



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

**TUESDAY, APRIL 21, 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 MIDCOAST COMMUNITY COUNCIL UPDATE
4. MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE
5. REPORT OUT FROM RECENT CLOSED SESSION MEETINGS
6. COMMISSION / COMMITTEE UPDATES
 - 6.A PLANNING COMMISSION REPORT OUT
7. CITY MANAGER UPDATES TO COUNCIL
 - 7.A SOUTH CORRIDOR STUDY
8. PUBLIC FORUM
9. CONSENT CALENDAR
 - 9.A WAIVE READING OF ORDINANCES AND RESOLUTIONS
 - 9.B APPROVE MINUTES OF APRIL 7, 2026 SPECIAL MEETING
[ATTACHMENT](#)
 - 9.C APPROVE MINUTES OF APRIL 7, 2026 REGULAR MEETING
[ATTACHMENT](#)
 - 9.D ACCEPT THE WARRANTS FOR THE MONTH OF MARCH 2026

Staff Recommendation: Accept the warrants list for the month of March 2026.

[STAFF REPORT](#)

[ATTACHMENT](#)

9.E FINAL ACCEPTANCE OF THE FISCAL YEAR 2025-26 PAVEMENT MANAGEMENT PROJECT (CIP PROJECT NO. 1038)

Staff Recommendation: Adopt a resolution authorizing the City Manager or his designee to file a Notice of Completion for the Fiscal Year 2025-26 Pavement Management Project (CIP Project No. 1038), release the project Performance and Labor and Materials Bonds, and release the retention funds in accordance with applicable laws.

[STAFF REPORT](#)

[ATTACHMENT 1](#)

[ATTACHMENT 2](#)

9.F RECEIPT OF LETTERS OF SUPPORT AND LEGISLATIVE POSITION LETTER

Staff Recommendation: Receive and file two letters: Endorsement of an Aquatics Center from the Half Moon Bay City Council and Parks and Recreation Commission and submitted scoping comments to the Bureau of Ocean Energy Management opposing the proposed offshore oil and gas lease sales under the 11th Outer Continental Shelf (OCS) Oil and Gas Leasing Program and urging BOEM to prepare a legally sufficient and comprehensive California Oil and Gas Programmatic Environmental Impact Statement (PEIS).

[STAFF REPORT](#)

[ATTACHMENT](#)

10. ORDINANCES AND PUBLIC HEARINGS

10.A RESOLUTION ASSESSING THE LEVY FOR THE HALF MOON BAY HOTEL BUSINESS IMPROVEMENT DISTRICT FOR FISCAL YEAR 2026-27

Staff Recommendation: Conduct a public hearing, consider any oral or written protests, and adopt a resolution assessing the levy for the Half Moon Bay Hotel Business Improvement District for Fiscal Year 2026-27.

[STAFF REPORT](#)

[ATTACHMENT 1](#)

[ATTACHMENT 2](#)

10.B INTRODUCTION OF AN ORDINANCE REPEALING MUNICIPAL CODE CHAPTER 6.04 (RESIDENTIAL RENTAL REGISTRATION) AND CHAPTER 6.06 (RESIDENTIAL RENT STABILIZATION) AND AMENDING SECTION 6.02.020 (DEFINITIONS) TO REMOVE TERMS RELATING TO RESIDENTIAL RENTAL REGISTRATION AND STABILIZATION PROGRAMS

Staff Recommendation: Introduce by title, and waive further reading of, an Ordinance Repealing City of Half Moon Bay Municipal Code Chapter 6.04 (Residential Rental Registration) and Chapter 6.06 (Residential Rent Stabilization) and Amending Section 6.02.020 (Definitions) to Remove Terms Relating to Residential Rental Registration and Stabilization Programs.

[STAFF REPORT](#)

[ATTACHMENT 1](#)

[ATTACHMENT 2](#)

11. RESOLUTIONS AND STAFF REPORTS

11.A CONSIDERATION OF TENANT SUPPORT, INCLUDING RENTAL ASSISTANCE, INSPECTION PROGRAMS, AND LEGAL SERVICE PARTNERSHIPS

Staff Recommendation: Receive information and provide direction to staff on whether to continue exploring an emergency rental assistance program, a rental inspection program, and a potential partnership with Community Legal Services in East Palo Alto (CLSEPA).

[STAFF REPORT](#)

11.B DISCUSS THE PURCHASE OF A PORTABLE OUTDOOR LED DIGITAL SCREEN FOR VIDEO SCREENINGS AND ACTIVITIES AT JOHN L. CARTER MEMORIAL PARK AND OTHER CITY FACILITIES

Staff Recommendation: Receive a presentation and provide direction on the purchase of portable outdoor led digital screen for video screenings and activities at John L. Carter Memorial Park and other City facilities, at a cost not to exceed \$30,000.

[STAFF REPORT](#)

11.C CITY COUNCIL PRIORITIES WORKPLAN FOR FISCAL YEARS 2026-28

Staff Recommendation: Receive a report and provide feedback on the proposed staff workplan for the City Council Priorities for Fiscal Years 2026-28.

[STAFF REPORT](#)

[ATTACHMENT](#)

12. FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS

13. CITY COUNCIL REPORTS

14. ADJOURNMENT



MINUTES
CITY OF HALF MOON BAY CITY COUNCIL
TUESDAY, APRIL 7, 2026
SPECIAL MEETING
ADCOCK COMMUNITY CENTER, 535 KELLY AVENUE

1. CONVENE SPECIAL MEETING / ROLL CALL

Vice Mayor Penrose called the Special Meeting to order at approximately 5:45 p.m. Mayor Ruddock was absent, Councilmember Brownstone, Jonsson, Nagengast and Vice Mayor Penrose were present.

2. OPEN SESSION IDENTIFICATION OF CLOSED SESSION ITEMS

3. PUBLIC COMMENT ON CLOSED SESSION ITEMS

4. CLOSED SESSION

4.A CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2) and (e)(5):
(One potential case)

4B. CONFERENCE WITH LABOR NEGOTIATORS - Pursuant to Government Code section 54957.6

Agency designated representatives: Christopher Ko Boucher, Esq., Alex Avakiantz, Esq., Matthew Chidester, and Kenneth Stiles Employee organization and Unrepresented employees: International Union of Operating Engineers, Local 39; Non-Represented Confidential Employees; Unrepresented Executive Employees; Represented Management

4C. 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. 25-CIV-04838

Councilmember Nagengast recused for item 4C.

5. ADJOURN SPECIAL MEETING

Mayor Ruddock adjourned the Special Meeting at approximately 6:50 p.m.

Respectfully Submitted:

Maggie Rodriguez, Interim City Clerk

*Approved by the City Council at the _____, 2026 Regular meeting.



**MINUTES
CITY OF HALF MOON BAY CITY COUNCIL**

TUESDAY, APRIL 7, 2026

ADCOCK COMMUNITY CENTER, 535 KELLY AVENUE

1. ROLL CALL / PLEDGE OF ALLEGIANCE

Vice Mayor Penrose called the Regular Meeting to order at 7:08 p.m. without the pledge of allegiance. Interim City Clerk Rodriguez called the Roll Call.

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

ABSENT: Mayor Ruddock

2. APPROVAL OF AGENDA

MOTION

Councilmember Brownstow moved and Councilmember Nagengast seconded a motion to approve the agenda. The motion carried by unanimous vote.

3. PROCLAMATIONS AND PRESENTATIONS

3.A FRIDAY NIGHT LIVE PROCLAMATION

City Manager Chidester presented the Friday Night Live proclamation to their representative.

3.B HMB COASTSIDE CHAMBER OF COMMERCE PROCLAMATION

City Manager Chidester presented the proclamation to the Coastside Chamber of Commerce.

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

None.

5. REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

Interim City Attorney Bazzano reported the Council met in Closed Session on April 7, 2026 on three items. Councilmember Nagengast recused on item 4C and there was no reportable action.

6. CITY MANAGER UPDATES TO COUNCIL

6.A PARKS AND RECREATION COMMISSION REPORT OUT

City Manager reported that the commission met on March 25, 2026. They discussed a letter of support for the High School Pool project, an update on the Poplar Beach volleyball courts, planning for the FIFA World Cup this summer and their Commission Priorities. Next meeting is April 22, 2026 at 6:00 p.m.

6.B PLANNING COMMISSION REPORT OUT

Community Development Director Lacko reported that Planning Commission met on March 10, 2026 and discussed the Annual Progress report and Measure D Allocations. On March 24, 2026 they discussed a self-storage facility at 215 San Mateo Road, for 68 units. The next meeting will be April 14, 2026 at 7:00p.m. where they will discuss a Verizon Tower Extension and hear a Coastside Land Trust will present on Coastal Prairie Habitat project.

6.C BICYCLE PEDESTRIAN ADVISORY COMMITTEE REPORT OUT

Interim Public Works Director Seeley provided an update from the March 5, 2026 BPAC meeting. They heard an update from staff on e-Bike and E-Moto Safety Forum, discussed and finalized a draft amendment to Muni Code Section 10.30.140, recommended Trail signage for council approval, and detailed presentation regarding C/CAG TDA Article 3 Grant opportunities. Next meeting is May 7, 2026 at 6:00 p.m. regarding the South Corridor Study.

Interim Economic and Community Vitality Manager Acosta announced the available student awards for 2026.

7. PUBLIC FORUM

The following individuals addressed the Council:

- Joaquin Jimenez
- Marianna Stark

8. CONSENT CALENDAR

MOTION

Councilmember Brownstone moved and Councilmember seconded a motion to approve Consent Calendar. The motion carried by unanimous vote.

8.A WAIVE READING OF RESOLUTIONS AND ORDINANCES

8.B APPROVE MINUTES OF THE MARCH 10, 2026 SPECIAL MEETING

8.C APPROVE MINUTES OF THE MARCH 14, 2026 SPECIAL MEETING

8.D APPROVE MINUTES OF THE MARCH 17, 2026 REGULAR MEETING

8.E APPROVE MINUTES OF THE MARCH 18, 2026 SPECIAL MEETING

8.F AWARD OF PROFESSIONAL SERVICES AGREEMENT, RESOLUTION 2026-19 WITH GANEY SCIENCE, FOR AN AMOUNT NOT TO EXCEED \$46,014, FOR PREPARATION OF AN INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION (IS/MND) FOR PROPOSED DEVELOPMENT AT 1049 RAILROAD AVENUE

9. ORDINANCES AND PUBLIC HEARINGS – None.

10. RESOLUTIONS AND STAFF REPORTS

10.A HALF MOON BAY HOTEL BUSINESS IMPROVEMENT DISTRICT 2025 ANNUAL REPORT AND RESOLUTION OF INTENTION TO CONTINUE TO LEVY ASSESSMENTS FOR FISCAL YEAR 2026- 27

Administrative Analyst Acosta presented the item. City Council asked clarifying questions of staff and discussed the applicants. Vice Mayor Penrose asked for public comment on the item. There was no comment.

MOTION

Councilmember Brownstone moved and Councilmember Jonsson seconded the motion to approve the Half Moon Bay Hotel Business Improvement District 2025 Annual Report from the Half Moon Bay Coastsides Chamber of Commerce, the designated managing agency for the District; and Adopt Resolution 2026-20 declaring the City Council’s intention to levy an assessment for the Half Moon Bay Hotel Business Improvement District for Fiscal Year 2026-27; and directing the City Clerk to schedule and notice a public hearing on April 21, 2026.

10.B NATIONAL NIGHT OUT UPDATE

City Manager Chidester and Recreation Supervisor Behle presented the staff report. Council asked clarifying questions of staff. The council discussed the item and provided direction on the future of the program. Council agreed to keep the program running as is and include Moonridge.

10.C PURCHASE OF A NEW ALL ELECTRIC HYUNDAI IONIQ 5

Interim Public Works Director Seeley presented the item. Council asked clarifying questions and discussed the item. Council directed staff to return next fiscal year.

10.D AWARD OF PROFESSIONAL SERVICES AGREEMENT TO UPDATE THE IMPLEMENTATION PLAN AND ASSOCIATED SECTIONS OF MUNICIPAL CODE

Community Development Director Lacko presented the staff

MOTION

Councilmember Brownstone moved and Councilmember Jonsson seconded a motion to adopt Resolution 2026-21 authorizing the City Manager to execute a professional services agreement with Miller Planning Associates, for an amount not to exceed \$769,946, to update the Local Coastal Program Implementation Plan and associated sections of the City Municipal Code

11. COMMISSION / COMMITTEE UPDATES

11.A BICYCLE/PEDESTRAIN ADVISORY COMMITTEE REPORT OUT

See City Manager Updates.

11.B PLANNING COMMISSION REPORT OUT

See City Manager Updates.

12. FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS

None.

13. CITY COUNCIL REPORTS

Councilmember Nagengast attended a March 26th League of Cities Conference in Costa Mesa and the focus was E-Bike safety legislation being proposed in Sacramento.

14. ADJOURNMENT

Vice Mayor Penrose adjourned the meeting at approximately 9:25 p.m.

Respectfully Submitted:

Maggie Rodriguez, Interim City Clerk

*Approved by the City Council at the ____ Regular meeting.

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **April 21, 2026**

TO: Honorable Mayor and City Council
VIA: Matthew Chidester, City Manager
From: Kenneth Stiles, Interim Administrative Services Director
TITLE: **ACCEPT THE WARRANTS FOR THE MONTH OF MARCH 2026**

RECOMMENDATION:

Accept the warrants list for the month of March 2026.

STRATEGIC ELEMENT:

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

DISCUSSION:

During this month, the City processed 5 check runs. The table below outlines each check run and their individual totals:

Check Run Date	Amount
March 04	18,533
March 05	487,665
March 12	121,740
March 19	4,962,779
March 26	503,713
Total	6,094,430

The City processed payments related to 6 capital improvement projects, in total amount of \$26,963. Highway 1 Safety - North, Eastside Parallel Trail Expansion, Pedestrian/Bicycle Connection, Streetscape Master Plan Implementation, 2025 Pavement Management Program, and the Cunha Safety Connectivity project.

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
March 2026**

Payee	General Fund	Other Funds	Description
COUNTY OF SAN MATEO	24,363	383,121	SB 1383 PROGRAM; GRANT FUNDS PASS THROUGH
SAN MATEO COUNTY SHERIFF'S OFFICE	4,348,842	-	SHERIFF PATROL SERVICES
SEWER AUTHORITY MID-COASTSIDE	-	518,572	FY 25/26 SAM OPERATIONS AND MAINTENANCE
SMCO PUBLIC SAFETY COMMUNICATIONS	398,504	-	FY 25/26 911 DISPATCH SERVICES

ATTACHMENTS:

Attachment 1 - Check Disbursement List by Check Date

Report Criteria:

Report type: GL detail

57659	Void Check	03/05/2026		.00
Total :				.00
ABAG POWER PURCHASING POOL				
57663	ASSOCIATION OF BAY AREA GOVERNMENTS	03/12/2026	FY 26 LEVELIZED CHARGE-NAT GAS	630.00
57663	ASSOCIATION OF BAY AREA GOVERNMENTS	03/12/2026	WORKING CAPITAL DEPOSIT	22.78
57663	ASSOCIATION OF BAY AREA GOVERNMENTS	03/12/2026	FY23-24 ADJUSTMENT ALLOCATION	24.49-
57663	ASSOCIATION OF BAY AREA GOVERNMENTS	03/12/2026	FY'24-25 TRUE-UP ALLOCATION	155.83-
Total ABAG POWER PURCHASING POOL:				472.46
ABUNDANT GRACE COASTSIDE WORKER				
57692	ABUNDANT GRACE COASTSIDE WORKER	03/19/2026	PROVIDE HOMELESS COASTAL CLEAN-UP SERVICES	5,140.00
Total ABUNDANT GRACE COASTSIDE WORKER:				5,140.00
ALTA PLANNING & DESIGN INC.				
57721	ALTA PLANNING & DESIGN	03/26/2026	AMENDMENT 4 BIKEWAY NORTH ADDITIONAL COSTS	370.00
Total ALTA PLANNING & DESIGN INC.:				370.00
AMAZON CAPITAL SERVICES INC.				
57662	AMAZON CAPITAL SERVICES	03/12/2026	EQUIPMENT SUPPLIES	8.97
57662	AMAZON CAPITAL SERVICES	03/12/2026	EQUIPMENT SUPPLIES	35.87
57662	AMAZON CAPITAL SERVICES	03/12/2026	EQUIPMENT SUPPLIES	137.06
57662	AMAZON CAPITAL SERVICES	03/12/2026	EQUIPMENT-DIVCA	490.58
57662	AMAZON CAPITAL SERVICES	03/12/2026	EQUIPMENT SUPPLIES	2,175.79
Total AMAZON CAPITAL SERVICES INC.:				2,848.27
AMERICAN DEBRIS BOX SERVICE INC.				
57632	AMERICAN PORTABLES	03/05/2026	FY 25/26 PORTABLE TOILET RENTAL AND SERVICES	220.99
57722	AMERICAN PORTABLES	03/26/2026	FY 25/26 PORTABLE TOILET RENTAL AND SERVICES	958.00
57722	AMERICAN PORTABLES	03/26/2026	FY 25/26 PORTABLE TOILET RENTAL AND SERVICES	2,800.00
57722	AMERICAN PORTABLES	03/26/2026	FY 25/26 PORTABLE TOILET RENTAL AND SERVICES	695.00
Total AMERICAN DEBRIS BOX SERVICE INC.:				4,673.99

AUTOMATIC DOOR SYSTEMS INC.

