labor negotiations.

CITY MANAGER UPDATES TO COUNCIL

City Manager Nisbet provided an update on the Dunes Project.

CENSUS ESSAY AWARD ANNOUNCEMENTS

Management Analyst Gaitan provided an update on the Census and announced the essay Contest winners.

1. CONSENT CALENDAR

1.A WAIVE READING OF RESOLUTIONS AND ORDINANCES
1.B TREASURER'S REPORT FOR THE QUARTER ENDING MARCH 31, 2020

MOTION

Vice Mayor Brownstone moved and Councilmember Rarback seconded a motion to approve the Consent Calendar. The motion carried unanimously.

2. ORDINANCES AND PUBLIC HEARINGS

2.A. URGENCY ORDINANCE ESTABLISHING A TEMPORARY MORATORIUM ON COMMERCIAL TENANT EVACUATIONS FOR NON-PAYMENT OF RENT FOR TENANTS IMPACTED BY THE COVID-19 PANDEMIC IN THE CITY OF HALF MOON BAY

Deputy City Manager Chidester and City Attorney Engberg presented the staff report.

Krystlyn Geidt, Chamber of Commerce, provided information on the Chamber's survey of commercial property owners and managers, brokers and tenants.

Mayor Eisen opened the public hearing.

The following individuals addressed the City Council:

- John Ullom
- David Oblovi

There being no additional speakers, Mayor Eisen closed the public hearing.

The Council asked questions of staff and discussed the item.

City Attorney Engberg, Deputy City Manager Chidester and Krystlyn Geidt responded to questions.

MOTION

Councilmember Ruddock moved and Councilmember Penrose seconded a motion to adopt an Urgency Ordinance establishing a Temporary Moratorium on Commercial Tenant Evictions for Non-Payment of Rent for Tenants Impacted by the COVID-19 Pandemic through May 31, 2020, unless extended or replaced by the City Council. The motion carried unanimously.

RECESS

Mayor Eisen called a recess at 8:23 p.m. The meeting reconvened at 8:30 p.m. with all Councilmembers present.

3. RESOLUTIONS AND STAFF REPORTS

3.A QUARTERLY FINANCIAL REPORT / BUDGET STUDY SESSION

City Manager Nisbet and Senior Accountant Stiles presented the third Quarterly Financial Report.

The following individuals addressed the City Council:

- Virginia Turisen
- David Eblovi

The Council asked questions of staff and discussed the item.

MOTION

Councilmember Ruddock moved and Councilmember Brownstone seconded a motion to receive the third Quarterly Financial Report. The motion carried unanimously.

Senior Management Analyst Lopez presented the Operating and Economic Uncertainty Reserve policy.

The following individuals addressed the City Council:

- David Eblovi

MOTION

Vice Chair Brownstone moved and Councilmember Penrose seconded a motion to refer the policy for use of the Operating and Economic Uncertainty Reserves to the Finance Subcommittee. The motion carried unanimously.

Senior Accountant Stiles and Administrative Services Director Lopez presented the Fiscal Year 2020-21 Budget Development.

The following individuals addressed the City Council:

- Chris Boussard
- Pamela Fisher
- Virginia Ture

The Council asked questions of staff and discussed the item.

MOTION

Councilmember Ruddock moved and Councilmember Rarback seconded a motion to approve staff's recommendation on the use of "Rate Holiday" for Risk Fund. The motion carried unanimously.

Senior Management Analyst Lopez discussed funding of Capital Projects.

Public Works Director Doughty explained the proposed capital projects and reduced budget.

The Council asked questions of staff and discussed the item.

MOTION

Vice Mayor Brownstone moved and Councilmember Ruddock seconded a motion to allocate

$950,000 to Capital Projects. The question was called and the motion carried unanimously.

RECESS

Mayor Eisen called a recess at 10:34 p.m. The meeting reconvened at 10:42 p.m. with all Councilmembers present.

3.B AMENDMENT TO EMPLOYMENT AGREEMENT FOR CITY MANAGER

City Attorney Engberg presented the staff report, noting a salary reduction from $236,500 to $215,000 reflecting 10 percent salary reduction.

The following individuals addressed the City Council:

- Dan Staginck
- Virginia Ture

The Council asked questions of staff and discussed the item.

City Manager Nisbet discussed the matter and indicated support for the reduction in salary.

MOTION

Councilmember Ruddock moved and Councilmember Penrose seconded a motion to approve Amendment No. 2 to the City Manager Employment Agreement with Bob Nisbet, effective May 1, 2020, to adjust the annual salary from $236,500 to $215,000 reflecting a 10 percent salary reduction/furlough in light of financial and budgetary challenges resulting from COVID-19. The motion carried 4-1, with Mayor Eisen dissenting.

MOTION

Councilmember Penrose moved and Vice Mayor Brownstone seconded a motion to continue the meeting to 11:30 p.m. The motion carried unanimously.

3.C WORKFORCE / BUDGET REDUCTION PLAN AND RESOLUTION AND MEET AND CONFER UPDATE

Administrative Services Director Lopez presented the staff report.

The following individuals addressed the City Council:

- Michelle Crawford

- Pam Fisher

The Council asked questions of staff and discussed the item.

MOTION

Vice Mayor Brownstone moved and Councilmember Ruddock seconded a motion to: 1) adopt a Resolution to reduce the City's workforce by six (6) positions in accordance with current Memorandums of Understanding / Personnel Rules; and 2) receive updates from the City Negotiator on meet and confer meetings with the City's labor groups - International Association of Engineers, Local 39; the Represented Management Team (RMT); and Unrepresented Executive Employees, to provide concessions to assist the City in the unprecedented fiscal situation resulting from the COVID-19 pandemic and resulting economic impacts. The question was called and the motion carried unanimously.

3.D COMMUNITY SERVICES FINANCIAL ASSISTANCE GRANT PROGRAM

Management Analyst Gaiton presented the staff report.

The Council asked questions of staff and discussed the item.

The following individuals addressed the City Council:

- Virginia Ture

CONSENSUS

By consensus, the Council referred the matter to the subcommittee to review and provide a recommendation.

3.E SUSTAINABILITY PROGRAM – RESPONDING TO COVID-19

3.F AWARD OF CONSTRUCTION CONTRACT AND PROFESSIONAL SERVICES AGREEMENT FOR THE OCEAN COLONY PUMP STATION AND FORCE MAIN PROJECT (CIP NO. 9025)

3.G CITY COUNCIL RULES OF PROCEDURE AND DECORUM

MOTION

Councilmember Rarback moved and Vice Mayor Brownstone seconded a motion to continue Agenda items 3.E, 3.F, and 3.G. The motion carried unanimously.

COMMISSION / COMMITTEE UPDATES - None.

FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS

Vice Mayor Brownstone suggested a future item to consider convening an Economic Recovery Task Force as recommended by Brian Holt.

Mayor Eisen suggested review of the fiscal impact of COVID-19 on the City's budget and Council priorities.

Vice Mayor Brownstone requested a discussion of deltas and positives of selling 555 Kelly.

CITY COUNCIL REPORTS - None.

ADJOURNMENT

Mayor Eisen adjourned the meeting at 12:01 a.m.

Respectfully Submitted:

Jessica Blair, City Clerk

Approved:

Adam Eisen, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

SPECIAL MEETING

TUESDAY, MAY 5, 2020

VIRTUAL VIA ZOOM MEETING (COVID-19 PROTOCOLS)

CONVENE STUDY SESSION

Mayor Eisen called the Special Meeting to order at 6:01 p.m.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback, Ruddock, Vice Mayor Brownstone and Mayor Eisen

COVID-19 STUDY SESSION

The following individuals addressed the City Council:

- Leslie Meyer
- Judy Weinbaum
- Cathy Railstack
- Chris Broussard
- Paul Girster
- Virginia

The Council discussed the potential of residential permit parking; use of the Coastal Trail; mask requirements; trash and restrooms; beach parking kiosks or applications; and relief of $600,000 County library loan.

City Manager Nisbet reiterated the action items as follows: 1) Send letter to Coastal Commission to determine openness to parking permits; 2) City Attorney to review whether facemasks can be required; 3) Provide education on wearing masks and social distancing; 4) Gear up for summer as usual and take special measures at the parking lots, with potential of contact free payment system; and 5) Approach the County about relief of next fiscal year's debt payment for the library.

ADJOURNMENT

Mayor Eisen adjourned the Special Meeting at 7:00 p.m.

Respectfully Submitted:

Jessica Blair, City Clerk

Approved:

Adam Eisen, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, MAY 19, 2020

SPECIAL MEETING

VIRTUAL VIA ZOOM MEETING (COVID-19 PROTOCOLS)

CONVENE SPECIAL MEETING

Mayor Eisen called the Special Meeting to order at 9:30 a.m.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback, Ruddock, Vice Mayor Brownstone and Mayor Eisen

OPEN SESSION IDENTIFICATION OF CLOSED SESSION ITEMS

PUBLIC COMMENT ON CLOSED SESSION ITEMS – None.

CLOSED SESSION

CONFERENCE WITH LABOR NEGOTIATORS (Govt. Code section 54957.6)
Agency designated representatives: Lisa Lopez (Administrative Services Director) and Bob Nisbet (City Manager)

Employee organization: Stationary Engineers Local 39

ADJOURNMENT

Mayor Eisen adjourned the Special Meeting at approximately 10:15 a.m.

Respectfully Submitted: Approved:

Jessica Blair, City Clerk

Adam Eisen, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, MAY 19, 2020

VIRTUAL VIA ZOOM MEETING (COVID-19 PROTOCOLS)

CONVENE REGULAR MEETING

Mayor Eisen called the meeting to order at 7:00 p.m. and led the pledge of allegiance.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback, Ruddock, Vice Mayor Brownstone and Mayor Eisen

APPROVAL OF AGENDA

MOTION

Councilmember Penrose moved and Councilmember Ruddock seconded a motion to approve the agenda. The motion carried unanimously.

PUBLIC FORUM

The following individuals addressed the City Council:

- Chris Brussard
- Lisa O'Neil
- Michael Kattigan
- Anne Swainberg
- Steven Swanka
- Rick Southern
- Joyce Logan
- Suzanne Oliver
- Susan Karen
- Edwin Farrin
- David Eblovi
- Jenae Sorzi

PROCLAMATIONS AND PRESENTATIONS

MID-COAST COMMUNITY COUNCIL UPDATE

Claire Toutant provided an update on Mid-Coast Community Council activities.

PROCLAMATION HONORING NATIONAL BOAT SAFETY WEEK (MAY 16-22, 2020)

Mayor Eisen presented the proclamation to Randy Tan, Volunteer Civil US Coast Guard Auxiliary.

PROCLAMATION HONORING LGBTQ PRIDE MONTH (JUNE 2020)

Mayor Eisen presented the Proclamation to Jenny Walter and Jenae Vargas, Coastside Pride, honoring Pride Month.

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

Mayor Eisen thanked the community for participating in the Coastside Gives event.

REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

City Attorney Engberg reported that the Council met and discussed Conference with Labor Negotiators and took no reportable action.

CITY MANAGER UPDATES TO COUNCIL

#WAVEOFSTRENGTH YOUTH ART CONTEST SUBMISSIONS

Communications Manager Latire presented the contest entrants.

City Manager Nisbet reviewed upcoming agenda items.

1. CONSENT CALENDAR

1.A WAIVE READING OF RESOLUTIONS AND ORDINANCES
1.B APPROVE WARRANTS FOR THE MONTH OF APRIL 2020
1.C APPROVE ACCEPTANCE OF PUBLIC IMPROVEMENTS INTO THE CITY-MAINTAINED SYSTEM FOR PACIFIC RIDGE SUBDIVISION PHASE 2
1.D APPROVE FINAL ACCEPTANCE OF THE OCEAN VIEW PARK RESTROOM REPLACEMENT PROJECT (CIP PROJECT NO. 610)
1.E APPROVE SIDE LETTER AMENDING THE CURRENT MEMORANDUM OF UNDERSTANDING WITH REPRESENTED MANAGEMENT TEAM

1.F APPROVE POLICY REGARDING THE DISPLAY OF FLAGS AT CITY FACILITIES

1.G APPROVAL DISPLAY OF THE LGBTQ FLAG FOR THE MONTH OF JUNE 2020 AT CITY HALL TO COMMEMORATE PRIDE MONTH

MOTION

Councilmember Ruddock moved and Vice Mayor Brownstone seconded a motion to approve the Consent Calendar. The motion carried unanimously.

2. ORDINANCES AND PUBLIC HEARINGS - None.

3. RESOLUTIONS AND STAFF REPORTS

3.A AWARD OF CONSTRUCTION CONTRACT AND PROFESSIONAL SERVICES AGREEMENT FOR THE OCEAN COLONY PUMP STATION AND FORCE MAIN PROJECT (CIP NO. 9025)

Public Works Director Doughty and City Engineer Bozorginia presented the staff report.

The Council asked questions of staff and discussed the item.

City Engineer Bozorginia and Public Works Director Doughty responded to questions.

MOTION

Councilmember Ruddock moved and Councilmember Brownstone seconded a motion to adopt a Resolution authorizing the City Manager to: 1) award and execute a construction contract for the Ocean Colony Pump Station and Force Main Project, CIP No. 9025 (Project), to the lowest responsive and responsible bidder, Ranger Pipelines, Inc. of San Francisco, CA, in the total bid amount of $2,092,275.00 and approve a contingency in an amount not exceeding 15 percent, or $313,841.25, of the contract award amount for potential change orders; 2) execute a Professional Services Agreement with Schaaf and Wheeler, Consulting Civil Engineers for Construction Support Services for the Project in the amount of $79,915; and 3) execute other minor agreements related to the project. The motion carried unanimously.

3.B SUSTAINABILITY PROGRAM – RESPONDING TO COVID-19

Sustainability Analyst Vostinak presented the staff report.

The Council asked questions of staff and discussed the item.

Public Works Director Doughty and Sustainability Analyst Vostinak responded to questions.

MOTION

Councilmember Ruddock moved and Councilmember Penrose seconded a motion to: 1) direct staff to initiate work on the Climate Action and Adaptation Plan as an in-house project; 2) authorize staff to return at a later date for City Council consideration of a contract with consultant, MIG, for outreach assistance; and 3) direct staff to delay first reading of the Disposable Foodware Ordinance to September 2020. The motion carried unanimously.