57633	AUTOMATIC DOOR SYSTEMS INC.	03/05/2026	02/24/26-DOOR AT 620 CORREAS ST	2,234.84
57694	AUTOMATIC DOOR SYSTEMS INC.	03/19/2026	REPLACE PIVOTS & ADJUST ADS : LIBRARY	6,692.00

Total AUTOMATIC DOOR SYSTEMS INC.: 8,926.84

BGT LAND SURVEYING

57634	BGT LAND SURVEYING	03/05/2026	BOUNDARY & TOPOGRAPHIC SURVEY MAPPING-CUNHA SAFETY CONNECTIVITE PROJ.	6,000.00
57634	BGT LAND SURVEYING	03/05/2026	ADDITIONAL TOPOGRAPHIC SURVEY MAPPING-HATCH SURFACE IMPROVEMENTS	2,600.00

Total BGT LAND SURVEYING: 8,600.00

BIG CREEK LUMBER

57635	BIG CREEK LUMBER	03/05/2026	CEDAR SPLIT BLANK POST & RAIL	4,263.90
57635	BIG CREEK LUMBER	03/05/2026	DISCOUNT AMOUNT	38.46-

Total BIG CREEK LUMBER: 4,225.44

BILL NELSON

57664	BILL NELSON	03/12/2026	WINTER LINE DANCE SERIES REGISTRATION REFUND	60.00
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Total BILL NELSON: 60.00

BLACK & VEATCH CORPORATION

57636	BLACK & VEATCH CORPORATION	03/05/2026	PO FOR THE PSA FOR STORMWATER (NPDES) & ANNUAL REPORTING SERVICES FOR 2025	13,247.99
57636	BLACK & VEATCH CORPORATION	03/05/2026	STORMWATER (NPDES) AND ANNUAL REPORTING SERVICES FOR 2026	9,559.50

Total BLACK & VEATCH CORPORATION: 22,807.49

BOUCHER LAW PC

57695	BOUCHER LAW, PC	03/19/2026	MAR '26-LABOR & EMPLOYMENT LAW MATTERS	11,812.50
57695	BOUCHER LAW, PC	03/19/2026	SEPT 2025-LABOR & EMPLOYMENT LAW MATTERS	9,066.08
57723	BOUCHER LAW, PC	03/26/2026	NOV 2025-LABOR & EMPLOYMENT LAW MATTERS	7,742.00

Total BOUCHER LAW PC: 28,620.58

CALNET3

57665	CALNET3	03/12/2026	FEB '26 PHONE SERVICE	886.24
57665	CALNET3	03/12/2026	FEB '26 PHONE SERVICE	62.61
57693	AT&T MOBILITY	03/19/2026	MAR '26 PHONE SERVICE	431.04

Total CALNET3: 1,379.89

CANDELARIA ACOSTA

57696	CANDELARIA ACOSTA	03/19/2026	REFUND ON DEPOSIT- 02/04/26 GRAND OAK (MISTAKENLY LABELLED INSURANCE)	500.00
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Total CANDELARIA ACOSTA:				500.00
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CAPITAL ONE TRADE CREDIT

57637	CAPITAL ONE TRADE CREDIT	03/05/2026	MAINT SUPPLIES FEB'26	2,405.37
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Total CAPITAL ONE TRADE CREDIT:				2,405.37
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CASELLE INC.

57638	CASELLE INC.	03/05/2026	FY 25/26 CASELLE ERP SOFTWARE	4,238.00
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Total CASELLE INC.:				4,238.00
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CENTRAL COMPUTERS, INC

57697	CENTRAL COMPUTERS, INC	03/19/2026	I.T SERVER	18,077.07
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Total CENTRAL COMPUTERS, INC:				18,077.07
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CHRISTINA KEAS

57724	CHRISTINA KEAS	03/26/2026	INSTRUCTOR-KIDS IN THE KITCHEN CLASS	315.00
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Total CHRISTINA KEAS:				315.00
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CINDY ARONBERG

57666	CINDY ARONBERG	03/12/2026	DEPOSIT REFUND-TRAIN DEPOT	500.00
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Total CINDY ARONBERG:				500.00
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COAST RIDGE ECOLOGY

57667	COAST RIDGE ECOLOGY	03/12/2026	REPORTING 145 & 165 FEB 1-28, 2026 PDP2025-049	8,036.25
57667	COAST RIDGE ECOLOGY	03/12/2026	REPORTING 145 & 165 FEB 1-28, 2026 PDP2025-049	8,036.25
57667	COAST RIDGE ECOLOGY	03/12/2026	REPORTING 145 & 165 FEB 1-28, 2026 PDP2025-049	8,036.25-
57667	COAST RIDGE ECOLOGY	03/12/2026	FIELD SURVEYS-165 FEB 1-28, 2026 PDP-23-064	412.50
57667	COAST RIDGE ECOLOGY	03/12/2026	FIELD SURVEYS-165 FEB 1-28, 2026 PDP-23-064	412.50
57667	COAST RIDGE ECOLOGY	03/12/2026	REPORTING 145 FEB 1-28, 2026 PDP-23-064	3,697.50
57667	COAST RIDGE ECOLOGY	03/12/2026	FIELD SURVEYS-145 FEB 1-28, 2026 PDP-23-064	3,697.50
57667	COAST RIDGE ECOLOGY	03/12/2026	FIELD SURVEYS-145 FEB 1-28, 2026 PDP-23-064	3,697.50-
57667	COAST RIDGE ECOLOGY	03/12/2026	FIELD SURVEYS-165 FEB 1-28, 2026 PDP-23-064	412.50-

Total COAST RIDGE ECOLOGY:				12,146.25
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COASTSIDE COUNTY WATER DISTRICT

57725	COASTSIDE COUNTY WATER DISTRICT	03/26/2026	501 MAIN ST	98.46
57725	COASTSIDE COUNTY WATER DISTRICT	03/26/2026	501 MAIN ST _DC	48.45
57725	COASTSIDE COUNTY WATER DISTRICT	03/26/2026	CITY OF HMB/COAST. COMM. SENIOR CNTR.	48.45
57725	COASTSIDE COUNTY WATER DISTRICT	03/26/2026	503 JOHNSTON ST	60.44
57725	COASTSIDE COUNTY WATER DISTRICT	03/26/2026	MEDIAN STRIP/HWY ONE # IRRIGATION	41.43
57725	COASTSIDE COUNTY WATER DISTRICT	03/26/2026	723 MILL ST # IRRIGATION	41.43
57725	COASTSIDE COUNTY WATER DISTRICT	03/26/2026	FERNANDES PARK/MAIN ST # IRRIGATION	41.43
57725	COASTSIDE COUNTY WATER DISTRICT	03/26/2026	555 KELLY AVE	41.43
57725	COASTSIDE COUNTY WATER DISTRICT	03/26/2026	1310 LORYN LN # IRRIGATION	212.52
57725	COASTSIDE COUNTY WATER DISTRICT	03/26/2026	461 OAK AVE	41.43
57725	COASTSIDE COUNTY WATER DISTRICT	03/26/2026	535 KELLY AVE	146.96
57725	COASTSIDE COUNTY WATER DISTRICT	03/26/2026	537 KELLY AVE	171.65
57725	COASTSIDE COUNTY WATER DISTRICT	03/26/2026	201 WAVECREST RD	286.74
57725	COASTSIDE COUNTY WATER DISTRICT	03/26/2026	HIGGINS CYN RD	174.50
57725	COASTSIDE COUNTY WATER DISTRICT	03/26/2026	529 RUISSEAU FRANCAIS AVE # IRRIGATION	170.74
57725	COASTSIDE COUNTY WATER DISTRICT	03/26/2026	627 ALSACE LORAIN AVE	193.51
57725	COASTSIDE COUNTY WATER DISTRICT	03/26/2026	502 MAIN ST	193.51
57725	COASTSIDE COUNTY WATER DISTRICT	03/26/2026	MAIN& HWY 1 # IRRIGATION	41.43
57725	COASTSIDE COUNTY WATER DISTRICT	03/26/2026	HWY 92 MEDIAN # WEST IRRIG	41.43
57725	COASTSIDE COUNTY WATER DISTRICT	03/26/2026	HWY 92 MEDIAN # EAST IRRIG	41.43
57725	COASTSIDE COUNTY WATER DISTRICT	03/26/2026	620 CORREAS/LIBRARY	493.91
57725	COASTSIDE COUNTY WATER DISTRICT	03/26/2026	620 CORREAS/LIBRARY #DC	123.41
57725	COASTSIDE COUNTY WATER DISTRICT	03/26/2026	620 CORREAS/LIBRARY # IRRIGATION	89.93
57725	COASTSIDE COUNTY WATER DISTRICT	03/26/2026	10 STONE PINE TD # IRRIGATION	246.78
57725	COASTSIDE COUNTY WATER DISTRICT	03/26/2026	880 STONE PINE RD #COMM	324.76
57725	COASTSIDE COUNTY WATER DISTRICT	03/26/2026	HYDRANT METER	131.37
57725	COASTSIDE COUNTY WATER DISTRICT	03/26/2026	LIFT STATI FAIRWAY DR	41.43

Total COASTSIDE COUNTY WATER DISTRICT: 3,588.96

COASTSIDE PRINTERS

57698	COASTSIDE PRINTERS	03/19/2026	CERTIFICATE OF OCCUPATION	318.65
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Total COASTSIDE PRINTERS: 318.65

COLANTUONO HIGHSMITH WHATLEY PC

57726	COLANTUONO HIGHSMITH WHATLEY PC	03/26/2026	FEB '26 LEGAL SERVICES-SAM	9,032.75
57726	COLANTUONO HIGHSMITH WHATLEY PC	03/26/2026	FEB '26 LEGAL SERVICES-SAM	482.45
57726	COLANTUONO HIGHSMITH WHATLEY PC	03/26/2026	FEB '26 LEGAL SERVICES-SAM	7.69

Total COLANTUONO HIGHSMITH WHATLEY PC: 9,522.89

CORODATA RECORDS MANAGEMENT INC

57699 CORODATA RECORDS MANAGEMENT INC 03/19/2026 FEB '26 RECORDS MANAGEMENT 515.40

Total CORODATA RECORDS MANAGEMENT INC: 515.40

County of San Mateo

57668 County of San Mateo 03/12/2026 SB 1383 PROCUREMENT PROGRAM, COUNTY POOLS FUNDING FROM PARTICIPATING CITITES & WORK 24,280.25

Total County of San Mateo: 24,280.25

COUNTY OF SAN MATEO

57700 COUNTY OF SAN MATEO 03/19/2026 FEB '26 MICROWAVE MUX DSO 82.25

57727 COUNTY OF SAN MATEO 03/26/2026 PARTIAL IGP OFFSITE EXPENDITURES - STONE PINE COVE 383,121.23

Total COUNTY OF SAN MATEO: 383,203.48

CRUZIO INTERNET

57669 CRUZIO INTERNET 03/12/2026 INTERNET SERVICE 24.95

Total CRUZIO INTERNET: 24.95

DAILY JOURNAL

57685 SAN MATEO DAILY JOURNAL 03/12/2026 FINANCE CHARGES FOR INV 16393 20.16

57685 SAN MATEO DAILY JOURNAL 03/12/2026 FINANCE CHARGES FOR INV 16393 20.16

57685 SAN MATEO DAILY JOURNAL 03/12/2026 FINANCE CHARGES FOR INV 16393 20.16-

57685 SAN MATEO DAILY JOURNAL 03/12/2026 FINANCE CHARGES FOR INV 16393 20.56

57685 SAN MATEO DAILY JOURNAL 03/12/2026 FINANCE CHARGES FOR INV 16393 20.56

57685 SAN MATEO DAILY JOURNAL 03/12/2026 FINANCE CHARGES FOR INV 16393 20.56-

57685 SAN MATEO DAILY JOURNAL 03/12/2026 FINANCE CHARGES FOR INV 16393 20.56

57685 SAN MATEO DAILY JOURNAL 03/12/2026 FINANCE CHARGES FOR INV 16393 20.56

57685 SAN MATEO DAILY JOURNAL 03/12/2026 FINANCE CHARGES FOR INV 16393 20.56-

57685 SAN MATEO DAILY JOURNAL 03/12/2026 ADVERTISING PUBLIC NOTICE MDA-24-028 1,008.00

57685 SAN MATEO DAILY JOURNAL 03/12/2026 ADVERTISING PUBLIC NOTICE MDA-24-028 1,008.00

57685 SAN MATEO DAILY JOURNAL 03/12/2026 ADVERTISING PUBLIC NOTICE MDA-24-028 1,008.00-

57715 SAN MATEO DAILY JOURNAL 03/19/2026 ADVERTISING PUBLIC NOTICE PDP-24-039 648.00

57715 SAN MATEO DAILY JOURNAL 03/19/2026 ADVERTISING PUBLIC NOTICE PDP-24-039 648.00

57715 SAN MATEO DAILY JOURNAL 03/19/2026 ADVERTISING PUBLIC NOTICE PDP-24-039 648.00-

Total DAILY JOURNAL: 1,717.28

DEL GAVIO GROUP

57701 DEL GAVIO GROUP 03/19/2026 FLOOR PLANS FOR NEW OFFICES 4,773.95

Total DEL GAVIO GROUP:			<u>4,773.95</u>
ESTEFANIA VILLALOBOS			
57728	ESTEFANIA VILLALOBOS	03/26/2026 DEPOSIT REFUND 03/23/26 GRAND OAK	500.00
Total ESTEFANIA VILLALOBOS:			<u>500.00</u>
FLOWBIRD AMERICA INC.			
57670	FLOWBIRD AMERICA INC.	03/12/2026 APP TRANSACTION FEE FEB '26	130.20
57670	FLOWBIRD AMERICA INC.	03/12/2026 FEB'26 MAINT SERVICE	124.00
Total FLOWBIRD AMERICA INC.:			<u>254.20</u>
FLYERS ENERGY LLC			
57671	FLYERS ENERGY, LLC	03/12/2026 FEB '26 FUEL	2,037.19
Total FLYERS ENERGY LLC:			<u>2,037.19</u>
GONZALEZ CONSTRUCTION			
57702	GONZALEZ CONSTRUCTION	03/19/2026 REPAIR GUTTER	2,485.00
Total GONZALEZ CONSTRUCTION:			<u>2,485.00</u>
GOOD CITY COMPANY			
57703	GOOD CITY COMPANY	03/19/2026 FY 25/26 ASSISTANT PLANNER SERVICES AS NEEDED	1,505.00
57703	GOOD CITY COMPANY	03/19/2026 ASSISTANT PLANNER SERVICES PDP-26-005	630.00
57703	GOOD CITY COMPANY	03/19/2026 ASSISTANT PLANNER SERVICES PDP-26-005	630.00
57703	GOOD CITY COMPANY	03/19/2026 ASSISTANT PLANNER SERVICES PDP-26-005	630.00
57703	GOOD CITY COMPANY	03/19/2026 ASSISTANT PLANNER SERVICES PDP-26-003	490.00
57703	GOOD CITY COMPANY	03/19/2026 ASSISTANT PLANNER SERVICES PDP-26-003	490.00
57703	GOOD CITY COMPANY	03/19/2026 ASSISTANT PLANNER SERVICES PDP-25-059	175.00
57703	GOOD CITY COMPANY	03/19/2026 ASSISTANT PLANNER SERVICES PDP-26-010	35.00
57703	GOOD CITY COMPANY	03/19/2026 ASSISTANT PLANNER SERVICES PDP-26-010	35.00
57703	GOOD CITY COMPANY	03/19/2026 ASSISTANT PLANNER SERVICES PDP-26-010	35.00
57703	GOOD CITY COMPANY	03/19/2026 ASSISTANT PLANNER SERVICES PDP-26-003	490.00
57703	GOOD CITY COMPANY	03/19/2026 ASSISTANT PLANNER SERVICES PDP-24-054	70.00
57703	GOOD CITY COMPANY	03/19/2026 ASSISTANT PLANNER SERVICES PDP-24-054	70.00
57703	GOOD CITY COMPANY	03/19/2026 ASSISTANT PLANNER SERVICES PDP-24-054	70.00
57703	GOOD CITY COMPANY	03/19/2026 ASSISTANT PLANNER SERVICES PDP-25-059	175.00
57703	GOOD CITY COMPANY	03/19/2026 ASSISTANT PLANNER SERVICES PDP-25-059	175.00

Total GOOD CITY COMPANY:			2,905.00
GRANICUS LLC			
57704	GRANICUS LLC	03/19/2026 JAN '26, GRANICUS SERVICE	651.56
57704	GRANICUS LLC	03/19/2026 FEB '26, GRANICUS SERVICE	651.56
Total GRANICUS LLC:			1,303.12
Greg Larson			
57705	Greg Larson	03/19/2026 2025 CITY MNGR EVALUATION PROCESS	17,500.00
Total Greg Larson:			17,500.00
HALF MOON BAY BUILDING & GARDEN			
57672	HALF MOON BAY BUILDING & GARDEN	03/12/2026 RECYCLE BASE ROCK	96.24
57672	HALF MOON BAY BUILDING & GARDEN	03/12/2026 RECYCLE BASE ROCK	92.56
57672	HALF MOON BAY BUILDING & GARDEN	03/12/2026 RECYCLE BASE ROCK	98.54
57706	HALF MOON BAY BUILDING & GARDEN	03/19/2026 50LBS FAST SET CONCRETE	12.02
Total HALF MOON BAY BUILDING & GARDEN:			299.36
HALF MOON BAY GRADING & PAVING INC.			
57639	HALF MOON BAY GRADING & PAVING INC.	03/05/2026 CONCRETE WORK AT 546 TERRACE AVE	3,000.00
57729	HALF MOON BAY GRADING & PAVING INC.	03/26/2026 VENICE BEACH- WATER & GRAD ROAD	13,179.36
Total HALF MOON BAY GRADING & PAVING INC.:			16,179.36
HDL SOFTWARE LLC			
57640	HDL SOFTWARE LLC	03/05/2026 FY 25/26 HDL TOT AND BL ADMINISTRATION	3,689.41
Total HDL SOFTWARE LLC:			3,689.41
HMB COASTSIDE CHAMBER OF COMMERCE			
57673	HMB COASTSIDE CHAMBER	03/12/2026 DEC '25 BID	15,706.00
57673	HMB COASTSIDE CHAMBER	03/12/2026 DEC '25 BID OOC	6,314.00
Total HMB COASTSIDE CHAMBER OF COMMERCE:			22,020.00
HUE & CRY SECURITY SYSTEMS INC.			
57674	HUE & CRY SECURITY SYSTEMS INC.	03/12/2026 APR '26 SECURITY SERVICE	197.77
57674	HUE & CRY SECURITY SYSTEMS INC.	03/12/2026 APR '26 SECURITY SERVICE	80.00
57674	HUE & CRY SECURITY SYSTEMS INC.	03/12/2026 APR '26 SECURITY SERVICE	415.71

Total HUE & CRY SECURITY SYSTEMS INC.:			693.48
INFINITY TECHNOLOGIES			
57675	INFINITY TECHNOLOGIES	03/12/2026 PROVIDE AS-NEEDED GIS SUPPORT	4,572.50
Total INFINITY TECHNOLOGIES:			4,572.50
JENNIFER REILEY			
57641	JENNIFER REILEY	03/05/2026 INSTRUCTOR-INTRO TO K+ DOG TRAINING CLASSS 02/12, 02/19, 02/26	756.00
Total JENNIFER REILEY:			756.00
JT GRAPHICS			
57730	JT GRAPHICS	03/26/2026 TRUCK VAN GRAPICS DIGITAL PRINT	4,567.14
Total JT GRAPHICS:			4,567.14
JUSTINE CABLE			
57676	JUSTINE CABLE	03/12/2026 DEPOSIT REFUND-MANZANITA ROOM	200.00
Total JUSTINE CABLE:			200.00
KARLAS JANITORIAL & SUPPLIERS, LLC			
57677	KARLAS JANITORIAL & SUPPLIERS, LLC	03/12/2026 FY 25/26 JANITORIAL SERVICES	16,638.50
Total KARLAS JANITORIAL & SUPPLIERS, LLC:			16,638.50
KENDALL MORIARTY			
57642	KENDALL MORIARTY	03/05/2026 DEPOSIT REFUND TRAIN DEPOT 03/01/26	500.00
Total KENDALL MORIARTY:			500.00
LACO ASSOCIATES			
57643	LACO ASSOCIATES	03/05/2026 GENERAL RESEARCH ON-CALL GRANT WRITING AND SUPPORT; APPLICATION, FACILITATION, AND COO	845.00
57707	LACO ASSOCIATES	03/19/2026 GENERAL RESEARCH ON-CALL GRANT WRITING AND SUPPORT; APPLICATION, FACILITATION, AND COO	2,172.50
Total LACO ASSOCIATES:			3,017.50
LAURA CAMODECA			
57731	LAURA CAMODECA	03/26/2026 INSTRUCTOR - MOCK ODOR TEST	420.00
57731	LAURA CAMODECA	03/26/2026 INSTRUCTOR - CONTINUING ODOR	630.00
57731	LAURA CAMODECA	03/26/2026 INSTRUCTOR - INTRO TO ODOR	630.00

57731	LAURA CAMODECA	03/26/2026	INSTRUCTOR - CONTINUING ODOR ADVANCED	525.00
Total LAURA CAMODECA:				2,205.00
LAURA L. BECKER				
57644	LAURA L. BECKER	03/05/2026	INSTRUCTOR PAYMENT- ZUMBA FEB '26	846.50
Total LAURA L. BECKER:				846.50
LORAL LANDSCAPING INC.				
57678	LORAL LANDSCAPING INC.	03/12/2026	FY 25/26 MEDIAN MAINTENANCE	4,297.00
Total LORAL LANDSCAPING INC.:				4,297.00
MARIA JOSE ALVARADO LUNA				
57645	MARIA JOSE ALVARADO LUNA	03/05/2026	EVENT SUPPLIES, MAILBOXES, YARN	21.61
57645	MARIA JOSE ALVARADO LUNA	03/05/2026	EVENT SUPPLIES, MAILBOXES	10.76
57645	MARIA JOSE ALVARADO LUNA	03/05/2026	EVENT FRUIT & BEVERAGES	30.30
Total MARIA JOSE ALVARADO LUNA:				62.67
MARK HOFMANN				
57679	MARK HOFMANN	03/12/2026	INSTRUCTOR-PICKLEBALL - EMERGING INTERMEDIATE MINI 03/06	182.00
57708	MARK HOFMANN	03/19/2026	INSTRUCTOR-PICKLEBALL-02/15 INTERMEDIATE FULL INDIVIDUAL MEMBERS	175.00
57708	MARK HOFMANN	03/19/2026	INSTRUCTOR-PICKLEBALL- 02/08 ADV. BEGINNER FULL	175.00
57732	MARK HOFMANN	03/26/2026	INSTRUCTOR-PICKLEBALL- 3/22 BEGINNER MINI	238.00
Total MARK HOFMANN:				770.00
METROPOLITAN PLANNING GROUP				
57680	M-GROUP	03/12/2026	FY 25/26 STAFFING PLANNING, AND GIS MAPPING SERVICES	12,841.50
Total METROPOLITAN PLANNING GROUP:				12,841.50
NICOLAS LASZKIEWICZ				
57681	NICHOLAS TRANSLATIONS & INTERPRETATIONS	03/12/2026	FEB '26 TRANSLATION SERVICES	808.00
Total NICOLAS LASZKIEWICZ:				808.00
OFFICE DEPOT				
57709	ODP BUSINESS SOLUTIONS, LLC	03/19/2026	PRINTER PAPER	163.13

Total OFFICE DEPOT:			163.13	
P.F. PETTIBONE & CO.				
57733	P.F. PETTIBONE & CO.	03/26/2026	XEROGRAPHIC B.W. MINUTE BOOK PAPER	437.50
Total P.F. PETTIBONE & CO.:			437.50	
PACIFIC COAST SALES & SERVICE INC				
57710	PACIFIC COAST TRANE	03/19/2026	WINDOW INVESTIGATION-LIBRARY	4,740.00
57710	PACIFIC COAST TRANE	03/19/2026	TROUBLESHOOTING COMM ISSUES-LIBRARY	1,270.00
Total PACIFIC COAST SALES & SERVICE INC:			6,010.00	
PACIFIC GAS & ELECTRIC				
57646	PACIFIC GAS & ELECTRIC	03/05/2026	INSTALL TRAFFIC CONTROLLER SERVICE POINT AND/OR CIRCUIT	1,490.86
57734	PACIFIC GAS & ELECTRIC	03/26/2026	401 SEYMOUR ST	52.85
57734	PACIFIC GAS & ELECTRIC	03/26/2026	401 SEYMOUR ST	123.31
57734	PACIFIC GAS & ELECTRIC	03/26/2026	SMITH FIELD	187.09
57734	PACIFIC GAS & ELECTRIC	03/26/2026	SMITH FIELD SNACK BAR	196.69
57734	PACIFIC GAS & ELECTRIC	03/26/2026	CORREASEV CHARGES	1,360.52
57734	PACIFIC GAS & ELECTRIC	03/26/2026	DUTRA PARK	92.50
57734	PACIFIC GAS & ELECTRIC	03/26/2026	CITY OF HMB 501 MAIN ST A	8.11
57734	PACIFIC GAS & ELECTRIC	03/26/2026	PACIFIC RIDGE LIGHT POLES	51.68
57734	PACIFIC GAS & ELECTRIC	03/26/2026	PILARCITOS CREEK BRIDGE	110.10
57734	PACIFIC GAS & ELECTRIC	03/26/2026	MOON SCULPTURE SPOTLIGHTS	14.39
57734	PACIFIC GAS & ELECTRIC	03/26/2026	MOON SCULPTURE SPOTLIGHTS	33.58
57734	PACIFIC GAS & ELECTRIC	03/26/2026	FERNANDEZ PARK	9.88
57734	PACIFIC GAS & ELECTRIC	03/26/2026	CITY HALL BUILDING	2,773.88
57734	PACIFIC GAS & ELECTRIC	03/26/2026	10 STONE PINE RD - CARTER PARK	176.16
57734	PACIFIC GAS & ELECTRIC	03/26/2026	MAINTENANCE YARD OFFICE-ELECTRIC	189.68
57734	PACIFIC GAS & ELECTRIC	03/26/2026	CITY OF HMB/STREET LIGHTS	4,940.02
57734	PACIFIC GAS & ELECTRIC	03/26/2026	PELICAN POINT LIFT STATION	259.82
57734	PACIFIC GAS & ELECTRIC	03/26/2026	STREETLIGHT PROJECT	531.67
57734	PACIFIC GAS & ELECTRIC	03/26/2026	BELL MOON LIFT STATION	29.84
57734	PACIFIC GAS & ELECTRIC	03/26/2026	OCEAN VIEW PARK	20.80
57734	PACIFIC GAS & ELECTRIC	03/26/2026	OCEAN COLONY PARTNERS/OCP LIFT STATEION	1,106.20
57734	PACIFIC GAS & ELECTRIC	03/26/2026	DOWNTOWN ST TREE LIGHTS NORTH HOOK-UP @ 700 MILL ST	1,204.88
57734	PACIFIC GAS & ELECTRIC	03/26/2026	HWY 1 & MIRAMONTES TRAFFIC SIGNAL	88.87
57734	PACIFIC GAS & ELECTRIC	03/26/2026	LIBRARY ELECTRICITY ONLY	5,207.93
57734	PACIFIC GAS & ELECTRIC	03/26/2026	555 KELLY ST	28.58
57734	PACIFIC GAS & ELECTRIC	03/26/2026	HWY 1 & MIRAMONTES LIGHTING	37.65
57734	PACIFIC GAS & ELECTRIC	03/26/2026	HWY 1 & MIRAMONTES LIGHTING	87.84

57734	PACIFIC GAS & ELECTRIC	03/26/2026	HWY 1 & FAIRWAY LIGHTING	44.28
57734	PACIFIC GAS & ELECTRIC	03/26/2026	HWY 1 & FAIRWAY LIGHTING	103.32
57734	PACIFIC GAS & ELECTRIC	03/26/2026	SHERIFF SUB-STATION	3,450.10
57734	PACIFIC GAS & ELECTRIC	03/26/2026	COMMUNITY CENTER	1,971.11
57734	PACIFIC GAS & ELECTRIC	03/26/2026	TRAIN DEPOT RSTMS	172.21
57734	PACIFIC GAS & ELECTRIC	03/26/2026	NW HWY 1 & MAIN ST	143.07
57734	PACIFIC GAS & ELECTRIC	03/26/2026	DOWNTOWN ST TREE LIGHTS SOUTH HOOK-UP@ 650 MIRAMONTES	1,006.27
57734	PACIFIC GAS & ELECTRIC	03/26/2026	PILARCITOS CREEK UNDERPASS	29.35
Total PACIFIC GAS & ELECTRIC:				<u>27,335.09</u>
PHILS TIRE & AUTO CARE INC				
57711	PHILS TIRE & AUTO CARE INC	03/19/2026	2016 FORD F-250 SUPER DUTY VEH SERVICE	127.07
57711	PHILS TIRE & AUTO CARE INC	03/19/2026	2016 FORD F-250 SUPER DUTY VEH SERVICE	394.53
Total PHILS TIRE & AUTO CARE INC:				<u>521.60</u>
PRINCETON WELDING				
57683	PRINCETON WELDING	03/12/2026	CAST IRON BELL FRAME FOR TRUCK	270.00
Total PRINCETON WELDING:				<u>270.00</u>
PUBLIC PARKING ASSOCIATES INC				
57712	PUBLIC PARKING ASSOCIATES INC	03/19/2026	MAINTENANCE SERVICE	395.00
Total PUBLIC PARKING ASSOCIATES INC:				<u>395.00</u>
QUADIENT FINANCE USA, INC				
57647	QUADIENT FINANCE USA, INC	03/05/2026	FY 25/26 QUADIENT LEASE & POSTAGE	497.00
Total QUADIENT FINANCE USA, INC:				<u>497.00</u>
RENTOKIL NORTH AMERICA INC				
57690	WESTERN EXTERMINATOR COMPANY	03/12/2026	FY 25/26 EXTERMINATOR SERVICES	1,908.54
Total RENTOKIL NORTH AMERICA INC:				<u>1,908.54</u>
RH BORDEN AND COMPANY LLC				
57648	RH BORDEN AND COMPANY	03/05/2026	MAJOR BASIN STORMWATER INFLOW AND INFILTRATION (I&I) STUDY	5,546.00
Total RH BORDEN AND COMPANY LLC:				<u>5,546.00</u>

RINGCENTRAL INC

57649	RINGCENTRAL INC.	03/05/2026	PHONE SERVICES MAR '26	2,339.39
Total RINGCENTRAL INC:				2,339.39

ROBERT HALF

57684	ROBERT HALF	03/12/2026	GIJON, LYNN 02/27/26	1,737.60
57684	ROBERT HALF	03/12/2026	COLLETT,DIANNA 02/27/26	494.73
57684	ROBERT HALF	03/12/2026	COLLETT,DIANNA 02/27/26	494.73
57684	ROBERT HALF	03/12/2026	VANCE, AMANDA 03/06/2026	1,800.00
57684	ROBERT HALF	03/12/2026	GIJON, LYNN 03/06/26	1,737.60
57684	ROBERT HALF	03/12/2026	COLLETT,DIANNA 03/06/26	659.64
57684	ROBERT HALF	03/12/2026	COLLETT,DIANNA 03/06/26	659.64
57735	ROBERT HALF	03/26/2026	GIJON, LYNN 03/13/26	1,737.60
57735	ROBERT HALF	03/26/2026	COLLETT,DIANNA 03/13/26	494.73
57735	ROBERT HALF	03/26/2026	COLLETT,DIANNA 03/13/26	494.73
57735	ROBERT HALF	03/26/2026	VANCE, AMANDA 03/13/2026	1,811.25
57735	ROBERT HALF	03/26/2026	VANCE, AMANDA 03/20/2026	1,968.75
Total ROBERT HALF:				14,091.00

Rose Bennington

57713	Rose Bennington	03/19/2026	DEPOSIT REFUND-OAK ROOM 02/06/26	300.00
Total Rose Bennington:				300.00

RUDOLF A. HAAS

57650	RUDOLF A. HAAS	03/05/2026	INSTRUCTOR PAYMENT-TAI CHI FEB 26'	189.00
Total RUDOLF A. HAAS:				189.00

SAN MATEO COUNTY SHERIFF'S OFFICE

57714	SAN MATEO COUNTY SHERIFF'S OFFICE	03/19/2026	SMC SHERIFF SERVICES	1,660,943.25
57714	SAN MATEO COUNTY SHERIFF'S OFFICE	03/19/2026	UAAL CREDIT	211,329.25-
57714	SAN MATEO COUNTY SHERIFF'S OFFICE	03/19/2026	SMC SHERIFF SERVICES	1,660,943.25
57714	SAN MATEO COUNTY SHERIFF'S OFFICE	03/19/2026	UAAL CREDIT	211,329.25-
57714	SAN MATEO COUNTY SHERIFF'S OFFICE	03/19/2026	SMC SHERIFF SERVICES	1,660,943.25
57714	SAN MATEO COUNTY SHERIFF'S OFFICE	03/19/2026	UAAL CREDIT	211,329.25-
Total SAN MATEO COUNTY SHERIFF'S OFFICE:				4,348,842.00

SEWER AUTHORITY MID-COASTSIDE

57716	SEWER AUTHORITY MID-COASTSIDE	03/19/2026	GENERAL OPERATIONS AND MAINTENANCE BUDGET FOR FY 25/26 (\$5,989,200), PLUS AN ADDITIONA	499,100.00
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57716	SEWER AUTHORITY MID-COASTSIDE	03/19/2026	SEWER COLLECTION SYSTEM CLEANING, MAINTENANCE, AND RELATED SERVICES FY 25/26	19,472.08
Total SEWER AUTHORITY MID-COASTSIDE:				518,572.08
SHARP ELECTRONICS CORPORATION				
57717	SHARP ELECTRONICS CORPORATION	03/19/2026	PRINTER LEASE- 48 MONTHS	791.73
Total SHARP ELECTRONICS CORPORATION:				791.73
SHUTE MIHALY & WEINBERGER LLP				
57736	SHUTE MIHALY & WEINBERGER, LLP	03/26/2026	LEGAL EXPENSES	843.20
57736	SHUTE MIHALY & WEINBERGER, LLP	03/26/2026	LEGAL EXPENSES	724.10
57736	SHUTE MIHALY & WEINBERGER, LLP	03/26/2026	LEGAL EXPENSES	12,905.12
57736	SHUTE MIHALY & WEINBERGER, LLP	03/26/2026	LEGAL EXPENSES	308.00
57736	SHUTE MIHALY & WEINBERGER, LLP	03/26/2026	LEGAL EXPENSES	67.40
57736	SHUTE MIHALY & WEINBERGER, LLP	03/26/2026	LEGAL EXPENSES	4,369.18
57736	SHUTE MIHALY & WEINBERGER, LLP	03/26/2026	LEGAL EXPENSES	252.60
Total SHUTE MIHALY & WEINBERGER LLP:				19,469.60
SMCO PUBLIC SAFETY COMMUNICATIONS				
57651	SMCO PUBLIC SAFETY COMMUNICATIONS	03/05/2026	FY 25/26 911 DISPATCH SERVICES	199,251.75
57651	SMCO PUBLIC SAFETY COMMUNICATIONS	03/05/2026	FY 25/26 911 DISPATCH SERVICES	199,251.75
Total SMCO PUBLIC SAFETY COMMUNICATIONS:				398,503.50
SONRISAS COMMUNITY DENTAL CLINIC				
57652	SONRISAS COMMUNITY DENTAL CLINIC	03/05/2026	CSFA FUNDING AGREEMENT FOR SONRISAS DENATL FOR FY2025-26	16,667.00
Total SONRISAS COMMUNITY DENTAL CLINIC:				16,667.00
STAR ELEVATOR INC				
57653	STAR ELEVATOR INC	03/05/2026	REPLACE FAILED EARTHQUAKE DEVICE ON ELEVATOR	5,660.52
57686	STAR ELEVATOR INC	03/12/2026	MAR '26 ELEVATOR MAINTENANCE	520.00
Total STAR ELEVATOR INC:				6,180.52
SWCA INCORPORATED				
57654	SWCA INCORPORATED	03/05/2026	ON-CALL/AS-NEEDED ENVIRONMENTAL AND BIOLOGICAL SERVICES	1,315.25
Total SWCA INCORPORATED:				1,315.25

THE GRAPHIC WORKS

57718	THE GRAPHIC WORKS	03/19/2026	MAIN ST BANNER POLE DESIGNS	322.67
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Total THE GRAPHIC WORKS:				322.67
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TIM OLDHAM

57687	TIM OLDHAM	03/12/2026	ORCHESTRA CLASS REFUND MINUS \$10.00 DROP FEE	70.00
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Total TIM OLDHAM:				70.00
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T-MOBILE USA INC.