3.C HALF MOON BAY HOTEL BUSINESS IMPROVEMENT DISTRICT ANNUAL REPORT FOR 2019, RESOLUTION OF INTENTION TO CONTINUE TO LEVY ASSESSMENTS FOR FISCAL YEAR 2020-21, AND FUNDING REQUEST FOR FISCAL YEAR 2020-21

Deputy City Manager Chidester presented the staff report.

Dana Dahl, Beach House Half Moon Bay, and Krystlyn Geidt, Chamber of Commerce, summarized the 2019 Business Improvement District Priority Review, hotel occupancy, 2020 Business Improvement District Priorities, and FY 2020/21 funding request.

The Council asked questions of staff and discussed the item.

The following individual addressed the City Council:

- Brad Stimy

MOTION

Vice Mayor Brownstone moved and Councilmember Rarback seconded a motion to: 1) approve the Half Moon Bay Hotel Business Improvement District Annual Report for 2019; 2) adopt a Resolution declaring the City's intention to continue the Half Moon Bay Hotel Business Improvement District, to continue the basis and to levy the assessment for the District, and to set a date (June 16, 2020) for the public hearing on the District and the assessment for FY 2020-21; and 3) consider a $40,000 funding request to be included in the FY 2020-21 Recommended Budget. The motion carried unanimously.

RECESS

Mayor Eisen called a recess at 9:44 p.m. The meeting reconvened at 9:49 p.m. with all Councilmembers present.

3.D FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM WORKSHOP

City Engineer Bozorginia presented the staff report.

The Council asked questions of staff and discussed the item.

City Engineer Bozorginia and Public Works Director Doughty responded to questions.

MOTION

Vice Mayor Brownstone moved and Councilmember Rarback seconded a motion to: 1) approve the Fiscal Year 2020-21 Capital Project List; 2) authorize staff to present the updated Five-Year Capital Improvement Program to the Planning Commission for General Plan Consistency determination; and 3) direct the Administrative Services Department to allocate $950,000 in General Funds for the Fiscal Year 2020-21 Capital Budget. The motion carried unanimously.

3.E CITY COUNCIL RULES OF PROCEDURE AND DECORUM

Clerk Blair presented the staff report.

The Council asked questions of staff and discussed the item.

MOTION

Councilmember Ruddock moved and Councilmember Rarback seconded a motion to remove the requirement regarding continuing meetings past 11:00 p.m. The motion carried unanimously.

COMMISSION / COMMITTEE UPDATES - None.

FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS

City Manager Nisbet announced that State Parks parking would not be open for the coming weekend.

CITY COUNCIL REPORTS - None.

ADJOURNMENT

Mayor Eisen adjourned the meeting at 10:15 p.m.

Respectfully Submitted: Approved:

_____ _____

Jessica Blair, City Clerk Adam Eisen, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, MAY 19, 2020

SPECIAL MEETING

VIRTUAL VIA ZOOM MEETING (COVID-19 PROTOCOLS)

CONVENE SPECIAL MEETING

Mayor Eisen called the meeting to order at 6:00 p.m.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback, Ruddock, Vice Mayor Brownstone and Mayor Eisen

COVID-19 STUDY SESSION

Beach Access and Beach Parking

City Manager Nisbet summarized the prior discussion of beach parking and impacts on neighborhoods.

The Council discussed the need to request State Parks open the parking lots for the upcoming weekend and address the County's hours of operation.

The following individuals addressed the City Council:

- Chris Brussard (email)
- Sue ____
- Krystlyn Giedt
- Paulette Eisen
- Dave Olsen

Use of Face Masks

Communication Manager Lettire presented the mask designed and to be distributed along the Coastal Trail.

ADJOURNMENT

Mayor Eisen adjourned the Special Meeting at 6:54 p.m.

Respectfully Submitted:

Jessica Blair, City Clerk

Approved:

Adam Eisen, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, JUNE 2, 2020

SPECIAL MEETING

VIRTUAL VIA ZOOM MEETING (COVID-19 PROTOCOLS)

CONVENE SPECIAL MEETING

Mayor Eisen called the Special Meeting to order at 4:30 p.m.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback, Ruddock, Vice Mayor Brownstone and Mayor Eisen

OPEN SESSION IDENTIFICATION OF CLOSED SESSION ITEMS

PUBLIC COMMENT ON CLOSED SESSION ITEMS – None.

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION (Govt. Code section 54956.9(d)(1)) Name of case: City of Half Moon Bay v. Granada CSD and Montara WSD, et al., – Santa Clara Superior Court Civil No. 17CIV316927

CONFERENCE WITH LABOR NEGOTIATORS (Govt. Code section 54957.6)
Agency designated representatives: Lisa Lopez (Administrative Services Director) and Bob Nisbet (City Manager)

Employee organization: Stationary Engineers Local 39

ADJOURNMENT

Mayor Eisen adjourned the Special Meeting at approximately 5:38 p.m.

Respectfully Submitted: Approved:

Jessica Blair, City Clerk

Adam Eisen, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, JULY 1, 2020

SPECIAL MEETING

VIRTUAL VIA ZOOM MEETING (COVID-19 PROTOCOLS)

CONVENE SPECIAL MEETING

Mayor Eisen called the Special Meeting to order at 4:30 p.m.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback, Ruddock, Vice Mayor Brownstone and Mayor Eisen

OPEN SESSION IDENTIFICATION OF CLOSED SESSION ITEMS

PUBLIC COMMENT ON CLOSED SESSION ITEMS – None.

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION (Govt. Code section 54956.9(d)(1))
Name of case: City of Half Moon Bay v. Granada CSD and Montara WSD, et al., – Santa Clara Superior Court Civil No. 17CIV316927

ADJOURNMENT

Mayor Eisen adjourned the Special Meeting at approximately 5:45 p.m.

Respectfully Submitted: Approved:

Jessica Blair, City Clerk

Adam Eisen, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, JANUARY 21, 2020

ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

CONVENE REGULAR MEETING

Mayor Eisen called the meeting to order at 7:00 p.m. and led the pledge of allegiance.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback and Ruddock, Vice Mayor Brownstone, and Mayor Eisen

APPROVAL OF AGENDA

MOTION

Councilmember Ruddock moved and Councilmember Penrose seconded a motion to approve the agenda. The motion carried unanimously.

PUBLIC FORUM

The following individuals addressed the City Council:

- Krystlyn Giedt
- Marta Bookbinder
- Joy Alafia
- Joyce Logan
- Audrey Seaton

PROCLAMATIONS AND PRESENTATIONS - None.

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

Mayor Eisen announced the Moss Beach development hearing on January 22, 2020.

REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

City Attorney Engberg reported that the Council discussed the two items listed on the Closed Session agenda. No action was taken.

CITY MANAGER UPDATES TO COUNCIL

Community Development Director Ekas discussed the short-term rental ordinance study session was scheduled for January 28, 2020.

Administrative Services Director Lopez discussed the City's first enterprise resource planning solution.

1. CONSENT CALENDAR

1.A WAIVE READING OF RESOLUTIONS AND ORDINANCES
1.B APPROVE WARRANTS FOR THE MONTH OF DECEMBER 2019
1.C. APPROVE FINAL ACCEPTANCE OF THE HIGHWAY 1/KELLY AVENUE STORM DRAINAGE IMPROVEMENT PROJECT (CIP PROJECT NO. 9003)
1.D. APPROVE FINAL ACCEPTANCE OF THE 2019 SEWER POINT REPAIR PROJECT (CIP NO. 506)
1.F. APPROVE MAYOR'S LIST OF CITY COUNCIL REPRESENTATIVES AND DESIGNATED ASSIGNMENTS FOR 2020

MOTION

Councilmember Ruddock moved and Councilmember Penrose seconded a motion to approve the Consent Calendar, with the exception of Item 1.E. The motion carried unanimously.

1.E RESOLUTION SUPPORTING EQUITY IN PROFESSIONAL SPORTS COMPETITIONS WITHIN THE CITY

The following individuals addressed the City Council:

- Sabrina Brennan

The Council discussed the item and asked questions of staff.

MOTION
Councilmember Penrose moved and Councilmember Ruddock seconded a motion to adopt a resolution supporting equity in professional sports competitions within the city, as amended. The motion carried unanimously.

2. ORDINANCES AND PUBLIC HEARINGS

2.A. CONSIDERATION OF AN ORDINANCE ADDING CHAPTER 3.300 "MINIMUM WAGE" TO THE HALF MOON BAY MUNICIPAL CODE

Deputy City Manager Chidester presented the staff report.

Mayor Eisen opened the public hearing.

The following individuals addressed the City Council:

- Betsy del Tiemo
- Charles Kosmont
- Dick Martin
- Nick Bavaro
- David Whiteside
- BJ Burns
- Steven Chan
- Ruben Nunez
- Anne Martin
- Rick Southern
- Bruce Russell
- Krystlyn Giedt
- Joaquin Jimenez
- Sabrina Brennan

Mayor Eisen closed the public hearing.

The Council asked questions of staff and discussed the item.

MOTION

Councilmember Ruddock moved and Councilmember Penrose seconded a motion to waive the first reading, and introduce an ordinance adding Chapter 3.300 "Minimum Wage" to the Half Moon Bay Municipal Code, establishing a minimum wage of $15 per hour for all employers effective July 1, 2020, as amended. The motion carried unanimously.

RECESS

Mayor Eisen called a recess at 8:37 p.m. The meeting reconvened at 8:46 p.m. with all Councilmembers present.

2.B. CONSIDERATION OF AN ORDINANCE AMENDING PORTIONS OF CHAPTER 18 (ZONING) OF THE HALF MOON BAY MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS

Community Development Director Ekas and Deputy City Attorney Clark presented the staff report.

Mayor Eisen opened the public hearing.

The following individuals addressed the City Council:

- Bruce Russell
- Mike Ferreira

Mayor Eisen closed the public hearing.

The Council asked questions of staff and discussed the item.

MOTION

Councilmember Penrose moved and Councilmember Brownstone seconded a motion to continue the hearing to March 3, 2020. The question was called and the motion carried unanimously.

RECESS

Mayor Eisen called a recess at 10:03 p.m. The meeting reconvened at 10:05 p.m. with all Councilmembers present.

3. RESOLUTIONS AND STAFF REPORTS

3.A SUMMARY REPORT FROM THE CLIMATE ACTION AND ADAPTATION PLAN OUTREACH PILOT PROJECT

Public Works Program Manager Chong and Public Works Director Doughty presented the staff report.

Belinda Arriaga, Cecilia Penaloaza, Diego Lopez and Marta Rodriguez, ALAS, presented their outreach efforts.

Sandy Winters, Coastside, discussed the outreach process and Steve Diers, Jim Holley, Barbara Correia provided suggestions for inclusion in the Climate Action Plan.

Margarita Vasquezand and Adam Wilson YLI, presented their outreach process, findings, and recommendations.

MOTION

Councilmember Ruddock moved and Vice Mayor Brownstone seconded a motion to continue the Council meeting past 11:00 p.m. The motion carried unanimously.

The following individuals addressed the City Council:

- Josh Simpson
- Clemencia Kennedy

The Council asked questions and discussed the item.

3.B SEA HORSE RANCH LICENSE AGREEMENT

Deputy City Manager Chidester presented the staff report.

The following individuals addressed the City Council:

- Rene Gutierrez
- Krystlyn Giedt
- Jotham Stein
- Sara Bulgar
- Carole Bridgeman
- Willa Chapman

The Council asked questions and discussed the item.

MOTION
Councilmember Penrose moved to adopt a resolution authorizing the City Manager to execute a license Agreement with Sea Horse Ranch, for non-exclusive use of City property along Poplar Beach, for a term of six years, at an initial annual rate of $13,281, with three percent (3%) annual increases throughout the term. The motion died due to lack of a second.

CONSENSUS

By consensus, the Council continued the item.

COMMISSION / COMMITTEE UPDATES - None.

FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS

Councilmember Penrose requested an item to make affordable housing a priority for Measure D certificates. Community Development Director Ekas stated an update on Measure D allocations could be provided with the Housing Element update in March.

ADJOURNMENT

Mayor Eisen adjourned the meeting at 12:07 a.m.

Respectfully Submitted:

Jessica Blair, City Clerk

Approved:

Adam Eisen, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, JANUARY 21, 2020

SPECIAL MEETING

ADCOCK COMMUNITY CENTER, 535 KELLY AVENUE

CONVENE SPECIAL MEETING

Mayor Eisen called the Special Meeting to order at 5:45 p.m.

ROLL CALL

PRESENT: Councilmembers Brownstone, Rarback, Ruddock, Penrose and Mayor Eisen

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION (Govt. Code section 54956.9(d)(1)) Name of case: Loos v. City of Half Moon Bay – San Mateo County Superior Court Civil No. 19CIV06245

CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Govt. Code section 54956.8) Property: 880 Stone Pine Road (APN 056-260-180) City Negotiators: Matthew Chidester (Deputy City Manager), John Doughty (Public Works Director), and Catherine Engberg (City Attorney) Negotiating Parties: Daniel Olstein, Peninsula Open Space Trust Under negotiation: Price and terms of potential acquisition

ADJOURN SPECIAL MEETING

Mayor Eisen adjourned the Special Meeting at approximately 6:45 p.m.

Respectfully Submitted: Approved:

Jessica Blair, City Clerk

Adam Eisen, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, FEBRUARY 4, 2020

ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

CONVENE REGULAR MEETING

Mayor Eisen called the meeting to order at 7:01 p.m. and led the pledge of allegiance.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback, Ruddock, Vice Mayor Brownstone and Mayor Eisen

PUBLIC FORUM

The following individuals addressed the City Council:

- Kishen Prathiradi
- Joaquin Jimenez
- Scott McVicker

APPROVAL OF AGENDA

MOTION

Councilmember Rarback moved and Councilmember Penrose seconded a motion to approve the agenda. The motion carried unanimously.

PROCLAMATIONS AND PRESENTATIONS - None.

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE - None.

REPORT OUT FROM RECENT CLOSED SESSION MEETINGS - None.