57655	T-MOBILE	03/05/2026	ACCT 997385192 FEB '26	394.83
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Total T-MOBILE USA INC.:				394.83
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TRISTAN KELLER

57656	TRISTAN KELLER	03/05/2026	SKATEBOARD PRIVATE LESSONS-JACKSON HOLLARS & WESLEY FULLERTON	220.50
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57688	TRISTAN KELLER	03/12/2026	SKATEBOARD PRIVATE LESSONS-JACKSON HOLLARS & MACKENZIE WILSON	203.00
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57688	TRISTAN KELLER	03/12/2026	SKATEBOARD CLASS- BUILD-A-BOARD, PRIVATE LESSONS	126.00
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57737	TRISTAN KELLER	03/26/2026	INSTRUCTOR-SKATEBOARDING GROUP LESSONS	301.50
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Total TRISTAN KELLER:				851.00
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VAYA CONSULTING, LLC.

57719	VAYA CONSULTING, LLC.	03/19/2026	HUMAN RESOURCES CONSULTING	1,750.00
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Total VAYA CONSULTING, LLC.:				1,750.00
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VESTIS GROUP INC

57657	VESTIS	03/05/2026	MATS - CITY HALL	198.99
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57657	VESTIS	03/05/2026	MATS - PUBLIC LIBRARY	127.53
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57689	VESTIS	03/12/2026	MATS - CITY HALL	198.99
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57689	VESTIS	03/12/2026	MATS - PUBLIC LIBRARY	127.53
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57720	VESTIS	03/19/2026	MATS - CITY HALL	198.99
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57720	VESTIS	03/19/2026	MATS - PUBLIC LIBRARY	127.53
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Total VESTIS GROUP INC:				979.56
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VICTOR HERNANDEZ

57682	ON POINT LANGUAGE SOLUTIONS LLC	03/12/2026	FEB '26 TRANSLATION SERVICES	2,471.25
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Total VICTOR HERNANDEZ:				2,471.25
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WAXIE'S ENTERPRISES, LLC, A BRADYPLUS CO

57658	WAXIE SANITARY SUPPLY	03/05/2026	SUPPLIES	82.67
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Total WAXIE'S ENTERPRISES, LLC, A BRADYPLUS CO:				82.67
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WELLS FARGO

57660	WELLS FARGO	03/05/2026	STAFF HOLIDAY PARTY	82.05-
57660	WELLS FARGO	03/05/2026	STAFF HOLIDAY PARTY	82.05
57660	WELLS FARGO	03/05/2026	SERVICE WORK FOR TRUCK	133.90-
57660	WELLS FARGO	03/05/2026	SERVICE WORK FOR TRUCK	66.95-
57660	WELLS FARGO	03/05/2026	COFFEE	85.37-
57660	WELLS FARGO	03/05/2026	PHOTO CELLS	152.40-
57660	WELLS FARGO	03/05/2026	SERVICE WORK FOR TRUCK	133.90
57660	WELLS FARGO	03/05/2026	SERVICE WORK FOR TRUCK	66.95
57660	WELLS FARGO	03/05/2026	COFFEE	85.37
57660	WELLS FARGO	03/05/2026	PHOTO CELLS	152.40
57660	WELLS FARGO	03/05/2026	CA DMV REPLACEMENT TITLE	27.00-
57660	WELLS FARGO	03/05/2026	DMV DREDIT CARD FEE	.54-
57660	WELLS FARGO	03/05/2026	COMPUTER MOUSE	37.35-
57660	WELLS FARGO	03/05/2026	SM CO ENVIRONMENTAL HEALTH SERVICES WELL CAP PERMIT	2,288.00-
57660	WELLS FARGO	03/05/2026	IRRIGATION SERVICE	218.25-
57660	WELLS FARGO	03/05/2026	PILOT INSTITUTE PART 107 TRAINING	174.70-
57660	WELLS FARGO	03/05/2026	PILOT INSTITUTE PART 107 TRAINING	174.70
57660	WELLS FARGO	03/05/2026	LESLIE'S OFFCE FURNITURE	5,167.47
57660	WELLS FARGO	03/05/2026	LESLIE'S OFFCE FURNITURE	5,167.47-
57660	WELLS FARGO	03/05/2026	CA DMV REPLACEMENT TITLE	27.00
57660	WELLS FARGO	03/05/2026	DMV DREDIT CARD FEE	.54
57660	WELLS FARGO	03/05/2026	COMPUTER MOUSE	37.35
57660	WELLS FARGO	03/05/2026	SM CO ENVIRONMENTAL HEALTH SERVICES WELL CAP PERMIT	2,288.00
57660	WELLS FARGO	03/05/2026	IRRIGATION SERVICE	218.25
57660	WELLS FARGO	03/05/2026	INT'L CODE COUNCIL TRAINING	480.00-
57660	WELLS FARGO	03/05/2026	TRAINING	38.17-
57660	WELLS FARGO	03/05/2026	TRAINING	109.36-
57660	WELLS FARGO	03/05/2026	TRAINING	152.02-
57660	WELLS FARGO	03/05/2026	TRAINING	10.13-
57660	WELLS FARGO	03/05/2026	MANHOLE HOOK	113.72-
57660	WELLS FARGO	03/05/2026	MANHOLE HOOK	113.72
57660	WELLS FARGO	03/05/2026	INT'L CODE COUNCIL CLASS	1,100.00
57660	WELLS FARGO	03/05/2026	INT'L CODE COUNCIL CLASS	1,100.00-
57660	WELLS FARGO	03/05/2026	INT'L CODE COUNCIL TRAINING	480.00
57660	WELLS FARGO	03/05/2026	TRAINING	38.17
57660	WELLS FARGO	03/05/2026	TRAINING	109.36
57660	WELLS FARGO	03/05/2026	TRAINING	152.02

57660	WELLS FARGO	03/05/2026	TRAINING	10.13
57660	WELLS FARGO	03/05/2026	COUNCILMTG EXPENSE	61.90-
57660	WELLS FARGO	03/05/2026	ZOOM SUBSCRIPTION-COUNCIL MEETINGS	343.92-
57660	WELLS FARGO	03/05/2026	SYMPATHY FLOWERS-COUNCIL MEMBER	61.18-
57660	WELLS FARGO	03/05/2026	COUNCILMTG EXPENSE	61.90
57660	WELLS FARGO	03/05/2026	ZOOM SUBSCRIPTION-COUNCIL MEETINGS	343.92
57660	WELLS FARGO	03/05/2026	SYMPATHY FLOWERS-COUNCIL MEMBER	61.18
57660	WELLS FARGO	03/05/2026	CALENDAR	30.67-
57660	WELLS FARGO	03/05/2026	WALL CALENDAR	28.56-
57660	WELLS FARGO	03/05/2026	DESK CHAIR	208.75-
57660	WELLS FARGO	03/05/2026	CALENDAR	30.67
57660	WELLS FARGO	03/05/2026	WALL CALENDAR	28.56
57660	WELLS FARGO	03/05/2026	DESK CHAIR	208.75
57660	WELLS FARGO	03/05/2026	GOOGLE WORKSPACE	24.00-
57660	WELLS FARGO	03/05/2026	COMCAST TACC INTERNET	226.23-
57660	WELLS FARGO	03/05/2026	COMCAST STONE PINE INTERNET	293.27-
57660	WELLS FARGO	03/05/2026	TAXZERONE-FORM SERVICE	8.99-
57660	WELLS FARGO	03/05/2026	NEOGOV-HIRING EXPENSES	199.00-
57660	WELLS FARGO	03/05/2026	EMPLOYEE ENGAGEMENT HOLIDAY	1,593.41-
57660	WELLS FARGO	03/05/2026	IT EQUIPMENT	1,051.27
57660	WELLS FARGO	03/05/2026	COMCAST CITY HALL INTERNET	356.82
57660	WELLS FARGO	03/05/2026	OFFICE SUPPLY	102.57
57660	WELLS FARGO	03/05/2026	CSMFO FINANCE MEMBERSHIP	155.00
57660	WELLS FARGO	03/05/2026	CSMFO FINANCE MEMBERSHIP	60.00
57660	WELLS FARGO	03/05/2026	STARLINK EOC INTERNET	65.00
57660	WELLS FARGO	03/05/2026	GOOGLE WORKSPACE	24.00
57660	WELLS FARGO	03/05/2026	COMCAST TACC INTERNET	226.23
57660	WELLS FARGO	03/05/2026	COMCAST STONE PINE INTERNET	293.27
57660	WELLS FARGO	03/05/2026	TAXZERONE-FORM SERVICE	8.99
57660	WELLS FARGO	03/05/2026	NEOGOV-HIRING EXPENSES	199.00
57660	WELLS FARGO	03/05/2026	EMPLOYEE ENGAGEMENT HOLIDAY	1,593.41
57660	WELLS FARGO	03/05/2026	IT EQUIPMENT	1,051.27-
57660	WELLS FARGO	03/05/2026	COMCAST CITY HALL INTERNET	356.82-
57660	WELLS FARGO	03/05/2026	OFFICE SUPPLY	102.57-
57660	WELLS FARGO	03/05/2026	CSMFO FINANCE MEMBERSHIP	155.00-
57660	WELLS FARGO	03/05/2026	CSMFO FINANCE MEMBERSHIP	60.00-
57660	WELLS FARGO	03/05/2026	STARLINK EOC INTERNET	65.00-
57660	WELLS FARGO	03/05/2026	SUBSCRIPTION - ZOOM	95.97-
57660	WELLS FARGO	03/05/2026	OFFICE SUPPLIES	31.20-
57660	WELLS FARGO	03/05/2026	OFFICE SUPPLIES	66.31-
57660	WELLS FARGO	03/05/2026	SUBSCRIPTION- SF CHRONICLE	19.96-
57660	WELLS FARGO	03/05/2026	OFFICE SUPPLIES	9.66-
57660	WELLS FARGO	03/05/2026	OFFICE SUPPLIES	9.66

57660	WELLS FARGO	03/05/2026	OFFICE SUPPLIES	19.77
57660	WELLS FARGO	03/05/2026	OFFICE SUPPLIES	74.72
57660	WELLS FARGO	03/05/2026	OFFICE SUPPLIES	19.77-
57660	WELLS FARGO	03/05/2026	OFFICE SUPPLIES	74.72-
57660	WELLS FARGO	03/05/2026	SUBSCRIPTION - ZOOM	95.97
57660	WELLS FARGO	03/05/2026	OFFICE SUPPLIES	31.20
57660	WELLS FARGO	03/05/2026	OFFICE SUPPLIES	66.31
57660	WELLS FARGO	03/05/2026	SUBSCRIPTION- SF CHRONICLE	19.96
57660	WELLS FARGO	03/05/2026	OFFICE SUPPLIES	141.70-
57660	WELLS FARGO	03/05/2026	PARKS & REC MEETING EXPENSES	40.97-
57660	WELLS FARGO	03/05/2026	OFFICE SUPPLY	65.44-
57660	WELLS FARGO	03/05/2026	HOLIDAY STAFF PARTIY	40.56-
57660	WELLS FARGO	03/05/2026	OFFICE SUPPLIES	5.10-
57660	WELLS FARGO	03/05/2026	OFFICE SUPPLIES	5.10
57660	WELLS FARGO	03/05/2026	HOLIDAY STAFF PARTY	36.18
57660	WELLS FARGO	03/05/2026	COMMUNICATION SUBSCRIPTION	175.00
57660	WELLS FARGO	03/05/2026	HOLIDAY STAFF PARTY	36.18-
57660	WELLS FARGO	03/05/2026	COMMUNICATION SUBSCRIPTION	175.00-
57660	WELLS FARGO	03/05/2026	OFFICE SUPPLIES	141.70
57660	WELLS FARGO	03/05/2026	PARKS & REC MEETING EXPENSES	40.97
57660	WELLS FARGO	03/05/2026	OFFICE SUPPLY	65.44
57660	WELLS FARGO	03/05/2026	HOLIDAY STAFF PARTIY	40.56
57660	WELLS FARGO	03/05/2026	ICMA MEMBERSHIP-MARIJOSE	200.00-
57660	WELLS FARGO	03/05/2026	CAPIO MEMBERSHIP-MARIJOSE	425.00-
57660	WELLS FARGO	03/05/2026	OFFICE SUPPLIES	33.10-
57660	WELLS FARGO	03/05/2026	MEETING EXPENSES	323.80-
57660	WELLS FARGO	03/05/2026	IT SUPPLIES	43.90-
57660	WELLS FARGO	03/05/2026	ICMA MEMBERSHIP-MARIJOSE	200.00
57660	WELLS FARGO	03/05/2026	CAPIO MEMBERSHIP-MARIJOSE	425.00
57660	WELLS FARGO	03/05/2026	OFFICE SUPPLIES	33.10
57660	WELLS FARGO	03/05/2026	MEETING EXPENSES	323.80
57660	WELLS FARGO	03/05/2026	IT SUPPLIES	43.90
57660	WELLS FARGO	03/05/2026	SUPPLIES	39.49-
57660	WELLS FARGO	03/05/2026	SUPPLIES	151.21-
57660	WELLS FARGO	03/05/2026	SUPPLIES	32.95-
57660	WELLS FARGO	03/05/2026	SUPPLIES	59.32-
57660	WELLS FARGO	03/05/2026	AMAZON MEMBERSHIP	16.47-
57660	WELLS FARGO	03/05/2026	SUPPLIES	23.01-
57660	WELLS FARGO	03/05/2026	SPOTIFY MEMBERSHIP	11.99
57660	WELLS FARGO	03/05/2026	EZ FACILITY MEMBERSHIP	549.00
57660	WELLS FARGO	03/05/2026	SUPPLIES	54.38
57660	WELLS FARGO	03/05/2026	SUPPLIES	87.90
57660	WELLS FARGO	03/05/2026	STAGE RENTAL	1,710.00

57660	WELLS FARGO	03/05/2026	SUPPLIES	78.26
57660	WELLS FARGO	03/05/2026	SUPPLIES	38.69
57660	WELLS FARGO	03/05/2026	SUPPLIES	3.19
57660	WELLS FARGO	03/05/2026	SUPPLIES	18.99
57660	WELLS FARGO	03/05/2026	SUPPLIES	62.41
57660	WELLS FARGO	03/05/2026	SUPPLIES	96.61
57660	WELLS FARGO	03/05/2026	FACEBOOK ADVERTISING	217.97
57660	WELLS FARGO	03/05/2026	SUPPLIES	39.49
57660	WELLS FARGO	03/05/2026	SUPPLIES	151.21
57660	WELLS FARGO	03/05/2026	SUPPLIES	32.95
57660	WELLS FARGO	03/05/2026	SUPPLIES	59.32
57660	WELLS FARGO	03/05/2026	AMAZON MEMBERSHIP	16.47
57660	WELLS FARGO	03/05/2026	SUPPLIES	23.01
57660	WELLS FARGO	03/05/2026	SPOTIFY MEMBERSHIP	11.99-
57660	WELLS FARGO	03/05/2026	EZ FACILITY MEMBERSHIP	549.00-
57660	WELLS FARGO	03/05/2026	SUPPLIES	54.38-
57660	WELLS FARGO	03/05/2026	SUPPLIES	87.90-
57660	WELLS FARGO	03/05/2026	STAGE RENTAL	1,710.00-
57660	WELLS FARGO	03/05/2026	SUPPLIES	78.26-
57660	WELLS FARGO	03/05/2026	SUPPLIES	38.69-
57660	WELLS FARGO	03/05/2026	SUPPLIES	3.19-
57660	WELLS FARGO	03/05/2026	SUPPLIES	18.99-
57660	WELLS FARGO	03/05/2026	SUPPLIES	62.41-
57660	WELLS FARGO	03/05/2026	SUPPLIES	96.61-
57660	WELLS FARGO	03/05/2026	FACEBOOK ADVERTISING	217.97-
57802	WELLS FARGO	03/04/2026	MMANC CONFERNECE HOTEL BOOKING FEE	17.99
57802	WELLS FARGO	03/04/2026	MMANC CONFERNECE- HOTEL	165.38
57802	WELLS FARGO	03/04/2026	LISTENING SESSIONS	61.90
57802	WELLS FARGO	03/04/2026	EVENT FLOWER ARRANGEMENTS	514.24
57802	WELLS FARGO	03/04/2026	RESTROOM CARTRIDGE	270.26
57802	WELLS FARGO	03/04/2026	BATTERY	203.05
57802	WELLS FARGO	03/04/2026	DRIVER DOOR GLASS	437.34
57802	WELLS FARGO	03/04/2026	TRASH BAGS	986.41
57802	WELLS FARGO	03/04/2026	TREATS- KEVIN 30 YRS	68.68
57802	WELLS FARGO	03/04/2026	CHEMICALS	1,181.40
57802	WELLS FARGO	03/04/2026	WHITEBOARD	105.78
57802	WELLS FARGO	03/04/2026	IRRIGATION SERVICE	218.25
57802	WELLS FARGO	03/04/2026	CHARGEPOINT CARDS	16.00
57802	WELLS FARGO	03/04/2026	COUNCIL CHAMBERS	20.86
57802	WELLS FARGO	03/04/2026	FIRE EXTINGUISHER SERVICE	2,022.99
57802	WELLS FARGO	03/04/2026	DRY ERASE PENS	18.36
57802	WELLS FARGO	03/04/2026	ROUND TABLE-PW ALL HANDS	150.00
57802	WELLS FARGO	03/04/2026	CITY COUNCIL MEETING SNACKS	56.44

57802	WELLS FARGO	03/04/2026	EMPLOYEE ENGAGEMENT-FRINK 30	32.92
57802	WELLS FARGO	03/04/2026	ZOOM SUBSCRIPTION-COUNCIL MEETINGS	343.92
57802	WELLS FARGO	03/04/2026	FLCA HIGH SCHOOL OUTREACH	121.88
57802	WELLS FARGO	03/04/2026	STANDARDS GUILDES/PROF RESOURCE	321.52
57802	WELLS FARGO	03/04/2026	BOOK ENDS	21.96
57802	WELLS FARGO	03/04/2026	RECONCILING CRDITS FROM NEXT STATEMENT	100.03-
57802	WELLS FARGO	03/04/2026	HIRING COST	210.00
57802	WELLS FARGO	03/04/2026	OFFICE SUPPLIES	36.15
57802	WELLS FARGO	03/04/2026	OFFICE SUPPLIES	15.34
57802	WELLS FARGO	03/04/2026	COMCAST CITY HALL INTERNET	356.82
57802	WELLS FARGO	03/04/2026	STARLINK EOC INTERNET	65.00
57802	WELLS FARGO	03/04/2026	IT EQUIPMENT	17.54
57802	WELLS FARGO	03/04/2026	OFFICE SUPPLIES	94.48
57802	WELLS FARGO	03/04/2026	GOOGLE WORKSPACE-GOOGLE SUITE	24.00
57802	WELLS FARGO	03/04/2026	COMCAST SHERIFF SUBSTATION INTERNET	249.43
57802	WELLS FARGO	03/04/2026	COMCAST CORP YARD INTERNET	293.26
57802	WELLS FARGO	03/04/2026	OFFICE SUPPLIES	49.41
57802	WELLS FARGO	03/04/2026	OFFICE SUPPLIES	21.96
57802	WELLS FARGO	03/04/2026	ZOOM SUBSCRIPTION	95.97
57802	WELLS FARGO	03/04/2026	PLANNING COMMISION ACADEMY-LEAGUE OF CA CITIES	700.00
57802	WELLS FARGO	03/04/2026	OFFICE SUPPLIES	481.26
57802	WELLS FARGO	03/04/2026	OFFICE SUPPLIES	37.21
57802	WELLS FARGO	03/04/2026	INTL CODE CL-BUILDING CODE	1,112.00
57802	WELLS FARGO	03/04/2026	OFFICE SUPPLIES	10.98
57802	WELLS FARGO	03/04/2026	SF CHRONICLE SUBSCRIPTION	19.96
57802	WELLS FARGO	03/04/2026	CLOSED SESSION DINNER	132.29
57802	WELLS FARGO	03/04/2026	OFFICE SUPPLIES	32.95
57802	WELLS FARGO	03/04/2026	OFFICE SUPPLIES	119.55
57802	WELLS FARGO	03/04/2026	OFFICE SUPPLIES	19.78
57802	WELLS FARGO	03/04/2026	EMPLOYEE ENGAGEMENT BABY GIFT CARDS	323.85
57802	WELLS FARGO	03/04/2026	OFFICE SUPPLIES REMEMBRANCE	41.74
57802	WELLS FARGO	03/04/2026	LEAGUE OF CA CITIES CITY MANAGERS CONF-DECKER	625.00
57802	WELLS FARGO	03/04/2026	CLOSED SESSION DINNER	83.81
57802	WELLS FARGO	03/04/2026	OFFICE SUPPLIES	17.53
57802	WELLS FARGO	03/04/2026	FAITH LEADER LISTENING SESSION	78.21
57802	WELLS FARGO	03/04/2026	LISTENING SESSIONS	23.98
57802	WELLS FARGO	03/04/2026	LISTENING SESSIONS	93.93
57802	WELLS FARGO	03/04/2026	LISTENING SESSIONS	44.00
57802	WELLS FARGO	03/04/2026	LISTENING SESSIONS	30.20
57802	WELLS FARGO	03/04/2026	CLOSED SESSION DINNER	163.88
57802	WELLS FARGO	03/04/2026	CONSTANT CONTACT COMMUNICATION MEMBERSHIP	175.00
57802	WELLS FARGO	03/04/2026	MMANC MEMBERSHIP RENEW-DECKER	95.00
57802	WELLS FARGO	03/04/2026	MMANC MEMBERSHIP RENEW HUERTA	95.00

57802	WELLS FARGO	03/04/2026	AFP LOCAL GOVERNMENT HISPANIC NETWORK MEMBERSHIP	750.00
57802	WELLS FARGO	03/04/2026	FAITH LEADERS BREAKFAST	900.00
57802	WELLS FARGO	03/04/2026	OFFICE SUPPLIES	19.77
57802	WELLS FARGO	03/04/2026	PENINSULA CRC TRAINING	662.98
57802	WELLS FARGO	03/04/2026	CC CONFERENCE LODGING	292.12
57802	WELLS FARGO	03/04/2026	ICMA EVENT CONFERENCE	100.00
57802	WELLS FARGO	03/04/2026	CHARGEPOINT EV-REC	3.15
57802	WELLS FARGO	03/04/2026	SUPPLIES	164.80
57802	WELLS FARGO	03/04/2026	AMAZON PRIME MEMBERSHIP	16.47
57802	WELLS FARGO	03/04/2026	SUPPLIES	988.88
57802	WELLS FARGO	03/04/2026	SUPPLIES	186.97
57802	WELLS FARGO	03/04/2026	SUPPLIES	6.58
57802	WELLS FARGO	03/04/2026	FACE BOOK ADVERTISING	6.00
57802	WELLS FARGO	03/04/2026	FACE BOOK ADVERTISING	6.00
57802	WELLS FARGO	03/04/2026	FACE BOOK ADVERTISING	6.00
57802	WELLS FARGO	03/04/2026	SUPPLIES	122.17
57802	WELLS FARGO	03/04/2026	SUPPLIES	16.25
57802	WELLS FARGO	03/04/2026	SUPPLIES	44.02
57802	WELLS FARGO	03/04/2026	FACE BOOK ADVERTISING	5.00
57802	WELLS FARGO	03/04/2026	FACE BOOK ADVERTISING	5.00
57802	WELLS FARGO	03/04/2026	FACE BOOK ADVERTISING	5.00
57802	WELLS FARGO	03/04/2026	SUPPLIES	14.99
57802	WELLS FARGO	03/04/2026	FACE BOOK ADVERTISING	2.00
57802	WELLS FARGO	03/04/2026	FACE BOOK ADVERTISING	2.00
57802	WELLS FARGO	03/04/2026	FACE BOOK ADVERTISING	2.00
57802	WELLS FARGO	03/04/2026	FACE BOOK ADVERTISING	2.00
57802	WELLS FARGO	03/04/2026	FACE BOOK ADVERTISING	2.00
57802	WELLS FARGO	03/04/2026	SPOTIFY MEMBERSHIP	11.99
57802	WELLS FARGO	03/04/2026	FACE BOOK ADVERTISING	3.00
57802	WELLS FARGO	03/04/2026	SUPPLIES (VISTA PRINT)	208.75
57802	WELLS FARGO	03/04/2026	SUPPLIES (VISTA PRINT)	47.06
57802	WELLS FARGO	03/04/2026	SUPPLIES	35.14
57802	WELLS FARGO	03/04/2026	EZ FACILITY	549.00
57802	WELLS FARGO	03/04/2026	FACE BOOK ADVERTISING	2.00
57802	WELLS FARGO	03/04/2026	FACE BOOK ADVERTISING	2.00

Total WELLS FARGO:

18,533.06

WEST COAST ARBORISTS INC

57738	WEST COAST ARBORISTS INC	03/26/2026	FY 25/26 TREE MAINTENANCE AND URBAN FOREST MANAGEMENT	21,139.90
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Total WEST COAST ARBORISTS INC:

21,139.90

WHITNEY RESCINO

57691	WHITNEY RESCINO	03/12/2026	TRAVEL REIMBURSEMENT-AIRFARE	260.80
57691	WHITNEY RESCINO	03/12/2026	LODGEING REIMBURSEMENT	785.26
57691	WHITNEY RESCINO	03/12/2026	MEAL REIMBURSEMENT	32.22

Total WHITNEY RESCINO: 1,078.28

WIDMER TIME RECORDER CO., INC.

57739	WIDMER TIME RECORDER CO., INC.	03/26/2026	ELECTRIC SEAL EMBOSSER	211.00
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Total WIDMER TIME RECORDER CO., INC.: 211.00

Grand Totals: 6,094,430.04

Report Criteria:

Report type: GL detail

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **April 21, 2026**

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

FROM: Dale Leda, Interim City Engineer
Mike Burnfield, Assistant Engineer

TITLE: AMENDED FINAL ACCEPTANCE OF THE FISCAL YEAR 2025-26 PAVEMENT MANAGEMENT PROJECT (CIP PROJECT NO. 1038)

RECOMMENDATION:

Adopt a resolution authorizing the City Manager or his designee to file a Notice of Completion for the Fiscal Year 2025-26 Pavement Management Project (CIP Project No. 1038), release the project Performance and Labor and Materials Bonds, and release the retention funds in accordance with applicable laws.

FISCAL IMPACT:

The Fiscal Year 2025-26 Pavement Management Project (CIP Project No. 1038) had a total budget of \$1,000,000, funded by Senate Bill 1 (SB-1) and Measure A sales tax funds. Construction was completed by G. Bortolotto & Company under a \$759,823.45 contract. The project is complete with no further costs anticipated. A funding and cost summary is provided below.

Project Funds		Project Expenses		
Funding Source	Fund Amount	Contractors / Consultants	Contract Amount	Charges to Date
SB-1	635,000	G. Bortolotto & Co.	759,823.45	759,823.45
Measure A	365,000			
Total Funding:	\$1,000,000		Total Expenses:	\$759,823.45

Table 1 – Project Funding and Expenditure Breakdown

STRATEGIC ELEMENT:

This action supports the *Infrastructure and Environment* and *Healthy Communities and Public Safety, Fiscal Sustainability, and Inclusive Governance* Elements of the Strategic Plan.

BACKGROUND:

On September 2, 2025, the City Council adopted Resolution C-2025-63 approving a budget of \$1,000,000 and allowing the City Manager, or his designee, to advertise for the Fiscal Year 2025-26 Pavement Management Project for construction. The scope of the project included cold-plane and asphalt overlays on eight streets in the Arleta Park neighborhood: Miramontes Avenue, Alsace Lorraine Avenue, Potter Avenue, Myrtle Street, Filbert Street, Granelli Avenue, Second Avenue, and Valdez Avenue. The project is categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301(c), Existing Facilities, which applies to the repair, maintenance, and minor alteration of existing streets and highways.

On September 9, 2025, the City publicly advertised the project for construction and received thirteen (13) bids. The lowest responsive and responsible bidder, G. Bortolotto & Company, Inc. was awarded the project through Resolution No. C-2025-68 for a contract amount of \$659,460 and a construction contingency in an amount not exceeding \$131,892. Construction was completed within the original budget and contingency, including the original \$659,460 base bid and (3) contract change orders, totaling \$100,363.45.

This item was previously brought to council on March 17th, 2026. While preparing the appropriate documents for the retention release, staff identified a clerical error which resulted in an incorrect final contract amount and is bringing this item back to Council for correction and transparency.

DISCUSSION:

City staff performed an initial punch walk for improvements on January 29, 2026, with a list of final items for the contractor to complete prior to acceptance by the City. The final walkthrough was completed by the Interim City Engineer and staff on February 10, 2026, during which all outstanding contractual items were confirmed to be completed, and improvements were accepted by the City. Refer to images below depicting the completed work.



Image 1 – Alsace Lorraine Avenue Paving (facing south)



Image 2 – New High Visibility Crosswalk (facing north)



Image 3 – Miramontes Avenue (facing east)



Image 4 – Potter Avenue and Valdez Avenue widened valley gutters (facing north)

The project, as contracted, is now considered complete. The one-year warranty bond is adequate to ensure the work products perform as expected. Staff recommends the City Council authorize the City Manager or his designee to file a Notice of Completion, release the

Performance and Labor and Materials Bonds, and release the retention funds in accordance with applicable laws.

ATTACHMENTS:

1. Resolution
2. Project Notice of Completion

RESOLUTION NO. C-2026-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO FILE A NOTICE OF COMPLETION FOR THE FISCAL YEAR 2025-26 PAVEMENT MANAGEMENT PROJECT, RELEASE THE PROJECT PERFORMANCE AND LABOR AND MATERIALS BONDS AND RELEASE THE RETENTION FUNDS IN ACCORDANCE WITH APPLICABLE LAWS.

WHEREAS, the Fiscal Year 2025-26 Pavement Management Project includes strategically selected streets based on recommendations from the AMS Pavement Management Report and include: Miramontes Avenue, Alsace Lorraine Avenue, Myrtle Street, Filbert Street, Granelli Avenue, Potter Avenue, Valdez Avenue and 2nd Avenue; and

WHEREAS, the estimated project cost was \$965,000 with a total budget allocation of \$1,000,000, funded through Senate Bill 1 revenues and the remainder from the FY 2025-26 Capital Improvement Program (CIP 1038); and

WHEREAS, on October 7, 2025, the City Council adopted Resolution C-2025-68 authorizing the City Manager to award and execute a construction contract with G. Bortolotto & Company in the amount of \$659,460 and approve a construction contingency in an amount not exceeding \$131,892 of the contract award amount; and

WHEREAS, a total of three (3) contract amendments with G. Bortolotto & Company have been approved by the City Manager through the end of construction, for a total change order amount of \$100,363.45 and revised contract amount \$759,823.45; and

WHEREAS, on February 10, 2026, the Interim City Engineer performed final inspections on all improvements and formally accepted them as complete; and

WHEREAS, on March 17th, 2026, this item was previously brought to City Council with a clerical error regarding the total contract amount, and is being corrected herein; and

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby authorizes the City Manager or his designee to accept the Fiscal Year 2025-26 Pavement Management Project (CIP Project No. 1038) as complete and file a Notice of Completion, and also authorizes staff to release the project Performance and Labor and Material Bonds and release the retention funds in accordance with applicable laws.

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 21st day of April 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

RECORDING REQUESTED BY:

City of Half Moon Bay

WHEN RECORDED RETURN TO:

City Clerk Office
City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019

Exempt from recording fee pursuant to Government Code Section 27383

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN in accordance with the provisions of CA Civil Code Section 9402:

1. That the full name and address of the owner of the property/improvement site is: **City of Half Moon Bay, 501 Main Street, Half Moon Bay, CA 94019.**
2. That the name and address of the direct contractor for said work of improvement was: **G. Bortolotto & Company, 528 Bragato Road, San Carlos, CA 94070.**
3. That the name and address of the construction lender (surety) upon the bonds given by the contractor, pursuant to the provisions of the Public Contract Code are as follows: **Everest National Insurance Company, 100 Everest Way, Warren, NJ, 07059.**
4. That the improvements were completed for the **Fiscal Year 2025-26 Pavement Management Project** in the **City of Half Moon Bay**, County of San Mateo, State of California, and that the project name and description of work is as follows: **Asphalt cold plane, asphalt overlay, install concrete valley gutters and pavement striping on the following streets: Miramontes Avenue, Alsace Lorraine Avenue, Potter Avenue, Myrtle Street, Filbert Street, Granelli Avenue, Second Avenue, and Valdez Avenue.**
5. That this notice is provided by the **City of Half Moon Bay**, as the owner of the property and/or improvements which entered into a contract with the contractor to complete the improvements.
6. That on **February 10, 2026**, improvement herein described was completed.

CITY OF HALF MOON BAY

By: _____ Date _____
Dale Leda, Interim City Engineer

STATE OF CALIFORNIA)
COUNTY OF SAN MATEO)
CITY OF HALF MOON BAY)

I, the undersigned, certify under penalty of perjury, under the laws of the State of California, that I am the City Clerk of the City of Half Moon Bay, that I have read the foregoing Notice of Completion, that I know of its contents thereof and that I am authorized to verify that it is true and correct to the best of my knowledge, excepting those stated matters of information or beliefs that I do not have direct knowledge of, but believe to be true.

By: _____ Date _____
Maggie Rodriguez, Interim City Clerk

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **April 21, 2026**

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

FROM: Maggie Rodriguez, Interim City Clerk

TITLE: **RECEIPT OF LETTERS OF SUPPORT AND LEGISLATIVE POSITION LETTER**

RECOMMENDATION:

Receive and file two letters: Endorsement of an Aquatics Center from the Half Moon Bay City Council and Parks and Recreation Commission and submitted scoping comments to the Bureau of Ocean Energy Management opposing the proposed offshore oil and gas lease sales under the 11th Outer Continental Shelf (OCS) Oil and Gas Leasing Program and urging BOEM to prepare a legally sufficient and comprehensive California Oil and Gas Programmatic Environmental Impact Statement (PEIS).

FISCAL IMPACT:

There is no fiscal impact associated with this item.

STRATEGIC ELEMENT:

This action supports the *Inclusive Governance* element of the Strategic Plan.

DISCUSSION:

The City adopts a Legislative Platform allowing staff to send position letters or letters of support regarding various bills and issues of interest to the City. The Platform provides City staff, on the Council's behalf, to respond in support of or opposition to bills and other legislative and administrative actions. The City Council has delegated its authority to the Mayor and / or City Manager to sign letters consistent with the Legislative Platform. Townsend Public Affairs, the City's legislative advocate, monitors legislation for the City and communicates frequently with staff on pending legislation. Occasionally, the League of California Cities sends action alerts for bills affecting municipalities. Staff reviews those alerts as well and takes action on any that align with the City's Legislative Platform. Additionally, the City often receives requests from partner agencies and non-profits to support grant and earmark requests.