CITY MANAGER UPDATES TO COUNCIL

City Engineer Bozorginia provided an update on the Ocean View Park and Poplar Vertical Access project.

Management Analyst Gaiton provided an update on Census 2020.

1. CONSENT CALENDAR

City Attorney Engberg clarified that the City was allowed to adopt a minimum wage higher than the State, noting the Ordinance was on the Consent Calendar for adoption.

1.A WAIVE READING OF RESOLUTIONS AND ORDINANCES
1.B ADOPT ORDINANCE ADDING CHAPTER 3.300 "MINIMUM WAGE" TO THE HALF MOON BAY MUNICIPAL CODE
1.C APPROVE MAYOR'S LIST OF CITY COUNCIL REPRESENTATIVES AND DESIGNATED ASSIGNMENTS FOR 2020
1.D ACCEPT QUARTERLY FINANCIAL REPORT FOR THE SECOND QUARTER OF FY 2019-20
1.E ACCEPT TREASURER'S REPORT FOR THE QUARTER ENDING DECEMBER 31, 2019

MOTION

Councilmember Ruddock moved and Councilmember Penrose seconded a motion to approve the Consent Calendar. The motion carried unanimously.

2. ORDINANCES AND PUBLIC HEARINGS

2.A. AMENDMENTS TO ZONING CODE FOR THE COMMERCIAL-DOWNTOWN, COMMERCIAL-RESIDENTIAL, COMMERCIAL-VISITOR SERVING, AND COMMERCIAL-GENERAL DISTRICTS AND PARKING STANDARDS

Community Development Director Ekas presented the staff report.

Mayor Eisen opened the public hearing.

The following individuals addressed the City Council:

- Scott Weinberger
- Chad Hooker
- Ed Love

Mayor Eisen closed the public hearing.

The Council asked questions and discussed the item.

MOTION

Councilmember Penrose moved and Councilmember Rarback seconded a motion to introduce an Ordinance amending Municipal Code Title 18 (Zoning) to Chapter 18.02 Definitions; Chapter 18.06 Residential Land Use; Chapter 18.07 Commercial Land Use (C-D, C-R); Chapter 18.08 Commercial Land Use (C-VS, C-G); and Chapter 18.36 Parking Standards ("Mixed-Use Districts and Parking Standards Ordinance"). The motion carried unanimously.

3. RESOLUTIONS AND STAFF REPORTS

3.A POPLAR BEACH GATEWAYS PLAN STUDY SESSION AND PROFESSIONAL SERVICE AGREEMENTS FOR ENVIRONMENTAL REVIEW AND STUDIES

Associate Planner Cozzolino presented the staff report.

The Council asked questions of staff and discussed the item.

Public Works Director Doughty and City Manager Nisbet responded to questions.

MOTION

Councilmember Ruddock moved and Councilmember Rarback seconded a motion to adopt a Resolution authorizing augmentation of the FY 2019-20 Capital Budget Project No. 0617 in the amount of $117,235.34 from the Parks Development Special Revenue Fund; and authorizing the City Manager to execute a Professional Services Agreement with Nichols Consulting Engineers for $137,550 to prepare the Focused Environmental Impact Report for the Poplar Beach Gateways Plan; and 3) adopt a resolution authorizing the City Manager to execute a Professional Services Agreement with Huffman Broadway Group for $97,381 to prepare a final biological resource evaluation and wetland delineation for the Poplar Beach Gateways Plan. The motion carried unanimously.

3.B STRATEGIC PLAN UPDATE

Deputy City Manager Chidester and Communications Manager Lettire presented the staff report. The Council asked questions of staff and discussed the item.

The following individuals addressed the City Council:

- Roy Salume

COMMISSION / COMMITTEE UPDATES - None.

FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS - None.

ADJOURNMENT

Mayor Eisen adjourned the meeting at 9:27 p.m.

Respectfully Submitted:

Jessica Blair, City Clerk

Approved:

Adam Eisen, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, FEBRUARY 18, 2020

ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

CONVENE REGULAR MEETING

Mayor Eisen called the meeting to order at 7:00 p.m. and led the pledge of allegiance.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback and Ruddock, and Mayor Eisen

ABSENT: Vice Mayor Brownstone

PUBLIC FORUM

The following individuals addressed the City Council:

- Krystlyn Giedt
- Erin Tormey
- Paulette Eisen
- Chel Cleeve

APPROVAL OF AGENDA

MOTION
Councilmember Rarback moved and Councilmember Penrose seconded a motion to approve the agenda. The motion carried 4-0-1, with Vice Mayor Brownstone absent.

PROCLAMATIONS AND PRESENTATIONS

PROCLAMATION IN MEMORY OF JIM FOX

Deputy City Manager Chidester read the Proclamation into the record. Mayor Eisen presented the Proclamation to the Fox family.

PRESENTATION BY GATEPATH

Bryan Neider, Gatepath, provided an overview of services offered and noted it is Gathpath's 100 Year anniversary.

MID-COAST COMMUNITY COUNCIL UPDATE

Claire Toutant provided an update on Mid-Coast Community Council activities.

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE - None.

REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

City Attorney Engberg indicated the Council discussed several items but no reportable action.

CITY MANAGER UPDATES TO COUNCIL

City Manager Nisbet discussed how the public can receive updates on larger development project. He introduced Budget Analyst, Brian Lopez.

Deputy City Manager Chidester discussed upcoming Council "Listening Sessions."

Sustainability Intern Clark provided an update on the "Fix It" Clinics.

1. CONSENT CALENDAR

1.A WAIVE READING OF RESOLUTIONS AND ORDINANCES
1.B APPROVE WARRANTS FOR THE MONTH OF JANUARY 2020
1.C ADOPT ORDINANCE 2020-02, ADDING AMENDMENTS TO THE ZONING CODE FOR THE COMMERCIAL-DOWNTOWN, COMMERCIAL-RESIDENTIAL, COMMERCIAL-VISITOR SERVING, AND COMMERCIAL-GENERAL DISTRICTS AND PARKING STANDARDS – SECOND READING
1.D APPROVE AGREEMENT WITH PACIFICA COMMUNITY TELEVISION FOR PUBLIC, EDUCATIONAL, AND GOVERNMENTAL ACCESS TELEVISION SERVICES
1.E APPROVE PACIFIC COAST BICYCLE CONNECTIVITY NORTH – TDA ARTICLE 3 GRANT

MOTION

Councilmember Penrose moved and Councilmember Rarback seconded a motion to approve the Consent Calendar. The motion carried 4-0-1, Vice Mayor Brownstone absent.

2. ORDINANCES AND PUBLIC HEARINGS - None.

RECESS

Mayor Eisen called a recess at 7:45 p.m. and reconvened the meeting at 7:52 p.m. with all Councilmembers present. Vice Mayor Brownstone was absent.

3. RESOLUTIONS AND STAFF REPORTS

3.A UPDATE ON SOLID WASTE (GARBAGE, RECYCLING, ORGANICS)

Public Works Program Manager Chong presented the staff report.

Mike Mahoney, Monica Devincenzi and Collin Wallace, Republic, provided an update on their services, community outreach and recycling for 2019 and 2020 goals.

The Council asked questions of staff and discussed the item.

Mr. Mahoney, Ms. Devincenzi and Mr. Wallace responded to questions.

3.B DISPOSABLE FOODWARE ORDINANCE STUDY SESSION

Sustainability Analyst Vasina and Public Works Director Doughty presented the staff report.

The following individuals addressed the City Council:

- Cynthia Chin Lee
- Alejandra Warren
- Krystlyn Giedt

The Council asked questions of staff and discussed the item.

Sustainability Analyst Vasina and Gordon Tong, San Mateo County Office of Sustainability, responded to questions.

MOTION

Councilmember Ruddock moved and Councilmember Rarback seconded a motion to: 1) direct staff to draft an Ordinance mirroring the San Mateo County disposable food service ordinance and including the two proposals included in the staff report; 2) conduct informational workshops with affected businesses; and 3) return within 90 days for City Council consideration. The motion carried 4-0-1, with Vice Mayor Brownstone absent.

COMMISSION / COMMITTEE UPDATES - None.

FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS

Councilmember Penrose requested consideration of elimination of single use plastic water bottles.

ADJOURNMENT

Mayor Eisen adjourned the meeting at approximately 9:08 p.m.

Respectfully Submitted:

Jessica Blair, City Clerk

Approved:

Adam Eisen, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, MARCH 3, 2020

ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

CONVENE REGULAR MEETING

Mayor Eisen called the meeting to order at 7:00 p.m. and led the pledge of allegiance.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback and Ruddock, Vice Mayor Brownstone and Mayor Eisen

APPROVAL OF AGENDA

MOTION

Councilmember Penrose moved and Councilmember Brownstone seconded a motion to approve the agenda, continuing Items 2A and 2B to a date uncertain and moving Item 3D to directly after Item 3A. The motion carried unanimously.

PUBLIC FORUM

The following individuals addressed the City Council:

- Krystlyn Giedt
- Joaquin Jimenez

PROCLAMATIONS AND PRESENTATIONS - None.

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

Mayor Eisen announced dates and times of several upcoming activities: the Network Engagement and Transform ("NET") application period, Little League Opening Day, Sustainability Volunteer Fair, Community Recycling Day, Ocean View Park ribbon cutting and Earth Day activities. He discussed an earthquake "Brace and Bolt" event.

REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

City Attorney Engberg stated the Council discussed the one item listed on the agenda and there was no reportable action.

CITY MANAGER UPDATES TO COUNCIL

City Manager Nisbet provided an update on the Corona virus. Deputy City Manager Chidester discussed the upcoming listening sessions and online engagement.

1. CONSENT CALENDAR

1.A WAIVE READING OF RESOLUTIONS AND ORDINANCES
1.B APPROVE AMENDMENT TO AGREEMENT WITH GSD CONSULTING TO INCLUDE ADDITIONAL SERVICES RELATED TO THE IMPLEMENTATION OF THE CITYWIDE ENTERPRISE RESOURCE PLANNING SYSTEM
1.C APPROVE SEA HORSE RANCH LICENSE AGREEMENT
1.D APPROVE CITY EVENT SPONSORSHIP POLICY
1.E APPROVE FINAL ACCEPTANCE OF THE 2019 SEWER MANHOLE REHABILITATION PROJECT (CIP PROJECT NO. 9026)
1.F ADOPT A RESOLUTION RECOGNIZING THE IMPORTANCE OF THE 2020 CENSUS

MOTION

Councilmember Ruddock moved and Councilmember Penrose seconded a motion to approve the Consent Calendar. The motion carried unanimously.

2. ORDINANCES AND PUBLIC HEARINGS

2.A ACCESSORY DWELLING UNIT ORDINANCE (Continued from January 21, 2020)

The Council continued the item to a date uncertain.

2.B MASTER FEE SCHEDULE

The Council continued the item to a date uncertain.

3. RESOLUTIONS AND STAFF REPORTS

3.A MID-YEAR REVIEW AND ADOPTION OF RESOLUTION TO ADJUST THE FISCAL YEAR 2019-20 BUDGET

Administrative Services Director Lopez and Senior Accountant Stiles presented the staff report.

MOTION

Councilmember Penrose moved and Councilmember Brownstone seconded a motion to adopt Resolution 2020-11, Approving adjustments to the FY 2019-20 Operating and Capital budgets. The motion carried unanimously.

3.D POTENTIAL ACQUISITION OF 880 STONE PINE ROAD, HALF MOON BAY

Deputy City Manager Chidester presented the staff report.

Dan Olsten, Land Program Director for Post, expressed his appreciation to the Council and staff on the negotiation.

The following individuals addressed the City Council:

- Lennie Roberts
- Mark McCray

The Council asked questions of staff and discussed the item.

Deputy City Manager Chidester and City Manager Nisbet responded to questions.

MOTION

Councilmember Brownstone moved and Councilmember Rarback seconded a motion to adopt a Resolution authorizing the City Manager to execute a Purchase and Sale Agreement with Peninsula open Space Trust to acquire property located at 880 Stone Pine Road, Half Moon Bay, for $2,180,000; and 2) Direct the City Manager to pursue cash or private financing in the amount of $3,000,000 for the acquisition of the property and to make initial improvements related to safety and security, to develop a master plan for the use of the site, and to obtain land use entitlements for the long-term use of the property. The question was called and the motion carried unanimously.

3.B UPDATE ON FISCAL YEAR 2019-20 CAPITAL IMPROVEMENT PROJECTS

Public Works Director Doughty and City Engineer Bozorginia presented the staff report.

The Council asked questions of staff and discussed the item. No action was taken.

RECESS
Mayor Eisen called a recess at 9:06 p.m. The meeting reconvened at 9:12 p.m. with all

Councilmembers present.

3.C ADOPT THE CITY OF HALF MOON BAY SANITARY SEWER MANAGEMENT PLAN 2019 UPDATE

Public Works Director Doughty and City Engineer Bozorginia presented the staff report.

MOTION

Councilmember Penrose moved and Councilmember Ruddock seconded a motion to adopt a resolution adopting the City of Half Moon Bay Sanitary Sewer Management Plan 2019 Update and authorize the City Manager or his designee to monitor and update the plan from time-to-time to reflect minor changes to processes and procedures necessary to protect public health and safety. The motion carried unanimously.

FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS - None.

CITY COUNCIL REPORTS

Councilmember Ruddock reported on recent San Mateo County Flood and Sea Level Rise Resiliency District activities.

ADJOURNMENT

Mayor Eisen adjourned the meeting at 9:29 p.m.

Respectfully Submitted: Approved:

_____ _____

Jessica Blair, City Clerk Adam Eisen, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, MARCH 3, 2020

SPECIAL MEETING

ADCOCK COMMUNITY CENTER, 535 KELLY AVENUE

CONVENE SPECIAL MEETING

Mayor Eisen called the Special Meeting to order at 6:00 p.m.

ROLL CALL

PRESENT: Councilmembers Rarback, Ruddock, Penrose and Mayor Eisen

ABSENT: Vice Mayor Brownstone

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Govt. Code section 54956.9(D)(1))
Name of case: City of Half Moon Bay v. Granada CSD and Montara WSD, et al. – Santa Clara Superior Court Civil No. 17CIV316927

ADJOURN SPECIAL MEETING

Mayor Eisen adjourned the special meeting at approximately 6:45 p.m.