When position and support letters are sent, staff includes a copy of the letter in a subsequent City Council agenda packet for viewing by the Council and the community.

The following letters of support and their descriptions were sent:

Endorsement for an aquatics center: a letter of support to Cabrillo Unified School District for an aquatics center provided four conditions are met: 1) an appropriate design that includes two pools, 2) a community access plan that includes the broader community, 3) an operating plan the considers operational costs and hours, and 4) a governance model that provides oversight of scheduling, budgeting, access and conflict management.

Scoping comments to the Bureau of Ocean Energy Management: submitted comments opposing the proposed offshore oil and gas lease sales under the 11th Outer Continental Shelf (OCS) Oil and Gas Leasing Program and urging BOEM to prepare a legally sufficient and comprehensive California Oil and Gas Programmatic Environmental Impact Statement (PEIS). The comments encourage the PEIS to evaluate: Incompatibility with local Onshore OCS Facilities Ordinances, Greenhouse gas lifecycle emissions and climate impacts, and the cumulative effects of six lease sales across multiple OCS planning areas.

ATTACHMENTS:

Support Letters



March 25, 2026

Director and Staff
Bureau of Ocean Energy Management
1849 C Street
NW Washington, DC 20240

RE: City of Half Moon Bay Scoping Comments and Legal Concerns Regarding California Outer Continental Shelf Programmatic Environmental Impact Statement and Proposed Lease Sales

Dear Director and Staff:

On behalf of Half Moon Bay City Council, I submit these comments opposing the proposed offshore oil and gas lease sales under the 11th Outer Continental Shelf (OCS) Oil and Gas Leasing Program and urging BOEM to prepare a legally sufficient and comprehensive California Oil and Gas Programmatic Environmental Impact Statement (PEIS).

The PEIS must fully evaluate oil spill risk. Since 1969, dozens of major offshore spills have occurred in U.S. waters. BOEM must evaluate worst-case discharge scenarios under realistic conditions, including the economic impacts on tourism and fisheries. Any analysis that understates the economic consequences of spill events would be legally deficient.

The PEIS must also evaluate:

- Incompatibility with local Onshore OCS Facilities Ordinances
- Greenhouse gas lifecycle emissions and climate impacts
- The cumulative effects of six lease sales across multiple OCS planning areas

The City opposes any language that could be construed as limiting local government authority or future legal remedies. The City expressly reserves all rights.

BOEM must prepare a robust PEIS and adopt the No Action alternative (Alternative B). Alternative B is the most reasonable course to prevent significant harm to local economies and the environment. The City of Half Moon Bay urges BOEM to reject new offshore oil and gas leases off the California coast.

Sincerely,

Deborah Ruddock
Mayor



To: Superintendent Miramontes and Cabrillo Unified School District Trustees,
CC: Congressman Sam Liccardo, State Senator Josh Becker,
State Assemblymember Marc Berman, San Mateo County Supervisor Ray Mueller,

Dear Dr. Miramontes and Members of the Board of Trustees,

Thank you for approaching the city with an opportunity for a community aquatics center situated on school district property. We agree with your assessment that replacing the pool at the high school represents a unique opportunity for the Coastsides.

We have received feedback from stakeholders representing Cabrillo Unified School District (CUSD), State Parks' Junior Lifeguard program, Half Moon Bay High School's aquatic sports teams, parents of school age children, the senior community, and recreational athletes. Currently, there is no community pool serving the Coastsides, and there is a clear need. As such, the City supports the creation of an aquatics center for the Coastsides community, provided four conditions are met:

1. An **Appropriate Design** that includes 2 pools with a lap pool that supports regulation water polo and a warm pool designed for seniors and young children. The final design must accommodate programming for young children, seniors, and individuals with physical and mental disabilities. The design must take into consideration parking and circulation during school hours and balance public access with the requirements of the High School for safety, privacy and security.
2. A **Community Access Plan** that serves student needs and provides long-term, irrevocable access for the broader community with reasonable hours of operation. The College of San Mateo (CSM) provides an excellent model: access to members throughout the day, 7 days a week, but restricts use when students swim. We do not support a model that provides public access to a warm pool only.
3. An **Operating Plan** that balances the need to cover operating costs with broader public benefits. While membership models like CSM's could cover operational costs, lower-cost community swimming is important to the Coastsides. The pool should offer weekend community swim hours on a sliding scale. It should consider bringing other stakeholders who may be able to provide volunteer or subsidized labor that is qualified, including State Parks' Junior Life Guard program, Half Moon Bay High School, and the College of San Mateo.

4. A **Governance Model** that provides oversight of scheduling, budgeting, access and conflict management. Changes in leadership or financial conditions at the school district should not impact scheduling and access.

The City Council and the Parks & Recreation Commission have voted to support this joint letter. We believe CUSD, its Superintendent, and the Friends of Half Moon Bay Parks & Recreation are fully committed to these requirements. There is also enthusiastic support across the wider Coastside community. While the City is not in a fiscal position to fund construction or operation, provided the conditions above are met, the City strongly endorses a community aquatic center.

Respectfully,

Debbie Ruddock

Debbie Ruddock, Mayor, The City of Half Moon Bay

Hilary Stamper, Parks & Recreation Commission Chair, The City of Half Moon Bay

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **April 21, 2026**

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

FROM: Irma Acosta, Interim Management Analyst

TITLE: RESOLUTION ASSESSING THE LEVY FOR THE HALF MOON BAY HOTEL BUSINESS IMPROVEMENT DISTRICT FOR FISCAL YEAR 2026-27

RECOMMENDATION:

Conduct a public hearing, consider any oral or written protests, and adopt a resolution assessing the levy for the Half Moon Bay Hotel Business Improvement District for Fiscal Year 2026-27.

FISCAL IMPACT:

There is no fiscal impact to the City associated with this action. Any revenue generated through the BID levy will be transferred to the Business Improvement District.

STRATEGIC ELEMENT:

This action supports the *Fiscal Sustainability* Element of the Strategic Plan.

DISCUSSION:

The attached Half Moon Bay Hotel Business Improvement District (“BID”) report was filed with the City Clerk as required by California Streets and Highways Code Section 36533. The report was prepared by the Half Moon Bay Chamber of Commerce acting as the Managing Agency for the hotels in the BID.

A Resolution of Intention adopting the annual report and to continue the BID program and levy the annual assessments for Fiscal Year 2026-27 was adopted by the City Council on April 7, 2026. This action recommends keeping the levy rate at \$2 per rented room night. The Public Hearing date was set for April 21, 2026. Written and oral protests to the levy of the annual assessment may be made at the Public Hearing in the form and manner prescribed in Sections 36525 and 36526 of the California Streets and Highway Code up until the close of the public hearing.

ATTACHMENTS:

1. Resolution assessing the levy for the Half Moon Bay Hotel Business Improvement District for Fiscal Year 2026-27
2. Half Moon Bay Hotel Business Improvement District 2025 Annual Report

RESOLUTION NO. C-2026-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY
TO CONTINUE THE BASIS FOR AND LEVY THE ASSESSMENT FOR THE HALF MOON BAY HOTEL
BUSINESS IMPROVEMENT DISTRICT FOR FISCAL YEAR 2026-27**

WHEREAS, the Parking and Business Improvement Area Law of 1989 Section 36500 et seq. of the California Streets and Highway Code authorizes cities to establish and renew business improvement areas for the purpose of promoting tourism; and

WHEREAS, the City Council approved Resolution C-10-04 on April 6, 2004, to establish the Half Moon Bay Hotel Business Improvement District (BID), and on June 15, 2004, approved an Ordinance establishing the Half Moon Bay Hotel Business Improvement District; and

WHEREAS, in accordance with the requirements of Health and Safety Code Section 36530 and Half Moon Bay Municipal Code Chapter 3.100, the City Council appointed the Half Moon Bay Coastside Chamber of Commerce and Visitors' Bureau as the managing agency to provide oversight and recommendations regarding the use of the assessment funds; and

WHEREAS, the Half Moon Bay Municipal Code and the Parking and Business Improvement Area Law requires that the managing agency prepare and submit an annual report stating the proposed changes, improvements, and activities for the fiscal year; and

WHEREAS, on March 29, 2026, the Chamber submitted the 2025 Annual Report; and

WHEREAS, on April 7, 2026, the City Council adopted a resolution approving the Report and declaring its intention to continue the BID program and assessments for Fiscal Year 2026-27 following a public hearing on April 21, 2026, at 7:00 p.m.; and

WHEREAS, the City Clerk gave notice of the public hearing by publishing in a newspaper of general circulation at least seven days before the public as required by California Streets and Highways Code section 36534; and

WHEREAS, at the public hearing, the City Council heard and considered all protests against the Fiscal Year 2026-27 levy of assessments for the BID, and the rules and procedures used in receiving and considering protests complied with those set forth in the California Streets and Highways Code Sections 36524, 36525, 36534 and 36535; and

WHEREAS, the City Council desires to adopt this resolution to continue the program and assessments as levied without change for Fiscal Year 2026-27.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby resolves:

Section 1. The Annual Report is on file with the City Clerk and contains a full and detailed description of activities provided in 2025. No changes to the District boundaries are proposed and there are no changes to the assessment proposed.

Section 2. The assessment levied by the BID shall be used for activities and programs promoting lodging within the district and administer marketing programs that increase overnight lodging.

Section 3. The City hereby levies the assessment for Fiscal Year 2026-27 in the amount of \$2 per rented room night on all hotels within the BID.

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 21st day of April 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



The \$2 per room night assessment levied on travelers through the hotels, by the Business Improvement District shall be used to promote lodging within the district and administer marketing programs that increase overnight lodging. The district region is Coastside from Montara through Pescadero, with the interior land boundary being Skyline/Highway 35.

Priorities & Outcomes

MID-WEEK CORPORATE & LEISURE TRAVEL OCCUPANCY

- Host a Meeting Planner FAM Trip to showcase HMB as a meeting destination.
 - Corporate Groups around the Bay Area continued to move slowly making a 2025 Meeting Planner FAM trip not ideal with a projected small ROI. By the end of the year, Corporate Groups were finally becoming a stronger travel segment and therefor planning for a May 2026 FAM trip began.
- Host Influencers to expand leisure travel since corporate is still slow.
 - Our Visit CA partnership led to multiple national and international travel influencers exploring the Coastside. Influencers ranged from Los Angeles, Mexico, Dubai, and Korea. We also hosted a TV production crew for "Off Road Confidential" and helped a book writer on the Hwy 1 Road Trip.

DIGITAL & PRINT MARKETING

- Complete the hiring of a comprehensive marketing firm.
 - Through an RFP and interview process, Noble Studios was selected as the Destination Marketing Firm to work with Visit HMB in creating a comprehensive marketing study and 5-Year plan for Visit Half Moon Bay.
- Firm creates new strategy and begins deploying.
 - Noble Studios conducted an in-depth study of our audience and goals and created a comprehensive 100+ page plan for Visit Half Moon Bay to carry through. There will be continued collaboration between Noble studios and Visit Half Moon Bay to ensure the plan stays relevant and is deployed well.

VISITOR STUDY

- Complete the in-depth visitor study.
 - In December, data collection was completed and the formal analysis and report creation commenced. Data was gathered through Visa Spending, Placer Geographical Insights, In-Person local Visitor Surveys, and the Noble Studios Marketing Study.

DIGITAL

- All Website Users**
 - 581k +16%
- Total Webpage Views**
 - 925k +6%
- Avg. Website Session**
 - 37s -12s
- Top Countries on Web**
 - USA 484k +15%
 - CAN 21k +16%
 - IND 6k +13%
- Top Website Pages**
 - Home 370k
 - Activities 48.5k
 - Trails 29k
 - Eat/Drink 21k
 - Events 18k
 - Tide Pools 17.8k
 - Main St. 17.3k
- Top Web Acquisitions**
 - Search 366k -8%
 - Ads 124k +24%
 - Direct 79k -1%
 - Refer 7.5k -31%
- Social Audience**
 - Email 12.5k +18%
 - Facebook 30k +2%
 - Insta 13.7k +18%
 - TikTok 1k +74%
 - BlueSky 171 +557%
 - Threads 2.3k NEW!

MEDIA & PROMO

- Articles 85 (+14)
- Hosted Media 17 (+10)
- Conventions 2 (+2)

In January 2025 we were able to bring on a staff member designated to coordinate FAM's, media, groups, visitor and sales support.

Occupancy

	2025	2024	2023
• Aristocrat Sans Dec	61.32%	50.65%	54.11%
• Beach House Half Moon Bay	70.60%	71.34%	71.43%
• Cameron's Inn Sans Nov & Dec	14.16%	14.06%	10.59%
• Cypress Inn on Miramar Beach	75.62%	74.86%	70.09%
• Half Moon Bay Inn Sans Mar	33.21%	26.54%	27.75%
• Half Moon Bay Lodge	74.51%	73.13%	69.09%
• Harbor View Inn	78.82%	78.82%	73.51%
• Inn at Mavericks	77.12%	77.44%	93.74%
• Mill Rose Inn & Garden	72.74%	71.83%	55.80%
• Miramar Inn & Suites	38.87%	37.82%	35.48%
• Nantucket Whale Inn	59.86%	63.42%	61.58%
• *Ocean View Inn <i>Did Not Report</i>	0.00%	0.00%	0.00%
• Oceano Hotel & Spa	55.78%	61.67%	59.73%
• Quality Inn	63.71%	45.40%	52.56%
• Ritz Carlton	60.43%	52.12%	58.19%
• San Benito House <i>4-Months Reported</i>	3.41%	0.00%	0.00%
• Seal Cove Inn	89.42%	78.74%	0.00%
• Zaballa House Sans Mar, May, & Jun	10.07%	8.66%	3.06%

*Inventory was removed from available room nights to more accurately report the occupancy rate of the Coastsides.

Total Available Rooms a Night
- 716*

Total Available Room Nights
- 261,340*

Total Occupied Room Nights
- 159,935*

Occupancy
- Coastsides 61% +4%
- HMB 60% +6%
- UnCorp 64% -3%

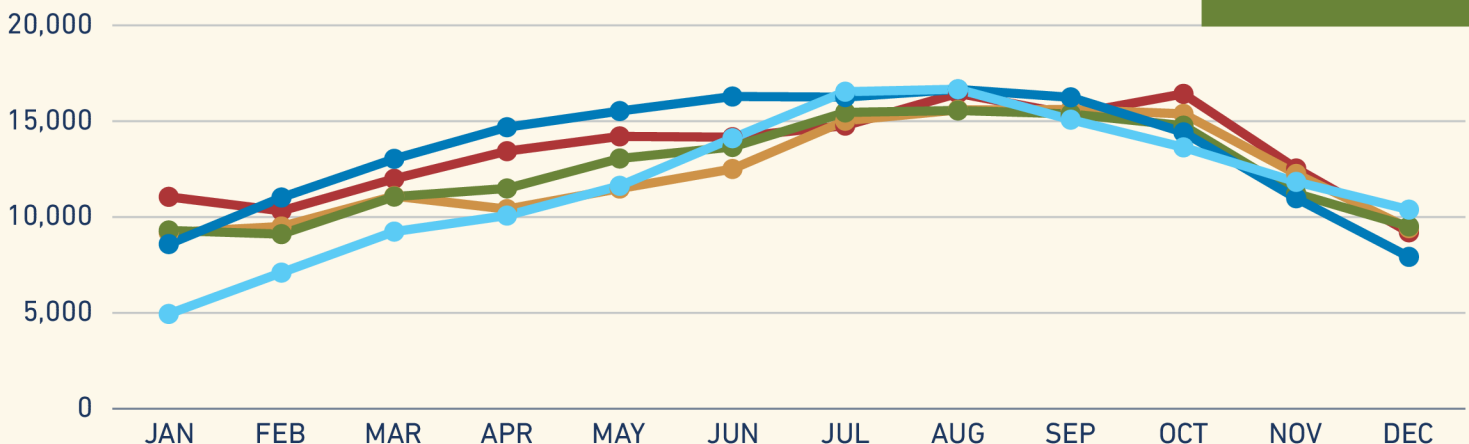
Average Room Rate
City of HMB only
- \$308 per night

TOT Revenue
City of HMB only - 15%
- ~\$8,701,343 +3%
County TOT is 10%
but is not a trackable number for Visit HMB.

Estimated Total Economic Impact
- \$7.5B
Direct + Indirect + Induced

BOOKED ROOM NIGHTS

● 2025 ● 2024 ● 2023 ● 2022 ● 2021



Budget

ITEM	CARRYOVER	INCOME	EXPENSE	NET
Assessments Half Moon Bay	\$10,729	\$251,564		\$262,293
Assessments Unincorporated		\$68,306		\$68,306
Management			\$45,000	-\$45,000
Assoc. Fees			\$7,655	-\$7,655
Software			\$825	-\$825
Marketing Firm	*Includes Regular Marketing Firm Plus the Five-Year Strategic Planning Project		\$101,975*	-\$101,975
Website			\$18,264	-\$18,264
Digital Ads			\$35,884	-\$35,884
Print Ads			\$8,900	-\$8,900
Visit CA Welcome Center		\$3,426	\$7,441	-\$4,015
Media & Influencer Acquisition	\$7,867		\$4,002	\$3,865
Visitor Study	\$26,875		\$33,110	-\$6,235
Visit HMB Coordinator	\$18,059		\$60,000	-\$41,941
Corporate & Group Acquisition			\$7,676	-\$7,676
TOTALS	\$63,530	\$323,296	\$330,732	\$56,094
RESERVE	\$21,587	\$0	\$0	\$21,587

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: April 21, 2026

TO: Honorable Mayor and City Council
VIA: Matthew Chidester, City Manager
FROM: Denise Bazzano, Interim City Attorney
Irma Acosta, Interim Management Analyst

TITLE: INTRODUCTION OF AN ORDINANCE REPEALING MUNICIPAL CODE CHAPTER 6.04 (RESIDENTIAL RENTAL REGISTRATION) AND CHAPTER 6.06 (RESIDENTIAL RENT STABILIZATION) AND AMENDING SECTION 6.02.020 (DEFINITIONS) TO REMOVE TERMS RELATING TO RESIDENTIAL RENTAL REGISTRATION AND STABILIZATION PROGRAMS

RECOMMENDATION:

Introduce by title, and waive further reading of, an Ordinance Repealing City of Half Moon Bay Municipal Code Chapter 6.04 (Residential Rental Registration) and Chapter 6.06 (Residential Rent Stabilization) and Amending Section 6.02.020 (Definitions) to Remove Terms Relating to Residential Rental Registration and Stabilization Programs.