Respectfully Submitted: Approved:

_____ _____

Jessica Blair, City Clerk Adam Eisen, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, MARCH 10, 2020

SPECIAL MEETING

ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

CONVENE SPECIAL MEETING

Mayor Eisen called the Special Meeting/Priority Setting Workshop to order at 11:00 a.m.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback and Ruddock, Vice Mayor Brownstone and Mayor Eisen

Mayor Eisen welcomed everyone to the Special Council Meeting/Priority Sessing Workshop. City Manager Nisbet outlined the schedule and acknowledged how well the three listening sessions went.

FISCAL YEAR 2020-2021 FINANCIAL FORECAST

City Manager Nisbet introduced the financial forecast presentation, noting that this would provide important context for the priority-setting discussion. Administrative staff members Lisa Lopez and Kenneth Styles presented the City's financial forecast.

The presentation highlighted that 75% of the City's revenues come from three main sources: Transient Occupancy Tax (TOT) at approximately 40%, property tax at 20%, and sales tax at 17%. It was noted that TOT is heavily dependent on tourism, which also contributes to sales tax revenue.

The five-year forecast showed that expenditures are projected to exceed revenues, creating an operating deficit. The forecast did not include potential impacts from COVID-19, which staff indicated could result in a 5-10% decrease in revenues. For reference, during the 2009 financial crisis, major revenues decreased by approximately 9%.

The Council was informed of the City's economic uncertainty reserve, which was created to have 20% of the total operating budget allocated (currently funded at 12%). Staff recommended developing a formal policy for when the fund should be used.

PUBLIC FORUM

The following individuals addressed the City Council:

- Joaquin Jimenez
- Krystlyn Giedt
- Michaelle Drageny

CITY COUNCIL FISCAL YEAR 2020-2021 PRIORITY SETTING WORKSHOP

City staff provided an overview of the 2019-2020 priorities and their implementation status.

The current priorities were:

1. Affordable Housing
2. Emergency Preparedness
3. Traffic and Traffic Demand Management
4. Sustainability
5. Local Minimum Wage (completed)

City Clerk Blair presented results from a community survey of 311 residents showing that traffic congestion, cost of housing, and coastal erosion were viewed as the most serious issues facing Half Moon Bay.

Analyst Decker summarized the listening sessions held in February and March, which had over 100 participants across three sessions. Topics of concern aligned with current priorities, though traffic was discussed more in terms of safety rather than just congestion.

After extensive Council discussion of priorities, the Council identified the following five priorities for 2020-2021:

1. Affordable Housing
2. Emergency Preparedness
3. Traffic and Traffic Demand Management
4. Sustainability
5. Downtown/Town Center development

Additionally, the Council identified four specific focus areas within these priorities:

1. Providing incentives for deed-restricted Accessory Dwelling Units (ADU's)
2. Banning single-use plastic bottles and other single-use plastics

3. "Greening" MacDutra Plaza, and
4. Pursuing electricity storage, solar panels, and microgrids

The Council also expressed interest in having better visual tracking of priority projects and their progress.

ADJOURNMENT

Mayor Eisen adjourned the meeting at approximately 2:05 p.m.

Respectfully Submitted: Approved:

_____ _____

Jessica Blair, City Clerk Adam Eisen, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, MARCH 17, 2020

ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

CONVENE REGULAR MEETING

Mayor Eisen called the meeting to order at 7:00 p.m.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback and Ruddock, Vice Mayor Brownstone and Mayor Eisen

APPROVAL OF AGENDA

MOTION

Councilmember Penrose moved and Councilmember Ruddock seconded a motion to approve the agenda, with Item 3A moved prior to Public Forum. The motion carried unanimously.

3. RESOLUTIONS AND STAFF REPORTS

3.A ADOPTION OF A RESOLUTION OF LOCAL EMERGENCY RELATED TO COVID-19

City Manager Nisbet and City Attorney Engberg presented an extensive report on what the City has done in regards to the Covid-19 coronavirus while providing government services.

Sandra Winter, Senior Coastsiders, Krystlyn Giedt, Chamber of Commerce and Sean McPhetridge, Cabrillo Unified School District, provided updates.

Public Comment

Clerk Blair read written comments submitted by Paulette Eisen and Christina Konklin.

The Council asked questions of staff and discussed the item.

City Manager Nisbet responded to questions.

MOTION

Councilmember Penrose moved and Councilmember Rarback seconded a motion to adopt a Resolution 2020-16, Declaring the Existence of a local emergency regarding the coronavirus ("COVID-19") threat, as amended. The motion carried unanimously by roll call vote.

PUBLIC FORUM

The following individuals addressed the City Council:

- Rebecca Doige
- Norma Vite
- Stacy Redman
- Maj Lis Bang
- Edwin Fernan
- Marina Abolkina
- Donalyn Granido
- Steven Slumpka
- Dr. Cynthia Nations
- Monette Saldo

City Manager Nisbet announced that Safeway was reserving specific days and times for senior citizens and at-risk shoppers.

PROCLAMATIONS AND PRESENTATIONS

City Clerk Blair read the written presentation from the Mid-Coast Community Council.

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

Mayor Eisen discussed efforts to assist community leaders during the COVID-19 pandemic.

REPORT OUT FROM RECENT CLOSED SESSION MEETINGS - None.

CITY MANAGER UPDATES TO COUNCIL - None.

1. CONSENT CALENDAR

Councilmember Ruddock pulled Consent Calendar Item 1.F. and Mayor Eisen pulled Item 1.C.

1.A WAIVE READING OF RESOLUTIONS AND ORDINANCES

1.B APPROVE WARRANTS FOR THE MONTH OF FEBRUARY 2020

1.D APPROVE LICENSE AGREEMENTS BETWEEN THE CITY OF HALF MOON BAY AND PILLAR POINT SURF SCHOOL; MAVERICKS EXPERIENCE; SEA, SURF & FUND; AND TOMMY TSUNAMI SURF SCHOOL

1.E APPROVE OCEAN COLONY PUMP STATION AND SEWER FORCE MAIN PROJECT EASEMENT AGREEMENTS

MOTION

Councilmember Penrose moved and Councilmember Rarback seconded a motion to approve the Consent Calendar, with the exception of Items 1F and 1C. The question was called and the motion carried unanimously.

The following items were pulled from the Consent Calendar for individual consideration:

1.C AMENDMENT TO AGREEMENT WITH THE LEW EDWARDS GROUP FOR REVENUE CONSULTING ASSISTANCE

City Manager Nisbet provided a summary of the services provided.

The Council discussed the item and asked questions of staff.

City Manager Nisbet responded to Council inquiries.

Public Comment

- John Ullom

MOTION

Councilmember Ruddock moved and Councilmember Rarback seconded a motion to approve the amendment to agreement with Lew Edwards Group for revenue consulting assistance. The motion carried unanimously by roll call vote.

1.F 2019 HOUSING ELEMENT ANNUAL PROGRESS REPORT

City Manager Nisbet presented the staff report.

The Council provided input on affordable housing and accessory dwelling units.

MOTION

Councilmember Ruddock moved and Councilmember Penrose seconded a motion to accept the report. The question was called and the motion carried unanimously.

2. ORDINANCES AND PUBLIC HEARINGS - None.

3. RESOLUTIONS AND STAFF REPORTS (Continued)

3.B POPLAR BEACH ACTION PLAN 2020

Public Works Director Doughty presented the staff report.

The following individuals addressed the City Council:

- Mathew Hirashi
- Steve Muller
- Lauren Que
- Jane Lewis

The Council asked questions of staff and discussed the item.

Public Works Director Doughty, Deputy Sheriff Lopez and Deputy City Manager Chidester responded to questions.

3.C WORKSHOP REGARDING PROPOSED SEWER RATE ADJUSTMENTS

Public Works Director Doughty presented the staff report.

The Council asked questions of staff and discussed the item.

Public Works Director Doughty and City Manager Nisbet responded to questions.

MOTION

Councilmember Ruddock moved and Councilmember Brownstone seconded a motion to direct staff to schedule a public hearing for April 7, 2020 to formally accept the 2020 Sewer Services Charges Study and authorize the release of notices to rate payers pursuant to Proposition 218. The question was called and the motion carried unanimously.

COMMISSION / COMMITTEE UPDATES

Clerk Blair noted that the March 24, 2020 Planning Commission meeting would be held using the same Covid-19 protocols as the current City Council meeting.

FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS

Mayor Eisen suggested a meeting to discuss the fiscal impact of COVID-19 on the City's budget. City Manager Nisbet suggested holding a Finance Subcommittee meeting.

CITY COUNCIL REPORTS - None.

ADJOURNMENT

Mayor Eisen adjourned the meeting at 11:05 p.m.

Respectfully submitted:

Jessica Blair, City Clerk

Approved:

Adam Eisen, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, APRIL 7, 2020

VIRTUAL VIA ZOOM MEETING (COVID-19 PROTOCOLS)

CONVENE REGULAR MEETING

Mayor Eisen called the meeting to order at 7:00 p.m. and led the pledge of allegiance.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback and Ruddock, Vice Mayor Brownstone and Mayor Eisen

VIRTUAL MEETING

City Attorney Engberg stated the meeting was completely virtual in accordance with the Governor's Executive Order and noted how the public could participate virtually.

COVID-19 RESPONSE PLAN UPDATE

City Manager Nisbet and Deputy City Manager Chidester updated the Council on the Covid-19 response plan, community and business impacts and resources available for businesses and residents. Finally, they discussed the impact on the City's finances.

The Council discussed the item and asked questions of staff.

PUBLIC FORUM

The following individuals addressed the City Council:

- Pamela Fisher
- Steve Muller
- Dan McMillan
- John Ulman

PROCLAMATIONS AND PRESENTATIONS - None.

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

Mayor Eisen expressed appreciation to Joe Cotchett for waiving rent for 65 tenants for two months on all of his rentals.

REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

Mayor Eisen reported about that the Council met in Closed Session regarding a positive City Manager evaluation.

CITY MANAGER UPDATES TO COUNCIL - None.

1. CONSENT CALENDAR

Councilmember Ruddock removed Consent Calendar Item 1.C. for separate consideration.

1.A WAIVE READING OF RESOLUTIONS AND ORDINANCES
1.B APPROVE ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR PHASE III OF THE PACIFIC RIDGE SUBDIVISION

MOTION

Councilmember Ruddock moved and Councilmember Rarback seconded a motion to approve the Consent Calendar, with the exception of Item 1.C. The motion carried unanimously.

1.C AUTHORIZATION TO WITHDRAW THE CITY OF HALF MOON BAY AS A VOTING MEMBER FROM THE SAN FRANCISCO INTERNATIONAL AIRPORT/COMMUNITY ROUNDTABLE

Councilmember Ruddock expressed concern about withdrawing from the Airport Roundtable.

The Council discussed the item and determined to bring back appointments.

2. ORDINANCES AND PUBLIC HEARINGS - None.

3. RESOLUTIONS AND STAFF REPORTS

3.A FACILITY USE AGREEMENT WITH COASTSIDE FRIENDSHIP ORGANIC GARDEN FOR DEVELOPMENT OF A COMMUNITY GARDEN ON THE JOHNSTON HOUSE PARK PROPERTY

Deputy City Manager Chidester presented the staff report. The Council asked questions of staff and discussed the item.

Deputy City Manager Chidester responded to questions.

MOTION

Councilmember Penrose moved and Vice Mayor Brownstone seconded a motion to adopt a Resolution authorizing the City Manager to negotiate and execute a facility use agreement with Coastside Friendship Organic Garden (C-FOG) for use of a portion of the Johnston House Park property as a managed community garden; and 2) a contribution of $20,000 to Community Friendship Organic Garden to support the development of the community garden. The motion carried unanimously.

3.B SEWER SERVICE CHARGES REPORT FROM MUNICIPAL FINANCIAL SERVICES, INTENT TO ESTABLISH SANITARY SEWER CHARGES EFFECTIVE FISCAL YEARS 2020-21 THROUGH 2024-25, AND SET PUBLIC HEARING FOR JUNE 2, 2020

Public Works Director Doughty presented the staff report.

The Council asked questions of staff and discussed the item.

Public Works Director Doughty and City Attorney Engberg responded to questions.

MOTION

Councilmember Ruddock moved and Councilmember Brownstone seconded a motion to direct staff to schedule a Public Hearing on June 2, 2020, to formally accept the 2020 Sewer Services Charges Study and authorize the release of notices to rate payers, pursuant to Proposition 218. The motion carried unanimously.

FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS

Mayor Eisen suggested a meeting to discuss the fiscal impact of COVID-19 on the City's budget. City Manager Nisbet discussed the budget schedule and Finance Subcommittee meeting.

CITY COUNCIL REPORTS - None.

ADJOURNMENT

Mayor Eisen adjourned the meeting at 10:59 p.m.

Respectfully Submitted: Approved:

_____ _____

Jessica Blair, City Clerk Adam Eisen, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, APRIL 7, 2020

SPECIAL MEETING

VIRTUAL VIA ZOOM MEETING (COVID-19 PROTOCOLS)

CONVENE SPECIAL MEETING

Mayor Eisen called the Special Meeting to order at 4:30 p.m.

ROLL CALL

PRESENT: Councilmembers Rarback, Ruddock, Penrose, Vice Mayor Brownstone and Mayor Eisen

CLOSED SESSION

PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Govt. Code section 54957) Performance evaluation of City Manager Bob Nisbet

CONFERENCE WITH LABOR NEGOTIATORS (Govt. Code section 54957.6) Agency designated representatives: Bob Nisbet (City Manager) and Lisa Lopez (Administrative Services Director) Employee organizations: Stationary Engineers Local 39; Represented Managers

ADJOURN SPECIAL MEETING

Mayor Eisen adjourned the Special Meeting at approximately 6:45 p.m.

Respectfully Submitted: Approved:

Jessica Blair, City Clerk

Adam Eisen, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, APRIL 21, 2020

VIRTUAL VIA ZOOM MEETING (COVID-19 PROTOCOLS)

CONVENE REGULAR MEETING

Mayor Eisen called the meeting to order at 8:02 p.m. and led the pledge of allegiance.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback and Ruddock, Vice Mayor Brownstone and Mayor Eisen

APPROVAL OF AGENDA

MOTION

Mayor Eisen moved and Vice Mayor Brownstone seconded a motion to approve the agenda, with Item 3.A. moved to the end of the agenda. The motion carried unanimously.

PUBLIC FORUM

The following individuals addressed the City Council:

- Pam Fisher
- Krystylyn Geidt

PROCLAMATIONS AND PRESENTATIONS

MID-COAST COMMUNITY COUNCIL UPDATE

Clare Toutant, Mid-Coast Community Council, provided an update.

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

Mayor Eisen expressed his gratitude for the City's response to the COVID-19 epidemic.

REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

City Attorney Engberg reported that there was no reportable action taken.

CITY MANAGER UPDATES TO COUNCIL

CENSUS 2020 UPDATE

Management Analyst Gaitan explained the timeline modified due to COVID-19, City's response rate, and community outreach.

EARTH DAY/ YEAR UPDATE

Sustainability Analyst Vostinak provided an update on the Earth Year virtual campaign.

#WAVEOFSTRENGTH

Communications Manager Lettire announced the Youth Art Contest.

1. CONSENT CALENDAR

1.A WAIVE READING OF RESOLUTIONS AND ORDINANCES
1.B APPROVE WARRANTS FOR THE MONTH OF MARCH 2020
1.C APPROVE REVISED MAYOR'S LIST OF CITY COUNCIL REPRESENTATIVES AND DESIGNATED ASSIGNMENTS FOR 2020
1.D APPROVE REAFFIRMATION OF MAIN STREET BRIDGE ADVISORY COMMITTEE APPOINTMENTS

Public Comment:

The following individual addressed the City Council:

- John Ullom

MOTION

Councilmember Ruddock moved and Vice Mayor Brownstone seconded a motion to approve the Consent Calendar. The motion carried unanimously.

2. ORDINANCES AND PUBLIC HEARINGS - None.

3. RESOLUTIONS AND STAFF REPORTS

3.B UPDATE ON COVID-19 RESPONSE, RECOVERY, AND FINANCIAL STABILIZATION PLAN

Deputy City Manager Chidester and City Manager Nisbet presented the staff report.

The Council asked questions of staff and discussed the item.

The following individual addressed the City Council:

- John Ullom
- Sophia Lane
- Pam Fisher
- Mike Ferreira
- Matthew des Tombe

3.C OPERATING AND CAPITAL BUDGET UPDATE

Administrative Services Director Lopez and Senior Accountant Stiles presented the staff report.

The Council asked questions of staff and discussed the item.

Mayor Eisen provided proposed budget cuts and revenue sources.

The following individuals addressed the City Council:

- Joe Fullerton
- Jill Pablisock
- Dan McMillan
- Rory Solumi
- David Eblovi
- Doug Slezack
- Krystylyn Geidt
- Brian Holt
- Matthew des Tombe
- Shannon Murray

MOTION

Councilmember Ruddock moved and Councilmember Rarback seconded a motion to allocate $1.8 million in capital funds, reallocate $480,000 from the CSG settlement from capital Fund, and create policy for reserve. The motion carried 4-1, with Mayor Eisen dissenting.

Deputy City Manager Chidester and Senior Management Analyst Lopez discussed the acquisition of 880 Stone Pine Road.

The Council asked questions of staff and discussed the proposed acquisition.

The following individuals addressed the City Council:

- John Ullom

3.A POPLAR BEACH VERTICAL ACCESS (CIP PROJECT NO. 597) - TAKEN OUT OF ORDER

Public Works Director Doughty presented the staff report.

MOTION

Councilmember Ruddock moved and Councilmember Rarback seconded a motion to adopt a Resolution authorizing the City Manager to: 1) award and execute a construction contract for the Ocean Colony Pump Station and Force Main Project, CIP No. 9025 (Project), to the lowest responsive and responsible bidder, Ranger Pipelines, Inc. of San Francisco, CA, in the total bid amount of $2,092,275.00 and approve a contingency in an amount not exceeding 15 percent, or $313,841.25, of the contract award amount for potential change orders, and; 2) execute a Professional Services Agreement with Schaaf and Wheeler, Consulting Civil Engineers for Construction Support Services for the Project in the amount of $79,915. The motion carried unanimously.

COMMISSION / COMMITTEE UPDATES - None.

FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS - None.

CITY COUNCIL REPORTS

Councilmember Ruddock discussed financial support for the San Mateo County Sea Level Rise and Flood Control District.

ADJOURNMENT

Mayor Eisen adjourned the meeting at approximately 11:17 p.m.

Respectfully Submitted: Approved:

Jessica Blair, City Clerk

Adam Eisen, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, SEPTEMBER 1, 2020

SPECIAL MEETING

ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

CONVENE SPECIAL MEETING

Mayor Eisen called the Special Meeting to order at 6:00 p.m.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback and Ruddock, Vice Mayor Brownstone and Mayor Eisen

OPEN SESSION IDENTIFICATION OF CLOSED SESSION ITEMS

PUBLIC COMMENT ON CLOSED SESSION ITEMS

CLOSED SESSION

CONFERENCE WITH LABOR NEGOTIATORS (Govt. Code section 54957.6)
Agency designated representatives: Lisa Lopez (Administrative Services Director) and/or Bob Nisbet (City Manager)

Employee organizations: Stationary Engineers Local 39; Represented Managers; and Unrepresented Management

ADJOURNMENT

Mayor Eisen adjourned the Special Meeting at approximately 7:00 p.m.

Respectfully Submitted: Approved:

Jessica Blair, City Clerk

Adam Eisen, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, SEPTEMBER 29, 2020

SPECIAL MEETING

ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

CONVENE SPECIAL MEETING

Mayor Eisen called the Special Meeting to order at 4:00 p.m.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback and Ruddock, Vice Mayor Brownstone and Mayor Eisen

OPEN SESSION IDENTIFICATION OF CLOSED SESSION ITEMS

PUBLIC COMMENT ON CLOSED SESSION ITEMS

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION (Govt. Code section 54956.9(d)(1))
Name of case: Casa Mira Homeowners Assn. v. California Coastal Commission, et al. (Real Parties in Interest, City of Half Moon Bay et al.)
San Mateo Superior Court Civil No. 19-CIV0466

CONFERENCE WITH LEGAL COUNSEL— ANTICIPATED LITIGATION (Govt. Code section 54956.9(d)(2)) Significant exposure to litigation based on receipt of letters from Thomas J. Gearing dated July 27, 2020 and September 11, 2020 threatening litigation related to the following parcels: 056-096-240 and -480; 056-125-210; 056-127-030 and -040; and 056-128-090

CONFERENCE WITH LEGAL COUNSEL— ANTICIPATED LITIGATION (Govt. Code section 54956.9(d)(2)) Significant exposure to litigation based on receipt of Coastal Commission appeal

of coastal development permit (CDP) to align City user fees with State Parks for the Poplar Beach parking lot

CONFERENCE WITH LEGAL COUNSEL— ANTICIPATED LITIGATION (Govt. Code section 54956.9(d)(4)) Initiation of litigation: (1 potential case)

ADJOURNMENT

Mayor Eisen adjourned the Special Meeting at 5:10 p.m.

Respectfully Submitted: Approved:

Jessica Blair, City Clerk Adam Eisen, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, OCTOBER 6, 2020

SPECIAL MEETING

ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

CONVENE SPECIAL MEETING

Mayor Eisen called the meeting to order at 6:00 p.m.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback and Ruddock, Vice Mayor Brownstone and Mayor Eisen

OPEN SESSION IDENTIFICATION OF CLOSED SESSION ITEMS

PUBLIC COMMENT ON CLOSED SESSION ITEMS

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION (Govt. Code section 54956.9(d)(1))

Name of case: City of Half Moon Bay v. Granada CSD and Montara WSD, et al., – Santa Clara Superior Court Civil No. 17CIV316927

Mayor Eisen adjourned the Special Meeting at 7:00 p.m.

Respectfully Submitted:

Jessica Blair, City Clerk

Approved:

Adam Eisen, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, NOVEMBER 17, 2020

SPECIAL MEETING

VIRTUAL VIA ZOOM MEETING (COVID-19 PROTOCOLS)

CONVENE SPECIAL MEETING

Mayor Eisen called the meeting to order at 6:00 p.m.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback and Ruddock, Vice Mayor Brownstone and Mayor Eisen

OPEN SESSION IDENTIFICATION OF CLOSED SESSION ITEMS

PUBLIC COMMENT ON CLOSED SESSION ITEMS

CLOSED SESSION

PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Govt. Code section 54957)
Annual performance evaluation of City Manager Bob Nisbet

Mayor Eisen adjourned the Special Meeting at approximately 6:55 p.m.

Respectfully Submitted:

Jessica Blair, City Clerk

Approved:

Adam Eisen, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, DECEMBER 1, 2020

SPECIAL MEETING

VIRTUAL VIA ZOOM MEETING (COVID-19 PROTOCOLS)

CONVENE SPECIAL MEETING

Mayor Brownstone called the Special Meeting to order at 8:00 p.m.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback, Vice Mayor Ruddock, Mayor Brownstone

ABSENT: Councilmember Jiminez (joined after Roll Call)

OPEN SESSION IDENTIFICATION OF CLOSED SESSION ITEMS

PUBLIC COMMENT ON CLOSED SESSION ITEMS

CLOSED SESSION

PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Govt. Code section 54957) Annual performance evaluation of City Manager Bob Nisbet

CONFERENCE WITH LABOR NEGOTIATOR (Govt. Code Section 54957.6) Conference with the City's designated representative, Catherine Engberg, City Attorney, to provide instructions regarding negotiations related to the unrepresented City Manager, Bob Nisbet.

PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Govt. Code section 54957) Annual performance evaluation of City Attorney Catherine Engberg

Mayor Brownstone adjourned the Special Meeting at approximately 8:50 p.m.

Respectfully Submitted:

Jessica Blair, City Clerk

Approved:

Robert Brownstone, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, DECEMBER 15, 2020

SPECIAL MEETING

VIRTUAL VIA ZOOM MEETING (COVID-19 PROTOCOLS)

CONVENE SPECIAL MEETING

Mayor Brownstone called the Special Meeting to order at 8:00 p.m.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback, Vice Mayor Ruddock, Mayor Brownstone

ABSENT: Councilmember Jiminez (joined after Roll Call)

OPEN SESSION IDENTIFICATION OF CLOSED SESSION ITEMS

PUBLIC COMMENT ON CLOSED SESSION ITEMS

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL— ANTICIPATED LITIGATION (Govt. Code section 54956.9(d)(2))
Significant exposure to litigation based on receipt of letters from Thomas J. Gearing dated July 27, 2020, September 11, 2020, October, 1, 2020 and October 21, 2020 threatening litigation related to the following parcels: 056-096-240 and -480; 056-125-210; 056-127-030 and -040; and 056-128-090

CONFERENCE WITH LEGAL COUNSEL— ANTICIPATED LITIGATION (Govt. Code section 54956.9(d)(4))
Initiation of litigation: (1 potential case)

Mayor Brownstone adjourned the Special Meeting at approximately 8:50 p.m.

Respectfully Submitted: Approved:

Jessica Blair, City Clerk

Robert Brownstone, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

THURSDAY, SEPTEMBER 3O, 2021

SPECIAL MEETING

VIRTUAL VIA ZOOM MEETING (COVID-19 PROTOCOLS)

CONVENE SPECIAL MEETING

Mayor Brownstone called the Special Meeting to order at 5:00 p.m.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback and Jimenez, Vice Mayor Ruddock, and Mayor Brownstone

OPEN SESSION IDENTIFICATION OF CLOSED SESSION ITEMS

PUBLIC COMMENT ON CLOSED SESSION ITEMS – None

CLOSED SESSION

CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Govt. Code section 54956.8) Property: San Mateo County APN 064-162-020 City Negotiators: Bob Nisbet (City Manager) and Catherine Engberg (City Attorney) Negotiating Parties: Willard Ford Under negotiation: Price and terms of potential acquisition

CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Govt. Code section 54956.8) Property: San Mateo County APNs 056-129-070, 064-022-140, 064-162-180, and 064-162-190 City Negotiators: Bob Nisbet (City Manager) and Catherine Engberg (City Attorney) Negotiating Parties: Garrett McDonald Under negotiation: Price and terms of potential acquisition

CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Govt. Code section 54956.8) Property: San Mateo County APN 056-128-070 City Negotiators: Bob Nisbet (City Manager) and Catherine Engberg (City Attorney) Negotiating Parties: Claudia A. Gulasch, Martha Stagner, Harriett Lewis Under negotiation: Price and terms of potential acquisition

CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION (Govt. Code section 54956.9(d)(1)) Name of case: City of Half Moon Bay v. Thomas J. Gearing, et al., – San Mateo Superior Court Civil No. 21CIV-01560 CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION (Govt. Code section 54956.9(d)(1)) Name of case: Gearing et al v. City of Half Moon Bay. USDC Civil No. 3:21-CVJ-01802-EMC

CONFERENCE WITH LEGAL COUNSEL— ANTICIPATED LITIGATION (Govt. Code section 54956.9(d)(4)) Initiation of litigation: (2 potential cases) ADJOURN SPECIAL MEETING

ADJOURN SPECIAL MEETING

Mayor Brownstone adjourned the Special Meeting at approximately 6:45 p.m.