FISCAL IMPACT:

Start-up costs for implementing these programs as well as initial operations in the first year were approximately \$220,000 in FY 2024-25, which were paid out of the City’s Affordable Housing Fund. Second year operating costs in FY 2025-26 totaled around \$44,000. These costs were partially offset by program revenues from registration fees, which over the first two years totaled around \$174,000. In the current year, program costs are expected to be fully covered by program fees. There will be minimal to no direct fiscal impact by repealing Chapters 6.04 and 6.06 as both program costs and revenues will be eliminated.

STRATEGIC ELEMENT:

This action supports the *Healthy Communities and Public Safety*, and *Inclusive Governance* Elements of the Strategic Plan.

BACKGROUND:

The Residential Rental Registry and Residential Rent Stabilization programs were launched in Summer 2024 and are now in their second year. 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), codified in Title 6 (Housing) of the Half Moon Bay Municipal Code.

Over the last year and a half, the Council has received periodic updates and discussions on the future of these programs. A summary of these discussions can be found in the [staff report for the most recent discussion at the March 17, 2026 Council Meeting](#). During that item, the Council discussed program alternatives, after which a majority of the Council elected to eliminate the Residential Rent Stabilization and Rent Registry Programs, and focus efforts on tenant and landlord education, legal assistance, and referral services.

DISCUSSION:

In order to implement this direction, an Ordinance repealing Chapter 6.04 (Residential Rental Registration) and Chapter 6.06 (Residential Rent Stabilization) has been prepared for the Council’s consideration. The draft Ordinance also amends Section 6.02.020 (Definitions) to remove specific terms that are only identified in Chapter 6.04 and 6.06 and are no longer necessary (See Attachments 1 and 2). If the Council introduces the Ordinance on April 21, 2026, the Ordinance will be brought back for adoption on May 5, 2026, and would become effective thirty days after adoption (June 5, 2026).

Once Chapters 6.04 and 6.06 are repealed, the City’s Residential Rental Registration and Residential Rent Stabilization programs will no longer be provided. Instead, the City’s role would primarily involve connecting residents with existing legal and support services and conducting outreach to improve awareness of tenant and landlord rights under state law and the City’s Tenant Protections found in [Chapter 6.08 of the Municipal Code](#).

At the meeting on March 17, 2026, a majority of the Council expressed interest in exploring working with organizations that provide housing-related legal services and tenant counseling (for example, Legal Aid Society of San Mateo County, Project Sentinel, and Community Legal Services in East Palo Alto (CLSEPA)). These services help tenants understand their rights, navigate eviction proceedings, and access legal remedies when violations occur. In addition, the City could explore establishing an emergency rental assistance program. Staff is seeking guidance (in a separate agenda item) on whether to continue exploring the development of an emergency rental assistance program and a rental inspection program, as well as whether the City should pursue a partnership with CLSEPA.

ATTACHMENTS:

1. Draft Ordinance Repealing City of Half Moon Bay Municipal Code Chapter 6.04 (Residential Rental Registration) and Chapter 6.06 (Residential Rent Stabilization) and Amending Section 6.02.020 (Definitions) to Remove Terms Relating to Residential Rental Registration and Stabilization Programs.
2. Redline of Section 6.02.020

**CITY OF HALF MOON BAY
ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY OF HALF MOON BAY REPEALING HALF MOON BAY MUNICIPAL CODE CHAPTER 6.04 (RESIDENTIAL RENTAL REGISTRATION) AND CHAPTER 6.06 (RESIDENTIAL RENT STABILIZATION) AND AMENDING SECTION 6.02.020 (DEFINITIONS) TO REMOVE TERMS RELATING RESIDENTIAL RENTAL REGISTRATION AND STABILIZATION

WHEREAS, the City Council adopted Ordinance C-2024-02, which established Chapter 6.04, Residential Rental Registration and Ordinance C-2024-05, which established Chapter 6.06, Residential Rent Stabilization in 2024; and

WHEREAS, the City Council received an update on the Residential Rental Registry and Residential Rent Stabilization programs on January 20, 2026, February 17, 2026, and on March 17, 2026; and

WHEREAS, at the meeting on March 17, 2026, after consideration of various alternatives, a majority of the Council gave direction to staff to eliminate the Residential Rental Registry and Residential Rent Stabilization programs and focus on resources to connect residents with existing legal and support services and conducting outreach to improve awareness of tenant and landlord rights under state law.

NOW THEREFORE, THE COUNCIL OF THE CITY OF HALF MOON BAY DOES ORDAIN AS FOLLOWS:

SECTION 1. REPEAL OF CODE. Chapters 6.04(Residential Rental Registration) and Chapter 6.06 (Residential Rent Stabilization) within Title 6, Housing, are hereby repealed in their entirety.

SECTION 2. AMENDMENT. Section 6.02.020 (Definitions) of Chapter 6.02 (Housing Definitions) within Title 6, Housing shall be amended by repealing and replacing Section 6.02.020 to read as follows:

“6.02.020 Definitions.

A. "Accessory dwelling unit" ("ADU") shall have the same meaning as set forth in Title 18.

B. "Administrator"

refers to the city manager or their designee.

C. "City"

means the city of Half Moon Bay.

D. "Housing services"

means those services provided and associated with the use or occupancy of a residential rental unit including, but not limited to, insurance, repairs, replacement, maintenance, effective waterproofing and weather protection, painting, providing light, heat, hot and cold water, elevator service, window shades and screens, laundry facilities and privileges, janitorial services, utilities that are paid by the landlord, refuse removal, allowing pets, telephone, parking, storage, the right to have a specified number of tenants or occupants, computer technologies, entertainment technologies, including cable or satellite television services, and any other benefits, privileges or facilities connected with the use or occupancy of such rental unit including a proportionate share of the services provided to common facilities of the building in which such residential rental unit is located and/or of the property on which such residential rental unit is located.

E. "Landlord"

means an owner, lessor, or sublessor who receives or is entitled to receive rent for the use and occupancy of any residential rental unit or portion thereof, and includes any legal entity or other individuals, employees, agents, contractors, and subcontractors that comprise or represent the landlord.

F. "Lease"

means a written contract or oral agreement used to make a legal agreement governing the occupancy of the rental unit between landlord and tenant.

G. "Owner"

means any owner of record, corporation, limited liability company, or other corporate or business entity, or separate entities in which any shareholder, partner, member, or family member of an investor in the entity owns ten percent or more of the interest in the rental unit.

H. "Primary or principal residence"

means the residence which is the individual's usual place of residence which is held in the name of the natural person claiming primary residence and cannot be held by a limited liability corporation, limited partnership or other corporate structure. Indicia of primary residence include:

1. The individual carries on basic living activities at the subject premises for extended periods;
2. The subject premises are listed with other public agencies, including federal, state and local taxing authorities as the individual's primary residence;
3. Utilities are billed to and paid by the individual at the subject premises;
4. A homeowner's tax exemption for the individual has not been filed for a different property;
5. The occupant is not registered to vote at any other location;
6. All or most of the individual's personal possessions have been moved into the subject premises;
7. The subject premises are the place the individual normally returns to as their home, exclusive of military service, hospitalization, vacation, family emergency, travel necessitated by employment or education, incarceration, or other reasonable temporary periods of absence;
8. Other relevant factors demonstrating a residence is the person's primary residence.

I. "Rent"

means compensation paid by a tenant at fixed intervals to a landlord for the possession and use of a residential rental unit or portion thereof as defined by the rental agreement between the landlord and the tenant. Rent excludes pass-through costs and ancillary costs paid separately to the landlord for parking, storage, utilities, water, garbage, or any other fee or charge associated with the residential rental unit.

J. "Rent increase"

means any additional rent demanded of or paid by a tenant for a rental unit, including any reduction in housing services without a corresponding reduction in the amount demanded or paid for rent; or a pro rata increase in costs of housing services apportioned to a rental unit.

K. "Residential rental real property"

means the residential rental unit along with associated common areas including parking lots, parks, offices, community rooms and laundry facilities.

L "Residential rental unit"

means a habitable structure or portion thereof (as defined in Title 18), offered for rent and used as a place of permanent or customary and usual abode of a tenant. Residential rental units include a single-family residence, an accessory dwelling unit, a mobile or manufactured home, a building, a group of buildings, or a portion of a building including a specific room used and/or designed as dwellings. A residential rental unit shall not include:

1. A building, structure or unit not intended for human habitation or lacking appropriate permits and improvements required for human habitation. This includes unpermitted conversions of garages, sheds, or other accessory structures for human habitation.

2. Transient housing accommodations including hotels, motels, bed and breakfast inns, recreational vehicles within or outside a park, and short-term vacation rentals as found in Title 18.

3. Group residential, supportive housing, transitional housing, and similar congregate uses as may be defined in Title 18.

4. Dormitories owned and operated by an institution of higher education or a kindergarten and grades one to twelve, inclusive, school.

M. "Tenancy"

means the right or entitlement of a tenant to use or occupy a rental unit, including a mobilehome or mobilehome space in a mobilehome park.

N. "Tenant"

means any renter, tenant, subtenant, lessee or sublessee of a residential rental unit, or any group of renters, tenants, subtenants, lessees, or sublessees of a residential rental unit, or any other person entitled to the use of occupancy of all or a portion of such residential rental unit, or any successor of any of the foregoing."

SECTION 3. CEQA

The City Council finds, under Title 14 of the California Code of Regulations, Section 15061(b)(3), that this ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a Project which has the potential for causing a significant effect on the environment.

SECTION 4. EFFECTIVE DATE

This Ordinance shall take effect thirty (30) days after its adoption.

SECTION 5. PUBLICATION AND POSTING

The City Clerk shall cause this ordinance to be published in accordance with the law.

The City Council of the City of Half Moon Bay, California introduced the foregoing ordinance, on April 21, 2026, and adopted the ordinance at a regular meeting held on May 5, 2026, by the following vote:

Ayes:
Noes:
Absent:
Abstain

ATTEST:

APPROVED:

Maggie Rodriguez, Interim City Clerk

Debbie Ruddock, Mayor

Approved as to form:

Denise S. Bazzano, Interim City Attorney

§ 6.02.020 Definitions.

A. "Accessory dwelling unit" ("ADU") shall have the same meaning as set forth in Title 18.

C. "Administrator" refers to the city manager or their designee.

F. "City" means the city of Half Moon Bay.

L. "Housing services" means those services provided and associated with the use or occupancy of a residential rental unit including, but not limited to, insurance, repairs, replacement, maintenance, effective waterproofing and weather protection, painting, providing light, heat, hot and cold water, elevator service, window shades and screens, laundry facilities and privileges, janitorial services, utilities that are paid by the landlord, refuse removal, allowing pets, telephone, parking, storage, the right to have a specified number of tenants or occupants, computer technologies, entertainment technologies, including cable or satellite television services, and any other benefits, privileges or facilities connected with the use or occupancy of such rental unit including a proportionate share of the services provided to common facilities of the building in which such residential rental unit is located and/or of the property on which such residential rental unit is located.

M. "Landlord" means an owner, lessor, or sublessor who receives or is entitled to receive rent for the use and occupancy of any residential rental unit or portion thereof, and includes any legal entity or other individuals, employees, agents, contractors, and subcontractors that comprise or represent the landlord.

N. "Lease" means a written contract or oral agreement used to make a legal agreement governing the occupancy of the rental unit between landlord and tenant.

S. "Owner"

means any owner of record, corporation, limited liability company, or other corporate or business entity, or separate entities in which any shareholder, partner, member, or family member of an investor in the entity owns ten percent or more of the interest in the rental unit.

T. "Primary or principal residence"

means the residence which is the individual's usual place of residence which is held in the name of the natural person claiming primary residence and cannot be held by a limited liability corporation, limited partnership or other corporate structure. Indicia of primary residence include:

1. The individual carries on basic living activities at the subject premises for extended periods;
2. The subject premises are listed with other public agencies, including federal, state and local taxing authorities as the individual's primary residence;
3. Utilities are billed to and paid by the individual at the subject premises;
4. A homeowner's tax exemption for the individual has not been filed for a different property;
5. The occupant is not registered to vote at any other location;
6. All or most of the individual's personal possessions have been moved into the subject premises;
7. The subject premises are the place the individual normally returns to as their home, exclusive of military service, hospitalization, vacation, family emergency, travel necessitated by employment or education, incarceration, or other reasonable temporary periods of absence;
8. Other relevant factors demonstrating a residence is the person's primary.

U. "Rent"

means compensation paid by a tenant at fixed intervals to a landlord for the possession and use of a residential rental unit or portion thereof as defined by the rental agreement between the landlord and the tenant. Rent excludes pass-through costs and ancillary costs paid separately to the landlord for parking, storage, utilities, water, garbage, or any other fee or charge associated with the residential rental unit.

V. "Rent increase"

means any additional rent demanded of or paid by a tenant for a rental unit, including any reduction in housing services without a corresponding reduction in the amount demanded or paid for rent; or a pro rata increase in costs of housing services apportioned to a rental unit.

X. "Residential rental real property"

means the residential rental unit along with associated common areas including parking lots, parks, offices, community rooms and laundry facilities.

AA. "Residential rental unit"

means a habitable structure or portion thereof (as defined in Title 18), offered for rent and used as a place of permanent or customary and usual abode of a tenant.

Residential rental units include a single-family residence, an accessory dwelling unit, a mobile or manufactured home, a building, a group of buildings, or a portion of a building including a specific room used and/or designed as dwellings. A residential rental unit shall not include:

1. A building, structure or unit not intended for human habitation or lacking appropriate permits and improvements required for human habitation. This includes unpermitted conversions of garages, sheds, or other accessory structures for human habitation.
2. Transient housing accommodations including hotels, motels, bed and breakfast inns, recreational vehicles within or outside a park, and short-term vacation rentals as found in Title 18.
3. Group residential, supportive housing, transitional housing, and similar congregate uses as may be defined in Title 18.
4. Dormitories owned and operated by an institution of higher education or a kindergarten and grades one to twelve, inclusive, school.

CC. "Tenancy"

means the right or entitlement of a tenant to use or occupy a rental unit, including a mobilehome or mobilehome space in a mobilehome park.

DD. "Tenant"

means any renter, tenant, subtenant, lessee or sublessee of a residential rental unit, or any group of renters, tenants, subtenants, lessees, or sublessees of a residential rental unit, or any other person entitled to the use of occupancy of all or a portion of such residential rental unit, or any successor of any of the foregoing.

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **April 21, 2026**

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

FROM: Irma Acosta, Interim Management Analyst

TITLE: **CONSIDERATION OF TENANT SUPPORT, INCLUDING RENTAL ASSISTANCE, INSPECTION PROGRAMS, AND LEGAL SERVICE PARTNERSHIPS**

RECOMMENDATION:

Receive information and provide direction to staff on whether to continue exploring an emergency rental assistance program, a rental inspection program, and a potential partnership with Community Legal Services in East Palo Alto (CLSEPA).

FISCAL IMPACT:

At this time, there is no direct fiscal impact associated with receiving this report and providing direction to staff. If the City elects to pursue a partnership with Community Legal Services in East Palo Alto (CLSEPA), the estimated cost is approximately \$40,000 annually, which could be paid out of the City's Affordable Housing Fund. Potential costs associated with establishing an emergency rental assistance program or a rental inspection program would vary depending on program design, scope, and funding availability. Staff would return to Council with more detailed cost estimates and potential funding options should Council direct further exploration of these programs, to be included in the upcoming FY 2026-27 Recommended Budget.

STRATEGIC ELEMENTS:

This action supports the *Healthy Communities and Public Safety*, and *Inclusive Governance* Elements of the Strategic Plan.

BACKGROUND:

The City's Residential Rental Registry and Residential Rent Stabilization programs were implemented in Summer 2024 following City Council direction at the November 7, 2023, study session on tenant protections. These programs were adopted through Ordinance Nos. 2024-02 and 2024-04 and codified in Title 6 of the Half Moon Bay Municipal Code.

During the first year of implementation, staff focused on program rollout, outreach, compliance assistance, and establishing administrative systems. City Council received multiple updates throughout 2025 and early 2026 regarding program performance, costs and policy considerations. On January 20 and February 17, 2026, Council discussed potential modifications to the programs and requested additional information on alternative approaches to rent stabilization, including alignment with state law (AB 1482), the potential role of rental assistance and legal services, and the feasibility of a rental inspection program.

On March 17, 2026, after reviewing program alternatives, a majority of the Council expressed support for eliminating both the Residential Rent Stabilization and Residential Rental Registry programs and shifting the City's focus toward legal and supportive resources, including working with organizations that provide housing related services and tenant counseling (for example Legal Aid Society of San Mateo County, Project Sentinel, and Community Legal Services in East Palo Alto (CLSEPA)). In addition, Council expressed interest in exploring an emergency rental assistance program and rental inspection program.

Staff is seeking guidance on whether to continue exploring the development of an emergency rental assistance program and a rental inspection program, as well as whether the City should pursue a partnership with CLSEPA.

DISCUSSION:

Emergency Rental Assistance

The City has previously implemented an emergency rental assistance program. In 2020, the City allocated \$200,000 from the Affordable Housing Fund to Coastside Hope and St Vincent de Paul to provide emergency housing assistance to residents. Under this model, nonprofit partners administered the program, including determining eligibility, distributing funds, and providing reporting to the City. This approach allowed the City to leverage existing service providers while minimizing administrative burden on staff. To inform potential next steps, staff conducted outreach to peer jurisdictions, including the City of San Mateo. San Mateo operates an Emergency Rental Assistance Program funded at approximately \$150,000 annually, with an additional \$18,000 for administrative costs. The program is administered by nonprofit service providers and provides short term financial assistance to households experiencing temporary hardship.

Under San Mateo's model, assistance is capped at \$4,000 per household per year, with the average typically ranging between \$1,000 or \$2,000. The program was initially designed to serve 30 to 40 households annually; however, demand has exceeded projections, and the number of households served has surpassed this target. The program prioritizes low-income

households earning at or below 60% of Area Median Income, and assistance may also be used for utilities or security deposits in certain cases. Staff also learned that once established, the program is relatively low touch for the City, with ongoing responsibilities limited to contract oversight, reimbursement processing, and review of periodic reports.

Based on staff research and prior City experience, an emergency rental assistance program in Half Moon Bay could be structured similarly to programs implemented in peer jurisdictions, while leveraging existing local service providers. For example, the City could partner again with a local organization such as Coastside Hope, which already operates rental assistance programs serving Coastside residents, to administer the program, including determining eligibility and distributing funds.

These programs are generally designed to provide short term stabilization rather than ongoing assistance and are often most effective when paired with other supportive services, such as financial counselling or legal assistance, to help prevent eviction and promote housing stability. However, further analysis would be required to evaluate potential funding sources, program scale, and long-term sustainability before establishing a program, including determining the appropriate level of assistance based on community need.

Rental Inspection Program

Based on staff discussions with internal departments, a rental inspection program in Half Moon Bay would need to be carefully structured to align with current staffing capacity and operational constraints. While many jurisdictions administer these programs through dedicated code enforcement staff, the City does not currently have sufficient capacity to implement a traditional proactive inspection program without additional resources or contracted services. One potential approach discussed is a hybrid model that incorporates self-certification by property owners along with targeted or periodic inspections. For example, the City of Pasadena utilizes a Presale Self-Certification Program that allows property owners to self-certify compliance with basic safety standards, while properties that do not qualify are subject to inspection. Pasadena also operates a Quadrennial Inspection Program, which requires multi-family properties to be inspected on a periodic cycle, typically every four years.

A similar approach in Half Moon Bay could include a self-certification process for property owners combined with periodic, random, or complaint-based inspections to verify compliance. Inspections could be prioritized for larger properties or those with known issues. Given current staffing limitations, inspections would likely need to be conducted through a third-party contractor rather than existing City staff.

An alternative approach discussed is an incentive-based or voluntary program model. Under this structure, property owners could opt into the program and receive recognition or certification indicating compliance with safety standards. Participation could include voluntary agreement to periodic or random inspections, with the benefit of increased transparency and marketability for compliant units. This type of model may encourage participation while reducing enforcement burdens and may be more feasible for a smaller jurisdiction like Half Moon Bay.

Staff also identified potential challenges, including limited staffing capacity, difficulty accessing properties, and the potential for unintended consequences such as displacement if violations are identified. Overall, a rental inspection program in Half Moon Bay would require careful consideration of program design, staffing, and enforcement approach. A hybrid or incentive-based model may provide a more feasible starting point, allowing the City to promote health and safety standards while minimizing resource impacts.

Legal Support Services

In addition to rental assistance and inspection programs, staff explored the potential for expanding legal services through a partnership with Community Legal Services in East Palo Alto (CLSEPA). Staff met with representatives from both CLSEPA and Coastside Hope to better understand the scope of services currently being provided and what an expanded partnership could look like. CLSEPA has recently established a consistent presence on the Coastside through its partnership with Coastside Hope, including a monthly in person legal clinic for tenants and ongoing referrals for legal consultation and representation. These services provide tenants with assistance in understanding their rights, reviewing lease agreements and defending against eviction. Early implementation has demonstrated strong demand, with all available appointment slots filled and multiple cases of eviction prevention already reported.

This model leverages existing infrastructure, as Coastside Hope already serves as a trusted community-based organization providing intake, referrals and support services. Residents are familiar with Coastside Hope and are already accessing the site for other services, which allows legal services to be integrated into an existing service network rather than requiring the City to establish a new program. Based on discussions with CLSEPA and Coastside Hope, the estimated cost to maintain and potentially expand these legal services is approximately \$40,000 annually. This funding would support continued legal clinics, tenant counseling, and potential expansion of outreach and education efforts. Staff will continue to evaluate this option and is seeking Council direction on whether to pursue a partnership with CLSEPA.

CONCLUSION:

Overall, staff research indicates that a range of approaches are available to support tenants, including emergency rental assistance, rental inspection programs, and expanded legal services. Each option varies in cost, staff requirements, and level of impact. Rental assistance can provide short term stabilization but requires ongoing funding, while rental inspection programs may improve housing conditions but involve administrative and enforcement considerations. Expanding legal services offers a more targeted approach to preventing displacement and supporting tenants navigating housing related issues. Based on these considerations, Staff seeks direction from the Council on which strategies, if any, should be explored further.

Finally, in any case, the City should consider improved communications and education of existing resources for landlords and tenants. This could include developing a more comprehensive resource page on the City's website, hosting additional "know your rights workshops, and providing additional outreach and education on applicable laws and available support services, including educating landlords on requirements under California law (SB 329) related to acceptance of Section 8 vouchers. Strengthening communication efforts from the City may improve compliance, reduce misunderstandings, and better connect residents to available resources.

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **April 21, 2026**

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

FROM: Karen Decker, Interim Deputy City Manager
Edward Behle, Recreation Supervisor
Bryan Lopez, IT Program Manager

TITLE: DISCUSS THE PURCHASE OF A PORTABLE OUTDOOR LED DIGITAL SCREEN FOR VIDEO SCREENINGS AND ACTIVITIES AT JOHN L. CARTER MEMORIAL PARK AND OTHER CITY FACILITIES

RECOMMENDATION:

Receive a presentation and provide direction on the purchase of portable outdoor led digital screen for video screenings and activities at John L. Carter Memorial Park and other City facilities, at a cost not to exceed \$30,000.

FISCAL IMPACT:

Staff has been seeking donations and sponsorships to cover the cost of this purchase. Staff also believes that over time, this purchase will be able to generate some level of cost recovery, through paid events, rentals at City facilities, and potentially outside rentals as well. For this purchase, there is sufficient funding in the City Manager's Office Budget, based on unanticipated revenues coupled with savings related to frugal use of funds and staff vacancies.

STRATEGIC ELEMENT:

This purchase supports all Elements of the Strategic Plan.

BACKGROUND:

John L. Carter Park reopened in the Summer of 2025 after a multi-year renovation project, which has turned the facility into a high-quality outdoor performing arts venue, complete with a large stage, backroom storage and facilities, public restrooms, a concession stand, terraced seating for several hundred spectators, and accessible features. Going forward, the park is expected to continue to host HMB Shakespeare Company performances, the Summer's End Music Festival, recreation classes and programs, summer camps, as well as a variety of other events, including wedding ceremonies, corporate meetings/trainings, and community activities.

One activity the City always anticipated for Carter Park was community movie screenings, especially given the lack of a movie theater on the Coast, and limited options for viewing movies through other community groups. It was expected that a high-quality projector and portable movie screen would be sufficient to move forward with these events, which would typically take place in evenings and nights.

With the Bay Area hosting several matches of the upcoming worldwide soccer tournament, a lot of effort has gone into exploring ways to drive tourism and activities related to the tournament, as many international and national travelers are expected to visit the region. One opportunity the City has been exploring is to host community watch parties, which would allow members of the community and visitors to gather and watch matches while also enjoying cultural activities and supporting some of our community organizations. With the tournament taking place over the summer, and most matches taking place at least partially during daytime hours, use of a projector would not be conducive to a quality viewing experience. As we worked with technical experts on solutions, it has been determined that a high brightness, outdoor rated LED video screen would provide an optimal experience, for both daytime and nighttime events. The right type of screen could also provide a simplified setup and breakdown, while offering similar portability to a screen and projector. Over the last few months, staff have been researching both technical options as well as funding to support this purchase.

DISCUSSION:

In researching the right equipment for this purchase, with support from technical experts, we have landed on acquiring outdoor rated portable LED posters (for example: <https://www.ddw.net/product/po-series-outdoor-led-poster.html?btwaf=57060945>), which combine the right features of weather resistance, brightness, portability, and ease of setup and repair to meet our needs. These specific posters are approximately 6.5' tall and just over 2' wide. The panels come on rolling bases and as many as 8 panels can be nested together to create a seamless screen that is just under 17' wide by 6.5' tall, an appropriate size for viewing at Carter Park while also fitting a variety of aspect ratios (including ultra-wide screen movies/videos). The screens are IP65 waterproof and dust rated (meaning they can be operated during heavy rains or our more typical foggy days), are adjustable up to 5000 nits brightness (to allow for outdoor viewing during full sun), and up to 140° viewing angles (allowing for visibility from many locations within the park). The panels come with rolling cases for transport and storage, and each panel only weighs around 20lbs, making them manageable for most staff. If approved, staff would finalize evaluation of different options, to ensure a balance of cost, usability and features, with quality ratings. Staff would be trained to ensure proper handling, operation, and maintenance, which should provide many years of use. The cost of this acquisition is estimated to be between \$25-30 thousand, which would include all of the necessary equipment to facilitate the currently anticipated uses.

In talking with community partners, there is excitement for potential uses beyond those cited above. Non-profits see opportunities for fundraising and other community events, and several businesses have indicated a desire to rent these units from the City, which would provide economic development opportunities while also providing revenue to offset the purchase and

operation of the screens. In addition, staff continue to engage with corporate and philanthropic donors on donation/sponsorship opportunities for this purchase as well as other needs at Carter Park, in accordance with our adopted [Carter Park Donor Recognition and Naming Policy](#). Securing sponsorship would expedite the return on investment and free up funding for other needs.

CONCLUSION:

If Council provides direction to move forward with this purchase, staff will finalize pricing following City purchasing policies, within the City Manager’s purchasing authority. Staff will keep the Council and community updated on the timing and availability of this new asset and move forward with plans to schedule community watch parties related to the upcoming soccer tournament. Additionally, staff would work with the Recreation Commission on other programming opportunities, and develop a fee schedule for outside use. Staff are also preparing a report for and upcoming Council Meeting to provide programming updates, and adopt a fee schedule for the use of the facility.

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **April 21, 2026**

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

TITLE: **CITY COUNCIL PRIORITIES WORKPLAN FOR FISCAL YEARS 2026-28**

RECOMMENDATION:

Receive a report and provide feedback on the proposed staff workplan for the City Council Priorities for Fiscal Years 2026-28.

FISCAL IMPACT:

There is no fiscal impact associated with this item. Appropriate funding for implementation of the workplan will be included in the Recommended Budget for FY 2026-27.

STRATEGIC ELEMENT:

This update supports all Elements of the Strategic Plan.

BACKGROUND:

The City's Strategic Plan consists of the City Council Strategic Elements, the City Council Priorities, and the Capital Improvement Program. The Strategic Elements are high level objectives, including *Fiscal Sustainability, Healthy Communities and Public Safety, Inclusive Governance, and Infrastructure and Environment*. These elements provide a long-range vision for the City's future and a consistent focus for all of the City's services and operations. The Council Priorities are a short list of key focus areas that may change periodically, as major projects and initiatives are completed, or in response to changes in the economy, regulatory environment, or major emergencies. The Capital Improvement Program is a list of planned construction projects that covers a window of five years.

In preparation for the FY 2026-27 budget, the City Council hosted several listening sessions in February 2026, which allowed the Council to hear directly from members of the community in an open format. The purpose of the sessions was to gain additional insight into the community's priorities, for consideration by the Council and staff as they identify how resources will be allocated over the next year and beyond.

After the completion of the listening sessions, the City Council held a priority setting workshop on March 14, 2026, for the purpose of identifying priorities for the upcoming fiscal year and beyond. The workshop was attended by staff and the public, and the Council received updates on: prior

year accomplishments; budget status and outlook; current projects, CIP and grants; and the listening sessions feedback. The Council then reviewed the current/upcoming/proposed projects and programs lists, and discussed priorities for the upcoming year.

Based on the discussion of the Council at the workshop, staff has prepared the attached base workplan draft, which is organized into six categories (Organizational Health and Excellence; Housing; Economic and Community Vitality; Parks and Recreation; Public Health, Safety and Emergency Preparation; and Transportation, Circulation and Mobility), and includes projects already underway, projects that are legally mandated, and others that were noted in the priority setting discussion as important to multiple Councilmembers. The projects do not all perfectly fit into the categories, which are open for modification by Council.

DISCUSSION:

Staff seeks additional direction on the finalized list of priority projects, and prioritization of those projects. Staff will then develop more detailed workplans with projected timelines and identify and resource needs or other challenges associated with each project. A refined workplan will be presented to Council at an upcoming meeting for approval. Additionally, some Capital Improvement Projects have been included in the workplan, but Staff will present a more comprehensive list of Capital Projects for review and feedback at an upcoming meeting in preparation for inclusion in the FY 2026-27 Recommended Budget.

Once accepted, Staff will organize the workplan into a simplified format, provide regular updates to the Council on the progress of the Priorities and provide updates to the community on the City's Strategic Plan webpage.

ATTACHMENTS:

FY 2026-28 Priorities Workplan (DRAFT)

FY 2026-28 City Council Priorities Workplan
(Green = in progress; Blue = Legal Mandates)
(* denotes items prioritized by the Recreation Commission)

Organizational Health and Excellence

1. Organizational Study
2. Staff training and development
3. Long-Term Financial Strategy
4. Core Services identification and planning
5. Priorities and Projects Dashboard
6. LCLUP implementation
7. Sewer Rate Prop 218 Study
8. Council Benefits exploration
9. Commission/Committee appointment process
10. SB707 Brown Act Updates implementation
11. SB827 Ethics Training implementation
12. City Hall reconfiguration planning/construction (CIP)
13. Corporation Yard Improvement Project Phase 2 planning/construction (CIP)
14. Grand Oak Room/Council Meeting Improvements planning/construction (CIP)

Housing

1. Housing Element rezoning
2. Housing Development projects (555 Kelly, 940 Main Street, other opportunities)
3. Renter Support programs
4. Measure D modifications (ADU administrative changes, Downtown Map ballot measure)
5. ADU ordinance revisions
6. Broader affordable housing for all levels (integrated/social housing, etc)
7. Housing linkage fees/development impact fees

Economic and Community Vitality

1. Downtown Improvement projects/programs
 - a. Banner Program
 - b. Main Street Bridge Repairs project
 - c. Wayfinding signage
 - d. Downtown Directory/Kiosks
 - e. Street Furnishings policy/program
 - f. Streetscapes Master Plan implementation
 - g. City Hall Parklet
 - h. Downtown Formula (chain store) ordinance
 - i. Downtown Parking
 - i. Compact Parking and Street Sweeping ordinances
 - ii. Parking Garage study
2. Directional signage at CLT/City parking lots (including QR codes)
3. Former Bay City Fowers annexation

4. Film Permit process improvements
5. *Citywide EV Charging project construction (CIP)*
6. *Library Doors replacement project construction (CIP)*

Parks and Recreation

1. Carter Park
 - a. *Continue programming and activation expansion**
 - b. *Continue fundraising efforts for additional amenities**
 - c. *Signage planning/construction (CIP)*
2. Summers End Music Festival expansion*
3. Poplar Beach Fire Pits Pilot – Phase 2*
4. Expand MOU with CUSD to create more public access opportunities*
5. Johnston House Property recreation opportunities*
6. Maintenance improvements at recreation facilities
7. Explore additional partners for events, and fundraising/sponsorship*
8. *Frenchman’s Creek Park Phase 2 construction (CIP)*
9. *Wavecrest Water Main construction (CIP)*
10. Smith Field Phase 1 construction (CIP)
11. Smith Field Phase 2 planning (CIP)
12. Coastal Trail Overlay Project planning (CIP)
13. Magnolia Park project planning (CIP)*

Public Health, Safety and Emergency Preparation

1. Water and Sewer Agencies consolidation
2. Internet Access improvements/redundant loop
3. Age Friendly Initiative
 - a. Coastside Emergency/Urgent care, Radiology, Lab services project
 - b. Study of Healthcare District formation
4. Sheriff Contract Negotiations
5. *Automated License Plate Reader Pilot Program*
6. *Safety Element update*
7. *E-Bike policies and enforcement*
8. Homelessness
 - a. Homeless Encampment Ordinance exploration
 - b. Safe Parking Program exploration
 - c. *Pilarcitos Creek Fencing construction (CIP)*
9. Emergency Preparedness
 - a. Evacuation planning
 - b. *Community Resilience Center planning*
 - c. Update emergency planning documents
10. Infrastructure
 - a. *PGE Coastside Yard project*
 - b. *Main Street Bridge Scour Project (CIP)*
 - c. *Safeway Sewer Main Repair Construction (CIP)*

11. Stormwater
 - a. *Pullman Bypass Project planning/construction (CIP)*
 - b. *Kehoe Watershed Restoration planning (CIP)*
 - c. *Roosevelt Watercourse Restoration planning (CIP)*
12. Fireworks Ordinance

Transportation, Circulation and Mobility

1. *Safe Routes For All Action Plan planning*
2. Bicycle Pedestrian Master Plan Update
3. Coastal Access Routes program planning
4. *Kelly Avenue Streetscape West of 1 planning (CIP)*
5. *FY 2026-27 Pavement Management Program construction (CIP)*
6. *Highway 1 North Safety Project construction (CIP)*
7. *Parallel Trail Segment 4 construction (CIP)*
8. *Parallel Trail Segment 2 planning (CIP)*
9. *Cunha Safe Routes To School project planning (CIP)*
10. *HWY 1 South Corridor planning (CIP)*
11. *2nd Avenue Hatch Connection planning (CIP)*
12. *Coastal Trail overlay project planning (CIP)*
13. *Parallel Trail South Segment planning (CIP)*

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