Respectfully Submitted:

Jessica Blair, City Clerk

Approved:

Robert Brownstone, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

THURSDAY, SEPTEMBER 30, 2021

SPECIAL MEETING

VIRTUAL VIA ZOOM MEETING (COVID-19 PROTOCOLS)

CONVENE SPECIAL MEETING

Mayor Brownstone called the Special Meeting to order at 5:00 p.m.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback and Jimenez, Vice Mayor Ruddock, and Mayor Brownstone

OPEN SESSION IDENTIFICATION OF CLOSED SESSION ITEMS

PUBLIC COMMENT ON CLOSED SESSION ITEMS – None

CLOSED SESSION

CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Govt. Code section 54956.8) Property: San Mateo County APN 064-162-020 City Negotiators: Bob Nisbet (City Manager) and Catherine Engberg (City Attorney) Negotiating Parties: Willard Ford Under negotiation: Price and terms of potential acquisition

CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Govt. Code section 54956.8) Property: San Mateo County APNs 056-129-070, 064-022-140, 064-162-180, and 064-162-190 City Negotiators: Bob Nisbet (City Manager) and Catherine Engberg (City Attorney) Negotiating Parties: Garrett McDonald Under negotiation: Price and terms of potential acquisition

CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Govt. Code section 54956.8) Property: San Mateo County APN 056-128-070 City Negotiators: Bob Nisbet (City Manager) and Catherine Engberg (City Attorney) Negotiating Parties: Claudia A. Gulasch, Martha Stagner, Harriett Lewis Under negotiation: Price and terms of potential acquisition

CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION (Govt. Code section 54956.9(d)(1)) Name of case: City of Half Moon Bay v. Thomas J. Gearing, et al., – San Mateo Superior Court Civil No. 21CIV-01560 CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION (Govt. Code section 54956.9(d)(1)) Name of case: Gearing et al v. City of Half Moon Bay. USDC Civil No. 3:21-CVJ-01802-EMC

CONFERENCE WITH LEGAL COUNSEL— ANTICIPATED LITIGATION (Govt. Code section 54956.9(d)(4)) Initiation of litigation: (2 potential cases) ADJOURN SPECIAL MEETING

ADJOURN SPECIAL MEETING

Mayor Brownstone adjourned the Special Meeting at approximately 6:45 p.m.

Respectfully Submitted:

Jessica Blair, City Clerk

Approved:

Robert Brownstone, Mayor

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **January 20, 2026**

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

FROM: Dale Leda, Interim City Engineer
Mike Burnfield, Assistant Engineer

TITLE: **FRENCHMAN'S CREEK PARK – PHASE 2 PROJECT UPDATE (CIP PROJECT NO. 1013)**

RECOMMENDATION:
Receive an update on the revised scope of the Frenchman's Creek Park Improvements Project Phase II and provide direction on proposed improvements.

FISCAL IMPACT:
There is no fiscal impact associated with receiving this update.

STRATEGIC ELEMENTS:
This action supports the *Infrastructure and Environment*, and *Healthy Communities and Public Safety* Elements of the Strategic Plan.

BACKGROUND:
The Parks Master Plan, adopted by the City Council on February 5, 2019, identified Frenchman's Creek Park as an opportunity for amenity and infrastructure improvements. In Spring 2021, new play equipment and an accessible rubberized surface were installed (Phase I) with support from the Friends of Half Moon Bay Parks and Recreation, who contributed $15,000 in fundraising.

In FY 2022-23, the City secured a reimbursable grant from the California Proposition 68 Park Bond Program in the amount of $185,672. On September 20, 2022, the City Council approved a resolution designating "Frenchman's Creek Park Phase II" as the recipient of these grant funds and authorizing a professional services agreement for the design. At the time, the Proposition 68 funds were estimated to account for approximately 51-percent of the total budgeted funds for the project.

Phase II originally included new swings, picnic tables, a plaza, additional split rail fencing, a drinking fountain, seat walls, a bulletin board, accent planting, bike racks, trash receptacles, an ADA independent rider, and additional off-street parking, including one ADA van-accessible space.

The total project budget allocated for design and construction is $385,672, which includes the $185,672 from Proposition 68 grant. The consultant design costs to date are $55,798 leaving a remaining budget of $329,874.

The City advertised the project on January 24, 2025, and received seven (7) bids on February 20, 2025, with the lowest responsive and responsible bid approximately $115,000 over budget. Upon presenting the bid findings to Council at the April 1, 2025, meeting, Council motioned that Staff reject all bids and reduce the scope of the project to better align with the grant funding for the project, potentially freeing up a portion of the budgeted funds to transfer to other important projects.

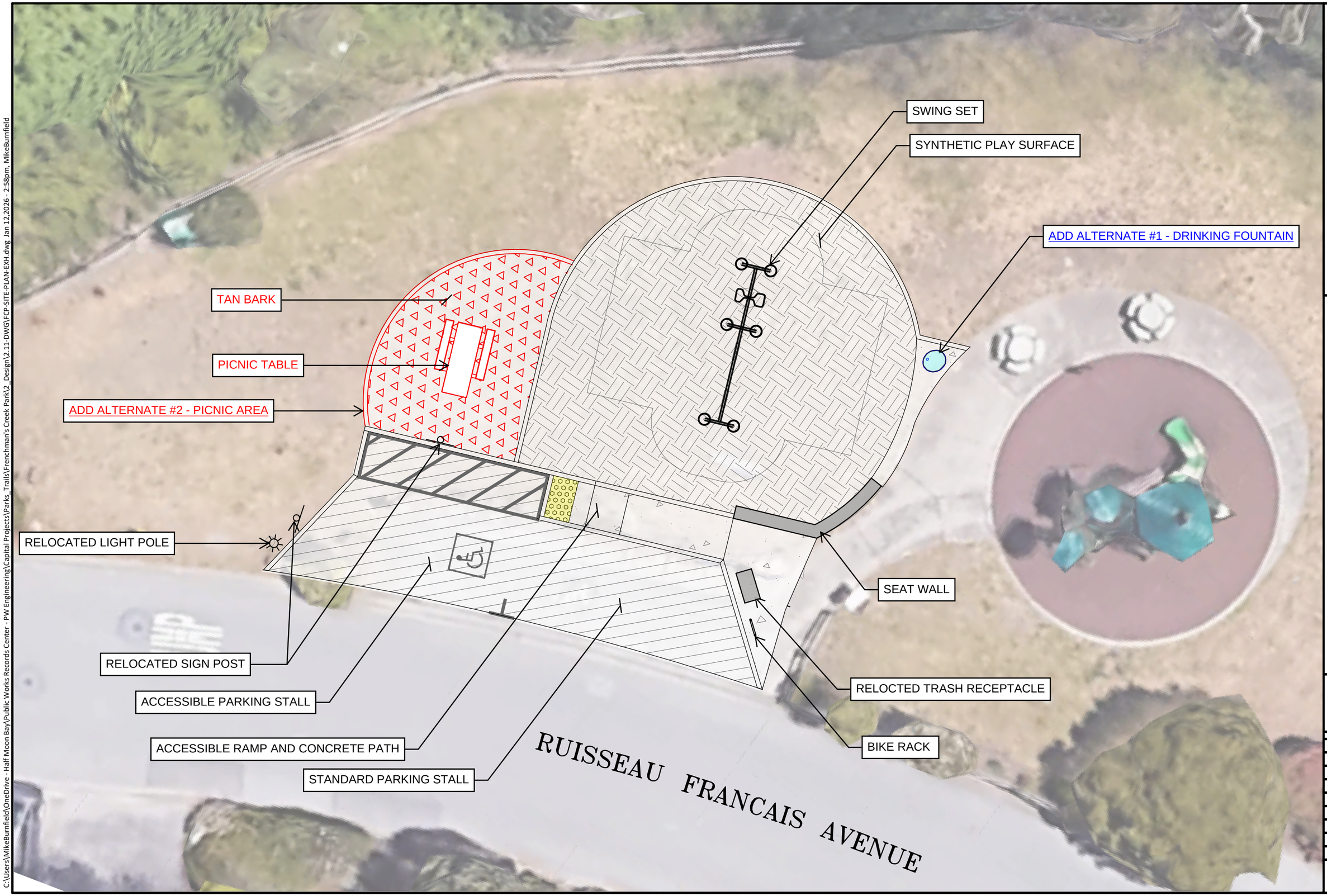
DISCUSSION:
Staff considered input given by Council on the April 1, 2025, meeting, and reduced the scope of Frenchman's Creek Park Improvements Phase II to better align with the grant funding amount. The proposed reduced scope includes an accessible parking stall, concrete sidewalk and curb ramp improvements, a concrete seat wall, swing set, synthetic play surfacing, and relocation of several existing surface structures within the limit of work. Staff also proposed two alternatives for the project. Additive Alternate #1 includes a drinking fountain and Additive Alternate #2 includes a tan bark picnic area and picnic table.

An updated Engineer's Estimate for the revised scope has been prepared by City Staff with a base bid amount of $184,290, Additive Alternate #1 amount of $8,300, and Additive Alternate #2 amount of $8,540. The total estimated cost of construction including the base bid and both alternates is $201,130.

The current project funds are anticipated to be sufficient to complete the project as currently scoped and accounting for material cost increases since bidding last year. It is expected that a portion of the budgeted funds will be available for transfer to other projects following completion of the work.

CONCLUSION AND NEXT STEPS:
Staff will incorporate any additional input from Council on the revised scope of improvements, finalize project plans, and proceed with construction advertisement. Staff will return to Council with revised construction bids for contract award, with the goal of commencing with and completing construction later this year.

ATTACHMENTS:
1. PROPOSED/REVISED SITE PLAN
2. ENGINEER'S ESTIMATE FOR PROPOSED PLAN
3. 2025 BID SITE PLAN



THE CITY OF HALF MOON BAY CALIFORNIA

PROPOSED SITE PLAN
FRENCHMAN'S CREEK PARK - PHASE II
HALF MOON BAY, CA

501 MAIN STREET
HALF MOON BAY
CA 94019
650-726-7177

REVISIONS

DATE	01/20/2026
SCALE	N/A
DRAWN	MB
JOB NO.	CIP NO. XXXX
DWG	
SHEET	EXH-2
OF	SHEETS

C:\Users\MikeBurnfield\OneDrive - Half Moon Bay\Public Works Records Center - PW Engineering\Capital Projects\Parks_Trails\Frenchman's Creek Park\2_ Design\2-11-DWG\FCP-SITE-PLAN-EXH.dwg, Jan 12,2026 - 2:58pm, MikeBurnfield

THE CITY OF HALF MOON BAY CALIFORNIA

FRENCHMAN'S CREEK IMPROVEMENT PROJECT
PHASE II
ENGINEERS ESTIMATE
2026-01-20

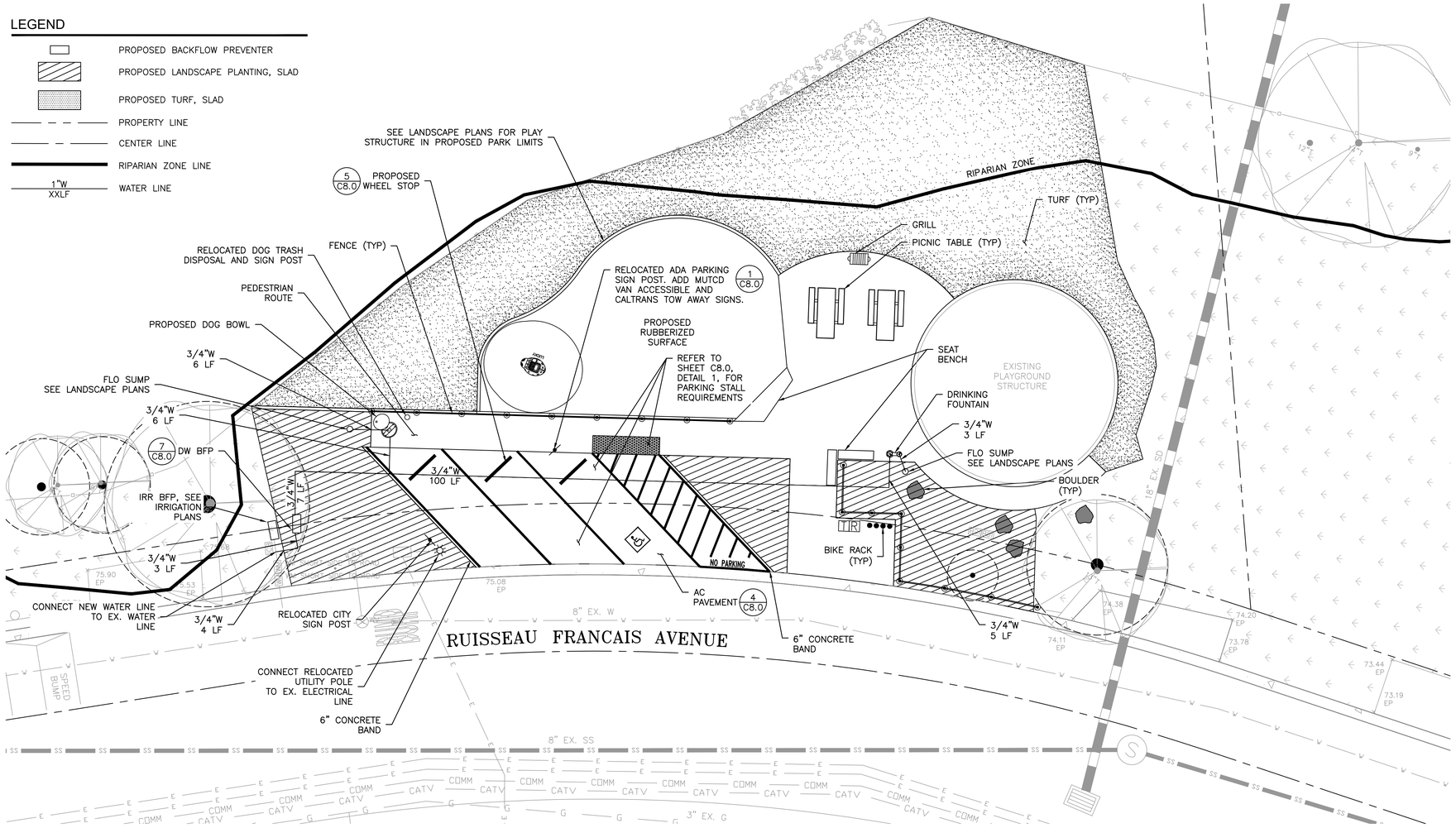
ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	ENGINEERS ESTIMATE		NOTES
				UNIT PRICE	ITEM TOTAL	
MOBILIZATION						
1	Mobilization and Demobilization (5%)	1	LS	$ 7,300.00	$ 7,300.00	
2	Traffic Control and Construction Signs	1	LS	$ 5,000.00	$ 5,000.00	
3	Stormwater Pollution Prevention Control	1	LS	$ 5,000.00	$ 5,000.00	
4	Construction Staking & Survey	1	LS	$ 5,000.00	$ 5,000.00	
				Subtotal	**$ 22,300.00**	
PARK IMPROVEMENTS						
5	Clear and Grub	2,900	SF	$ 2.15	$ 6,235.00	
6	Hardscape Removal	680	SF	$ 11.00	$ 7,480.00	
7	Wood fence post removal	107	LF	$ 10.00	$ 1,070.00	
8	Sign Removal	2	EA	$ 100.00	$ 200.00	
9	Pedestrian concrete	230	SF	$ 20.00	$ 4,600.00	
10	6" Concrete Curb	170	LF	$ 52.00	$ 8,840.00	
11	Soil prep	950	SF	$ 0.10	$ 95.00	
12	Re-seed Turf	950	SF	$ 5.00	$ 4,750.00	
13	Play Structures	1	EA	$ 16,000.00	$ 16,000.00	
14	Concrete Seat Wal	21	SF	$ 200.00	$ 4,200.00	
15	Synthetic Play Surfacing	1,465	SF	$ 37.00	$ 54,205.00	
16	Trash Can & Recycling	1	EA	$ 700.00	$ 700.00	
17	Relocation of Utility Light Pole	1	EA	$ 5,000.00	$ 5,000.00	
18	Relocated ADA Sign Post	1	EA	$ 400.00	$ 400.00	
19	Striping	200	SF	$ 10.00	$ 2,000.00	
20	AC Pavement (Parking Area Only)	755	SF	$ 20.00	$ 15,100.00	
21	Wheel Stops	2	EA	$ 200.00	$ 400.00	
				Subtotal	**$ 146,275.00**	
				Base Bid Subtotal	**$ 153,575.00**	
				20% Contingency	**$ 30,715.00**	
				Base Bid Grand Total	**$ 184,290.00**	

ADD ALTERNATE #1

DRINKING FOUNTAIN						
1	Drinking Fountain	1	EA	$ 2,500.00	$ 2,500.00	
2	Water Christy Box	2	EA	$ 500.00	$ 1,000.00	
3	3/4" Type K Copper Pipe	120	LF	$ 40.00	$ 4,800.00	
				Subtotal	**$ 8,300.00**	

ADD ALTERNATE #2

PICNIC AREA						
1	Clear and Grub	400	SF	$ 2.15	$ 860.00	
2	6" Concrete Curb	40	LF	$ 52.00	$ 2,080.00	
3	Tan Bark	400	SF	$ 4.00	$ 1,600.00	
4	Picnic Table	1	EA	$ 4,000.00	$ 4,000.00	
				Subtotal	**$ 8,540.00**	
				Add Alternate Total (Add Alt 1 + Add Alt 2)	**$ 16,840.00**	
				Add Altrernate with Base Bid Total	**$ 201,130.00**	



NOTES:

1. REFER TO LANDSCAPE PLANS FOR SCORELINES, PLANTING, AND SITE FURNISHING PLACEMENT INCLUDING BOULDERS, PICNIC TABLES, DRINKING FOUNTAIN, GRILL, TRASHBIN, PLAYGROUND SIGN POST, BIKE RACKS, AND SYMBOLS NOT SHOWN ON SHEET 1.

LEGEND

- PROPOSED BACKFLOW PREVENTER
- PROPOSED LANDSCAPE PLANTING, SLAD
- PROPOSED TURF, SLAD
- PROPERTY LINE
- CENTER LINE
- RIPARIAN ZONE LINE
- 1"W XXLF WATER LINE

NORTH

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

FRENCHMAN'S CREEK PARK – PHASE II

SITE PLAN

CITY OF HALF MOON BAY

FREYER & LAURETA, INC.
CIVIL ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS
150 Executive Park Blvd, Suite 4200
San Francisco, CA 94134
(415)534-7070 • www.freyerlaureta.com

THE CITY OF HALF MOON BAY CALIFORNIA

City of
Half Moon Bay

501 Main Street
Half Moon Bay
CA 94019

p 650-726-7177
f 650-726-8261
hmbcity.com

REVISIONS	BY

DATE 10-10-2024
SCALE AS SHOWN
DRAWN CNG
JOB NO. 276012
DWG
SHEET C5.0

REGISTERED PROFESSIONAL ENGINEER
RICHARD J. [illegible]
No. 055183
EXP. 12/31/24
CIVIL
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
MAZIAR BOZORGINIA
NO. 76723
EXP. 12/31/25
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
CITY OF HALF MOON BAY

1/24/2025

MAZIAR BOZORGINIA
CITY ENGINEER

DATE

Z:\Projects\276 City of Half Moon Bay\012 Frenchman's Creek Park\AAA Latest\Sheet\C5.0 - Site Plan.dwg, Oct 09,2024 - 2:43pm, gallerso

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **January 20, 2026**

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

FROM: Irma Acosta, Administrative Analyst

TITLE: **UPDATES ON THE RESIDENTIAL RENT STABILIZATION PROGRAM AND RESIDENTIAL RENTAL REGISTRY PROGRAM**

RECOMMENDATION:
Receive an update on the City's Residential Rent Stabilization and Residential Rental Registry Programs and provide guidance to staff regarding the future of the programs.

FISCAL IMPACT:
There is no fiscal impact with receiving this informational update.

STRATEGIC ELEMENTS:
This action supports the *Healthy Communities and Public Safety*, and *Inclusive Governance* Elements of the Strategic Plan.

BACKGROUND:
The Residential Rental Registry and Rent Stabilization programs were launched in Summer 2024 and are now in the second year of implementation. Both programs stem from City Council policy direction provided during the November 7, 2023, Study Session on tenant protections, which resulted in the adoption of Ordinance Nos. 2024- 02 (Residential Rental Registry) and 2024-04 (Residential Rent Stabilization), which are codified in Title 6 (Housing) of the Half Moon Bay Municipal Code.

During the first year of implementation, staff focused on program rollout, community outreach, compliance assistance, and establishing administrative systems to support both ordinances. City Council received multiple updates during the initial implementation period. Staff first provided an implementation update on April 1, 2025, which focused on early compliance trends, outreach efforts, and program setup. Staff returned on May 6, 2025, with a more detailed analysis of program costs, staffing impacts, enforcement activities, and early fiscal performance. That update also outlined policy considerations related to the long-term sustainability of the Rent Stabilization and Rental Registry programs.

This report builds on those prior discussions and provides Council with a consolidated update as the programs move beyond initial rollout and into a more stable operational phase, including updated information on staffing impacts, and policy considerations for the upcoming registration cycle.

Residential Rental Registry Program

The Residential Rental Registry Program requires all residential rental units in Half Moon Bay to be registered annually through the City's online registry portal (Tolemi). The registry serves as a central data collection tool to support rental market monitoring, track housing trends, and administer both the Rent Stabilization and Tenant Protection ordinances.

As of the end of the 2025 rental year, the City achieved approximately 1,586 units registered, exceeding the initial estimate of approximately 1,300 units identified at program inception. During the first year of implementation, staff conducted extensive outreach efforts to support compliance, including mailed notices, online guidance, direct assistance to landlords, and coordination with property managers. As the program has matured, staff have identified a limited number of properties that were previously registered as rental units but are no longer operating as rentals. To date, nine properties have exited the Rental Registry due to changes in use, such as conversion to owner-occupied status or other non-rental uses. Properties that are no longer used as rentals are not subject to ongoing registration requirements and are removed from active compliance tracking.

Residential Rental Registration Fees:

Unless specifically exempted, rental properties are currently subject to a $75 fee per unit as part of the Rental Registration. Any property that has failed to register is subject to late fees and penalties. Administrative citations may be issued pursuant to follow the City's Municipal Code Chapter 6.04.030. Certain types of affordable units, Accessory Dwelling Units and Mobilehomes are exempt from paying the Rental Registration Fees pursuant to section 6.04.030(D) of the City's Municipal Code.

Residential Rent Stabilization Program

The Rent Stabilization ordinance was developed to prevent excessive rent increases and provide tenants with rent stability. It applies to residential rental properties with two or more units constructed before February 1, 1995, consistent with provisions of State law referred to as Costa Hawkins. For the 2025-26 rental year, rent increases are capped at 1.23%, with no more than one increase permitted within a 12-month period. The annual allowable increase is determined based on the lesser of 3%, or 80% of the annual CPI change (May to May). This calculation ensures the cap is responsive to inflation while still providing predictability and protection for tenants.

Residential Rent Stabilization Fees:

Rent-stabilized units are subject to an additional fee of $286 per unit, in addition to the $75 rental registration fee, for a total per-unit cost of $361. These fees are intended to offset the

administrative costs of operating the Residential Rent Stabilization Program; however, achieving full cost recovery has been challenging due to ongoing staffing, enforcement, and petition-related expenses.

For the rental year 2025-26 the City has collected approximately $79,200 in total revenue across both the programs, including residential registration fees, residential rent stabilization fees, penalties, and adjustments.

Residential Rental Programs Expenditures

At program inception, the City Council allocated funding from the Affordable Housing Fund to support implementation and administration of the Residential Rental Registry and Residential Rent Stabilization programs. No General Fund dollars have been used to administer the programs to date. As part of ongoing program operations, the City maintains a contract with the Legal Aid Society of San Mateo County to provide legal assistance services to low-income residents related to evictions, unlawful rent increases, substandard housing conditions, and other housing-related legal matters. To date, the City has expended approximately $10,000 under this agreement. The City also maintains an agreement with Tolemi for rental registry, with approximately $17,000 expended to date and a total contract amount of $25,000. The Tolemi platform supports online registrations, fee collection, compliance tracking, reporting, and overall program administration for both the Rental Registry and Rent Stabilization programs. During the September 2, 2025, Council Meeting, staff presented an amendment to the Tolemi contract to City Council. The Council approved the resolution and directed staff to work with Tolemi to revise its privacy policy. Those revisions have been completed, and the updated policy is attached to this report.

Program administration is primarily carried out by a staff Administrative Analyst and includes coordinating registrations, and responding to landlord and tenant inquiries, with enforcement and compliance activities supported by the Community Preservation Specialist. Based on current workload levels, staffing associated with the program administration and compliance activities represents a cost of approximately $10,000 to date during the current rental year. The City conducts ongoing community outreach in support of the Rent Stabilization and Rental Registry programs, including tenant education workshops held in partnership with Legal Aid of San Mateo County, Project Sentinel, and HIP Housing. Outreach efforts continue in 2025–26, though at a reduced level compared to the initial program rollout. Current activities include targeted notices, compliance reminders, and ongoing landlord and tenant assistance. As the program matures, reliance on mailed notices is expected to continue decreasing as online systems and familiarity with program requirements increase. Overall, workload levels fluctuate based on registration cycles, enforcement needs, and petition activity.

As compliance efforts continue, the remaining unregistered units require direct follow-up by the Community Preservation Specialist, including enforcement coordination, property owner outreach, and issuance of administrative citations as necessary. These activities represent an ongoing workload component in the current rental year. The City continues to administer the rent stabilization petition process as needed. While petition volume has remained limited to date, each petition requires staff coordination and, when applicable, engagement of a third-

party hearing officer. Associated costs remain variable and are expected to increase over time as program awareness grows.

To date, the City has expended approximately $257,000 on implementation and administration of the Rental Registry and Rent Stabilization programs. As previously reported, total program costs for the 2024–25 rental year were approximately $220,000, reflecting first-year startup activities, system implementation, community outreach, enforcement, petitions, and staffing. Additional expenditures have been incurred during the current 2025–26 rental year as the programs transition from initial rollout into steady-state operations. Since program launch, the City has collected approximately $174,000 in total program-related revenue from registration fees, rent stabilization fees, penalties, and adjustments. When compared to total program expenditures to date, this reflects an overall cost recovery of approximately 68%. This comparison is provided for scale, noting that initial implementation costs were front-loaded and that ongoing operations are now moving into a more stable administrative phase.

Going forward, if current staff workload/contracting requirements and costs hold, the programs could be sustained without additional costs to the City's General or Affordable Housing Funds.

Rental Programs Impacts

Given that the Residential Rent Stabilization and Residential Rental Registry programs are still relatively new, it is difficult to quantify their direct impact at this time. However Legal Aid Society of San Mateo County has shared that during calendar year 2025 it opened 15 cases for Half Moon Bay residents involving serious threats to housing stability, including eviction. In eight of those cases, Legal Aid was able to prevent eviction and help tenants remain in their homes. In two cases, tenants were assisted with filing court responses in eviction proceedings, and in five cases, tenants received legal counseling and advice to help them navigate their housing-related legal issues. In addition, local service providers report that they have observed a general decrease in eviction notices within Half Moon Bay, which they attribute in part to increased tenant awareness, education efforts, and the availability of local tenant protections and legal resources. Programs of this nature are designed to offer immediate relief of acute issues like unlawful evictions and unreasonably high rental increases. Longer term impacts including maintaining a lower cost of living and reduced housing instability can only be evaluated after many years of program operations.

DISCUSSION:

This section outlines key policy considerations and administrative issues related to the City's Residential Rent Stabilization and Residential Rent Registry programs to provide City Council with a clear overview of current operations and policy decision points. While adopted as separate ordinances, the programs operate through shared systems, platforms, and administrative resources. Accordingly, the policy considerations presented apply to both programs.

Policy Considerations

As the programs transition into ongoing operations, this is an appropriate time to review their overall performance, fiscal considerations, and administrative demands. The policy considerations outlined below are intended to support Council's evaluation of the next potential steps. While the discussion focuses primarily on Rent Stabilization, the Rental Registry is referenced throughout due to shared infrastructure and costs.

Option 1 – Program Elimination:

One potential policy is the repeal of both the Residential Rent Stabilization Ordinance and the Residential Rental Registry Program. Under this option, the City would discontinue all local residential rent regulation and rental unit registration requirements. Elimination of both programs would remove ongoing administrative obligations for landlords, including annual unit registration, fee payments, rent increase reporting, and compliance monitoring. From an administrative standpoint, this option would eliminate continued program staffing, enforcement, and petition processing costs. However, repeal would create an administrative workload associated with program wind-down activities, including responding to landlord and tenant inquiries and managing data retention.

With the repeal of both ordinances, landlords would no longer be subject to the City's local rent stabilization and tenant protection requirements, and tenants would no longer receive the corresponding local protections. However, the City's Tenant Protection Ordinance No. C-2024-03 codified in 2 Municipal Code Chapter 6.08 would remain in effect and continue to provide local just cause eviction protections for many tenants. In addition, state law protections under the Tenant Protection Act of 2019 (AB 1482) would continue to apply to qualifying units, including statewide rent increase limitations and just cause eviction protections. This option represents a significant policy shift away from local rental housing regulation and rental market oversight. While it would eliminate ongoing program costs, it would also remove the City's ability to monitor local residential rental market conditions through the registry and provide local rent stabilization protections beyond those provided by state law.

Option 2 – Partial Program Elimination:

An alternative policy direction would be to repeal the Residential Rent Stabilization Ordinance while retaining the Residential Rental Registry program. Under this approach, the City would discontinue local rent regulation while preserving a rental housing data system that supports informed housing policy, long-range planning, and ongoing monitoring of local rental market conditions. Maintaining the Rental Registry would preserve the City's primary mechanism for collecting and maintaining up-to-date information on the local rental housing stock, including unit counts, ownership information, and market trends. This data supports preparation of Housing Element updates, RHNA compliance, grant applications, evaluation of housing needs, and future policy development. Annual unit registration and payment of the registration fee would remain required for all landlords.

If the Residential Rent Stabilization Ordinance is repealed, affected tenants would continue to receive baseline protections under state law through Tenant Protection Act (TPA) of 2019,

commonly referred to as AB 1482, which limits annual rent increases to five percent plus CPI, not to exceed ten percent in any 12-month period. In addition, the City's Tenant Protections Ordinance (Municipal Code Chapter 6.08) would remain in effect and continue to provide just cause eviction protections for many tenants. Staff is not currently recommending any changes to Chapter 6.08.

Under this option, clearly communicating the rationale behind retaining the Registry while removing the rent stabilization measures and explaining how state law continues to offer a baseline of tenant protections will be essential to minimizing confusion for tenants and landlords.

Option 3 – Retention of Programs:
Under this option, the City would continue to operate both the Residential Rent Stabilization and Residential Rental Registry programs. This approach would allow the City to continue evaluating program performance over time as additional data is collected and tenant and landlord engagement evolves.

Retaining both programs would preserve the City's full local rental housing framework, including rent increase limitations, tenant protections, the petition process, and the rental housing data system. The Registry would continue to support monitoring of rental market conditions, tracking housing trends, and informing future housing policy. This option would maintain existing administrative processes, including the annual registration cycle, compliance monitoring, enforcement activities, and petition administration. As the program matures, staff anticipate that continued refinement of internal procedures and outreach efforts may help improve efficiency over time.

CONCLUSION:
As the City continues to administer its Residential Rent Stabilization and Residential Rental Registry programs, staff have developed a clearer understanding of both the policy benefits and the operational considerations associated with these efforts. The programs have strengthened tenant protections and improved the City's understanding of local rental market conditions, while also requiring sustained administrative capacity, compliance monitoring, and fiscal oversight.

Looking ahead, continued evaluation of administrative capacity, fiscal considerations, and community feedback will be important as the City considers how these programs may evolve over time. Any potential modifications would need to balance housing stability goals with operational efficiency and financial sustainability. Significant changes to either program would require public outreach, legal review, and amendments to the Municipal Code, consistent with the same legislative process used for adoption. Clear direction from the City Council will help guide a thoughtful and measured approach moving forward.

ATTACHMENT:
1. Updated Tolemi Privacy Policy

Tolemi Privacy Policy as of December 18, 2025

This Privacy Policy describes Our policies and procedures on the collection, use and disclosure of Your information when You use the Service and tells You about Your privacy rights and how the law protects You.

We use Your Personal data to provide and improve the Service. By using the Service, You agree to the collection and use of information in accordance with this Privacy Policy.

Definitions

For the purposes of this Privacy Policy:

“Account” means a unique account created for You to access our Service or parts of our Service.

“Affiliate” means an entity that controls, is controlled by or is under common control with a party, where "control" means ownership of 50% or more of the shares, equity interest or other securities entitled to vote for election of directors or other managing authority.

“Client” means the Tolemi customer or contracting agent who has purchased the software subscription.

“Client Requested Data” means any data that was collected to help our Clients use the software to fulfill the software’s intended use. Often, but not always, this data is stipulated in the local ordinances for which the Tolemi Platform was procured.

“Company” (referred to as either "the Company", "We", "Us", "Our", or “Tolemi” in this Agreement) refers to Tolemi, 295 Devonshire St, 4th Floor, Boston, MA.

“Consent” refers to any freely given indication of Your wishes by which You, through a statement or a clear affirmative action, signify agreement to the processing of your personal data for a particular purpose. This may include Consent via writing, email, or checking a digital form box indicating agreement.

“Cookies” are small files that are placed on Your computer, mobile device or any other device by a website, containing the details of Your browsing history on that website among its many uses.

“Country” refers to: Massachusetts, United States

“Device” means any device that can access the Service such as a computer, a cellphone or a digital tablet.

“Personal Data” is any information that relates to an identified or identifiable individual.

“Service” refers to the Website.

“Service Provider” means any natural or legal person who processes the data on behalf of the Company. It refers to third-party companies or individuals employed by the Company to facilitate the Service, to provide the Service on behalf of the Company, to perform services related to the Service or to assist the Company in analyzing how the Service is used.

“Usage Data” refers to data collected automatically, either generated by the use of the Service or from the Service infrastructure itself (for example, the duration of a page visit).

“Website” refers to Slate, accessible from https://slate.tolemi.com

“You” means the individual accessing or using the Service, or the company, or other legal entity on behalf of which such individual is accessing or using the Service, as applicable.

Collecting and Using Your Personal Data

Types of Data Collected

Personal Data

While using Our Service, We may ask You to provide certain personally identifiable information that can be used to contact or identify You. Personally identifiable information may include, but is not limited to:

- Email address
- First name and last name
- Phone number
- Address
- State/Province
- ZIP/Postal code
- City

Client Requested Data

Tolemi works with City, County, and State governments and occasionally other forms of organizations. We may ask that You provide additional data to fulfill Our obligations to the Client such as, but not limited to:

- Property ownership details
- Contact information for property managers, registered agents, tenants, and other individuals or businesses related to the property

- Current use of owned properties
- Rent prices and terms

Usage Data

Usage Data is collected automatically when using the Service.

Usage Data may include information such as Your Device's Internet Protocol address (e.g. IP address), browser type, browser version, the pages of our Service that You visit, the time and date of Your visit, the time spent on those pages, unique device identifiers and other diagnostic data.

When You access the Service by or through a mobile device, We may collect certain information automatically, including, but not limited to, the type of mobile device You use, Your mobile device unique ID, the IP address of Your mobile device, Your mobile operating system, the type of mobile Internet browser You use, unique device identifiers and other diagnostic data.

We may also collect information that Your browser sends whenever You visit our Service or when You access the Service by or through a mobile device.

Tracking Technologies and Cookies

We use Cookies and similar tracking technologies to track the activity on Our Service and store certain information. Tracking technologies used are beacons, tags, and scripts to collect and track information and to improve and analyze Our Service. The technologies We use may include:

Cookies or Browser Cookies

A cookie is a small file placed on Your Device. You can instruct Your browser to refuse all Cookies or to indicate when a Cookie is being sent. However, if You do not accept Cookies, you may not be able to use some parts of our Service. Unless you have adjusted Your browser setting so that it will refuse Cookies, our Service may use Cookies.

Web Beacons

Certain sections of our Service and our emails may contain small electronic files known as web beacons (also referred to as clear gifs, pixel tags, and single-pixel gifs) that permit the Company, for example, to count users who have visited those pages or opened an email and for other related website statistics (for example,

recording the popularity of a certain section and verifying system and server integrity).

Cookies can be "Persistent" or "Session" Cookies. Persistent Cookies remain on Your personal computer or mobile device when You go offline, while Session Cookies are deleted as soon as You close Your web browser. You can learn more about cookies on here.

We use both Session and Persistent Cookies for the purposes set out below:

Necessary / Essential Cookies

Type: Session Cookies
Administered by: Us
Purpose: These Cookies are essential to provide You with services available through the Website and to enable You to use some of its features. They help to authenticate users and prevent fraudulent use of user accounts. Without these Cookies, the services that You have asked for cannot be provided, and We only use these Cookies to provide You with those services.

Cookies Policy / Notice Acceptance Cookies

Type: Persistent Cookies Administered by: Us
Purpose: These Cookies identify if users have accepted the use of cookies on the Website.

Functionality Cookies

Type: Persistent Cookies
Administered by: Us
Purpose: These Cookies allow us to remember choices You make when You use the Website, such as remembering your login details or language preference. The purpose of these Cookies is to provide You with a more personal experience and to avoid You having to re-enter your preferences every time You use the Website.
For more information about the cookies We use and your choices regarding cookies, please visit our Cookies Policy or the Cookies section of our Privacy Policy.

Use of Your Personal Data

The Company may use Personal Data for the following purposes:

1. To provide and maintain our Service, including monitoring the usage of our Service.

2. To manage Your Account: to manage Your registration as a user of the Service. The Personal Data You provide can give You access to different functionalities of the Service that are available to You as a registered user.
3. For the performance of a contract: the development, compliance and undertaking of the purchase contract for the products, items or services You or the Client have purchased or of any other contract with Us through the Service.
4. To contact You: To contact You by email, telephone calls, SMS, or other equivalent forms of electronic communication, such as a mobile application's push notifications regarding updates or informative communications related to the functionalities, products or contracted services, including the security updates, when necessary or reasonable for their implementation.
5. To manage Your requests: To attend and manage Your requests to Us.
6. For other purposes: We may use Your information for other purposes, such as data analysis, identifying usage trends, determining the effectiveness of our promotional campaigns and to evaluate and improve our Service, products, services, marketing and your experience.

We may share Your personal information in the following situations:

1. With Service Providers: We may share Your personal information with Service Providers to monitor and analyze the use of our Service
2. With our Client: We may share your personal information with the City, County, or Organization to fulfill their legal obligations as determined by governing law(s)
3. To contact You.
4. With Your consent: We may disclose Your personal information for any other purpose with Your consent.

Retention of Your Personal Data

The Company will retain Your Personal Data only for as long as is necessary for the purposes set out in this Privacy Policy. We will retain and use Your Personal Data to the extent necessary to comply with our legal obligations (for example, if We are required to retain your data to comply with applicable laws), resolve disputes, and enforce our legal agreements and policies.

The Company will also retain Usage Data for internal analysis purposes. Usage Data is generally retained for a shorter period of time, except when this data is used to strengthen the security or to improve the functionality of Our Service, or We are legally obligated to retain this data for longer time periods.

Transfer of Your Personal Data

Your information, including Personal Data, is processed at the Company's operating offices and in any other places where the parties involved in the processing are located. It means that this information may be transferred to, and maintained on, computers located outside of Your state, province, country or other governmental jurisdiction where the data protection laws may differ than those from Your jurisdiction.

Your consent to this Privacy Policy followed by Your submission of such information represents Your agreement to that transfer.

The Company will take all steps reasonably necessary to ensure that Your data is treated securely and in accordance with this Privacy Policy and no transfer of Your Personal Data will take place to an organization or a country unless there are adequate controls in place including the security of Your data and other personal information.

Delete Your Personal Data

You have the right to delete or request that We assist in deleting the Personal Data that We have collected about You.

Our Service may give You the ability to delete certain information about You from within the Service.

You may update, amend, or delete Your information at any time by signing in to Your Account, if you have one, and visiting the account settings section that allows you to manage Your personal information. You may also contact Us to request access to, correct, or delete any personal information that You have provided to Us.

Please note, however, that We may need to retain certain information when We have a legal obligation or lawful basis to do so. We may also need to retain data that was collected to assist a government Client fulfill a legal obligation under governing law(s)

Disclosure of Your Personal Data

Business Transactions

If the Company is involved in a merger, acquisition or asset sale, Your Personal Data may be transferred unless otherwise prohibited or precluded by the Client, which has the right to review the Privacy Policy prior to allowing the transfer. We will provide notice before Your Personal Data is transferred and becomes subject to a different Privacy Policy.

Law enforcement

Under certain circumstances, the Company may be required to disclose Your Personal Data if required to do so by law or in response to valid requests by public authorities (e.g. a court or a government agency).

Other legal requirements

The Company may disclose Your Personal Data in the good faith belief that such action is necessary to:

- Comply with a legal obligation
- Protect and defend the rights or property of the Company
- Prevent or investigate possible wrongdoing in connection with the Service Protect the personal safety of Users of the Service or the public
- Protect against legal liability

Security of Your Personal Data

The security of Your Personal Data is important to us but remember that no method of transmission over the Internet, or method of electronic storage is 100% secure. While We strive to use commercially acceptable means to protect Your Personal Data, We cannot guarantee its absolute security.

Children's Privacy

Our Service does not address anyone under the age of 13. We do not knowingly collect personally identifiable information from anyone under the age of 13. If You are a parent or guardian and You are aware that Your child has provided Us with Personal Data, please contact Us. If We become aware that We have collected Personal Data from anyone under the age of 13 without verification of parental consent, We take steps to remove that information from Our servers.

If We need to rely on consent as a legal basis for processing Your information and Your country requires consent from a parent, We may require Your parent's consent before We collect and use that information.

Links to Other Websites

Our Service may contain links to other websites that are not operated by Us. If You click on a third-party link, You will be directed to that third party's site. We strongly advise You to review the Privacy Policy of every site You visit.

We have no control over and assume no responsibility for the content, privacy policies or practices of any third-party sites or services.

Changes to this Privacy Policy

We may update Our Privacy Policy from time to time. We will notify You of any changes by posting the new Privacy Policy on this page.

We will let You know via email and/or a prominent notice on Our Service, prior to the change becoming effective and update the "Last updated" date at the top of this Privacy Policy.

You are advised to review this Privacy Policy periodically for any changes. Changes to this Privacy Policy are effective when they are posted on this page.

Contact Us

If you have any questions about this Privacy Policy, You can contact us by email: support@tolemi.com